

New Madison Central Library Fiore-Irgens Proposal

Briefing Memorandum

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in collaboration with Madison Public Library

New Madison Central Library

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INTRODUCTION / EXECUTIVE SUMMARY

Madison Central Library desperately requires significant capital investment for repairs and replacements of major mechanical, electrical and plumbing systems that have failed completely, or are otherwise well past their useful life.

In addition, the building structure itself is obsolete. Low ceiling heights and the lack of natural daylight creates excessive electric lighting requirements. Half of the building area is essentially below-grade, and 40% of the library's collection is not accessible to patrons. And the building structure does not permit vertical expansion. (Although one more floor could be added, it would not be capable of bearing the floor loading requirements of book stacks, which limits its flexibility and utility.)

In September 2008, the City of Madison issued a Request for Proposals to acquire the existing library site and build a new central library facility. The Fiore-Irgens team responded to this call with a proposal to build a LEED-certified library at the West Washington Avenue and Henry Street corner of Block 66 (i.e. the same block as the existing library)

A joint committee representing the City Council, Mayor's Office, and Library Board evaluated the proposals received for over six months. And on June 5, 2009, the Library Board approved the recommendation of this committee selecting the Fiore-Irgens proposal.

A request was made at the Common Council Presentation on the Central Library Proposal on July 13th that Madison Public Library staff and the Fiore-Irgens development team prepare a white paper responding to some of the frequently asked questions about the Central Library proposal.

FREQUENTLY ASKED QUESTIONS

PUBLIC LIBRARY ROLE

How are today's libraries different from those for past generations? Are new technologies making libraries obsolete?

At the onset of the technology revolution, many observers (including librarians) worried about the relevancy of the public library and wondered whether it would have a meaningful purpose in the future. During the 15 years or so since these concerns were raised, the public library has proven to have an even greater and more far-reaching role to play in our community.

Librarians help transform data into knowledge. It's been said that the World Wide Web is "a mile wide and an inch deep." However, librarians are experts at finding quality information, and this high quality content is often not free. Public libraries provide access to important and costly research and informational databases, at no cost to the patron. This is a unique and valuable service.

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Public libraries also serve to provide an important cultural destination. Today's library, more than ever before, is an active community space where meetings take place, ideas are exchanged and debated, and where events and programs occur.

And of course, public libraries maintain their historic role as a depository of books, multimedia, and vital research resources for the general public's use. They provide free access to the Internet, DVDs, CDs, and other highly desired materials. This is a powerful community asset that serves people of every socio-economic group. By the sharing of these resources, library patrons obtain real economic value.

Technology has transformed the Library in obvious and positive ways. But technology has also created a even greater need for face-to-face interactions and opportunities for connecting and collaborating in a welcoming environment. Public libraries provide this environment and are more relevant today than perhaps at anytime in their existence.

How does the public library help equalize social and economic differences in our community?

The library levels the playing field. It is free and open to all.

The library nourishes learning and creativity, and helps students of all ages improve their knowledge, creativity, and social consciousness.

The library helps us all make better life decisions -- about health, careers, parenting, economic choices and spiritual matters.

Public libraries are as critical a part of the social fabric as great schools, public safety, and health care.

"The public library is the only institution in American society whose purpose is to guard against the tyrannies of ignorance and conformity, and its existence indicates the extent to which a democratic society values knowledge, truth, justice, books, and culture."

(Source: Democracy and the Public Library)

CENTRAL LIBRARY ROLE / ISSUES

What is wrong with the existing Central Library facility?

The existing library is at the end of the useful life for all its mechanical systems. The roof, heating and cooling systems, elevators, plumbing and electrical systems are all in need of replacement. It has not had functional dehumidification since the mid-1980s causing mold and mildew problems. And restrooms do not meet the standards established by the Americans with Disabilities Act.

The building shell is functionally obsolete with ceiling heights that are too low, and it forces nearly ½ of the library collection to be inaccessible to the public in closed stacks below grade.

Meeting space is inadequate to accommodate the needs of community groups and the availability of this space is limited because it lacks secure, independent access.

The current library has an uninviting street presence, and the lack of natural day lighting creates a cold and institutional interior environment.

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What is the function of the Central Library? How does it differ from a branch?

