
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: March 15, 2006

SUBJECT: **Issuance and Sale of the General Obligation Bond for The Leonardo at Library Square**

STAFF REPORT BY: Lehua Weaver

CC: Rocky Fluhart, Sam Guevara, DJ Baxter, Gordon Hoskins, Rick Graham, Max Peterson, Gaylord Smith, Steve Fawcett, Kay Christensen

The Leonardo is now requesting, per the terms of the Matching Funds Agreement and the Special Bond Election Resolution, that the City issue the \$10 million General Obligation Bonds so that The Leonardo can move ahead as quickly as possible with their plans for renovation and seismic retrofitting of the old library building.

If the Council is willing to move ahead with issuance of the bond, a Parameters Resolution would be prepared for consideration during an April Council Meeting, and the release of the bond proceeds would also be scheduled as close as possible to the Budget Amendment scheduled in June.

(A brief history of the bond process and a chronology are provided near the end of this report.)

KEY ELEMENTS

The Leonardo has submitted its documentation of \$10 million raised in matching funds, and the City Administration has verified that this meets the requirements for the match in order for the City to issue the General Obligation bonds.

According to the information provided by The Leonardo, the \$10 million in matching funds are comprised of:

Cash Received	\$2,304,574
Pledges	5,646,967
Stocks	1,496,597
In-kind Donations	838,057
<u>- Leonardo on Wheels</u>	<u>(238,639)</u>
Total	\$10,047,556

The bond proceeds would be used along with other monies raised by The Leonardo toward the renovation of the old library building. The Leonardo serves as an umbrella organization for the Center for Documentary Arts, Utah Science Center, and Global Artways. (Note: According to the paperwork provided by The Leonardo, Council Member Simonsen is on the Board of Directors for the Center for Documentary Arts.) Each of these three organizations will occupy the building, and the space needs to be updated for exhibits, programming, and galleries. The building is also in need of seismic upgrades.

The Leonardo originally planned that the \$10 million in matching funds were to be used for the exhibits and programming, and the \$10 million in bond funds would be used for building

renovation, seismic upgrades, and improvements. Some construction estimates have increased since the original 2003 discussions, due to inflation and a necessary expanded scope for the seismic retrofit of the building.

The Leonardo has retained two architectural firms and an engineering firm to provide two Options for seismic improvements. Either of these two options would increase the construction estimates from the planned \$10 million. The Leonardo Board has identified \$5 million to offset the increase, but Option B would still exceed that amount, as its price tag is \$17.8 million.

The information provided by The Leonardo does not include a request for additional City funds. However, they do request that, “if the City Council prefers [Option B], as does The Leonardo Board of Directors, we hope to jointly seek creative solutions to make it happen.”

The two options are summarized here, but a more detailed description and schematic drawings are in the attached Transmittal packet from the Administration.

As an additional note, both options either meet or exceed LEED certification level.

Option A

Cost: \$14.8 million

Brief Description: exterior bracing system at each of the building’s four corners. This would include removal of some of the existing exterior panels on the building.

Potential Issues: Concern about the aesthetic view of the building with external bracing pillars.

Option B

Cost: \$17.8 million

Brief Description: includes a physical addition of 11,000 sq. ft. to the north side of the building (facing onto Library Square); uses an “internal south shear wall” to stabilize the building; and allows a better interior building layout for circulation, exhibit placement, etc.

Potential Issues: (a) Exceeds available funds by roughly \$2.8 million.
(b) The cost of internal shear walls have an element of uncertainty.
(c) Uses additional land on Library Square for building space rather than open space.

MATTERS AT ISSUE

- 1. Given that the 10-year CIP does not include any additional funding for this building, and given that there are significant competing demands for the City’s fund balance, the Council may wish to ask the representatives from The Leonardo about potential options to fund the \$2.8 million if Option B is selected.**
- 2. The Council may wish to ask how the “Pledges” collected by The Leonardo (\$5,646,967 of the \$10 million match) will be handled.**
- 3. The Council may wish to confirm with the Administration that the donations are secured in an account consistent with City policy.**

HISTORY

In late summer of 2003, the City Council and the City Administration identified several projects for which to issue General Obligation bonds. These bond propositions were placed on the November 4, 2003 ballot for the voters of Salt Lake City to consider.

Proposition Number 2 (The Leonardo at Library Square) was approved by the voters. According to the Special Bond Election Resolution language, which was also used for the ballot language, the bond amount was for “an amount not to exceed Ten Million Two Hundred Thousand Dollars (\$10,200,000).” (Note: It was estimated that there would be approximately \$200,000 of costs associated with issuing the bonds.) Further, the bond language specified that the bond proceeds were “for the purpose of paying the costs of renovating, improving and preserving the old main library building and providing related facilities located at approximately 5th South Street and 2nd East Street to establish a science, culture and art education center currently known as The Leonardo at Library Square.”

Bond Eligibility - Included in the discussions about issuing a General Obligation Bond for The Leonardo, was a requirement that The Leonardo raise \$10 million in matching funds *in order for* the bonds to be issued. To establish the terms of this agreement, the City and The Leonardo entered into a Matching Funds Agreement. According to this agreement, the City agreed that “when that total [of required matching funds] matches or exceeds \$10 million, the City will proceed to expeditiously provide the bond funds for the remodeling of the old library building.” (A copy of the Matching Funds Agreement is attached.)

Brief Chronology

October 7, 2003	Special Bond Election Resolution Adopted by the City Council
November 4, 2003	General Elections – “Proposition Number 2” passed
September 8, 2004	Matching Funds Agreement recorded between the City and The Leonardo finalized
December, 2005	The Leonardo met its \$10 million match requirement
February 1, 2006	The City issued a letter verifying that the funds met the match requirement
<i>[future timeline]</i>	
April 15, 2006	Building Design Phase
April, 2007	Begin Construction
June, 2008	Construction completed and programs occupy building.

MATCHING FUNDS AGREEMENT
RECORDED

SEP 08 2004

THIS MATCHING FUNDS AGREEMENT ("Agreement") is made and entered into as of _____, 2004, by and between SALT LAKE CITY CORPORATION, a Utah municipal corporation (the "City"), and the LIBRARY SQUARE FOUNDATION FOR ART, CULTURE, AND SCIENCE (the "Foundation"), a Utah non-profit corporation, with its principal offices at 210 East 400 South, c/o The City Library, Salt Lake City, Utah 84111.

RECITALS

1. In November 2003 the citizens of Salt Lake City, at a bond election, authorized the issuance of up to \$10.2 million of general obligation bonds (the "Bonds") to retrofit and renovate the City-owned former main library building. That building, now vacated, would house The Leonardo at Library Square. The Library Square Foundation for Art, Culture, and Science (the "Foundation"), the nonprofit entity responsible for operating The Leonardo, is charged with matching dollar for dollar the par amount of the Bonds up to \$10 million (excluding costs of issuing the Bonds). Currently, the Foundation is soliciting matching funds through private donors, foundations, federal grants, and corporate sponsorships.

NOW THEREFORE, in consideration of the foregoing recitals and the following mutual promises and consideration, the parties agree as follows:

SECTION 1. Purpose.

This Agreement is intended to define which funds raised by the Foundation for The Leonardo project qualify as Bond matching funds. This Agreement will guide both parties as they monitor progress toward the match via monthly and quarterly reports. Each month, the Foundation will present the City with an accounting of total funds and pledges raised during the preceding month that meet the agreed upon criteria for matching funds. At the conclusion of each quarter, no later than the 15th of January, April, July, and October, the Foundation shall present to the City a written report detailing all individual pledges and donations secured during the quarter, as well as a cumulative total of matching funds and pledges. The quarterly reports shall detail the date, amount, and name of donor for each entry, but the monthly reports need only provide total amounts for the month. No later than the last day of January, April, July, and October, the City shall verify in writing that the criteria have been met for the donations reported in the most recent

quarterly report, and that the Foundation's reported total of matching funds raised to date is consistent with City records. When that total matches or exceeds \$10 million, the City will proceed to expeditiously provide the bond funds for the remodeling of the old library building.

