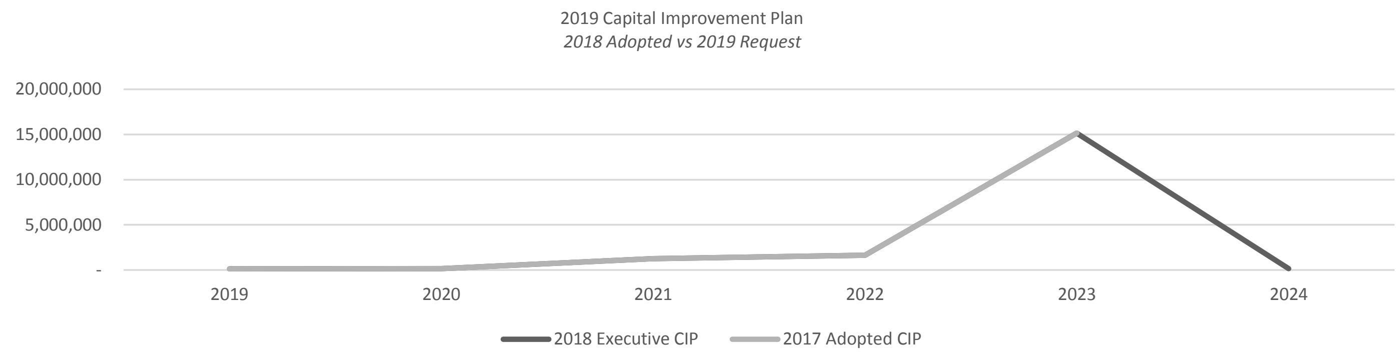
Library

Capital Improvement Plan

Project Summary

	Agency Priority	2019	2020	2021	2022	2023	2024
Central Library Improvements	3	-	-	-	1,000,000	-	-
Libr Major Repairs/Replacements	2	130,000	140,000	150,000	150,000	150,000	160,000
Reindahl Library	1	-	-	1,100,000	500,000	15,000,000	-
Total		**$ 130,000**	**$ 140,000**	**$ 1,250,000**	**$ 1,650,000**	**$ 15,150,000**	**$ 160,000**

Changes from 2018 CIP



Program Adjustments

- Libr Major Repairs/Replacements: Funding increased in 2024 ($0.01m)

To: David Schmiedicke, Finance Department
From: Greg Mickells, Madison Public Library
Subject: Madison Public Library 2019 Capital Budget Requests

The Madison Public Library 2019 capital budget responds to the Mayor's directive to add no new projects to the 2019-2024 CIP with the exception of community focused projects.

The Reindahl Imagination Center will reimagine how a City owned facility can deliver services inspired by the community it serves. The facility will support a collaboration of City agencies and services to optimize its impact for the residents.

The surrounding area of the Reindahl Park site has the necessary population density, and the proximity of Sandburg Elementary as the only eastside MMSD campus outside of a five-minute drive area from a library, makes this an ideal location. There are several additional equity factors mentioned in the site scenarios and the infrastructural convenience—highly visible placement, array of transit options, ability to locate the services and programming of multiple agencies, share green space, and complement future growth and development—this site meets both the Library's and the City's goals.

We still only include one capital program in the 2019-2024 CIP for major repairs and replacements (2018 program# 17076). This addresses ongoing major maintenance of Library HVAC, plumbing, roof, door systems, lighting, flooring replacement, structural elements, vehicle, equipment, and other capital-appropriate facility needs. The emphasis on this program is efficiency: to lower or stabilize utility costs (such as through LED lighting upgrades) and through the purchase of more energy efficient equipment and vehicles.

In 2022 we anticipate initiating space use analysis and mechanical equipment surveys for Central Library (project# 17036). After ten years of heavy use, Central Library will require in certain areas new flooring, lighting upgrades, site work, mechanical system replacements, and other improvements which, given the size and scope of this facility, will require capital investment.

The list below reflects how we believe that we can best meet this goal in accordance with the budget targets:
1. Reindahl Imagination Center Project.
2. Major Repairs/Replacement Program.
3. Central Library Improvements Project.

I look forward to further discussing our capital proposal in the coming weeks.

Sincerely,

Greg Mickells

Director, Madison Public Library

Submitted

Capital Budget Proposals

Section 1: Identifying Information

Agency

Library

Proposal Name

Central Library Improvement

Project Category

Facility

Project Number

17036

Proposal Description

This project funds facility upgrades (new carpeting, painting, furnishings, mechanical components, etc.) to the Central Library which opened to the public in 2013. The goal of the project is to maintain the condition of the Central Library. Progress will be measured by analyzing mechanical system efficiency.