Historically, central libraries have been the first library in the community. They are most often the largest facility within a multiple facility library system, both in terms of physical structure and collection sizes. Central libraries tend to be located in the historic center of a community, whereas branch libraries are intended to meet localized neighborhood needs, serving well-established or growing areas of the city.

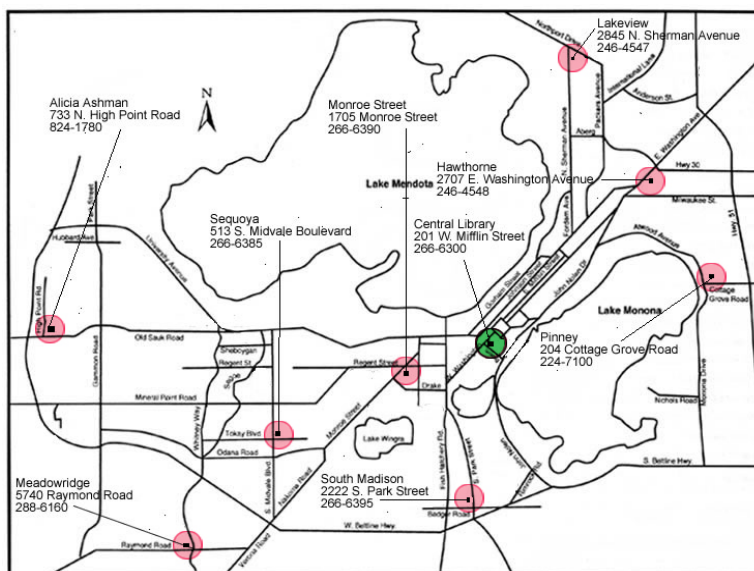
There are fundamental differences in functionality between central and branch library facilities. Branch libraries cater to a more local and general audience. Often, the branch is geared to popular materials, and can be seen as having more space dedicated to children and casual reading. The Central Library provides the same services as branches, but has more to offer in research materials and historical collections, as well as being a downtown destination and community center.

In addition to serving immediate neighborhoods and people who work downtown, the Central Library also provides services for the entire Madison Public Library System that are more efficiently and cost-effectively provided in a centralized fashion.

Perhaps the major difference between a central library and branch library, however, is the historical, cultural and architectural significance that the central library typically conveys. The character of the central library communicates a great deal about the values of the community, not only to its citizens, but to outsiders as well. Is it symbolic of the value we place on literacy? Is it welcoming? Does it communicate a sense of importance? Or is it in the background or hidden? The significance of this is profound.

Why do MPL administration and its functions need to be located in the Central Library?

The central library system is a hub-and-spokes model that provides efficiencies and economies of scale by centralizing administration and support services on behalf of all the branch library facilities. Madison Central Library is truly located within the center of the eight Madison branches that it serves, which makes it most convenient, fuel efficient and timely to provide these services from this facility.



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The staff at Central also performs “double duty” – providing direct help to people who visit the Central Library in addition to their administrative responsibilities. Moving these support services to another location would require more total Library staff, result in a less efficient operation, and would add significantly to the ongoing operating budget.

Library Administration also benefits from its proximity to the City’s Human Resources, Accounting and Information Technology services, located in City Hall.

Branches are dedicated to serving their neighborhoods, and do so most efficiently because of the resources and support services that occur at the Central Library. Branch library facilities do not have the required area or staff to assume these responsibilities at each location.

Will a New Central Library drain resources from branches?

The Library’s debt service will certainly see a significant increase for either a new Central Library or alternatively for the significant repairs required to the existing facility. This is not avoidable. However operating costs for Central are expected to decrease, and operating support for branches won’t be impacted.

NEW LIBRARY DEVELOPMENT

What process was used to select the Fiore-Irgens proposal for a New Central Library?

In late September 2008, the City of Madison issued a Request for Proposals from qualified developers for i) the purchase and redevelopment of the current central library parcel and ii) the sale of a condominium unit within a new redevelopment project for a New Central Library. Two proposals were submitted in late November.

Between December 2008 and April 2009, the Central Library Disposal (etc.) Committee - including representative of Library Board, City Council and Mayor’s office - evaluated the respective proposals, and obtained answers to their questions, including an updated presentation on library remodeling possibilities.

A public presentation by both development teams was held on Jan 8, 2009 at a joint public hearing with the Library Board. A community forum to discuss all alternatives was hosted by Capitol Neighborhoods Inc on April 22, 2009 and drew a large turnout. Public comments were also collected throughout this period by Library staff.

