

# CITY OF APPLETON 2022 BUDGET CAPITAL IMPROVEMENTS PROGRAM PROJECT REQUEST

## IDENTIFICATION

Project Title: Library

## PROJECT DESCRIPTION

**Justification:**

Studies done over the past ten years have concluded that the library needs more space to accommodate large meetings, more efficient circulation practices and flexible space. Considering the findings of these studies and community input already received, rebuilding or renovating the library at its current location was determined to be the best option. The lot at 225 N. Oneida Street is currently owned and managed by the City of Appleton. Remaining at this location will simplify, or eliminate altogether, multi-party agreements and site acquisition issues, which will remove key barriers to the project and will likely yield cost savings as well. A project at the current site supports stewardship of existing investments in parking and other public infrastructure, including an opportunity to retain accessible parking on-site and to maximize use of the 1200-stall Yellow Ramp. A reconstruction or renovation of the existing site will put the library at the center of neighborhood revitalization efforts, encouraging other businesses, organizations and homeowners to move into an area ripe for reactivation.

The planning process will employ the following principles:

- Treat APL as the focal point in an overall neighborhood revitalization effort
- Create opportunities for public input and collaboration at each step of the process
- Steward existing community investments wherever possible – this includes considerations into the full or partial reuse of the current building and maximizing use of the 1200-stall Yellow Ramp
- Ensure the project incorporates accessible parking for those with mobility needs
- Design a project that minimizes environmental impact; ideally lowering operating expenses while doing so
- Deliver a cost-effective plan, maximizing taxpayer value while meeting community needs
- Use as much information from previous studies, design work, and community input as possible

In March, 2021, the architectural firm of Skidmore, Owings and Merrill (SOM) was hired to lead the library design process. In conjunction with City staff, SOM performed a building condition assessment which concluded that the building structure is solid and will integrate well into a new design. Concurrently, meetings with library staff are ongoing to determine programmatic and space needs which will serve as the basis for the design concepts to ensure the design will support the necessary functions of the library. Additionally, public input sessions are being planned as well as finalizing the structure and membership of a Library Building Project Advisory Committee to encourage and promote community engagement in the project.

The amounts noted below are estimates of construction costs in 2022 and 2023 of the total \$26.4 million project.

**Discussion of operating cost impact:**

A larger facility may increase maintenance and utility expenses, but those will be at least partially offset by more efficient mechanical systems, lighting, and general building design. The net impact on operating expenses is, therefore, not presently quantifiable.

## DEPARTMENT COST SUMMARY

DEPARTMENT PHASE	2022	2023	2024	2025	2026	Total
PRFMD Design	-	-	-	-	-	\$ -
Library reconstruction / Renovation	10,000,000	13,542,500	-	-	-	\$ 23,542,500
<b>Total - Facilities Capital Projects</b>	<b>\$ 10,000,000</b>	<b>\$ 13,542,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,542,500</b>

## COST ANALYSIS

### Estimated Cash Flows

Components	2022	2023	2024	2025	2026	Total
Planning	-	-	-	-	-	\$ -
Construction	10,000,000	13,542,500	-	-	-	\$ 23,542,500
Other	-	-	-	-	-	\$ -
<b>Total</b>	<b>\$ 10,000,000</b>	<b>\$ 13,542,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,542,500</b>
Operating Cost Impact	NQ *	NQ *	NQ *	NQ *	NQ *	NQ *

\* N/Q = Not Quantifiable