SECTION 2. Criteria for Qualifying Matching Funds

The City and the Foundation agree that the following description accurately states the criteria for qualifying matching funds.

A. Cash, goods, stock, or services donated, or written and enforceable pledges therefore, for, 1) building remodeling and renovation to prepare the building for The Leonardo's occupancy and programs; 2) programming related to the occupancy and operation of the building; 3) capital improvements and expenses relating to exhibits and on-going functions of The Leonardo and its tenants. This includes donations toward any and all capital improvements, planning, and program needs of any of The Leonardo partner organizations—Global Artways, The Center for Documentary Arts, and The Utah Science Center—so long as those donations are designated for the partner organizations' use at Library Square. Qualifying donations shall include, but are not limited to the following:

1. Funds donated to develop exhibits and related materials and programs for The Leonardo and its partners (GA, CDA, USC)
2. Funds donated to support the development of The Leonardo's organizational infrastructure and facility features.
3. State, County, or Federal funds raised for The Leonardo's capital improvement, exhibit or program development.
4. In-kind donations approved by Salt Lake City that provide goods or services included in The Leonardo or partner organization budgets for building renovation, exhibit and program development.

B. Only cash, goods, stock, or services donated, or written enforceable pledges therefor, provided to The Foundation on or after January 1, 2002, shall qualify as matching funds.

C. Examples of Anticipated Qualifying Funds

1. Corporate sponsorship of Utah Science Center Exhibits
2. Foundation grants, private donations for Utah Science Center Exhibits
3. A National Endowment for Humanities grant awarded The Center for Documentary Arts, a portion of which will provide funds for The Leonardo opening exhibit "Crossing the Tracks."

SECTION 3. Funds That Are Not Qualifying Matching Funds

The City and the Foundation agree that the following description accurately states the criteria for non-qualifying matching funds.

A. Independent operating expenses for the current programming and administration of partner organizations (GA, CDA, USC) to the extent those expenses are not incurred in furtherance of The Leonardo project.

B. Any public funds raised by partners for current operations, to the extent those expenses are not incurred in furtherance of The Leonardo project.

C. Examples of Funds That Are Not Qualifying Funds

1. Micron Technology Foundation grants for USC Discovery on Wheels program in the Lehi area;

2. Kennedy Center Imagination Celebration donation for ongoing Global Artways programs;

3. Center for Documentary Arts ZAP funding for programs prior to occupancy of the building.

SECTION 4. Deadline for Raising Funds

The parties agree that the Foundation shall have no more than five (5) years from the date of this agreement to raise the full \$10 million in matching funds. If the matching funds are not secured and documented according to the terms of this agreement within five (5) years of this agreement's execution date, the Foundation shall relinquish any and all claims to the bond funds approved by the voters. This

deadline is an outer limit, and this provision shall not be interpreted to preclude Salt Lake City from negotiating with the Foundation an earlier deadline for securing the matching funds, or from setting fundraising milestones that would require the \$10 million in matching funds to be raised sooner than five (5) years from the date of this agreement. Any such milestones shall be negotiated with the Foundation and committed to writing in an agreement between the Foundation and Salt Lake City. Until such time as matching funds are secured under the terms of this agreement, Salt Lake City shall have the right to use the former main library building as it sees fit.

SECTION 5. Amendments.

This Agreement, as amended hereby, may not be amended without written consent of both parties hereto.

SECTION 6. Entire Agreement.

This Agreement, and the attached and incorporated exhibits, constitutes the entire agreement between City and the Foundation.

SECTION 7. Governing Law.

This Agreement shall be construed in accordance with, and governed by the substantive laws of, the State of Utah, without reference to principles governing choice or conflicts of laws.

SECTION 8. Severability.

If any provisions or portions thereof of this Agreement shall to any extent be held to be invalid or unenforceable, the remainder of this Agreement or the application of such provisions or portions thereof shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by the law, so long as the intent of the parties can be maintained.

SECTION 9. No Assignment.

This Agreement may not be assigned.

SECTION 10. No Third Party Beneficiaries

This Agreement is intended for the sole benefit of City and the Foundation and there are no third party beneficiaries to this Agreement.

SECTION 11. Representation Regarding Ethical Standards For City Officers And Employees And Former City Officers And Employees:

The Foundation represents that it has not: (1) provided an illegal gift or payoff to a City officer or employee or former City officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; (3) knowingly breached any of the ethical standards set forth in the City's conflict of interest ordinance, Chapter 2.44, Salt Lake City Code; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, a City officer or employee or former City officer or employee to breach any of the ethical standards set forth in the City's conflict of interest ordinance, Chapter 2.44, Salt Lake City Code.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

RECORDED

SEP 08 2004

CITY RECORDER



SALT LAKE CITY CORPORATION

By: [Signature]
Name: Ross C. Anderson
Title: Mayor

By: [Signature]
Name: Jill Remington Love
Title: Chair, Salt Lake City Council

ATTEST:

[Signature]
DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: 9-7-04
By: [Signature]

LIBRARY SQUARE FOUNDATION FOR
ART, CULTURE, AND SCIENCE

By: [Signature]
Name: Joe Andrade
Title: Chair and Director

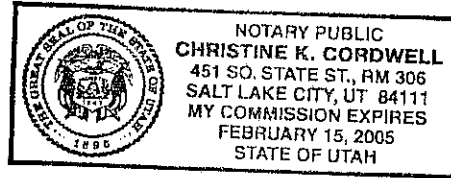
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing Matching Funds Agreement was acknowledged before me this 2nd day of September, 2004, by JOE ANDRADE, the

CHAIR & DIRECTOR of the Library Square Foundation for Art, Culture, and Science, a Utah non-profit corporation.

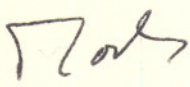
Christine K Cordwell
NOTARY PUBLIC

My Commission Expires:




Leonardo matching fund agreement 08-18-04 REVISED FINAL-2.doc

COUNCIL TRANSMITTAL

TO: Rocky Fluhart 
Chief Administration Officer **DATE:** March 14, 2006

FROM: Mary Tull, Executive Director
The Leonardo

THROUGH: Rick Graham, Director 
Public Services Department

STAFF CONTRACT: Mary Tull, The Leonardo 531-9800
Rick Graham, Public Services Dept. 535-7774
Gaylord Smith, Engineering Division 535-6344

DOCUMENT TYPE: Briefing paper prepared by The Leonardo to update the City Council on Leonardo's progress in securing the \$10 million in matching funds and developing a renovation program for the old Library building.

RECOMMENDATION: The Leonardo is requesting that the City Council acknowledge that it has met its obligation to raise matching funds, and as a result, approves a process to sell and release the bonds at a time close to the next budget amendment scheduled for June 2006.

BUDGET IMPACT: No impact at this time.

