



**SPECIAL MEETING NOTICE AND AGENDA
JOINT CITY COUNCIL
AND THE
BLOOMINGTON PUBLIC LIBRARY BOARD**

**BLOOMINGTON POLICE DEPARTMENT
OSBORN CONFERENCE ROOM
305 EAST ST., 2ND FLOOR, BLOOMINGTON, IL 61701
MONDAY, JUNE 19, 2017, 5:15 P.M.**

1. Call to Order
2. Roll Call of Attendance
 - A. Bloomington City Council
 - B. Bloomington Public Library
3. Public Comment

(Each regular City Council meeting shall have a public comment period not to exceed 30 minutes. Every speaker is entitled to speak for up to 3 minutes. To be considered for public comment, complete a public comment card at least 5 minutes prior to the start of the meeting. The Mayor will randomly draw from the cards submitted. Public comment is a time to give comment. It is not a question and answer period and the City Council does not respond to public comments. Speakers who engage in threatening or disorderly behavior will have their time ceased.)

4. Joint Bloomington City Council and Bloomington Public Library Board Discussion on Bloomington Public Library's Capital Improvement Infrastructure Needs. *(Discussion only by the Council and the Bloomington Public Library Board 60 minutes.)*
5. Adjournment.



**JOINT MEETING OF THE CITY COUNCIL
AND THE BLOOMINGTON LIBRARY BOARD**

AGENDA ITEM NO. 4

FOR COUNCIL: June 19, 2017

SUBJECT: Joint Bloomington City Council and Bloomington Public Library Board Discussion on Bloomington Public Library's capital improvement infrastructure needs.

RECOMMENDATION/MOTION: Discussion only.

STRATEGIC PLAN LINK: Goal 2. Upgrade City Infrastructure and Facilities; Goal 5. Great Place-Livable, Sustainable City; Goal 6. Prosperous Downtown Bloomington.

STRATEGIC PLAN SIGNIFICANCE: Objective 2d. Well-designed, well maintained City facilities emphasizing productivity and customer service; Objective 2e. Investing in the City's future through a realistic, funded capital improvement program; Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents; Objective 6c. Downtown becoming a community and regional destination.

BACKGROUND: The existing Library was built in 1976, designed for a population of 41,000. In 2006, the Library renovated, increasing space by 25% but the population has increased by 87%. The community usage and demand have outgrown the existing facility. With the strategic plan goal of creating a more prosperous downtown Bloomington, we can capitalize on the need for a library expansion by establishing the Library as a focal point and catalyst for a public-oriented Downtown Cultural and Municipal hub.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Farnsworth Group completed preliminary planning and design services, part of this process included a public input session and website survey in Fall 2015. The completed components of this study are available at www.bloomingtonlibrary.org/building/ (Please note that these documents are conceptual in nature, a completed Library building project may have numerous differences/changes.)

FINANCIAL IMPACT: For presentation purposes only.

Respectfully submitted for Council consideration.

Prepared by: Jeanne Hamilton, Library Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "David A. Hales". The signature is fluid and cursive, with the first name being the most prominent.

David A. Hales
City Manager

Attachments:

- Cost Estimates
- Farnsworth Study Summary
- PowerPoint Presentation

Bloomington Public Library Expansion Costs

	Conceptual Site Plan #1	Conceptual Site Plan #4
Renovation of existing building (incl. mid-range furnishings)	\$9,975,000.00	\$0.00
New Construction (incl. mid-range furnishings)	\$12,600,000.00	\$29,700,000.00
Site Work and Other Construction (incl. a parking lot)	\$2,750,000.00	\$3,000,000.00
Contingency (7.5%)	\$1,899,375.00	\$2,452,500.00
Miscellaneous Costs (A/E fees, legal fees, etc. - 11.8%)	\$3,212,476.25	\$4,147,995.00
TOTAL:	\$30,436,851.25	\$39,300,495.00
BPL Contribution:	17.58%	13.62%

***Note these are rough numbers based on 2017 Construction Season and not based on any schematic designs

"Band-aid approach" (i.e. minimum building maintenance needed) is at least \$2,000,000

Regarding the cost of a new parking deck: The Uptown Normal parking (which Farnsworth designed) was built in 2008/2009, at a cost of \$12.6M (construction cost only). It has 659 stalls, and a total square foot area of 275,852 (on 4 levels plus a "basement"). Farnsworth said they would assume that this cost would have to be adjusted upward by approximately 3% per year (compounded).