With this background, the Committee evaluated both proposals and selected the Fiore-Irgens submission on May 15th and its recommendation was unanimously approved by the Library Board on June 5, 2009.

What are some of the distinguishing features of the New Central Library?

The Library will be an iconic building at a prominent location.

- The new Library will enjoy a high-profile visibility along West Washington Avenue - a major gateway into Downtown Madison.
- The Library’s main entry will be prominently located along a major bus and pedestrian axis to the Capitol Square, and benefits from an average daily traffic count of 20,000 vehicles (compared to 9,000 cars at the existing location)

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- Architectural values are high, and the exterior will be composed of durable, authentic materials.
- The Library will properly represent the value our community places on lifetime learning and intellectual exploration.

The public experience will be outstanding.

- The main entry level is inviting and graciously proportioned; providing 29,000 sq ft of area including the mezzanine. Check-out will be conveniently located near the entry; the two-story portion along Henry Street is pleasant and functional and will be used for reading tables, comfortable chairs, new releases, and popular collections.
- West Washington window bays will provide library patrons excellent views from all floors, and the top floor patio is accessible to library patrons.
- Public meeting areas will be independently accessible after-hours.
- The building provides 18' between floors to allow better daylight penetration. Natural day-lighting will be enjoyed throughout all public areas
- The building is south facing, affording warmth and comfort to reading areas, the 6th floor outdoor patio, and optimal winter ice control on sidewalks at the entry of the building.
- New parking stalls will provide convenient parking opportunity for library patrons and the general public.

The Library will have complete and continuous operational control of its facility.

- The library will not be required to move during construction of the new building. It will be able to operate and function in its present location right up to moving day.
- Freight and loading facilities are provided at a location convenient to library back-of-house areas.
- New and library-appropriate HVAC system will offer significant energy savings and improved comfort, control and air quality.
- LEED Silver building will provide lowest lifecycle operating cost.

The Library will be part of a true mixed-use plan - a rare opportunity for planned development of an entire city block.

- Upon completion, Block 66 will be fully-integrated, well-proportioned and presenting attractive architecture on all four street elevations.
- The existing fully occupied tech office (185,900 sf) currently accommodates 500 employees.
- New public parking, hotel/office and pedestrian-friendly retail provide real synergies for the Library, Overture Center and other downtown businesses

Why doesn't the City build the new library itself?

The City of Madison requested development proposals because it desired the benefits of a mixed-use development. The Fiore-Irgens team will bring a very high level of qualification and experience to the development and construction responsibilities for this important project.

J.H. Findorff and Epstein Uhen Architects are the design and construction professionals on our team.

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Who will own the new library?

The City of Madison or one of its agencies will be the owner of the library.

DESIGN QUESTIONS

What is the architectural thought behind the proposed New Central Library?

This design utilizes the height and visibility of this location to create a structure that not only looks good and is fitting to its location, but will provide a user experience and views out that will be amazing.

The design emphasizes authenticity, transparency and energy - and reflects classic forms in current expression. The space will be "transcendent and transportive" - but it also gives attention to functionality, and strives to be value-conscious with the budget.

This will be a place where one will bring visitors to show them its view of Madison. (And that's what makes Madison special.)

How will daylight be managed in the New Central Library?

When skillfully introduced, daylight creates an ambience of quiet contemplation and visual comfort. The effective use of daylight in library design is both an art and a science.

In all areas of the Fiore-Irgens proposed building, high efficiency, clear glass will maximize light penetration and minimize the exterior mirror effect often seen in buildings.

South facing windows are the easiest to protect against direct solar radiation since the sun is at relatively high angles for most of the day. The library's south facade (Washington Ave.) will be carefully designed to control and diffuse direct sunlight. Horizontal sun shades are intentionally located high above the eye level to shade the glass while providing the least visual obstruction. The design of the exterior sunshades makes them permeable to daylight while maintaining full shading characteristics.

The library's design consciously considers energy efficiency by incorporating some solid wall area on the west and east sides, addressing concerns over direct morning and afternoon sunlight on the building. While commercial office buildings must wrap the entire perimeter of the building with windows, the proposed design expresses the library use with vertical window bays that offer bright, cheerful seating areas along the building's length while striking a balance between the amount of glass and the realities summer solar gain/winter heat loss. In addition, The building's 90-foot depth combined with fourteen-foot high finished ceilings and internal light shelves will deliver diffuse daylight deep into the building interior.