BACKGROUND and DISCUSSION: In May 2001, Mayor Anderson announced that the old Salt Lake City Library Building would be occupied by the Center for Documentary Arts, Utah Science Center and Global Artways. The three partner organizations were charged with developing a civic and educational community center. The three partners formed an "umbrella" entity to manage the building and to develop a program and development plan. The entity incorporated under the name, Library Square Foundation for Art, Culture and Science. It later took the name, The Leonardo. A capital fund raising campaign was started immediately after incorporation. In 2003, the Mayor and City Council chose to include a proposal for a \$10 million general obligation bond for The Leonardo in its bond initiative. In November 2003, Proposition 2 passed authorizing the City to bond for the project. Prior to selling the bonds, The Leonardo remained obligated to raise a dollar-for-dollar \$10 million match for program and

exhibits costs. In February 2006, the City's Financial Officer confirmed that The Leonardo had met its funding match.

In 2005, The Leonardo hired an architectural design firm to develop a renovation plan for the building. A two (2) option design scheme has been prepared by the consultants. The cost of the two schemes range between \$14.8 million and \$17.8 million. The estimated costs of both schemes exceed the current construction budget. Additional funds will need to be raised before construction can begin. The Leonardo board of Directors has authorized the use of up to \$5 million of its own funds for building renovation use should that be necessary.

Having met its matching fund obligation, The Leonardo seeks approval of the City Council to authorize the sale of the bonds following the next City budget amendment in June, so that final design program plans may proceed. Construction is currently scheduled to begin in April 2007, with completion and program occupancy by May 2008.

PUBLIC PROCESS: No formal public process has been required up to this point in time.

Introduction

The Leonardo Board of Directors, staff, and partner organizations report to the Salt Lake City Council and citizens, that we have raised the \$10 million required to match the bonds authorized at a special bond election held on November 4, 2003. The enclosed copy of the bond match certification of matching funds letter by Gordon Hoskins, Salt Lake City's Finance Director, and the following project update, are intended to verify our success and progress. With the City Council's authorization to begin the bond issuance process, the design and remodel of the old Salt Lake City Library can begin and The Leonardo's exhibits and programs can move forward.

The Leonardo board and staff are honored to be a part of Salt Lake City's magnificent Library Square. The City Library, along with organizations such as KCPW, The Salt Lake City Film Center, The Community Writing Project and others are forming what is becoming a new Civic Center in Utah's Capital City. On any given day, the Square and its facilities are buzzing with people in discussion, listening, reading, communicating via cyberspace, attending events, and participating in community meetings. With the opening of The Leonardo, the entire plaza will achieve the dream of becoming a civic and cultural destination. The housing, businesses, and urban vitality that have sprung up around it will continue to expand and help bring to fruition a dream of a vital downtown where people live, work, socialize, and enjoy educational and cultural pursuits.

The Leonardo: Background

On May 18, 2001, Mayor Anderson publicly announced that the old Salt Lake City Library Building would be occupied by the Center for Documentary Arts, Global Artways, and the Utah Science Center. He charged the three partner organizations with developing a community education center that would enrich the civic experience and serve as an educational resource in art, culture, and science.

The partners and the City immediately realized the best way to achieve this goal was through a unique, umbrella entity that would manage the building, coordinate activities and programs, and build on the partners' individual strengths and missions to achieve a whole greater than the sum of its parts. This umbrella entity became the Library Square Foundation for Art, Culture, and Science, an independent 501c3 organization with broad community representation. The name, "The Leonardo" was adopted using Leonardo da Vinci's notebook pages as metaphors to convey the way art, culture, and science inform the project's mission and programming. From that initial launch, The Leonardo and its partners began working to bring the project to life—including the challenge of renovating the building for safety, sustainability, and its new purpose.

The Leonardo Capital Campaign

The Leonardo Capital Campaign began when Salt Lake City agreed to lease the old main library building to The Leonardo and its partners and charged them with raising the necessary funds to both renovate the building and fund exhibits and programs. In 2001 the total budget was estimated at \$25 million.

The Salt Lake City Bond: Challenge and Match

During initial capital campaign donor cultivation efforts, The Leonardo team met with individuals and foundations to discuss their commitment to supporting the project. They repeatedly raised issues related to committing private resources for the renovation of a City-owned building. Due to this feedback, we began exploring a bond or other public funding mechanism to address costs of upgrading the building.

After meeting with Mayor Anderson, the Salt Lake City Council, and reviewing a Dan Jones poll showing strong citizen support, the City agreed to include a proposition for a not-to-exceed \$10.2 million general obligation bond to refurbish the former main City Library as The Leonardo. Because The Leonardo is a private entity, the Mayor and City Council required that the organization raise a dollar-for-dollar \$10 million match before any general obligation bonds would be issued.

On Nov. 4, 2003, Proposition 2 passed with almost 60 percent of voters in support of this proposition. Between November 2003 and December 2005, The Leonardo worked to achieve the \$10 million match. The Leonardo and the Salt Lake City Council agreed to a process of verifying funds raised each quarter. This process enabled the Salt Lake City's Finance Director to work with The Leonardo team to ensure they were meeting the conditions of the match. The Council also set a deadline of five years within which The Leonardo must accomplish the match.

On February 1, 2006, Salt Lake City's, Finance Director, Gordon Hoskins, confirmed in writing that The Leonardo had met the \$10 million match. The matching funds included contributions and pledges from individuals, corporations, foundations, County Government, and Federal appropriations.

The Bond Issuance Process

According to City officials, the bond issuance process includes several factors, some of which overlap per the following general schedule.

Events	Entities	Time Frame
Certification of matching funds	Gordon Hoskins, Salt Lake City's Finance Officer	February 1, 2006
Briefing Document to Council	The Leonardo Team	March 14, 2006
City Council authorizes the issuance process to begin	The Salt Lake City Council	March 21, 2006
Adoption of Bond Parameters Resolution	The Salt Lake City Council	April 2006
Legal Review of The Leonardo's 501c3 status	The Leonardo Counsel and City Bond Counsel	Completed by March 21, 2006
Salt Lake City and The Leonardo Lease Agreement	The Leonardo and City Representatives	Completed by June 2006
Budget Amendment	The Salt Lake City Council	June Budget Opening

Bond Funds and Building Renovation

Per the authorization given by Salt Lake City voters, (Proposition 2, the \$10.2 million in bond funds will be dedicated to the retrofit and remodel of the old Main Library. This will include a seismic upgrade, asbestos removal, and basic renovation of the building. Options related to building remodeling, budget and timeline are detailed below.

Exhibit and Program Funds: Ongoing Capital Campaign

The Leonardo's \$10 million in matching funds were intended for exhibits and programming. The capital campaign continues with grants, donations, and corporate sponsorships tied directly to specific exhibits and programs. The total exhibits and programs capital campaign budget was estimated four years ago at \$15 million. Per the discussion below, a rise in building costs will require some portion of exhibit funds to be added to bond funds and used for building renovation. However, avenues for sponsorships of exhibits, galleries, and program features are vigorously being pursued and appear extremely promising. We expect to make up the exhibit funds over the next two years while the building is being renovated.

The Building: Challenges and Options

The Cost Gap: The Leonardo Building Contribution

In 2002, the estimate for the seismic retrofit and remodeling of the old Main Library for The Leonardo's occupancy was \$10 million. Bond funds were intended to cover these costs. Now in 2006, due to inflation and increased

seismic requirements, the total minimal building budget (Option A – see below) is \$15 million. The Leonardo Board of Directors voted to address these increased building costs by authorizing up to \$5 million of its funds to be used for building renovation.

Each of the following building design and renovation options has implications for cost, seismic solution, visitor circulation, aesthetics, sustainability, and original building preservation issues. Architects EwingCole and ajc architects developed these options during the building Preliminary Planning Phase completed last month. To begin the upcoming Design Phase, The Leonardo and the City will need to identify a preferred building scenario.

