



BARABOO
PUBLIC LIBRARY



PROPOSED EXPANSION & RENOVATION

Baraboo City Council
May 28, 2019

Agenda

Where we have been

Strategic Plan

Community Engagement

Proposed Project

- Design
- Budget
- 2021 Schedule

Library Board Recommendation

Jessica Bergin, Library Director

Beth Persche, Library Board

Carter Arndt, AIA - MSA

Tony Kujawa, Library Board

Bekah Stelling, Library Board

PROJECT BACKGROUND

- **2001** First space needs analysis since 1982 addition (Himmel & Wilson).
- **2005** Smart Growth City of Baraboo Comprehensive plan identified need for expansion in plan period (2005-2015)
- **2007- 2010** First building committee does RFP, hires OPN, resulting \$8mil design proposed.
- **2009** Feasibility study. Purchased adjacent property 222 4th Ave, signed Option Agreement with Methodist Church. Fundraising started.
- **2013-2015** Project revisions, capital campaign planning. Project scheduled for 2020 on City Capital Improvement Plan.
- **2016** Creation of Upgrade Review Committee
- **2017** URC reports to library board recommending Ad Hoc Upgrade Review Committee to evaluate the project to date and report to library board.

WHERE WE ARE NOW

- **2018 July** Based on 2021 construction date from City Capital Improvement Plan, library board hired MSA/QE for Schematic Design at a Phase I cost of \$175k paid from library building funds raised since 2001.
- **2018 August** New City Capital Improvement Plan drafted moving library project to 2028 construction. Council requests further information on library building project to proceed.

Council Requests to Library Board

- ✓ New Strategic Plan
- ✓ Schematic design and renderings of proposed building
- ✓ Detailed budgetary needs for proposed building
- ✓ Widespread public support

Library Strategic Plan 2019-2023

❖ OUR FOUNDATIONS ❖

Our Mission

*We are a community center for lifelong learning and literacy
bringing people, information, and ideas together.*

Our Vision

*We are an essential, collaborative community partner supporting and inspiring
an engaged, educated, and connected community of learners and creators.*

Library Strategic Plan 2019-2023

❖ OVERVIEW OF FINDINGS

We received many positive response in our survey. One example, when asked whether they agreed or disagreed to the following statement: “The library is important for the community.”

90% of survey respondents said they highly agreed.