Proposal Type

Project

Priority

3

Section 2: Project Budget

Total Project Budget $1,000,000

Prior Appropriation $0

Budget by Year

Funding Source	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*
GF GO Borrowing				1,000,000		
Total	$0	$0	$0	$1,000,000	$0	$0

Expense Type	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*
Building				1,000,000		
Total	$0	$0	$0	$1,000,000	$0	$0

What is the methodology used to determine the budget for this project?

Projections have been made after identifying the key building items to be refurbished after 10 years of heavy use by the public. These include new flooring on the third floor, an upgraded Community Room AV system, repainting the facility, major furniture replacement, and design fees.

Are any fleet equipment or vehicles being purchased within this project budget?

○ Yes ◉ No

Have matching funds been secured for any projects within the program?

○ Yes ◉ No

Section 3: Project Justification

Is this project called for in an approved master plan?

○ Yes ◉ No

What is the desired outcome of the proposed project?

A renewal of the Central Library after 10 years of heavy use by the public. The third floor replica stone material will be replaced and less costly to maintain, and furnishings, fixtures, and finishes which have shown wear and tear will be refurbished.

How will this outcome be measured?

A thorough survey of the facility prior to the renovation will take place, and priorities for refurbishment will be identified. After the renovation a post construction survey will verify the expected outcomes.

Section 4: Project Scope & Status

What is the scope of project?

To identify those areas of Central Library which require refurbishment after 10 years of heavy use by the public. The scope of a 10 year refurbishment for a facility the size of Central Library (120,000 square feet) requires funding from a dedicated capital project, it is not feasible to expect that operating funds or the Major Repairs and Replacement program could achieve the desired outcomes.

Can this project be mapped?

◉ Yes ○ No

What is the street address of the project?

201 W. Mifflin St.

Is this project on the Project's Portal?

○ Yes ◉ No

What is the total project timespan (all years for all phases)?

Start Year: 2022 **End Year:** 2024

What is the current status of the project?

Planning

Planned Schedule

	2019	*2020*	*2021*	*2022*	*2023*	*2024*
Project Status				Schematic Design	Construction	Construction Completion

Section 5: Operating Costs

What is the estimated annual operating costs associated with the project?

Personnel

# of FTEs	*Annual Cost*	*Description*
0	0	There are no additional operating costs anticipated for this project. There could be operating cost savings when the third floor flooring is replaced with a less high maintenance material.

Non-Personnel

Major	*Amount*	*Description*

Notes

Notes:

Submitted

Capital Budget Proposals

Section 1: Identifying Information

Agency
Library

Proposal Name
Libr Major Repairs/Replacem

Project Category
Facility

Project Number
17074

Proposal Description
This program funds repair and maintenance needs at the nine library locations and the Maintenance Support Center. The goal of the program is to maintain efficient building systems. Progress will be measured by monitoring utility costs and by customer feedback. Funding in 2018 will support carpet replacement at Goodman South Madison Library, carpet and painting at Alicia Ashman Library, and LED lighting upgrades at Central Library.

Proposal Type
Program

Priority
2

Section 2: Program Budget

Prior Authorization

	Budget	*Actual*	*Difference*
2015	210,412	72,250	138,162
2016	100,000	94,411	5,589
2017	156,469	171,219	-14,751
2018	130,000	11,627	118,373
Total	**596,881**	**349,508**	247,373

Budget by Year

Funding Source	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*
GF GO Borrowing	130,000	140,000	150,000	150,000	150,000	160,000
Total	$130,000	$140,000	$150,000	$150,000	$150,000	$160,000

Expense Type	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*
Building	80,000	85,000	75,000	75,000	75,000	80,000
Machinery and Equipment	50,000	55,000	75,000	75,000	75,000	80,000
Total	$130,000	$140,000	$150,000	$150,000	$150,000	$160,000

Does this program have matching funds?

○ **Yes** ◉ **No**

Section 3: Minor Projects

2019

Planned Projects

Project	*Estimated Cost*	*Street Address*
Second Boiler Replacement Goodman South Madison	$25,000	2222 S. Park Street
LED Conversion of Lights at Central Library	$40,000	201 W. Mifflin Ave.
LED Conversion of Lights at Alicia Ashman Library	$20,000	733 N. High Point Road
Complete Public Restroom Refurbishment Sequoya	$30,000	4340 Tokay Blvd

Service Level

What are the end products (asset or infrastructure type) provided by this program?