History: 2002 Original Seismic Solution

The original scheme and budget for the building developed by Valentiner, Crane, Brunjes, Onyon (VCBO) in 2002 called for strengthening the connection between exterior pre-cast panels of the building to achieve a minimal seismic upgrade at a cost of \$100,000. That early decision was based on the concept of “no change of use” for the building per seismic regulations. Later analysis of this approach made clear that seismic safety for The Leonardo visitors and staff could not be addressed in this way. Both of the following building options accomplish the necessary seismic upgrades with elegant, cost-effective solutions.

At the request of The Leonardo, Reaveley Engineers of Salt Lake City conducted a study of seismic solutions for the building. They suggested interior four-corner concrete sheer walls from the 2nd basement to the roof, at a cost of \$3 million. This approach would not only be very costly, but very invasive and significantly alter the historic exterior façade.

Option A: Exterior Bracing Scheme: \$14.8 Million

The Leonardo hired architectural firms EwingCole of Philadelphia and ajc architects of Salt Lake City to develop a preliminary building planning document. Their approach to seismic intervention was exterior rather than interior. Reaveley Engineers joined the team as seismic consultants and endorsed all new exterior options (options A and B). Both exterior options are less invasive to the building and less costly than the \$3 million originally suggested.

Option A (see page 2 in Appendix) is based on a four-corner exterior seismic bracing scheme. It offers several advantages in terms of reducing the uncertainty in cost of any interior shear wall solution. Furthermore, the braces better preserve the integrity of the building, with the exception of the removal of some pre-cast panels on each of the corners. The exact number will be defined at a later stage of design.

The exterior braces could be more or less prominent, depending upon the final design. On one hand, they could be subtly expressed by designing them to blend with surrounding vegetation. The other option is to design them as artistic expressions, or to use them to create displays or signage, highlighting the new use of the facility.

In Option A, all vertical visitor circulation will be concentrated in the west side interior, with access from the third floor to the first basement. The escalators will be removed and new large stairs will be added as well as a large group-sized elevator.

The mechanical infrastructure will be upgraded, allowing for an efficient operation. The scheme achieves LEED certification.

Hazmat remediation is also included. Four levels (three above ground and one below) will be retrofitted to accommodate exhibits, classrooms, offices, etc.

Option B: North Seismic Scheme: \$17.8 Million

The North Seismic Scheme is a physical addition to the building (see page 3 in Appendix). It offers several advantages. First, it leaves the south, east, and west sides of the building in their original form. It seismically secures the building externally with the help of an internal south shear wall. It concentrates vertical visitor circulation outside the exhibit and program areas, ensuring ideal acoustic conditions and better visitor orientation. Architecturally, it responds to the new library and signals new use. It also adds some 11,000 sq-ft on four levels, postponing the need for any future additions to the facility. Finally, it integrates several sustainability features to the building, with a proper insulation on the north façade and the introduction of natural light on all upper floors.

The remainder of the building will see its mechanical infrastructure upgraded allowing for an efficient operation. The scheme achieves LEED certification or higher.

Hazmat remediation is included. Four levels (3 above ground and one below) will be retrofitted to receive exhibits, classrooms, offices, etc.

Building Comparative Options Chart

FEATURES	OPTION A	OPTION B
Name	Interior Scheme	North Seismic Scheme
Concept	Use of building as is per a minimal approach	Addition of North façade element on 5 floors with large windows on the Plaza.
Budget In both options – FEMA and Kresge funds could have a positive impact	\$14.8 Million – Bond plus Leonardo \$5M	\$17.8 Million – Bond plus Leonardo \$5M and additional \$3M fundraising with naming opportunity
Sustainability	LEED Certified	LEED Certified +
Floors	3 upper + 1st basement	3 upper + 1st basement
Circulation	Remove escalators, add large group elevator and install central stairway	Stairs and elevators in new addition: remove escalator
Acoustic	Circulation distributed throughout each floor	Circulation concentrated in north addition.
Seismic	External bracing at the 4 corners and reattachment of pre-cast panels	Concrete shear walls in north building addition and inside. Reattachment of pre-cast panels
Space available	Current building space - potentially 116,000 gross sq-ft	116,000 gross square feet plus an addition of 11,000 square feet for a total of 127,000 gross square feet.
Mechanical	New/upgrade	New/upgrade
HazMat	Asbestos removal	Asbestos removal
Site Increase	Requires 40 feet additional property on four sides	Requires 80 additional feet on the north side
Fundraising Potential	FEMA, Kresge etc.	Naming Opportunity for North Addition plus FEMA, Kresge, etc.

Stakeholder Response

The Preservation Community:

The Leonardo management, the City Engineer and our consultants have had several briefings with the Preservation Community, including representatives of the Landmark Commission, the Utah Heritage Foundation, and the son of the original architect, Jeff Edwards, among others. They suggest whichever scheme is adopted should protect the architectural elements of the building, especially the concept of the floating “cube” between two layers of glass. They also understand and agree that the project must also allow for the seismic retrofit and the projected use requirements—all within a limited budget.

Discussions held with the preservation community have enabled the architects to refine their approach at this programmatic stage. The current schemes—A and B—respond to their concerns and represent a significant improvement on initial concepts.

Option A Response: The solution of external braces on the four corners, though still in a very initial conceptual phase, aims at a seismic encasing of the building and would require very little intervention inside. The main issue will be to discuss further how to best preserve the pre-cast panels at each corner.

Option B Response: There is clearly consensus regarding the North Seismic Scheme. It is viewed as being the most elegant solution. It respects the three main façades of the building, and at the same time links it to the modern Plaza of Library Square through its transparency and opening toward the north. Jeff Edwards remarked that the “North Scheme is something his father would have designed” to upgrade and remodel the building.

The Salt Lake City Library Board of Directors:

A meeting with the Salt Lake City Library Board of Directors is scheduled for March 16, 2006 at which time they will review the options

Decision and Schedule Realities

The following timeline developed by EwingCole outlines the project from the beginning of the Building Design Phase, through subsequent phases, to opening in 2008. Delaying the start of the Building Design Phase past April 2006 will create a risk of incurring additional costs due to escalating construction costs. Therefore, determining the bond issuance, selecting a building option, and beginning the renovation process is critically time sensitive. Option B, The North Seismic Scheme, will require an additional \$3 million in funding. If the City Council prefers this option, as does The

Leonardo Board of Directors, we hope to jointly seek creative solutions to make it happen.

Building Timeline: Option A or B

PHASE	DURATION	END DATE
Council/Leonardo scope and building option approval		April 15, 2006
Building Design Phase	12 months	April 18, 2007
Construction and Fit Out	13 months	June 10, 2008

The timeline above is a conservative one. We hope to reduce the duration by starting the demolition, Hazmat abatement, roof upgrade, and the seismic package earlier than anticipated. The cash flow estimates for the first 12 months require expenditures of \$1.5 million. Therefore, the first year is clearly covered by bond funds.

Appendix

- **Certification Letter from Salt Lake City's Finance Director**
- **Building Rendering: Option A: Exterior Bracing Scheme**
- **Building Rendering: Option B: North Seismic Scheme**
- **EwingCole and ajc Architects**
- **The Leonardo and Partner Organization Board of Directors**
- **Project history**

ROCKY J. FLUHART
CHIEF ADMINISTRATIVE OFFICER

SALT LAKE CITY CORPORATION
DEPARTMENT OF MANAGEMENT SERVICES
ACCOUNTING AND FINANCIAL REPORTING

ROSS C. "ROCKY" ANDERSON
MAYOR

February 1, 2006

Mary Tull
Development Manager
The Leonardo at Library Square
C/o The City Library
210 East 400 South
Salt Lake City, Utah 84111

Dear Ms. Tull:

On September 8, 2004, Salt Lake City and The Library Square Foundation for Art, Culture, and Science (the Foundation) executed a Matching Funds Agreement. This agreement requires the Foundation to raise, from non-city sources, \$10 million in cash, pledges, stocks and in-kind contributions to qualify for a voter-approved city bond of \$10 million. According to the Matching Funds Agreement, the Foundation shall provide quarterly financial reports to Salt Lake City, and Salt Lake City will examine these reports and issue a certification that the funds reported meet the intent of the agreement and qualify as matching funds for the bond. This is meant to help both parties monitor fundraising progress.