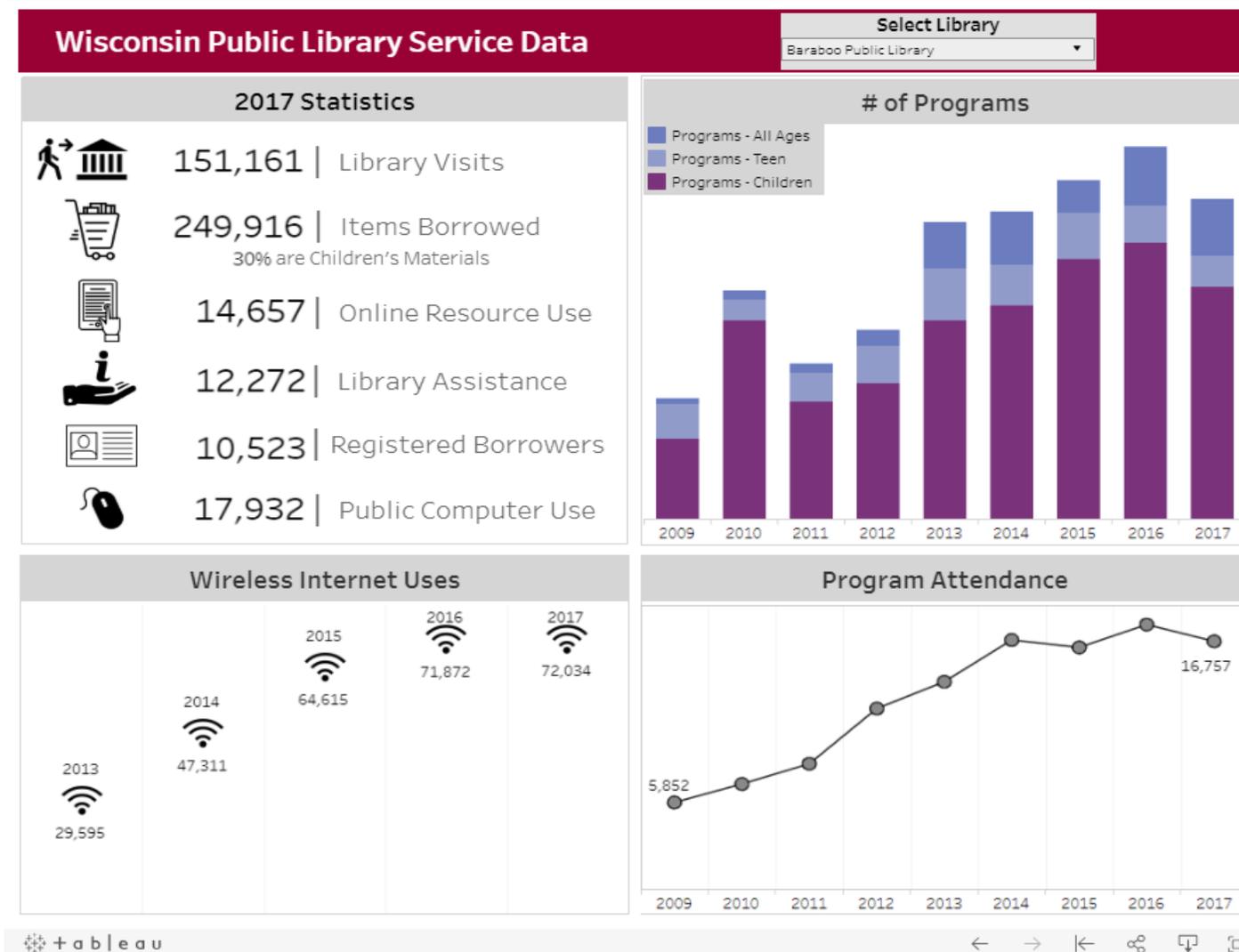
Library Strategic Plan 2019-2023

❖ OVERVIEW OF FINDINGS

- 1. Invest in our library's future**
- 2. Communicate our value and principles**
- 3. Support and strengthen our community**
- 4. Build on our strengths**



Library Strategic Plan 2019-2023

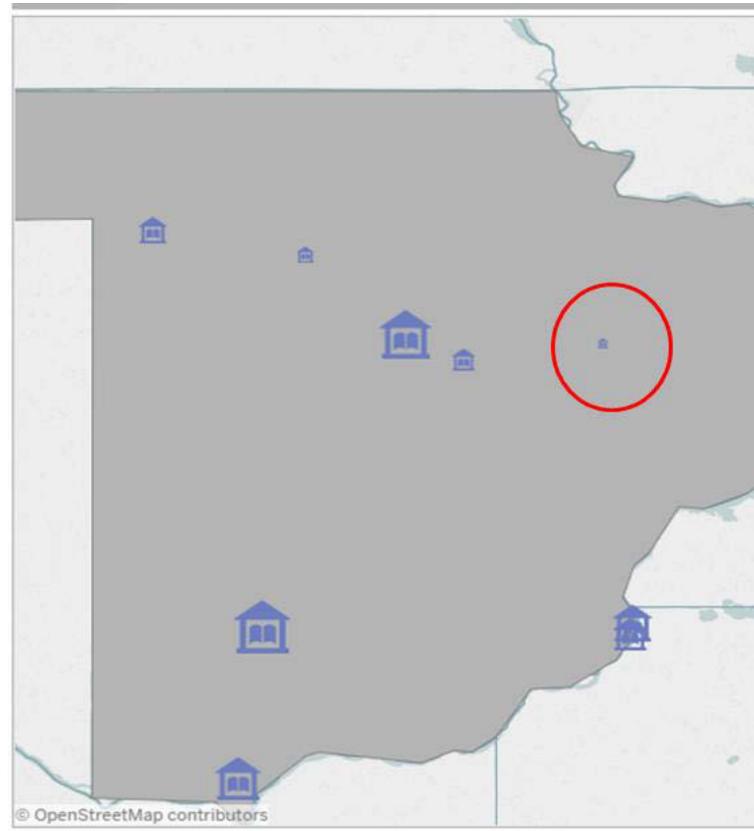


Library Strategic Plan 2019-2023

I. INVEST IN OUR FUTURE

WHY?