Bay windows on West Washington Ave and also on Henry Street will give library patrons the type of views usually reserved for the "executive corner office." In cold winter months, patrons will enjoy the opportunity to find a comfortable seat in the sun. A cozy chair and a great street view will be a big draw for library users.

The 6th floor of the library is envisioned to be a prime public meeting space providing expansive views of the city's skyline. With its high ceilings and deep roof overhangs, daylight in this space will be bright and even throughout the day. A modest but effective outdoor patio on the south side will be a delightful place to view the Capitol or catch some fresh air.

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How will the new library provide for accessibility and expansion?

Existing building structure can accommodate horizontal expansion, if required.

Meeting rooms will be accessible as necessary outside of library operating hours, without compromising library security. Of course, the new library will also provide complete accessibility for those with disabilities.

ECONOMIC BENEFITS

What are the economic benefits of the selected Fiore-Irgens Plan?

The new hotel, retail and parking facility is expected to generate an average of \$2 million per year of property and room taxes (and more than \$1.2 million in year one.) Although Fiore will request that some portion of this tax increment be directed to development of the parking facilities, most of this TIF funding would be derived from capture of new tax revenues otherwise provided to non-City entities.

After construction of a New Central Library at the corner of West Washington and Henry Street, the "old" library site along Mifflin Street will be replaced by a mixed use structure comprised of 250 hotel rooms, 400 structured parking stalls, and new sidewalk retail.

This land use puts additional parking where it is needed in the Central Business District, helps fulfill unmet demand for higher-quality hotel guest rooms in the Downtown, and will help catalyze additional activity at Overture Center, Monona Terrace, the 100 block of West Mifflin, upper State Street and the Capitol Square.

This new project will also generate economic benefits in the form of direct and indirect employment, and significant direct property taxes, sales taxes, and room taxes for the City of Madison. Here are our best estimates:

Job Creation

The construction of the New Central Library and new improvements on 200 West Mifflin will produce two hundred construction jobs and sustain them over a four-year period. Applying an employment multiplier of 2.0 for construction jobs, approximately 400 jobs will be created by this construction project.

In addition, the proposed hotel is expected to employ 82 full-time equivalent employees. Again, additional "indirect" jobs would be created/sustained in the local economy.

Tax Revenues

Fiore-Irgens expects to invest \$46 million in the Phase II development. The City Assessors office has assumed a \$30 million tax assessed value and estimates that annual property taxes on this development will be \$585,000 (\$225,000 for City / \$360,000 for other entities). In addition, the City Assessor estimated room tax revenue to generate \$798,000 annually (and escalate over time). In total, new property taxes and room taxes to the City from Block 66 have been estimated by the City Assessor at \$1,023,000 (and by extension \$1,383,000, if a TID is created).

In addition, sales taxes directly generated by the hotel are estimated to total approximately \$650,000 annually by the third, stabilized year of operation.

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What other economic benefits derive from a new central library?

Many reports about the economic return from public libraries suggest a return of \$4 - \$5 for every dollar spent, including a 2008 study of Wisconsin libraries by NorthStar Economics. In addition, central libraries generate many visits, and this foot traffic provides support for local retail and service businesses.

Finally, the "return" on public libraries include other intangibles such as: 1) workforce development, 2) improved early literacy and school readiness, 3) small business support, and many others. Libraries may well be one of the most productive investments that the public can make!

TIMING / FUNDING CONCERNS

Why build a new library now when the nation is in a recession?

Recessions are actually an optimal time to build because construction costs are low and interest rates are very favorable. In addition, major federal incentives are currently available to promote infrastructure investments in our cities. The confluence of these factors creates an historic opportunity to undertake this investment at the lowest cost to the taxpayer we will see in our lifetimes.

The Block 66 project will provide up to 200 direct construction jobs in our community for 4 years. In addition, hundreds of indirect jobs will be sustained. It is economic stimulus from projects exactly like this that will bring the recession to an end.

What was the expected cost for the New Library when the RFP was issued?