This letter provides certification of The Foundation achieving their goal of the requirement of \$10 million matching funds. The amount of qualified matching funds for the reporting period is reached by adding all of the funds raised and documented by the Foundation up until the last day of the most recent reporting period, and subtracting from that total any expenses during the reporting period that did not qualify under the terms or spirit of the agreement.

Based on the information provided for the fourth quarter of 2005, I have certified that the Foundation has met the \$10 million match requirement. As of the last day of the fourth quarter of 2005, the Foundation has reached a cumulative total of \$10,047,556; this total will qualify The Foundation for the City's bonding. Your fundraising progress is summarized in the table below:

Quarter/Year	Qualifying Funds Reported	Cumulative Total	Amount Remaining
3Qtr/2004	\$ 5,578,644	\$ 5,578,644	\$ 4,421,356
4Qtr/2004	\$ 341,300	\$ 5,919,944	\$ 4,080,056
1Qtr/2005	\$ 480,470	\$ 6,400,414	\$ 3,599,586
2Qtr/2005	\$ 72,917	\$ 6,473,331	\$ 3,526,669
3Qtr/2005	\$ 269,819	\$ 6,743,150	\$ 3,256,850
4Qtr/2005	\$ 3,304,406	\$10,047,556	\$-0-

A summary of the cumulative total is as follows:

Cash Received	\$ 2,304,574
Pledges	5,646,967
Stocks	1,496,597
In – Kind Donations	838,057
Total	<u>\$ 10,286,195</u>
Less Leonardo on Wheels	(238,639)
Net Total	<u>\$ 10,047,556</u>

The details of my evaluation for the quarters are included on the attached pages.

If you have any questions please feel free to contact me.

Sincerely,



Gordon Hoskins, CPA
Finance Director

Cc: Mayor Ross "Rocky" Anderson
Rocky Fluhart
D.J. Baxter

LEONARDO CENTER

	09/30/04	12/31/04	03/31/05	06/30/05	09/30/05	12/31/05	Total
Cash Received	\$ 930,319	\$ 235,712	\$ 280,500	\$ 201,030	\$ 110,882	\$ 546,132	\$ 2,304,574
Pledges	\$ 4,209,600	\$ 163,200	\$ 197,600	\$ (151,533)	\$ 199,375	\$ 1,028,725	\$ 5,646,967
Stocks	\$ 16,033					\$ 1,480,564	\$ 1,496,597
In-Kind	\$ 488,690	\$ 17,829	\$ 50,070	\$ 27,420	\$ 5,063	\$ 248,985	\$ 838,057
							\$ -
Total	\$ 5,644,642	\$ 416,741	\$ 528,170	\$ 76,917	\$ 315,319	\$ 3,304,406	\$ 10,286,195
Less Leonardo on Wheels & Other O	\$ (65,998)	\$ (75,441)	\$ (47,700)	\$ (4,000)	\$ (45,500)		\$ (238,639)
							\$ -
Net Total	\$ 5,578,644	\$ 341,300	\$ 480,470	\$ 72,917	\$ 269,819	\$ 3,304,406	\$ 10,047,556
Expenses							
Automobile Expense	\$ 4		\$ 40		\$ 204	\$ 1,176	\$ 1,424
Accounting Expenses		\$ 5	\$ 590	\$ 3,070	\$ 520	\$ 11,383	\$ 15,568
Building Repairs	\$ 475	\$ 233	\$ 4,143	\$ 29		\$ 597	\$ 5,477
Conferences	\$ 842						\$ 842
Contributions	\$ 10,000						\$ 10,000
Dues & Subscription	\$ 4,990	\$ 250		\$ 178			\$ 5,418
Fixed Assets				\$ 10,372			\$ 10,372
Fundraising	\$ 142,299	\$ 7,500	\$ 14,000	\$ 21,750	\$ 21,000	\$ 21,000	\$ 227,549
Insurance				\$ 2,138	\$ 2,213	\$ 2,851	\$ 7,202
Internet Expense	\$ 60						\$ 60
Legal Fees	\$ 1,500	\$ 1,452		\$ 1,000			\$ 3,952
Management /Payroll	\$ 33,699	\$ 8,686	\$ 10,714	\$ 22,067	\$ 11,456	\$ 11,249	\$ 97,871
Outreach Program	\$ 16,000						\$ 16,000
Postage & Delivery	\$ 157	\$ 344	\$ 275	\$ 1,100	\$ 456	\$ 645	\$ 2,977
Printing & Reproduction	\$ 1,613	\$ 1,805	\$ 193	\$ 2,657	\$ 18,257	\$ 1,482	\$ 26,008
Professional Fees		\$ 52,856	\$ 17,289	\$ 81,377	\$ 69,432	\$ 170,311	\$ 391,265
Program Expense	\$ 22,170						\$ 22,170
Program Services	\$ 138,755						\$ 138,755
Programming	\$ 14,959						\$ 14,959
Rent and Parking		\$ 675	\$ 1,225	\$ 3,835	\$ 1,286	\$ 1,277	\$ 8,298

Equipment Rent/Maint.	\$ 132	\$ 193	\$ 90	\$ 415
Exhibits	\$ 21,212	\$ 13,166	\$ 10,120	\$ 22,905
Contracted Services	\$ 82,958	\$ 43,252	\$ 88,200	\$ 155,603
Marketing Expense	\$ 2,699	\$ 17,281	\$ 3,786	\$ 1,932
Promotional Events	\$ 5,000	\$ 5,518	\$ 53	\$ 3,546
books and Subscriptions	\$ 126	\$ 130	\$ 560	\$ 579
Conferences	\$ 1,393		\$ 35	\$ 1,192
Business Expenses	\$ 3,890			\$ 3,890
Local meetings	\$ 842	\$ 1,140	\$ 1,316	\$ 497
Organizational Expenses	\$ 44	\$ 7	\$ 107	\$ 158
Public Awareness Bond	\$ 37,244			\$ 37,244
Licenses & Permits	\$ 705			\$ 705
Memberships	\$ 30	\$ 1,050	\$ 2,210	\$ 200
Other Expenses	\$ 712		\$ 50	\$ 1,113
Operating Expenses		\$ 910	\$ 15,289	\$ 16,199
Computer Services		\$ 2,433	\$ 244	\$ 147
Equipment		\$ 3,334		\$ 101
Staff Development	\$ 1,571	\$ 35		\$ 3,334
Supplies	\$ 163	\$ 5,309	\$ 4,969	\$ 12,220
Telephone	\$ 20	\$ 366	\$ 601	\$ 1,339
Travel	\$ 357	\$ 5,203	\$ 3,744	\$ 1,521
Bank Service Charges	\$ 189	\$ 29	\$ 39	\$ 48
In-Kind Expenses	\$ 179,212	\$ 17,829	\$ 50,070	\$ 27,420
				\$ 5,063
				\$ 248,985
				\$ 528,579
				\$ -
Total	\$ 690,816	\$ 133,594	\$ 196,750	\$ 212,630
				\$ 180,460
				\$ 612,751
				\$ 2,027,001
				\$ -
Less Leonardo on Wheels & Other O	\$ (30,463)	\$ (32,128)	\$ (18,506)	\$ (44,424)
				\$ (12,113)
				\$ (29,567)
				\$ (167,201)
				\$ -
Net	\$ 660,353	\$ 101,466	\$ 178,244	\$ 168,206
				\$ 168,347
				\$ 583,184
				\$ 1,859,800