- ❖ 50% increase in population
- ❖ Expensive to maintain current building without updates (est. capital outlay of \$430,000 will be needed to keep building functional until 2028)
- ❖ Falling behind other libraries in our county, and losing County operating revenue as a result (5% since 2007)
- ❖ Our community enthusiastically supports capital investment in the library



Square footage Per Capita of Sauk Co. libraries

Library Strategic Plan 2019-2023

❖ Our community supports capital investment in our library

A list of possible improvements was provided in the community survey. These are the improvements that had more than 75% of responses indicating they are a Medium or High priority:

	High	Medium	Low
Remodel the children's area	48%	38%	14%
Have more comfortable spaces for reading, working, and relaxing at the library	42%	43%	15%
Update restrooms	39%	39%	22%
Add more computers	38%	41%	21%
Add more private/quiet areas	34%	45%	21%
Improve accessibility to and display of library materials and space for new types of materials	33%	49%	18%
Provide dedicated collaborative work and creation spaces	26%	50%	24%
Create library space just for teens and tweens	26%	53%	21%

Value of Libraries in Communities

- Offer free educational resources to everyone
- Safe refuges for the homeless and underserved populations
- Boost local economies
- Preserve history, and more importantly, truth
- Help connect communities

Design Considerations

- The GREAT Library Facility Baraboo needs & deserves!
- Celebrate/Preserve the Historic Building
- Anchor to Downtown – Heart of Baraboo
- Contribute Outdoor Public Space
- Careful Balance - Needs and Budget
- After Hours Program Room Access



Meeting the Needs

New Baraboo Public Library

130 person Program Room with
After-Hours Access for Events

45 person Children's Program Room

8 Dedicated Small/Medium/Large Study Rooms

Enhanced Children's Area with Space for
Emergent Literacy Center

Enlarged Teen Area with Additional Space for Collaboration
and Focused Study

Additional Seating and Reading Areas for Adults

Effective/Efficient Staff Workspace Enhances Workflow
and Functionality - Best Patrons Service

Staff Room - Retreat to & Connect w/ Co-workers

	EXISTING	PROPOSED
Community Resources (Study & Mtg Rooms)	1,550 sf	4,250 sf
Children's Collection & Seating	1,980 sf	4,300 sf
Teen Collection & Seating	580 sf	920 sf
Adult Collection & Seating	3,925 sf	8,360 sf
Staff Workspace & Support	931 sf	2,605 sf

