

Project Approval
MU University of Missouri Library Depository - Construct Phase 2

The University of Missouri – Columbia requests Project Approval for the University of Missouri Library Depository– Construct Phase 2 project. Total project budget of \$7,000,000 is funded by Campus Reserves.

The University of Missouri Library Depository (UMLD) located off-campus on Lemone Boulevard in Columbia, Missouri, has served the University well for nearly 20 years, but reached capacity at approximately 1.4 million volumes in 2008. Additional materials were subsequently stored in the underground caverns north of Interstate 70 in Columbia until a mold outbreak was discovered in 2013, damaging a significant portion of the collections stored there. In 2014, the University entered into a lease agreement for a temporary off-site storage facility, resulting in an on-going lease cost for the library. In addition to materials stored in the leased off-site facility, there are approximately 500,000 volumes stored in Ellis Library that would ideally be archived if space were available. Furthermore, MU has recently begun implementation of a strategic plan for redistribution of space in the heart of the campus, targeting the creation of a Student Experience Center within the basement of Ellis Library. With this project, a portion of the book storage area in Ellis Library will be vacated and can be renovated for reuse by library digitization and conservation functions slated to move out of the Ellis Library basement to make way for the new Student Experience Center.

This project builds an 11,000 gross square foot (GSF) addition along the south side of the existing depository storage facility, enabling the library to expand current depository capacity by 1.2 million volumes, for a total capacity of 2.6 million volumes. The project will also renovate approximately 2,700 GSF of the existing depository building in order to facilitate program efficiencies between existing depository spaces and the new addition. The addition will house high-bay storage racks with a stand-alone HVAC system capable of providing environmental temperatures and humidity control specific to the needs of long-term mass paper storage. This project will also include some site improvements to meet fire code access requirements and storm water management, and will allow for a future expansion for a third storage module or a conservation and digitization program.

Peckham Guyton Albers Viets, Inc., Westwood, Kansas (PGAV) is the recommended architect for this project. PGAV provides a strong portfolio of university libraries and university library depository experience including the Miller Nichols Library and Learning Center at UMKC. The design team includes W. L. Cassell & Associates, Inc., Kansas City, Missouri for mechanical, plumbing, and fire protection engineering; Antella Consulting Engineers, Inc., Kansas City, Missouri (M/WBE), for electrical engineering; Bob D. Campbell & Company, Inc., Kansas City, Missouri for structural engineering; SK Design Group, Inc., Overland Park, Kansas (MBE) for civil engineering; Branch Pattern, Overland Park, Kansas (MBE) for building envelope.

June 20-21, 2019

The selection committee also considered The Clark Enersen Partners, P.C., Kansas City, Missouri; and Berkebile Nelson Immenschuch McDowell, Inc., Kansas City, Missouri.

The fee for basic architectural and engineering services has been determined by using the University of Missouri's "Architectural and Engineering Basic Services Fee Estimating Guidelines." Construction budget for this project is \$5,000,000. The project is Type III (average complexity), new construction with some renovation. The calculated basic services fee is \$329,225 based upon prorated fee of 6.5% for new construction portion of the project and 8.1% for renovation portion of the project. Additional services for alternative bid packages and building envelope consultant is anticipated at \$50,000 for a total fee of \$379,225.

Total construction cost is \$455/GSF and is expected to be complete by April 2021.

No. 7

Recommended Action - Project Approval, MU University of Missouri Library Depository– Construct Phase 2

It was recommended by Chancellor Cartwright, endorsed by President Choi, recommended by the Finance Committee, moved by Curator _____ and seconded by Curator _____, that the following action be approved:

the project approval for the MU University of Missouri Library Depository– Construct Phase 2

Funding of the project budget is from:

Campus Reserves	<u>\$7,000,000</u>
Total	\$7,000,000

Roll call vote of the Committee:	YES	NO
Curator Brncic		
Curator Chatman		
Curator Layman		
Curator Steelman		

The motion _____.

Roll call vote:	YES	NO
Curator Brncic		
Curator Chatman		
Curator Farmer		
Curator Graham		
Curator Layman		
Curator Phillips		
Curator Snowden		
Curator Steelman		
Curator Sundvold		

The motion _____.

June 20-21, 2019