

MINUTES

MADISON PUBLIC LIBRARY
BOARD PLANNING COMMITTEE
APRIL 28, 2005

Convened: 4:33 p.m.

Present: Taft, Karlen, Hernandez, Widder, Poulson, Kratsch, Olson, Dimick,
Roughen, Froistad, Falconer, Wallner

Absent: None

Excused: Keys, Palm

Also Present: Stepnik, Sawyer, Zwart, Navarre-Saaf, Michalski

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Poulson moved, seconded by Widder, to approve the Minutes of May 12, 2005. Motion passed by acclamation.

III. UPDATE ON NEW CENTRAL LIBRARY AND DEVELOPMENT
CAMPAIGN

Cheryl Weston, chair of the Foundation's Fund Development Committee has increased the size of the committee and met with Kathleen Voit, Director of the Madison Community Foundation and several other people in the fund raising community. They all agree that the library won't be able to raise as much money as we would need to do the \$25 million Central renovation/expansion. A realistic number for a project of this nature absent a major donor would be about \$8 million. Ms. Weston requested the Library Board meet with the architects to see how the cost could be lowered and what we can get for a lower cost.

Wallner arrived at 4:35 p.m.

The cost for the current plan to be built right now would be \$27 million.

The architects have come up with some very preliminary numbers for us as follows:

To renovate the current space, the cost to renovate the building systems at \$155/s.f. would be \$13,729,000 and the architect's fees (furniture, equipment) would be \$4,118,704 for a total of \$17,847,716. If the finishing costs were cut to \$125/s.f., the cost could be reduced to \$15,000,000. We would have to make selective interior and exterior modifications and reprioritize what the space would be used for. There would not be enough space for everything; some things would have to be warehoused.

The cost to add a third floor at \$236/s.f. would be \$9.8 million. The architectural design fees, furniture, fixtures and equipment would be an additional \$2.9 million for a total of \$12.8 million.

The cost to add a partial third floor, add 21,000 sq. ft. (half of that of the original plan) at \$235/s.f. and renovate the existing 88,000 s.f. at \$75/s.f., a very basic renovation, would be around \$13 million.

A ballpark figure to undertake an alternative conceptual plan would be \$25,000. The architects would be willing to split the costs; they would pay \$12,500 and the remaining \$12,500 could be paid by the Foundation.

It was suggested the operating costs in a new building be determined. With all new mechanicals, there should be significant savings. This could be a huge selling point.

Widder moved, seconded by Wallner, to recommend the Library Board retain the services of the architectural firm of Hammel, Green and Abrahamson to develop an alternate plan for the Central Library Expansion Project and the money to pay for the plan come from the MPL Foundation. Motion passed by acclamation.

IV. UPDATE ON VILLAGER MALL PLANNING AND THE SOUTH MADISON BRANCH

Kubala Washatko and Vandewall are doing the planning process for this project. The South Madison Branch will be an important and visible location within the Villager Mall. We would anticipate a fund raising goal of \$80,000 (mostly from local businesses).

V. APPROVAL TO PROCEED IN NEGOTIATING FOR A SITE FOR A FUTURE FAR WEST SIDE LIBRARY

Joe Stepnik (City Real Estate) pointed out three sites that had been identified as possible sites for a far west side branch library. Of the three, the site off

Midtown Rd. relates the best as to where Meadowridge, Ashman and Verona libraries are situated.

Widder moved, seconded by Olson, to recommend the Library Board approve the site located off Midtown Rd. for a future westside library and further authorize City Real Estate staff to explore with the owner possible donation and/or terms and conditions of purchase of said site. Motion passed by acclamation.

NOTE: The Library Board voted by acclamation via roll call vote, to go into closed session to consider Items VI and VII pursuant to Section 19.85(1)(e), Wisconsin Statutes, which reads as follows: "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session."

VI. UPDATE ON FUTURE FAR EASTSIDE LIBRARY

VII. UPDATE ON EXPANDED NEW SEQUOYA BRANCH LIBRARY

VIII. ADJOURNMENT

Wallner moved, seconded by Poulson to go out of closed session and adjourn at 5:57 p.m. Motion passed by acclamation.

(These Minutes are subject to the approval of the Library Board)

Olson moved, seconded by Taft, to recommend the Library Board authorize President Widder to propose to Veridian that they contribute in 2005 \$250,000 for the land purchase of the Grandview Commons site and \$250,000 for planning of that site, with the understanding that the library would have seven years to fund raise and start construction. If at the end of the seven years, the library was unable to build, the land would revert back to Veridian.

Widder moved, seconded by Poulson, to recommend the Library Board authorize City Real Estate staff to negotiate the purchase of a 20,000 sq. ft. condominiumized Sequoya Branch Library shell not to exceed \$150/sq. ft.