The bank statements:

9/30/2004 Wells Fargo Lec \$ 288,257.34

9/30/2004 Wells Fargo Sci \$ 30,475.30

9/30/2004 Home Savings \$ 100,931.82

12/31/2004 Wells Fargo Leonardo Center \$ 368,448.75

12/31/2004	Wells Fargo Science Center	\$ 70,230.98					
12/31/2004	Home Savings	\$ 101,398.46					
3/31/2005	Wells Fargo Leonardo Center	\$ 23,696.15					
3/31/2005	Wells Fargo Leonardo Center Savings	\$ 380,142.14					
3/31/2005	Wells Fargo Science Center	\$ 74,168.16					
3/31/2005	Home Savings	\$ 101,572.70					
3/31/2005	Center for Documentary Arts	\$ 4,427.51					
6/30/2005	Wells Fargo Leonardo Center	\$ 3,851.15					
6/30/2005	Wells Fargo Leonardo Center Savings	\$ 219,542.87					
6/30/2005	Wells Fargo Science Center	\$ 28,942.59					
6/30/2005	Home Savings	\$ 102,345.99					
6/30/2005	Center for Documentary Arts	\$ 1,834.51					
6/30/2005	Zions Bank Leonardo Center Savings	\$ 100,374.79					
9/30/2005	Wells Fargo Leonardo Center	\$ (1,265.37)					
9/30/2005	Wells Fargo Leonardo Center Savings	\$ 129,924.45					
9/30/2005	Wells Fargo Science Center	\$ 60,142.12					
9/30/2005	Wells Fargo Science Center Leonardo on Wheels	\$ 2,857.47					
9/30/2005	Home Savings	\$ 103,248.47					
9/30/2005	Center for Documentary Arts US Bank	\$ 402.75					
9/30/2005	Zions Bank Leonardo Center Savings	\$ 101,238.36					
12/31/2005	Wells Fargo Leonardo Center	\$ 3,093.20					
12/31/2005	Wells Fargo Leonardo Center Savings	\$ 147,790.47					
12/31/2005	Wells Fargo Science Center	\$ 2,846.48					
12/31/2005	Wells Fargo Science Center Leonardo on Wheels	\$ 61,298.83					
12/31/2005	Home Savings	\$ 103,760.47					
11/30/2005	Center for Documentary Arts US Bank	\$ 66,654.05					
12/31/2005	Zions Bank Leonardo Center Savings	\$ 102,229.27					
Total		\$ 419,664.46	\$ 540,078.19	\$ 584,006.66	\$ 456,891.90	\$ 396,548.25	\$ 487,672.77

Stock account:

9/30/2004	Morgan Stanle	\$	16,068.81			
12/31/2004	Morgan Stanley	\$	16,069.81			
3/31/2005	Morgan Stanley			\$	16,113.80	
6/30/2005	Morgan Stanley			\$	200,316.99	
9/30/2005	Morgan Stanley					\$ 201,377.18
12/31/2005	Morgan Stanley					\$ 1,688,181.94
9/30/2005	Merrill Lynch (Center for Documentary Art)					\$ 95,138.63
12/31/2005	Merrill Lynch (Center for Documentary Art)					\$ 180,977.02

Building Rendering: Option A: Exterior Bracing Scheme



Building Rendering: Option B: North Seismic Scheme

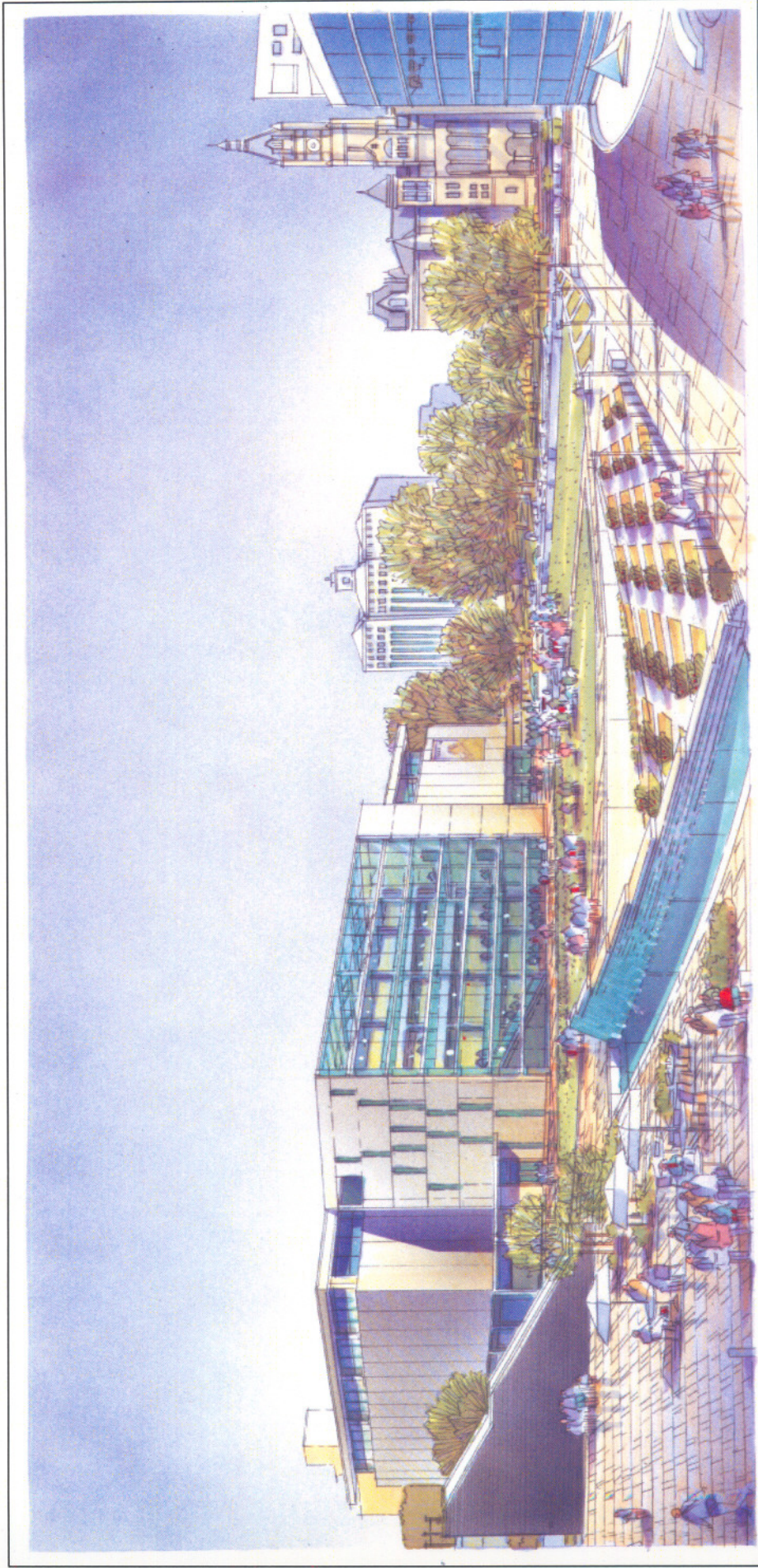


Exhibit "B"

The Leonardo at Library Square

3. Capacity of the Firm

EwingCole is a multi-office firm with substantial depth in all disciplines. We are an employee-owned company that has created a culture of disciplines that integrate architecture, engineering, interior design, and planning, with the expertise of athletic facility design. Having completed the design of Monmouth University's multi-use athletic center, our team is available to work on your project immediately

Present Number of Employees

As a fully integrated architecture, engineering, interior design, and planning firm, EwingCole currently employs 284 professionals.