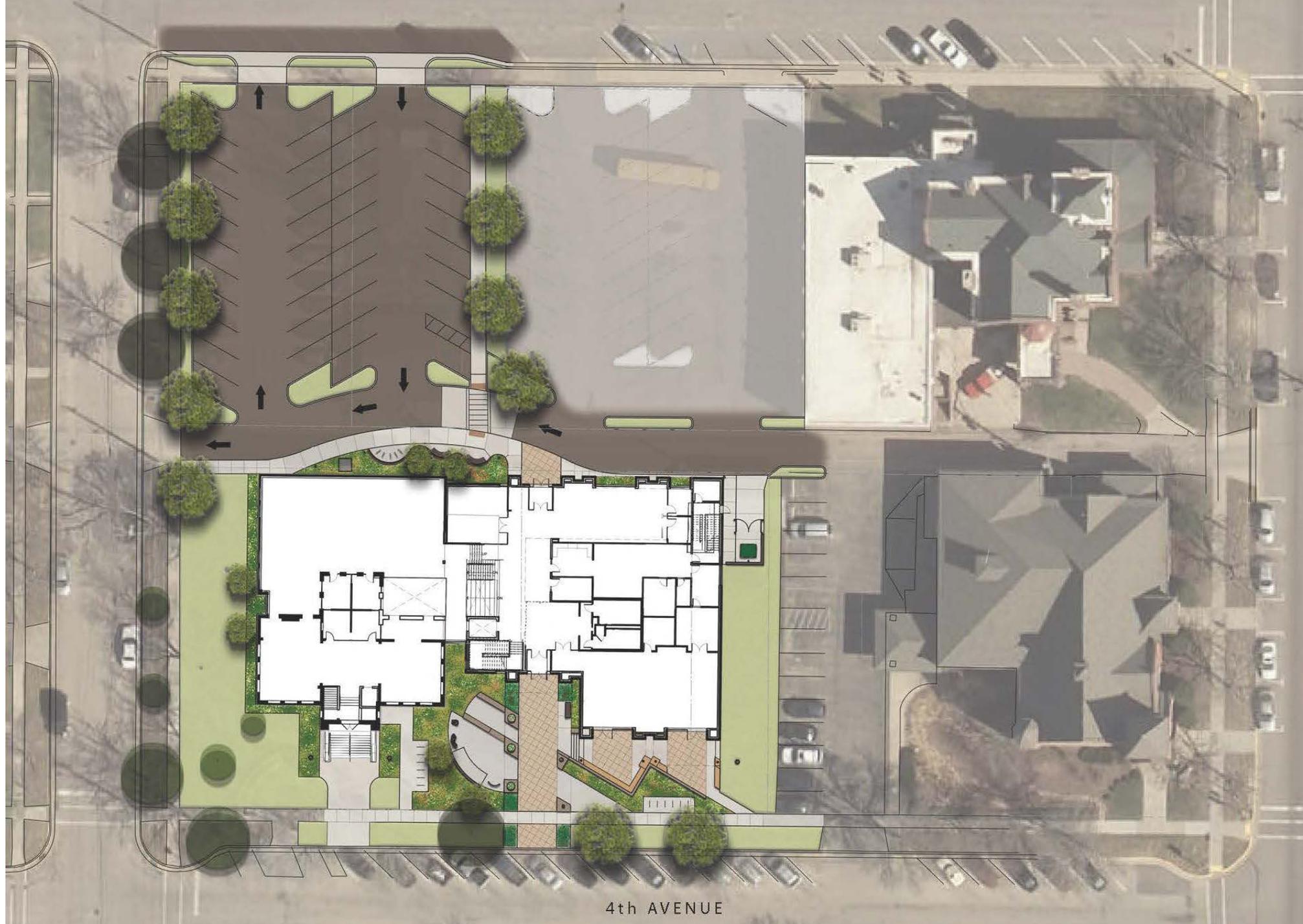
Expansion Summary

Renovation	13,600 gross square feet
Proposed Addition	<u>19,500</u> gross square feet
Total	33,100 gross square feet

