



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved MADISON PUBLIC LIBRARY BOARD

Tuesday, April 29, 2008

4:30 PM

Madison Public Library
201 W. Mifflin St., Rm. 202

THIS IS A SPECIAL MEETING OF THE MADISON PUBLIC LIBRARY BOARD

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:33 p.m.

Present: 5 -

David L. Wallner; Tracy K. Kuczenski; Ann L. Falconer; Theodore C. Widder, III and Gregory Markle

Absent: 2 -

Larry Palm and Barbara J. Karlen

Excused: 1 -

Allen A. Arntsen

Also Present: Olinger, Rosen Weston, J. Olson, Marx, Froistad, Poulson, Roughen, Goren, Dimick, Sawyer, Harmon, Terrence Wall and associates, Plunkett Raysich and Demco staff

President Widder explained that today's meeting is a special meeting of the Library Board to hear Terrence Wall's proposal for a new Central Library. There will be no time for public comments, but questions/comments can be submitted in writing. The Board will then adjourn. This item will be discussed again at its next meeting May 1.

ROLL CALL

Karlen arrived at 4:35 p.m.; Palm arrived at 4:37 p.m.

Present: 7 -

David L. Wallner; Larry Palm; Barbara J. Karlen; Tracy K. Kuczenski; Ann L. Falconer; Theodore C. Widder, III and Gregory Markle

Excused: 1 -

Allen A. Arntsen

2. T. WALL PRESENTATION OF DEVELOPMENT PROPOSAL FOR A NEW CENTRAL LIBRARY

The development team of T. Wall Properties, L.L.C., Plunkett Raysich Architects and Demco, Inc. presented their proposal for a new Central Library. The conceptual plan, as described by Terrence Wall, is for a 9-story 250,000 sq. ft. building to be located on the current Central Library site. The mixed-used building would include the library at 115,000 sq. ft., retail and office space. He noted that libraries are being combined with other functions such as museums, shopping centers, and even swimming pools in other parts of the country. This increases foot traffic and circulation.

The preliminary concept features a towering oval glass entrance that would complement Overture. Escalators would lead to the library located on the 2nd, 3rd, and 4th floors. The first floor could house exhibits and a library store, coffee shop and restaurants. Private offices, with separate access, will comprise the upper floors. There would be an underground parking level for office tenants and eight spaces on the first floor with a loading elevator for library usage.

Mr. Wall has incorporated a unique architectural feature - an 80' wide portal outdoor space running the width of the building that would serve as a green outdoor patio. This would not be open in the winter.

Mike Bahr of Plunkett Raysich Architects explained his firm has over 100 years in business and is recognized by their peers for design excellence. They have designed hundreds of libraries. The library design is a functional design, place-making and collaborative process. Drawings were shown of libraries they have built in New Berlin, Germantown, Elkhorn and the Medical College of Wisconsin. They currently have eight projects in various stages of development including the Mineral Point and Cottage Grove libraries.

ROLL CALL

Mr. Arntsen arrived at 4:45 p.m.

Present: 8 -

Allen A. Arntsen; David L. Wallner; Larry Palm; Barbara J. Karlen; Tracy K. Kuczynski; Ann L. Falconer; Theodore C. Widder, III and Gregory Markle

Janet Nelson from Demco explained that Demco has 107 years in business serving libraries. They are the largest supplier to libraries and have several companies in the US and Europe. They specialize in designing library interiors and providing quality library furniture. They are knowledgeable regarding library needs; they are collaborative partners and offer product diversity. Their ultimate goal is to make a beautiful space. They have designed libraries in cities such as St. Louis, East Brunswick, NJ; Farmington, NM; Columbus and Atlanta, GA.

Mr. Wall indicated there are multiple sites available for the library to relocate to while construction would be underway.

The economics of the project were discussed. The library shell is estimated to cost \$13.8 - \$15.8 million. The interior and FFE would cost an additional \$10.8 to \$11.8 million. A new Central Library is in the City's capital budget for \$23.7.

However, the City will fund only half of that. The fund raising arm of the library has not been able to secure any major donations to date.

Mr. Wall's project would cost between \$24.6 and \$27.6 million. This would be more affordable, however, because the sale of the land could generate \$3-\$5 million. It is hoped these plans will generate a lead donor of up to \$4.5 million. Construction costs have been steadily increasing. Each year the project is delayed it will cost 10-12% more.

Questions were raised about the energy efficiency of a glass building. The architect would have to follow the energy codes and provide the proper glass; this can be better than walls. It was also noted that operating expenses should decline with a new library.

The demolition costs of the current library are estimated to be \$700,000 provided no contaminated soils they didn't know about are discovered. This would be included in the cost of construction.

Was consideration given to a different bolder design less like Overture? Mr. Wall stated he did not want to compete with them and the glass design also allows people to see in the building.

The library board will have to decide if they want to put the current building up for sale. This would be a new direction for the board. The process of purchasing a condo, however, is similar to what is being done at Sequoya. The difference here is that we have the building to sell.

Mr. Wall is anxious to move ahead with the project. He has a tenant for the upper floors and is on a tight timetable. The Library Board will meet May 1 to decide whether or not to put out a request for proposals (RFP), a process necessary because the property is city owned.

3. ADJOURNMENT

Wallner moved, second by Falconer, to adjourn at 6:05 p.m. Motion passed by voice vote/other.