

New West Denver Branch Library

Summary Briefing

BACKGROUND:

The new **West Denver Branch Library** is one of three new branch libraries approved by voters in November 2007 as part of the **Better Denver Bond Program**.

- The new **Green Valley Ranch Branch Library** was completed and opened to the public in **April 2010**.
- The new **Stapleton Branch Library** (recently named the Sam Gary Branch Library) is currently under construction and will open in **summer 2012**.
- The new **West Denver Branch Library** is currently concluding the land acquisition and design phases. Construction will start mid-2012 and the library will open in **summer 2013**. The site is located at the intersection of **Colfax Avenue and Irving Street (near Federal Boulevard)**, and will be co-located with future residential and commercial developments.

STATUS:

A **Purchase Agreement** for land acquisition with the **Urban Land Conservancy (ULC)** was previously executed and approved by City Council in September 2010 in the amount of \$985,000.

The Purchase Agreement was conditioned upon several factors, which have since been addressed and resolved as follows:

Issue	Resolution
Site environmental cleanup	ULC completed site remediation in December 2011, and is responsible for ongoing VCUP monitoring.
Site development costs	Site development plans and associated responsibilities and costs have been defined and agreed. The City will pay ULC \$215,000 for site development and be responsible for an estimated \$100,000 for site utility relocation / coordination.
Site access and easements	Site development and library facility designs are complete. All access and easement issues have been defined and addressed.

The proposed **First Amendment to Purchase Agreement** addresses each of the above issues and other details in order to finalize the land purchase agreement and associated site work improvements.

ACTION:

This amendment has been signed by the ULC and is being brought forward to City Council to enable closing of the land purchase and initiation of the site development work by the ULC.

FUTURE:

The new Library construction contract will be advertised for bids in February 2012. It is anticipated that this contract will be brought forward to City Council in April 2012, with construction commencing thereafter.