SITE Existing



SITE Proposed



4th AVENUE

SITE



LOWER LEVEL

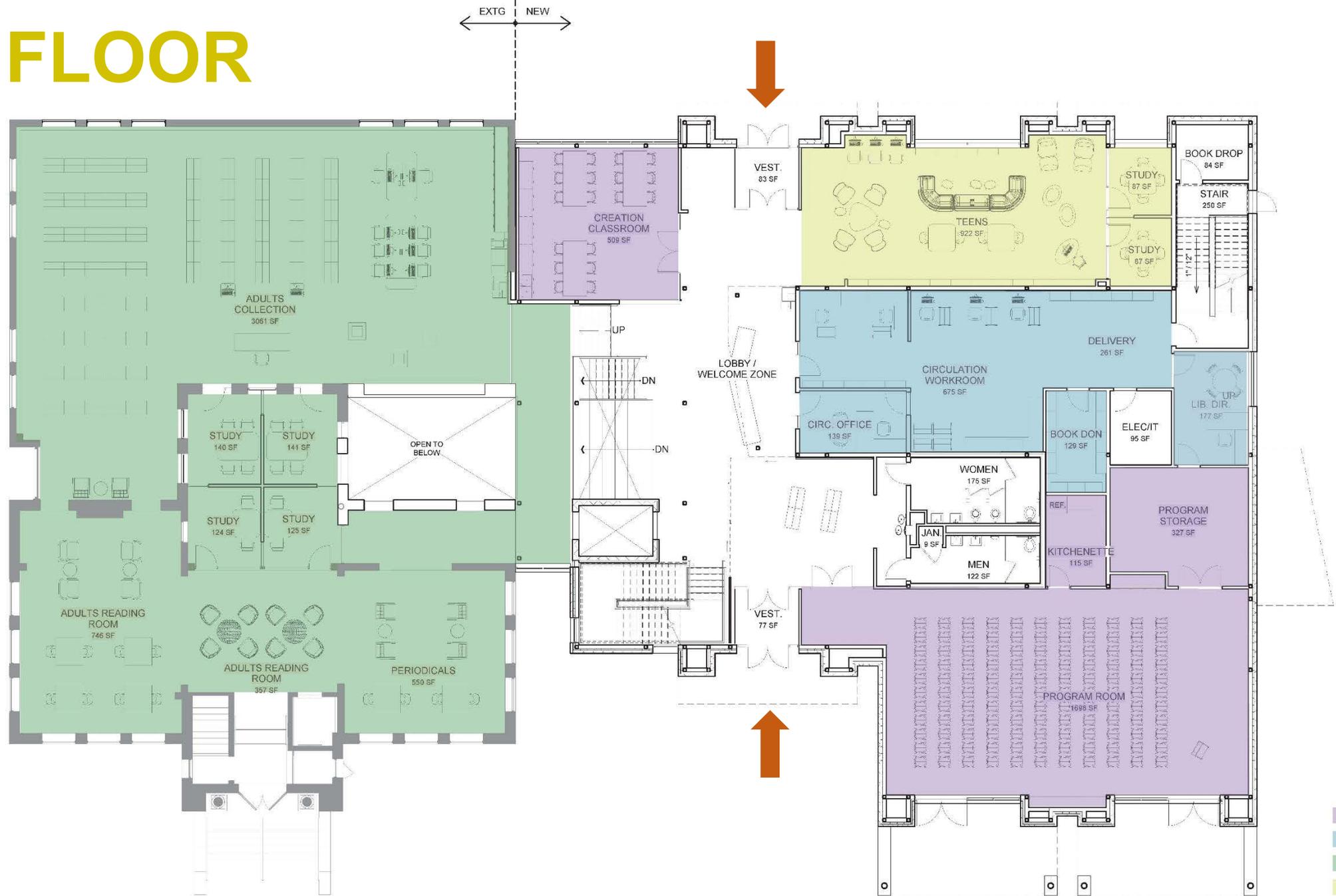


SECTIONAL USE-DIAGRAM

- PROGRAM
- STAFF
- ADULT
- TEEN
- CHILDREN

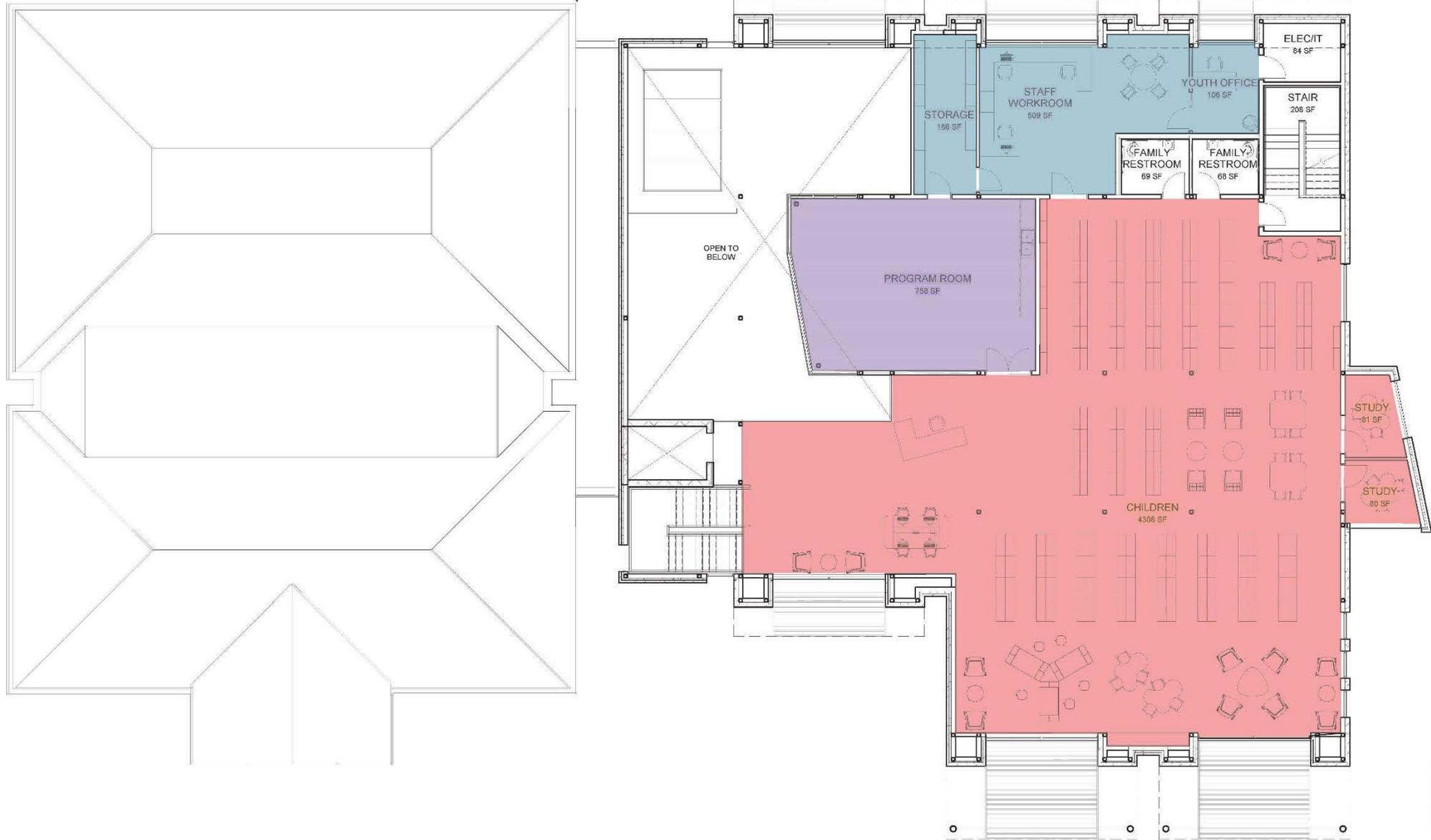


FIRST FLOOR



UPPER LEVEL

← EXTG NEW →



- PROGRAM
- STAFF
- ADULT
- TEEN
- CHILDREN





EXTERIOR VIEWS



South Elevation (4th Avenue Entry)

EXTERIOR VIEWS



North Elevation (parking lot entry)

EXTERIOR VIEWS



EXTERIOR VIEWS



View from Downtown

BUDGET SUMMARY

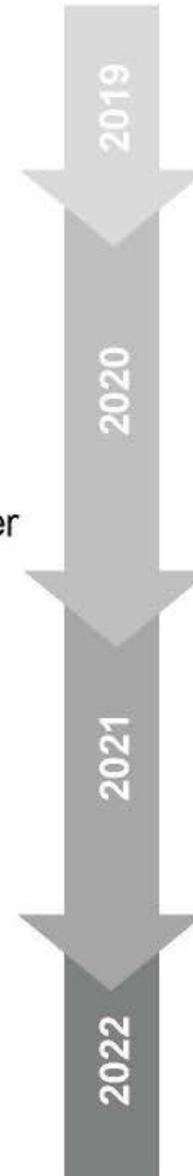
Construction	\$ 8,650,000
Site/Renovation/New	
Other	\$ 1,750,000
Soft Costs, Fees, Furnishings, Technology, Phasing, etc.	
Total Project Budget	<u>\$10.4 million</u>

Optional Additional Items

Site Features	\$90,000
South Plaza	
North Seating Feature	
Interactive site pieces	
Renewable Energy	\$475,000
Photo Voltaic Panels	
Geothermal Heating/Cooling	
Option Total	<u>\$565,000</u>

2021 Construction Timeline

I.	SCHEMATIC DESIGN	January-June
II.	APPROPRIATIONS/APPROVAL	June-December January-May
	- Library/City Considerations	
	- CDBG Application	
III.	DESIGN DEVELOPMENT	May-July August
	- Initial CDBG Award Notice	
IV.	CONSTRUCTION DOCUMENTS	August-December
V.	BIDDING	January February
	- Bid Period	
	- Award/Contracting	
VI.	CONSTRUCTION	March January February March July August
	- Start Construction (addition)	
	- Complete (addition)	
	- Library move-in	
	- Start remodeling	
	- Complete (Remodel)	