The City of Madison issued its RFP for a new library with a "budget in mind" of \$30 million. This cost was to be funded with:

- \$16 million of City financing (tax-exempt municipal bonds)
- \$ 4 million proceeds from sale of existing library site
- \$10 million from private sector donations

The City of Madison provides tax levy support for the Madison Public Library System - currently authorized at \$11.8 million for 2009. This translates into an annual cost to the city's taxpayers of about \$50 per capita. If the City were to issue 20-year municipal bonds to finance its planned share (\$16 million) of new library construction, this new debt service payment was expected to increase the library budget subsidy by \$1.2 million (or \$5 per capita).

In addition, the City would provide bridge financing for project costs while private sector funds are raised. Assuming \$2 million is raised in advance, and \$2 million annually thereafter, debt service on this bridge loan would average \$180,000 annually for four years.

However under the Fiore-Irgens proposal for the New Central Library, this modest increase in the library budget would not be fully borne by the taxpayer. New tax base and revenues will immediately be realized when Fiore-Irgens acquires the existing library, and its planned redevelopment is expected to *fully offset* the cost incurred for the new library.

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What is the total cost for the New Library proposal? How will the cost be funded?

Based upon the \$27 million cost proposed in November 2008 by Fiore-Irgens for the library building, the total cost for the New Central Library has been estimated at \$43 million. This includes all design and construction cost, interior improvements, furnishings and equipment, and relocation costs.

Fiore-Irgens estimates that the current construction environment could provide overall savings of 10% or more.

Fiore-Irgens has suggested a plan to the City of Madison that would bridge the funding gap by utilizing federal financing subsidies. In very simple terms, under the funding proposal, municipal borrowing will represent just 40% of cost, and when matched with proceeds from the sale of the existing Mifflin St Central Library site (10%), the total City/Madison Public Library investment is just 50% of total project cost. This is one of the lowest levels of municipal participation in a new central library in the nation.

This funding plan leverages the public investment with a federal subsidy for about 25% of the cost and private sector fundraising for the remaining 25%. This is a very good deal for the taxpayer in and of itself.

However this plan also creates new tax base to provide revenue to the City that substantially exceeds this cost. And it will continue indefinitely.

What specific federal programs are you discussing?

The financing plan contemplates two different subsidies:

- 1) New Markets Tax Credits. Block 66 is within a high-priority Qualifying Census Tract for New Markets Tax Credits. These credits are expected to provide approximately \$8 million of "equity" to the Library.
- 2) Bond financing using Recovery Zone Economic Development Bonds (or Build America Bonds). These bonds are authorized under the American Reinvestment and Recovery Act of 2009, and the Federal government will subsidize up to 45% of the interest on these bonds. Recovery Zone Bonds must be issued by December 31, 2010.

In simple terms, this financing structure would allow the City to get substantially more building for the same annual cost (or less) that would be incurred for \$16 million without these federal programs.

Given the current economy, can the community meet the capital campaign goals?

The Library Foundation has indicated that it could complete a \$10 million capital campaign for this project (over four to five year period). These proceeds will pay down bridge financing as received.

Our community is well-educated and highly literate. We use the library system a lot. So we believe that there will be a broad level of support for the necessary capital campaign *when it begins*. This project will have good appeal to major donors, and many excellent donor recognition opportunities will exist within the building.

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How does the City ensure that the new tax base on Block 66 will actually be created?

Fiore-Irgens will be committed to acquiring the old library site for \$4 million and ***this will immediately create new tax base.***

The carrying costs (particularly, debt service and property taxes) for an investment of this magnitude are substantial. Therefore, the City can be confident that Fiore-Irgens will do everything possible to develop this property and make this \$4 million investment productive as soon as practical.

Fiore-Irgens has conceptually proposed mixed-use commercial development providing 250 hotel rooms, new retail along Mifflin Street and 400 stalls of structured parking.

Is the hotel proposed by Fiore-Irgens feasible in the face of other recent hotel proposals.

Fiore and Irgens are both experienced hotel developers and owners, and they maintain that the old library location is ***an extraordinary hotel site*** - one block off State Street and the Capitol Square and immediately adjoining two important demand generators in downtown Madison. The Kastenmeyer Federal Courthouse supports extended-stay demand, which is a unique demand segment that is the focus of the Fiore-Irgens redevelopment proposal. Even more importantly as a demand generator, the site adjoins (and would support) the Overture Center where there is already a \$200 million investment. A hotel on this site would be the closest proposed facility to the Kohl Center, the University of Wisconsin, Camp Randall Stadium and west-side commercial and government demand. This hotel would also support Monona Terrace regardless of the existence of the convention headquarters hotel.