Number of Professional Licenses

EwingCole currently employs 48 Registered Architects, 5 Interior Designers with NCIDQ credentials, 6 Professional Electrical Engineers, 1 Registered Communications Distribution Designer, 10 Professional Mechanical Engineers, 1 Professional Plumbing Engineer, 2 Professional Fire Protection Engineers, and 5 Professional Structural Engineers.

Composition of Staff By Discipline:

Administrative	29
Architect.....	57
CADD Technician.....	57
Computer Programmer.....	4
Construction Inspector	3
Construction Manager	2
Cost Engineer/Estimator	2
Electrical Engineer	17
Fire Protection Engineer.....	4
Health Facility Planner	5
Interior Designer.....	21
Mechanical Engineer.....	15
Planner: Urban/Regional.....	1
Project Manager	23
Sanitary Engineer.....	4
Specifications Writer.....	4
Structural Engineer.....	15
Technician/Analyst	11
Other Employees (Corporate).....	10
Total	284

Consultant's Selected Project Architect's Current Workload:

Stephen Ziegler, the selected Project Architect for this project is currently working on:

Liberty Science Center (\$104,000,000) 40% Complete

Firm's Strong Area As Related to this Project:

EwingCole has a practice group focused only on cultural and educational institutions. We have developed a programming and design process that is seamless in approach and focused on helping alternative education facilities make well-informed decisions. We recognize that your Boards need assurance the design can deliver what each institution needs, but within a scope and budget and schedule developed in the early phases of programming. As an architecture and engineering firm, we can provide a tested team who can speak with one voice. Our passion and focus working with established and fledgling organizations adds value to our clients' thinking through a process that is inclusive, with results that add value to their programmatic and fiscal viability.

Exhibit B
4 Individual Experience

Jill A. Jones, AIA, LEED™
MANAGING PRINCIPAL ARCHITECT



SELECTED EXPERIENCE

Utah Fieldhouse of Natural History Museum 2002

College of Eastern Utah, Prehistoric Museum Expansion Programming 2004

Granite Education Center (retrofit) 2004

National Park Service Uinta Research & Collections Curatorial Facility 2004
Mesa Verde Research & Museum Collection Facility 2004
Mesa Verde Cultural Center Master Plan 2004
Timpanogos Interagency Visitor Center 2004
Central High School National Historic Site Visitor Center

Utah State Capitol Renovation Master Plan, Programming, & Design Guidelines 2001

City of St. George, Johnson Farm Dinosaur Tracks Enclosure Visitor Building 2004

A-Gallery 2004

University of Utah Gauss Haus (Center for Nuclear Magnetic Research) 2005
Warnock Engineering Building Programming 2002
Health Science Education Building Programming 2002

Weber State University Lampros Hall Teaching - Learning Technology Center Programming 2003

Utah State University / USDA Poisonous Plant Research Laboratory 2004



RECENT AWARDS

2004 AIA Utah Merit Award, Utah Fieldhouse of Natural History State Park Museum

2004 AIA Utah Merit Award, A-Gallery

2004 AIA Utah Merit Award, Mesa Verde Cultural Center Master Plan

2002 Utah Heritage Foundation Award, Fielding Garr Ranch Renovation

2002 Utah Business Magazine "Top 30 Women in Business"

2001 AIA Utah Honor Award, Utah State Capitol Renovation Master Plan

2001 ASLA Utah Honor Award, Utah State Capitol Renovation Master Plan

2001 YWCA Outstanding Achievement Award in Business/Industry

EDUCATION

Master of Architecture, University of Utah 1987

Master of Science in Recreation 1985

Bachelor of Science in Recreation / Resource Management 1980

LICENSES/ REGISTRATIONS

Architect - 35 States & NCARB Certified LEED™ Sustainable Design 2003

PROFESSIONAL ORGANIZATIONS

American Institute of Architects, Member

Salt Lake Chamber of Commerce, Member

1998 President Utah AIA

1995-1999 Board Member Utah AIA

1995-2004 Board Member for State of Utah Architectural Licensing Board

1995-2000 Board Member for Pinebrook Architectural Review Board

1995-1999 Planning Commissioner, Summit County Planning Commission

Exhibit B 3 Capacity of Firm

ABOUT ajc

ajc architects is a full service architectural firm that has been providing complete planning, design, and construction administration services to Utah and surrounding states since 1991. ajc's clients include government agencies, community service organizations, small businesses, retailers, and national corporations. Over the firm's history, our talent for user-responsive designs and effective project administration has led to repeat clients and steady growth. We are focused on accomplishing our client's goals, providing quality design, and making more meaningful contributions to our environment.

A successful design integrates many different elements into an optimal solution. ajc's design approach is to start each project by identifying, with client input, the principles, values, and drivers of the project. As the actual design progresses, design solutions will be tested against these established principles and values.

This process involves the client and designer forming a collaborative team. As the process moves into development of options, we emphasize the use of graphics and visuals to convey the impact of each design option to our client. Sketches, 3-D computer images, and actual scaled models may be used as needed to allow the client to provide feedback as the design progresses. This approach is flexible, allowing each design solution to be as intricate or as simple as the client's need dictates.

FIRM'S STRONG AREAS AS RELATED TO THIS PROJECT

ajc architects' has previous experience and commitment to City projects.

ajc will have LEED certified architects integrate a sustainable approach into the design solution.

ajc has extensive experience collaborating with exhibit designers and creating flexible exhibit space.

ajc has vast experience with renovation/remodel projects

ajc has a strong reputation for quality, professionally produced and illustrated programming documents.

COMPOSITION OF STAFF

Licensed architects	6
Architectural interns	5
CAD/technical personnel	4
Office admin. personnel	3
Construction Project Manager	1
Total	19

NUMBER OF EMPLOYEES WITH PROFESSIONAL ARCHITECTURAL LICENSE

6

WORKLOAD

Uinta Research & Collections Facility \$ 8 million Schematic Design

Mesa Verde Research & Museum Collection Facility \$ 11 million Schematic Design

Little Rock Central High School Visitor Center \$2.5 million Schematic Design

Timpanogos Interagency Visitor Center \$ 6 million Pre-design Studies

CEU Prehistoric Museum Renovation & Expansion Programming \$24 million Programming

Weber State University Replacement Classroom Buildings Programming \$20 million Programming

ajc's four National Park Service projects that are in schematic design/pre-design will have extended pre-design and design phase periods. They are not scheduled to begin construction for several years. ajc's scope of work for the CEU Museum and for the Weber State University Classroom Buildings is for programming only. In addition, among our staff of six licensed architects, several architects are assigned to each project to spread out the workload. Our Managing Principal Architect, Jill A. Jones, AIA, is available to participate extensively in The Leonardo – Art, Culture, Science Center, and she is committed to devoting as many hours as necessary to fully service the project.

