



# Council Communication

Office of the City Manager

Date

November 20, 2006

Agenda Item No. 33  
Roll Call No. 06-  
Communication No. 06-742  
Submitted by: Donald M. Tripp, Park  
and Recreation Director

## AGENDA HEADING:

Changing dedication of the former Central Library at 100 Locust Avenue from Des Moines Public Library use to City of Des Moines use.

## SYNOPSIS:

Recommend approval that the City of Des Moines rededicate the former Central Library building for City use. The Board of Trustees of the Des Moines Library at its meeting on October 17, 2006, has confirmed by resolution it will no longer be used for library purposes.

## FISCAL IMPACT:

Amount: \$67,705 is the estimated annual maintenance cost to maintain the building with no public use. Of this amount, \$50,005 is new expense that is not currently budgeted. This does not include a one-time cost of approximately \$6,000 to reactivate minimal heating for the coming winter season. The Park and Recreation Department previously assumed responsibility for mowing, trimming, litter pickup, and snow/ice removal along bordering sidewalks and the metered parking lot. A description of all these expenses is provided in Attachment A to this communication.

Funding Source: Fiscal Year 2006-07 Capital Improvement Program, Municipal Building Improvements, CP034 PKS990000 BLD074 and BLD085. An adjustment will need to be made to the amended budget to reflect the additional expense for maintenance of the building.

## ADDITIONAL INFORMATION:

On April 8, 2006, the Central Library opened at a new location in Western Gateway Park at 1000 Grand Avenue. That move left the previous Central Library vacant. On October 17, 2006, the Board of Trustees of the Des Moines Public Library voted to no longer use this building for library purposes. On October 23, 2006, the City Council received and filed a request from the Library Board to rededicate the building for City use.

Efforts are underway to find a new tenant for this building. Staff has been working with the World Food Prize Foundation (Kenneth Quinn, President, 1700 Ruan Center/666 Grand Ave., Des Moines, IA) to finalize proposed terms and conditions for the lease of the property. It is anticipated that a developer-initiated urban renewal proposal from the World Food Prize will be received by the City within the next several months with the end of the legally-required offering period to occur one to two months after the date of receipt of the proposal.

In the meantime, if the City accepts responsibility for the previous Central Library it will need to provide appropriate, minimal maintenance. This includes minimal gas and electric for heating and cooling; security alarms; phone line; snow and ice removals for sidewalks and parking lot; mowing and trimming; and incidental repairs. A complete listing of estimated maintenance costs is provided in Attachment A.

Staff recommends that the City accept this building and keep it maintained at a sustainable level until a new tenant can be found. This recommendation includes providing minimal heat through the coming winter.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: October 23, 2006

Roll Call Number: 06-2136

Action: [Receipt](#) of Library Board resolution regarding rededicating the former Central Library, 100 Locust Street, for City use. Moved by Coleman to receive and file, and to refer to the City Manager for review and recommendation regarding rededicating the use of the former central library site for City use. Motion Carried 6-0. Referred to City Manager for review and recommendation.

#### **BOARD/COMMISSION ACTION(S):**

Date: October 17, 2006

Roll Call Number: N/A

Action: Board of Trustees of the Des Moines Public Library voted to no longer use this building for library purposes.

#### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Approval of amended budget to reflect additional maintenance expenses; approval of Urban Renewal Proposal from World Food Prize

ATTACHMENT "A"

# Estimated Maintenance Costs for the Former Central Library

(with minimum HVAC service)

### A. New Unbudgeted Expenses

<u>Item</u>	<u>Yearly Estimated Amount</u>
Insurance	\$ 2,000
Utilities	
• MidAmerican	
electric	\$ 12,500
gas	\$ 19,000
site visit	\$ 10,000 (by a building equipment operator 4 hours/week plus emergencies)
• Water Works	\$ 0 (No bill site)
Security Company	\$ 415 Per Mar current contract
Phone line (1)	\$ 550
Iowa Fire Inspection	\$ 1,040 (average over last 3 years)
Incidentals	\$ 4,500
• Minor Repairs	
• Board-ups	
• Does not include major glass repair/replacement	
• Does not include major vandalism or graffiti removal	
<b>Total Estimated Yearly Expense</b>	<b>\$ 50,005</b>

### B. Previously Budgeted Expenses

<u>Item</u>	<u>Yearly Estimated Amount</u>
Snow/Ice Removal	\$ 5,000 (14 events @ \$350 sidewalks only)
Snow/Ice Removal	\$10,000 (14 events @ \$700 metered pkg lot)
Mowing/Trimming, Litter	\$ 2,700 (18 events @ \$150 each)
<b>Total Estimated Yearly Expense</b>	<b>\$17,700</b>

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**Grand Total Estimated Yearly Expense                    \$67,705**