Asset Type	*Quantity*	*Description*
Building	3	Three buildings receiving improvements. Two are energy efficiency oriented, one addresses a facility whose public restrooms are at end of life.
Machinery and Equipment	1	

Asset Type	Quantity	Description
		The second boiler at Goodman South Madison completes the required HVAC overhaul at that facility.

2020

Planned Projects

Project	Estimated Cost	Street Address
Modify design deliverable of canopies at Service and Support Center	$40,000	1301 W. Badger Road
Add a second boiler at Sequoya Library	$40,000	4340 Tokay Blvd
Two person hydraulic lift for Central Library	$15,000	201 W. Mifflin St.

Service Level

What are the end products (asset or infrastructure type) provided by this program?

Asset Type	Quantity	Description
Building	1	Post occupancy at the Library Service and Support Center illustrates the need for futher work on the canopies. This should permanently address leaking issues. The carpeting at Hawthorne Library is past end of life, this appears to be the earliest opportunity to address that problem.
Machinery and Equipment	2	The Sequoya Library requires a second boiler for back up and redundancy. When there is a boiler issue it is not acceptable for the facility to go without heat. Most libraries have multiple RTU's which acts as its own form of redundancy. Libraries with a centralized AHU require more than one boiler, and this will ensure we do not repeat instances of no heat in the entire facility. A two person hydraulic lift is required for Central Library: the number of lights and building elements that require maintenance at over 15 feet requires this piece of equipment for safe and efficient maintenance operations.

2021

Planned Projects

Project	Estimated Cost	Street Address
Replace carpeting at Hawthorne Library	$30,000	2707 E. Washington Ave.
Paint Hawthorne Library	$15,000	2707 E. Washington Ave.
Refurbish restrooms at Hawthorne Library	$15,000	2707 E. Washington Ave.

Service Level

What are the end products (asset or infrastructure type) provided by this program?

Asset Type	Quantity	Description
Building	1	By this point in time the Hawthorne Library will require new carpeting, painting, and restroom improvements.

2022

Planned Projects

Project	Estimated Cost	Street Address
Replace carpeting at Lakeview Library	$30,000	2845 N. Sherman Ave.
Paint Lakeview Library	$12,000	2845 N. Sherman Ave.
Reurbish restrooms at Lakeview Library	$15,000	2845 N. Sherman Ave.

Service Level

What are the end products (asset or infrastructure type) provided by this program?

Asset Type	Quantity	Description
Building	1	By this point in time the Lakeview Library will require new carpeting, painting, and restroom improvements.

2023

Planned Projects

Project	Estimated Cost	Street Address
Replace carpeting at Alicia Ashman Library	$50,000	733 N. High Point Road
Replace carpeting at Monroe Street Library	$12,000	1705 Monroe Street
Replace compressors in outdoor DX at Sequoya Library	$20,000	4340 Tokay Blvd

Service Level

What are the end products (asset or infrastructure type) provided by this program?

Asset Type	Quantity	Description
Building	2	Carpet replacement program will continue at Alicia Ashman and Sequoya Libraries.

Asset Type	Quantity	Description
Machinery and Equipment	1	DX compressors typically have a 5 to 10 year life span, it is projected that Sequoya's will require replacement by this time.

2024

Planned Projects

Project	Estimated Cost	Street Address
Replace carpet at Meadowridge Library	$35,000	5726 Raymond Rd
Paint Meadowridge Library	$15,000	5726 Raymond Rd
Replace compressors in outdoor DX at Goodman South Madison Li...	$15,000	2222 S. Park St

Service Level

What are the end products (asset or infrastructure type) provided by this program?

Asset Type	Quantity	Description
Building	1	After 10 years of operation in its relocated facility, Meadowridge Library will require new carpeting and painting.
Machinery and Equipment	1	DX compressors typically have a 5 to 10 year life span, it is projected that Goodman South Madison's will require replacement by this time.

Section 4: Program Justification

What is the program's desired outcome for the customer?

Achieving and maintaining safe, welcoming, and energy efficent Library facilities.

How is the outcome currently being measured?

Through energy analysis (the Central Library electric bills, for example, have decreased from $76,000 in 2015 to $73,000 in 2016, to $71,000 in 2017; calibration and performance improvement of Central Library's HVAC was one of the projects funded by this program.) Many of the projects in this program are implemented with the advice and assistance of City Engineering and Facilities staff, and are thoroughly analyzed in expert forums such as Facilities Academy. Madison Public Library is enrolled in Energy Cap, which provides highly detailed statistical and detailed reports on Library energy usage, and recommendations for energy savings. In addition, a highly engaged staff and public partners with Library Facilities to improve safety and create welcoming spaces.

