



City of Madison
Meeting Minutes - Adopted
Central Library Disposal Surplus Property
Criteria and Selection Committee

City of Madison
Madison, WI 53703
www.cityofmadison.com

Wednesday June 4, 2008

5:30 PM

City County Building
Room 103A
210 Martin Luther King, Jr. Blvd

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 5:37 p.m.

Present: 4 - Ray Harmon, Gregory Markle, Mike Verveer, and Larry Palm

Excused: 3 - Marcia Rummel, David L. Wallner and Theodore C. Widder

Also Present: Barb Dimick and Don Marx

2. PUBLIC COMMENT

No public comments.

3. APPROVAL OF MINUTES

Harmon moved, second by Verveer to adopt the minutes as drafted. Motion passed by voice vote.

4. NEW BUSINESS ITEMS

1. REPORT FROM LIBRARY DIRECTOR ON CENTRAL LIBRARY SPACE NEEDS

Barb Dimick, Library Director reported that the Central Library opened in 1965 and has 98,000 square feet on 4 floors. All building systems are past end-of-life and current building is not adequate for 21st century library operations. In 2002 the Library Board commissioned Will Bruder and Associates to design a new library for downtown Madison. Bruder and Associates designed a new library using the current structure and adding another floor that would provide 130,000 square feet. This plan was too expensive and the design was revised in 2004-05 reducing the size to 115,000 square feet at an estimated cost of \$22,000,000. The new Central Library would be part of 9-story mixed-use building at the current location. The Library would sell the current building to a developer that would construct a new building that would include a "grey box" condominium unit for a new Central Library.

The goals for the new Central Library are to increase the space available to the public (current public space is 40,000 sq. ft.), provide direct access to books and other materials, provide comfortable and quiet reading spaces, provide a children's area and an activity/teen space, increase the circulation area, increase the circulation area, provide space for expanded Internet accessibility, and provide meeting spaces and conference and tutoring rooms. The new Central Library would also include

administrative offices, LINK (52 automated integrated library catalogs), and other necessary back – of –house operations and equipment.

Dimick stated that in order to provide more public spaces in the new Central Library (about 20,000 sq. ft. more than the current 40,000 sq. ft.) those operations that are housed in the current Central Library would need to be redistributed. These operations include: technical services, collections in storage, maintenance and print shop, the Readmobile and Readmobile collections, and the Dane County Library BookMobile, offices and collections. Dimick estimated that an additional 25,000-30,000 sq. ft. of space would be needed to house these operations. This may result in a substantial increase in operating costs.

Dimick discussed specifications that need to be provided in the RFP. Included within the list were public accessibility, delivery and loading dock, major library presence in building including substantial street presence, structural column spacing, adequate floor-to floor heights, substantial light penetration into the library spaces, LEED certification, floor loading, and involvement of City commissioned architect in building design process.

Veveer agreed that the new Central Library needs a strong visible sidewalk presence. Don't need street level retail at this location. Have plenty of street level retail in immediate area.

Verveer questioned whether it was cost effective to move some library functions off-site rather than accommodate them in the new building. It may be more cost effective in the long run to acquire cheaper additional space in the new building for these uses. The library needs to run numbers to compare the operating costs of moving some functions to other locations to the costs of buying additional space in the new building to house these functions.

Markle asked whether the Central Library's collections currently in storage could be moved to other libraries rather than having to acquire space in the new building for storage. Dimick replied that it depended on the specific library. Storage space could be reduced if the library used compact shelving. Has impact on the load bearing capacity of the new space. It would be more costly. Minneapolis has compact shelving and it works for them but it would not work well with the public in Madison.

Verveer wanted the Downtown Coordinating Committee to receive a report when the resolution is introduced to the Common Council to approve the Committee's selection criteria and point values and authorizing the issuance of an RFP. They do not have to be referral. Palm asked if the Dane County Library Board needs to take action on the RFP. Dimick wondered whether the Dane County Board would be willing to pay rent in off-site space for its Bookmobile program or whether they would require space in the new building. It would have an impact on the amount of space needed in the new building.

Palm directed Dimick to provide 2009 Budget dates at the next Committee meeting.

2. REQUEST FOR PROPOSALS TENTATIVE TIMELINES

Marx provided three tentative RFP timelines. He noted that all the timelines are aggressive and dependent on the amount of time it takes the committee to finalize the space specifications and selection criteria and point values. This will determine the resolution timeline to adopt the selection criteria and point values and authorize the issuance of the RFP. The RFP will allow 60 days for response. This time frame was deemed minimal by the City Architect.

Palm moved, second by Harmon to adopt Tentative Timeline #2 and provide the flexibility to the Library Board to select either June 12 or 16th as the date for the

joint Library Board/Committee public hearing on the Central Library plans at its June 5, 2008 meeting. Motion passed by voice vote.

3. COMMITTEE MEETING SCHEDULE

It was decided to continue to set up future meetings at the end of each scheduled meeting to provide flexibility to accommodate as many Committee members' schedules as possible. The next meeting will be held immediately after the joint Library Board/Committee public hearing on the plans for the Central Library.

ADJOURNMENT

Palm moved, second by Harmon, to adjourn at 6:57 p.m. Motion passed by voice vote.