The market feasibility of the Fiore-Irgens hotel is greatly enhanced by the specifics of our proposed project, which for convenience has been described as a "250-room hotel". But in particular, the proposal is a mixed-used development that will include one certain hotel project, a 120 to 140-unit extended-stay hotel that will be developed either as a standalone project or paired with a separately branded hotel that would expand the total room count to 250 to 270 rooms. (For estimating purposes, the City Assessor assumed 250 rooms.)

The proposed extended-stay hotel is an all-suite product that will be differentiated from any other hotel (existing or proposed) in downtown Madison. This extended-stay hotel will particularly serve the adjoining federal courthouse and Overture Center, though it will accommodate demand from a much larger market that includes weekend families, athletic teams, longer term relocation and scientific/technical demand, and the university community. This unique market demand is not served by the current lodging supply in downtown Madison and this component of the project will go forward regardless of what happens to the other rumored and discussed hotel projects.

Conceptually, the additional 150 rooms of hotel would be branded separately and would be marketed toward more traditional lodging demand from commercial and government travelers, transient tourists and visitors, and group meetings and conventions where it would participate in citywide room blocks in support of Monona Terrace. Though the two hotels would share the same building and some back-of-the-house space and functions, they would be two different hotels from the standpoint of branding and market positioning, each with separate entrances, lobbies and amenities. This is an extraordinarily efficient and profitable lodging concept that has been used effectively in other comparable markets.

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REHAB OF EXISTING BUILDING ALTERNATIVE

Why doesn't the City remodel the existing library building?

Renovation of the existing library would cement the existing condition of this site for one or more generations, and foreclose the opportunity for the City to realize the "highest and best use" of the entire block. Based on the City Assessor's estimates, a new Central Library will unlock future City of Madison tax revenues on Block 66 to the tune of \$25 million over the twenty year period that follows construction.

In addition, remodeling the existing library would also perpetuate the following deficiencies:

- Lack of natural day lighting. The entire rear elevation of the library is without windows and two of its floors are below grade. While HGA has programmed additional windows on the remaining three sides of the renovated library these additions are minimal. Furthermore, the orientation of the existing library to the north and east in the shadows of the much higher Overture Centre results in poor quality day lighting. Even with the additional windows the renovated library will continue to be a building that has inadequate day lighting. This fact should be contrasted with the new Central Library proposal which has a south facing orientation and a much higher percentage of glass on three of the four sides of the building.
- Deficient ceiling heights. The existing library's ceiling heights are approximately 14' floor to floor, yielding a finished ceiling of around 9' to 10'. In areas that have stacks and other floor mounted equipment and partitioning the the experience is very claustrophobic. Also, this level of ceiling heights won't allow for the more pleasing indirect lighting that is used in first class indoor environments. The new Central Library is proposed with 18' floor to floor heights which will result in finished ceilings of 14' or greater. This will result in a much more open and spacious floor plan which can better adapt to future needs.
- Limited Visibility. The existing library location has limited general visibility and poor adjacency to the neighborhoods it serves. The front door of the library is on the outer Capitol loop which is unfriendly to pedestrians and bicyclists. Despite the outer loop being something of a vehicular thoroughfare, only 8,000 cars per day pass by the library. The relocated Central Library at the 200 Block of West Washington Avenue would offer superior visibility and accessibility. Over 20,000 cars traverse this block of West Washington Avenue every day. In addition, the grand boulevard of West Washington Avenue with its expansive terraces offers a much nicer experience for those not arriving by car.
- Lack of Parking. Despite its primary purpose of serving those that live and work within walking distance of Madison's city center, the Central Library is still a destination because of the special purpose collections that reside there. The lack of immediately accessible parking at the Central Library diminishes its ability to serve this greater function. The second phase of the Fiore-Irgens proposal will include up to 400 parking spaces which can be made to be immediately accessible to the new relocated Central Library. The availability of parking will greatly enhance the library's ability to achieve its broader mission and become a real destination for Downtown Madison.
- Enhanced Meeting Space. One of the major changes in libraries over the past decade is the increased need to deliver programming and services to the broader

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public. In order to accomplish this mission modern libraries need more flexible meeting spaces. The remodeled library allows for just 4,200 SF of meeting space which is only a modest increase from the existing facilities' meeting space. The proposed HGA plan places that meeting space in an uninviting windowless interior space. On the other hand, the new Central Library on West Washington Avenue devotes the majority (8,000+ SF) of the front half of the "penthouse" 6th floor to public meeting space. This space has windows on three sides, outdoor terraces, views down West Washington Avenue and of the Capitol, Lake Monona and the Nolen Drive causeway.

