

Report on Deferred Maintenance at the Madison Public Library (Central Library)



Background:

Design possibilities for a new Central Branch began in earnest in 2002. With the idea that a new building would shortly be erected it was decided that major repairs of the existing facility would be deferred, as it would not be cost effective to repair an imminent tear-down. The 2002 plan never reached fruition, and in the intervening seven years this deferred maintenance has become obvious and, in some cases, dangerous. If it were determined that a new building or full gut rehab were not going to happen, we would have to begin work on the below list immediately. It is not a matter of waiting for the first thing to break; it already has. Maintenance has been deferred, but the period of deferral is over. Sewage has already entered the public area, interior temperature controls are virtually non-existent, and there are other significant problems that occur on a daily basis.

- 1) Roof replacement: (\$6 per sq. ft. x 28,000 sq. ft.) = \$168,000
 - 2) Entrance system (an entrance system includes the stairs to a building, any walkways or terraces, the doors themselves, and the vestibule): \$225,000
 - 3) Plumbing replacement: We recently had a sewage pipe leak into the public areas. After more than 30 years of high acid toilet cleaners (we've since gone green, but the past damage is done) the pipes are corroded to a dangerous point, as evidenced when human waste can reach the main floor. Cost: \$4.56 per sq. ft. = \$433,200
 - 4) Elevators: (Not currently ADA compliant) \$150,000 per car = \$450,000
 - 5) HVAC system (requires complete replacement) \$21.15 per sq. ft. = \$2,009,250
 - 6) Lighting fixtures: \$100,000
 - 7) Electrical (to rewire the building and install lights) 23.75 per sq. ft. = \$2,256,625
 - 8) New ceiling after lights are replaced: \$325,000
 - 9) New flooring: \$235,000
 - 10) Asbestos abatement during above projects: \$100,000
 - 11) Painting: \$2.30 per sq. ft. = \$218,500
- Total: \$6,227,575
Add: 8% engineering and planning fees: \$498,206
Add 15% various costs: book moving, storage, alternative sites, etc. \$934,136
Final Estimated Total to simply bring current shell up to code: \$7,659,917

NOTE: This does NOT include new shelving, new furniture, new computers or basically anything that falls under FFE. The systems upgrade would take place and all the old furniture put back in place. ALSO, the above work could probably take place from March 1 to November 30th, avoiding the worst of the weather while operations are temporarily relocated.

Madison Public Library
201 W. Mifflin St.
Madison, WI 53703
608-266-6363
www.madisonpubliclibrary.org

Report Prepared September 4, 2009, by Mark Benno, Library Administrative Services Manager