	- Move-in/Project Complete	



PROPOSED FUNDING SCENARIO

Proposed Budget Appropriations:

\$1,500,000 Library Contribution from donor funds

\$8,900,000 City Contribution/Borrowing via CDA (potentially less from any major contributions, and less potential \$900,000 net Community Development Block Grant, which the project is eligible for, application due May 2020 for 2021 project)

\$10,400,000 Total Project Budget

Library contributions to date:

\$101,000 architectural fees 2009-2016

\$395,000 222 4th Ave property acquisition 2009-2010

\$175,000 Phase I architectural fees 2018-2019

\$45,000 partial parcel property acquisition 2019

TOTAL \$716,000 spent to date

COSTS OF DELAYING PROJECT

GLOBAL SCHEMATIC BUDGET PROJECTION

2021: \$10,370,000

2028 :\$13,600,000

GLOBAL SCHEMATIC BUDGET PROJECTION WITH OPTIONS

2021: \$10,935,000

2028: \$14,340,000

WITH IMPROVEMENTS NEEDED TO MAINTAIN BUILDING TO 2028

\$14,770,000 (difference of \$4.4 million)

OUR COMMUNITY'S FUTURE

The library board, on behalf of our community, formally requests that when the City's Capital Improvement Schedule is updated that the library remodel and expansion project be returned to the 2021 construction start date.

Council Requests to Library Board

- ✓ New Strategic Plan
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Q & A



BARABOO
PUBLIC LIBRARY



AERIAL



SE CORNER



4TH AVE



ALLEY / PARKING



BARABOO

PUBLIC LIBRARY