- Compromised Functionality and Less Public Space. The remodeled library will consist of two and a half finished floors (72,000 SF) of finished space open and available to the public (main entry floor, 2nd floor and 3rd floor addition). The remaining 23,000 SF is the basement space to the rear of the site which will serve as the garage for the bookmobile and contain some mezzanine closed book stack areas. The flexibility of future programming and reconfiguration of the interiors is clearly compromised by the extent of space that must be forever out of the reach of the public due to its underground and unfinished nature. In contrast, the new Central Library has 101,900 SF of its space above grade and fully accessible to the public. A mere 3,000 SF of loading dock space is below grade and inaccessible to the public. Furthermore, the difference in finished space between the two projects raises questions regarding the remodeling budget which are more fully explored below.

Furthermore, the following laundry list of benefits achieved by a new Central Library would be foregone:

- The new Central Library has a two-story element on the Henry Street side, affording a civic scale not possible with the remodel with great transparency to and from the street.
- The new Central Library will provide a unique Capitol presence. The new library is able to frame the West Washington Avenue corridor to enhance the Capitol neighborhood.
- The new Central Library will have a high quality look and feel suitable for important civic buildings. This will be achieved through the use of real stone and a good proportion of windows, in contrast to the very out-dated brick and minimal windows of the existing library.
- The new Central Library has beautiful bay windows that will afford library users with more comfortable study nooks and wonderful city views.

How does the cost of renovating the existing library building compare to new construction?

It is important to bear in mind that the remodeling cost estimate (\$20 million) prepared by the architectural firm Hammel Green & Abrahamson (HGA) is simply a preliminary estimate and only conceptual in nature. Some potentially substantial "soft costs" such as temporary relocation, construction period interest, construction administration and project cost contingency reserves still need to be evaluated and added to the budget. (Renovation projects require much greater contingency reserves than new construction due to the high likelihood of unforeseen conditions.) Therefore, the actual costs of a remodeled Central Library would almost certainly end up being significantly higher than the estimate under current consideration. One point of reference for this assertion is the fact that in the early

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BRIEFING MEMORANDUM

2000's the Library Board commissioned a proposal by Will Bruder Architects to provide designs and pricing for remodeling the existing central library with an additional floor. That particular study revealed a cost in excess of \$30M using pricing that is now almost 10 years old.

The renovation plan presented by HGA would require significant "interior improvements" including i) reconfiguring partition walls, HVAC and electrical distribution; ii) replacing ceilings, lighting, and flooring; and iii) replacing bathrooms and security systems. After the extensive - and costly - interior deconstruction that this work requires, the Library will be essentially reduced to a "grey box" condition. There would be little - if any - salvageable interior improvements remaining in place. Therefore, common-sense suggests that the remodeling budget should bear *the same interior finishes budget* (\$15 million) as the New Library grey box.

Furthermore, the existing library "grey box" (which is essentially the superstructure, building envelope, and major mechanical, electrical and plumbing systems) would require substantial repair before it can be comparable to the new library. New roof, windows, entry doors, entry stairs, HVAC system, electric service and elevators are all required to make use of the reconstructed "grey-box."

The conceptual renovation budget also carries with it a presumption that library operations can continue in place during the construction period. This seems extremely unlikely, and the City previously estimated that "temporary relocation costs" to rebuild on this site would be nearly \$2.8 million.

In short, this budget is not realistic or comparable to the detailed cost estimates for the New Library. In fact, the Fiore-Irgens team estimates that the remodeling costs are underestimated by \$10 million.

Finally, if the City chooses to renovate the existing library it will lose the opportunity to acquire \$4 million of funds from sale of the existing site for redevelopment.

OTHER IMPORTANT QUESTIONS

Can we really thrive as a city of the 21st century with a second-rate library?

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