Notes

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Submitted

Capital Budget Proposals

Section 1: Identifying Information

Agency

Library

Proposal Name

Reindahl Library

Project Category

Facility

Project Number

17085

Proposal Description

This project is for the construction of a new library on Madison's northeast side. The goals of the project are to provide library access to the only Madison school outside a 5 minute drive to a library (Sandburg Elementary), provide a civic presence on the northeast leg of East Washington Avenue, to co-locate the services of various City agencies in an innovative new approach, and provide users with shared green space. Progress will be measured by program attendance, increased economic growth indicators, and the number of inter-agency partnerships. Funding in 2018 is for community outreach and scoping of the project. Design for the project will take place in 2021 and 2022, construction will begin in 2023. Annual operating costs for the new library are anticipated to be $1.47 million.

Proposal Type

Project

Priority

1

Section 2: Project Budget

Total Project Budget $17,100,000

Prior Appropriation $500,000

Budget by Year

Funding Source	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*
GF GO Borrowing			600,000	500,000	10,500,000	
Private Contribution/Donation			500,000		4,500,000	
Total	$0	$0	$1,100,000	$500,000	$15,000,000	$0

Expense Type	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*
Building			1,100,000	500,000	15,000,000	
Total	$0	$0	$1,100,000	$500,000	$15,000,000	$0

What is the methodology used to determine the budget for this project?

For a project that extends this far out into the future the Library worked with City Engineering to establish a planning, design, and construction budget of $425 per square foot for a facility projected to be in the 40,000 square foot range.

Are any fleet equipment or vehicles being purchased within this project budget?

○ Yes ◉ No

Have matching funds been secured for any projects within the program?

○ Yes ◉ No

Section 3: Project Justification

Is this project called for in an approved master plan?

◉ Yes ○ No

Plan Name: **Eastside Strategic Plan**

Discuss how does the proposed project meet the project requirements as defined in the plan?

The Eastside Strategic Plan (adopted by Common Council in 2016) identifies the Reindahl Park site as the optimum site for the expansion of Library services in a region of town which currently has no nearby Library service.

What is the desired outcome of the proposed project?

Provide much needed public space and educational opportunities for an urban area short on public services; provide tools and expertise to empower residents; provide a cultural platform for the growing international community and communities of color residing in that area; begin and/or expand partnerships with Madison Parks, Community Development, and key eastside health facilities to provide health and environmental literacy resources and a safe space to learn, share, and create; and act as a catalyst for economic growth at all levels while serving as a connection between exurban, suburban, and downtwon employers and residents.

How will this outcome be measured?

Through a number of measures: program attendance, reduced crime statistics, surveys and other engagement tools, increased economic growth indicators, the number of inter-agency partnerships.

Section 4: Project Scope & Status

What is the scope of project?

This project will begin with a robust approach to community engagement on the northeast side. The goal is to ascertain which services community members deem most crucial to the health of their region. These services will greatly inform the building program as the design phase begins in 2021. The Library will partner with Parks, Engineering, Traffic Engineering, Dane County Public Health, Community Development, the Madison Public Library Foundation, Madison Municipal School District, community leadership, and various other public and private entities throughout the lifespan of this project.

Can this project be mapped?

◉ **Yes** ○ **No**

What is the street address of the project?

1818 Portage Rd.

Is this project on the Project's Portal?

○ **Yes** ◉ **No**

What is the total project timespan (all years for all phases)?

Start Year: 2018 **End Year:** 2024

What is the current status of the project?

Planning

Planned Schedule

	2019	*2020*	*2021*	*2022*	*2023*	*2024*
Project Status	Planning	Planning	Schematic Design	Design Completion	Construction	Construction Completion

Section 5: Operating Costs

What is the estimated annual operating costs associated with the project? $1,741,197

Personnel

# of FTEs	*Annual Cost*	*Description*
20.6	1,331,592	Assumption is formulated on similar staffing structure as the Sequoya branch with the addition of a fulltime Supervisor and 2 facility maintenance workers.

Non-Personnel

Major	*Amount*	*Description*
53	157,054.00	Based on current Sequoya operating expenses for supplies
54	252,551.00	Based on current Sequoya operating expenses for services

Notes

Notes: