



South St. Paul County Library Recommendations

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Facilities Management, Physical Development Division**

**GGP Committee Meeting
8 June 2021**

- Background
- Study Process & Results
- Study Recommendations
- South St. Paul Affirming Resolutions
- Request for Action
- Questions

- City of South St. Paul (SSP) has maintained a library since the 1920's
- For the past several decades SSP has shared resources with Dakota County Library (DCL)
- In 2020, SSP suggested that they:
 - Would join DCL, and
 - Offered a building site at Marie and 7th Avenues

In December 2020, this Board authorized a Programming Study which:

- Outlined what could be built at each of the two library sites given a County project guidepost of \$6 million.
- Estimated the cost for upgrading the building and its systems to meet a “Net Zero” energy model.

- Selected Hagen Christensen & McIlwain's (HCM)
- Met with Core Team including Facilities and City & County Library staff every other week
- Visited locations
- Conducted Visioning Workshop, produced Goals
- Produced Base Program of 14,000 net sq ft.

Study Results

Site at 7th and Marie Avenues

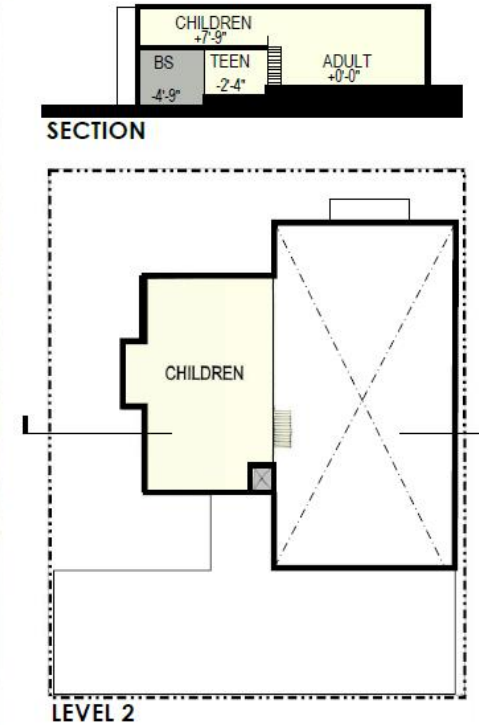
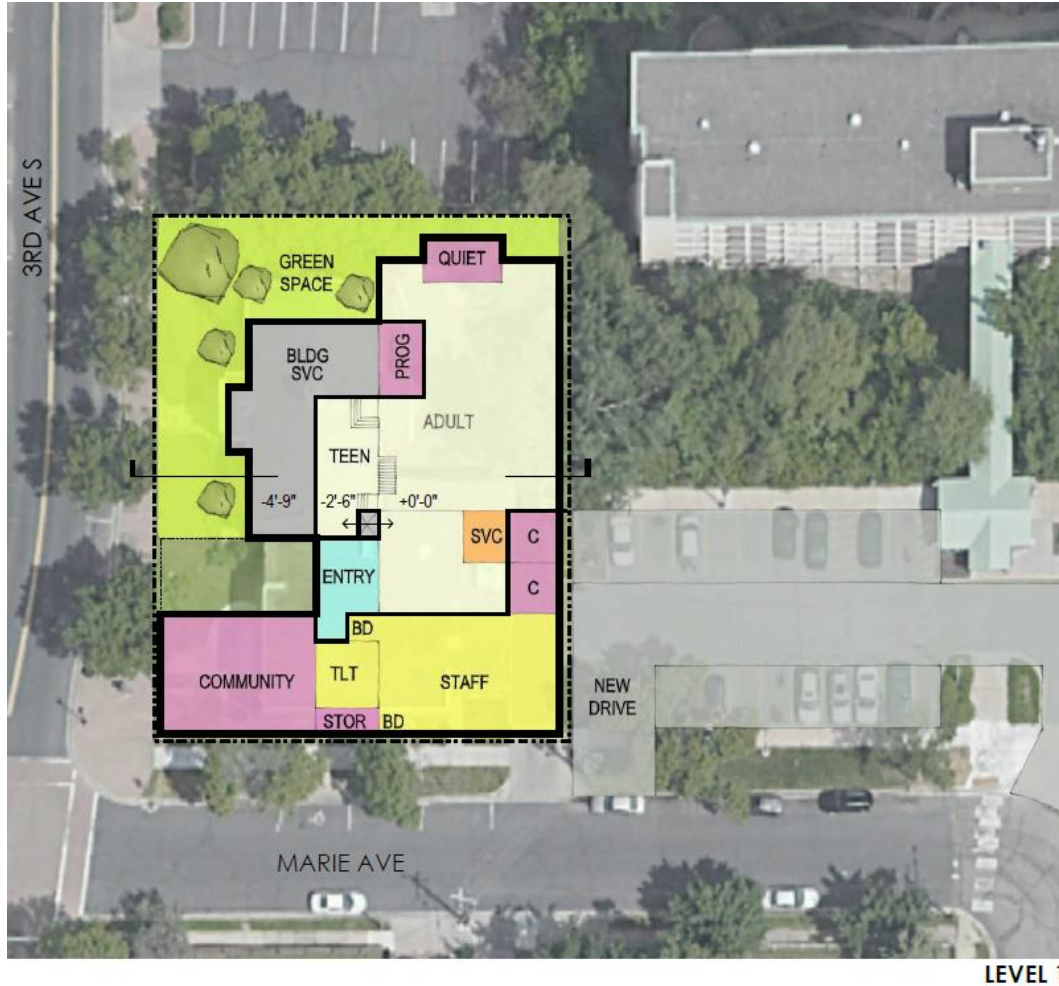


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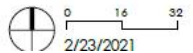
TO HIGH SCHOOL
▶ 1B

Study Results

Existing Library Site



2A



- Base Program best fit at Marie and Seventh Site
 - \$8.3 million Project Cost
- Base Program would maximize Existing Site
 - \$11.5 million Project Cost
- \$6 million project guidepost (\$4.5 million Construction Cost)
 - New site yields only 72% of program
 - Existing site results in renovation of existing structures

- A building on the new site could be upgraded to a Net Zero project
- The cost would be an additional \$1.1 million.
- The existing site cannot support Net Zero.

Consider a building large enough to accommodate the full Base Program.

Place the building on the site at Marie and Seventh Avenues, currently owned by the city.

Anticipate a Project Total Cost of \$8.3 million.
(\$6,225,000 construction cost)

Recommendations- Siting & Layout

Site at 7th
and Marie
Avenues

\$8.3 Million



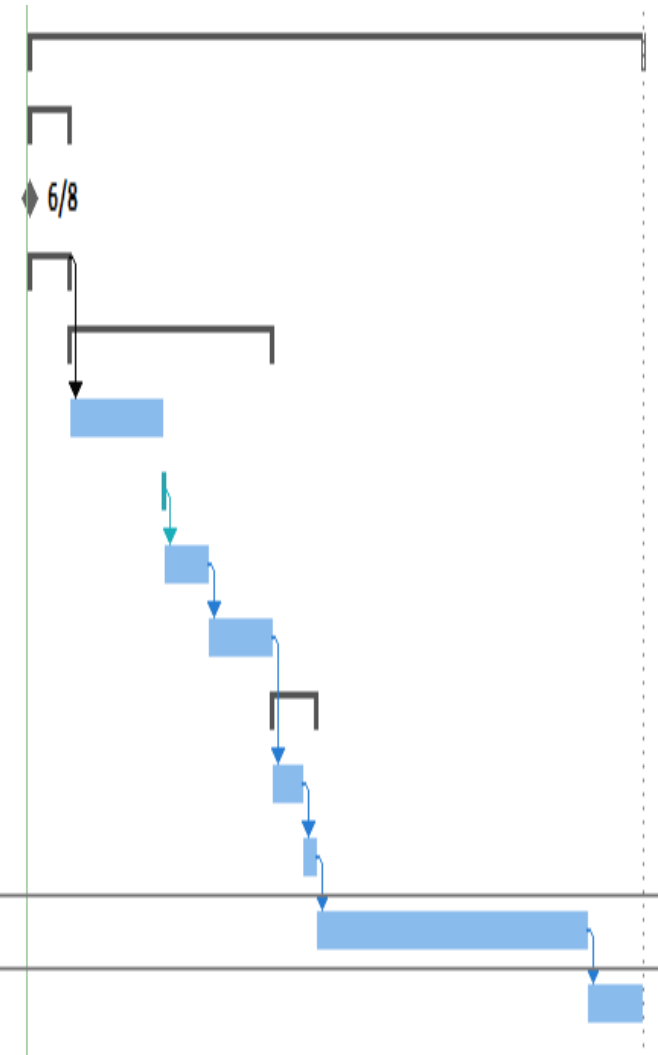
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Recommendations - Schedule



▲ B3xxxx: South St. Paul Library	710 days	Tue 6/8/21	Mon 2/26/24
▲ PRE-DESIGN	46 days	Tue 6/8/21	Tue 8/10/21
Board Approval: Study Approval & Project Direction	1 day	Tue 6/8/21	Tue 6/8/21
▶ Architect Selection Process	46 days	Tue 6/8/21	Tue 8/10/21
▲ DESIGN Process	235 days	Wed 8/11/21	Tue 7/5/22
Schematic Design	108 days	Wed 8/11/21	Fri 1/7/22
Schematic Board Approval	1 day	Tue 1/11/22	Tue 1/11/22
Design Development	50 days	Wed 1/12/22	Tue 3/22/22
Construction Documents	75 days	Wed 3/23/22	Tue 7/5/22
▲ PROCUREMENT	50 days	Wed 7/6/22	Tue 9/13/22
Bidding Process	35 days	Wed 7/6/22	Tue 8/23/22
Board Approval and Contract	15 days	Wed 8/24/22	Tue 9/13/22
CONSTRUCTION	314 days	Wed 9/14/22	Mon 11/27/23
POST-CONSTRUCTION	65 days	Tue 11/28/23	Mon 2/26/24



South St. Paul Affirming Resolutions



- City Council
- Library Board

Request for Action



- Acknowledge the proposal from the City of South St. Paul to join the County Library System and the City's offer of a new site at the intersection of Marie and Seventh Avenues.
- Direct Staff to begin negotiating terms and agreements to accomplish the proposal.
- Direct staff to proceed with the designer selection and return to the Board for designer contract approval.

- **Questions?**