CLIENT CONTACTS:

Salt Lake City Corporation
Gaylord Smith, Project Manager
(801) 535-6344

State of Utah DFCM
Lynn Hinrichs, Project Administrator
(801) 538-3255

The Leonardo and Partner Organization Boards of Directors

The Leonardo Board of Directors

Joe Andrade
Director
Utah Science Center

Geralyn Dreyfous
Director
Salt Lake Film Center

Leslie Kelen
Director
Center for Documentary Arts

Nancy Tessman
Director
Salt Lake City Public Library

Ned Weinshenker
Director, Life Sciences Cluster
State of Utah, Governor's Office of Economic Development

Janet Wolf
Director
Salt Lake City Youth and Family Programs Division

Marshall Wright
Director, Business Development
State of Utah, Governor's Office of Economic Development

Center for Documentary Arts Board of Directors

Robert Archuleta
Administrative Assistant for Minority Affairs (retired)
Salt Lake City Mayor's Office

Larry Cesspooch
Head Start Fatherhood Advocate/Public Relations Liaison
Uintah and Ouray Ute reservation

(Center for Documentary Arts Board of Directors, cont.)

Kathleen Christy
Area Director
Salt Lake City School District

Jeffrey L. Davis
Architect
Architectural NEXUS, Inc.

Leslie Kelen
Director
Center for Documentary Arts

Hank Liese
Assistant Professor
University of Utah Department of Social Work

Leticia Medina
Executive Director
Utah Issues

Robert Miller
President
Lorraine Press

Dena Ned
Executive Director
Indian Walk-In Center

O. Fahina Tavake-Pasi
Vice President
NAPAH Cultural Legacy

Soren D. Simonsen
Principal Architect
Cooper, Robers, Simonsen Architects

Natalya Rapoport, Ph.D.
Professor of Bioengineering
University of Utah

Raymond S. Uno
Judge (retired)
Salt Lake City Third District Court

Gary M. Watts, M.D.
Diagnostic Radiologist
Utah Valley Regional Medical Center

Utah Science Center Corporation Board

Joe Andrade
Director
Utah Science Center

Michael Keene
Director, Technology Commercialization Program
Westminster College

Suzanne Winters
State Science Coordinator (former)
State of Utah, Governor's Office of Economic Development

Jeffrey Unruh
Managing Director
Alerion

Will West
CEO
Control4

Utah Science Center Authority (USCA)

Joseph Andrade
Director
Utah Science Center

Bonnie Jean Beesley
State Board of Regents

Bill Colbert
Utah State Board of Education

David Fischer
Director of Technology Integration
ATK Propulsion Systems

(Utah Science Center Authority, cont.)

Joseph Hatch
Councilman
Salt Lake County Council

Seth Jarvis
Director
Clark Planetarium

Greg Jones
State Science Advisor
State of Utah Governor's Office of Economic Development

James McRea
Director of CMC
Myriad Genetics

John Taylor
FEMA

Suzanne Winters
State Science Coordinator (former)
State of Utah, Governor's Office of Economic Development

The Leonardo – Milestones

1983

The Oral History Institute, later known as the Center for Documentary Arts, is established by Leslie Kelen.

1989

Salt Lake County and Governor N. Bangerter initiate feasibility studies for a Utah science center

August 1997

Global Artways, Salt Lake City's arts education program, is established as part of the city's Youth and Family Services Division.

1993

Utah Legislature passes Senate Bill 90 establishing a 17 member Utah Science Center Authority (USCA) charged with creating a Science and Arts Center.

1998

Salt Lake City initiates community discussions regarding reuse of the main library building after the new library is completed.

2000

The Oral History Institute changes its name to the Center for Documentary Arts.

Spring 2000

SLC issues requests for proposals for use of the SLC Public Library.

Global Artways and the Center for Documentary Arts begin discussions regarding a possible joint proposal for use of the building.

Summer 2000

Global Artways and the Center for Documentary Arts submit joint proposal.

Utah Science Center (known as Sci-Tech) submits proposal.

November 2000

Mayor Anderson commits space in the "old" library for the Utah Science Center (Sci-Tech) and Governor Leavitt endorses and expresses support for the project.

January 2001

Mayor Anderson issues a letter confirming Utah Science Center (Sci-Tech), Global Artways and the Center for Documentary Arts will be co-partners in the facility.

The three partners begin to work closely together to design and develop the building spaces.

March 2001

HB 77 passed by Legislature reauthorizing the Utah Science Center Authority and Board. Bill envisions a multidisciplinary facility: "It is the intent of the Legislature that the Utah Science Center Authority shall create a science center ...to provide a means to foster the development of science, technology, engineering, arts, tourism, cultural, and educational facilities in order to further the welfare of the citizens of the state and its economic growth...."

May 2001

Sci-Tech name is changed to Utah Science Center.

Global Artways, Center for Documentary Arts and Utah Science Center sign a Memo of Understanding to engage VCBO Architects for preliminary architectural services.

May 18, 2001

Mayor Anderson publicly announces that the old Library Building will be used by the Center for Documentary Arts, the City's Global Artways program, and the Utah Science Center, and charged the three groups to develop a civic and community center with which to enrich the City and enhance Library Square.

The groups and the City almost immediately realized that this vision could best be achieved through a unique 'umbrella' entity that will manage the building, coordinate activities and programs, and build on the partners' individual strengths and missions to provide a whole greater than the sum of its parts.

January 2002

The Library Square Foundation for Art, Culture and Science is established by the founding partner organizations to serve as an 'umbrella' group to manage and operate the facility.

May 2002

The Library Square Foundation agrees to call the combined activities and facility The Leonardo at Library Square.

November 2002

The Leonardo Capital Campaign Leadership Committee, chaired by Jake Garn and Dr. David Gardner, suggests a public/ private partnership, using a bond or related mechanism.

February 2003

New City Library opens, generating widespread interest in and enthusiasm for Library Square.

July 2003

Completion of Dan Jones' poll exploring public support of potential bond initiatives for November ballot. Poll results indicate strong support for a bond to support renovating the old library for use as an art, culture and science center—The Leonardo.

Mayor Anderson announces 'Renaissance Bond' initiative, which includes \$10 million for refurbishment of the old main library building for use as The Leonardo.

August 2002

Public hearing on the project results in enthusiastic support and endorsement. Mayor Anderson gives 'green light' to proceed with The Leonardo project.

September 2002

Salt Lake City Council formally places Proposition 2 on the ballot: a \$10.2 million general obligation bond for the upgrading and remodeling of the old main library for use as The Leonardo. Five other bond initiatives are also placed on the ballot.

October 2003

The Leonardo launches a bond awareness campaign. www.theleonardo.org and www.utahsciencecenter.org web sites launched.

Nov. 4, 2003

Proposition 2 passes with almost 60 percent of the popular vote. The Leonardo begins fundraising to achieve the \$10 million match requirement

September 2004

The Leonardo announces matching funds agreement with city that defines types of funds that will qualify for the match.

October 2004

The Leonardo launches educational outreach program with debut of The Leonardo on Wheels—Science.

November 2004

The Leonardo announces it has raised \$7.3 million of the \$10 million match needed to release voter-approved bond funds.

February 2005

The Leonardo sponsors “Flight” event, featuring aviation pioneer Paul MacCready, and art-culture-science exhibits that explore the concept of flight from multiple perspectives.

September 2005

The Leonardo announces selection of architects EwingCole, Philadelphia and AJC, Salt Lake City, to develop a comprehensive Building Program for facility

The Leonardo hires Gyroscope Inc., Oakland, Calif. to develop exhibit concept design.

October – December 2005

The Leonardo hosts Sebastião Salgado’s “Exodus” exhibit. Founding partner the Center for Documentary Arts spearheads project in partnership with the University of Utah College of Humanities and the SLC Film Center.

February 2006

The Leonardo receives letter of confirmation from Salt Lake City Finance Director, Gordon Hoskins, verifying it has raised the \$10 million in matching funds required to release the bond.