<u>BPL Contribution</u>	
Capital Fund Balance As of 6/5/17	\$2,420,569.85
Approximate Monthly Interest	\$1,500.00
Fixed Asset Fund Balance As of 6/5/17	\$928,888.68
Estimated Capacity for Donations, Grants, Additional Reserves	\$2,000,000.00
Total:	\$5,350,958.53

	Square Footage	Percentage of the building
Renovation	57,000	57.58%
Addition	42,000	42.42%
Full New	99,000	100.00%

Bloomington Public Library

Books are just the beginning.





Farnsworth Study Executive Summary

In September 2015, Farnsworth was hired to provide the Bloomington Public Library with a holistic and comprehensive ensemble of preliminary planning and design services. These services included:

1. **Existing Building Assessment:** Is the existing building sound and able to be used for renovation and expansion and/or able to be repurposed for another entity's use?
2. **Long-Range Vision for the Future:** What is it that the community desires for the future of the Library? What things are lacking in the existing building? What exciting things would they like to see incorporated in a new facility?
3. **Program of Building Spaces & Amenities:** What spaces need to be available in a future Library? How much square footage is required for each of those spaces?
4. **Conceptual Site Planning:** What are some conceptual ways that the previous three deliverables be incorporated into the existing Library site and the land to the South? How can the Library serve as a focal point for a public-oriented Downtown Cultural and Municipal hub?
5. **Conceptual Building Design:** How might the "puzzle pieces" from the previous four deliverables fit together if we expanded and renovated our existing facility? Would it be feasible to incorporate all the community needs/desires?

Through Farnsworth's deliverables, we found:

1. **Existing Building Assessment:** The existing building has "excellent bones" and is in excellent condition. It can be used for renovation and expansion and/or able to be repurposed for another entity's use.
2. **Long-Range Vision for the Future:** The existing seven-point vision statement was enhanced. The seven points are a community center, flexible spaces & gathering places, staff & patron integration, a prominent community citizen, high technology & high architecture, a downtown cultural & municipal hub, and a civic destination.
3. **Program of Building Spaces & Amenities:** In order to incorporate the necessary spaces, the building program calls for 98,765 gross square feet (GSF). The existing library is 57,700 GSF, so this would be an additional 41,065.

4. Conceptual Site Planning: Farnsworth provided three different concepts. The most conservative option simply expanding the existing building and parking lot to the South. A second option, expanding the existing building to the South but also adding several buildings for retail space and/or other organizations. Finally, an option, that moves the Library to a brand-new building next to the railroad tracks to the South, adds several buildings for retail space and/or other organizations, and repurposes the existing library building.

5. Conceptual Building Design: Farnsworth was able to provide a clear visual of what a renovation and expansion could look like. While we are excited with the potential and found that many of the “puzzle pieces” fit, the following are a list of things that can’t be done and/or will be challenging if we expand to the South in our existing location:
 - The dramatic change in grade.
 - The majority of parking is to the South but the connection to Downtown is to the North, this leads to the desire for two entrances but having two entrances would make our book return workflow difficult and could pose security concerns.
 - The building is already much longer in the North/South direction than the East/West direction, ideally the building would not be skewed so heavily in one direction.
 - The Children’s Department would love to be on the ground floor to make stroller navigation easier but it simply won’t work in the existing confines of the building.
 - Ideally, a drive-up book return would be a separate flow of traffic from both the bookmobile garage and other cars.
 - Ideally, the bookmobile garage would be a pull through, but with the building being built into a hill this isn’t possible.

Bloomington Public Library Expansion



Bloomington Public Library

Books are just the beginning.

Find

Use

See & Do

Participate

Jeanne Hamilton
Library Director

Today's Library

- Built in 1976, designed for a population of 41,000
- Renovated in 2006, this included:
 - “Flipping” building to face the parking lot
 - Enclosure of a portion of the lower level open-air covered parking, losing parking but gaining ~11,700 Gross Square Feet (GSF)
- 2.04 acre site
- 57,700 Gross Square Feet (GSF)
- 70 spaces in the parking lot (approximate)



Library standards

- Recommend using the 20-year population forecast to determine needs for:
 - Collection space
 - Electronic workstation space
 - User seating
 - Staff work areas
 - Meeting rooms
 - Special-use areas
 - Non-assignable areas (mechanical rooms, etc.)



Applying standards to BPL

- Using Bring It On Bloomington's most conservative population estimate for 2035 of 84,546, both a Program of Spaces completed by Farnsworth and a Public Library Space Needs Planning tool* calculated a total space need of:

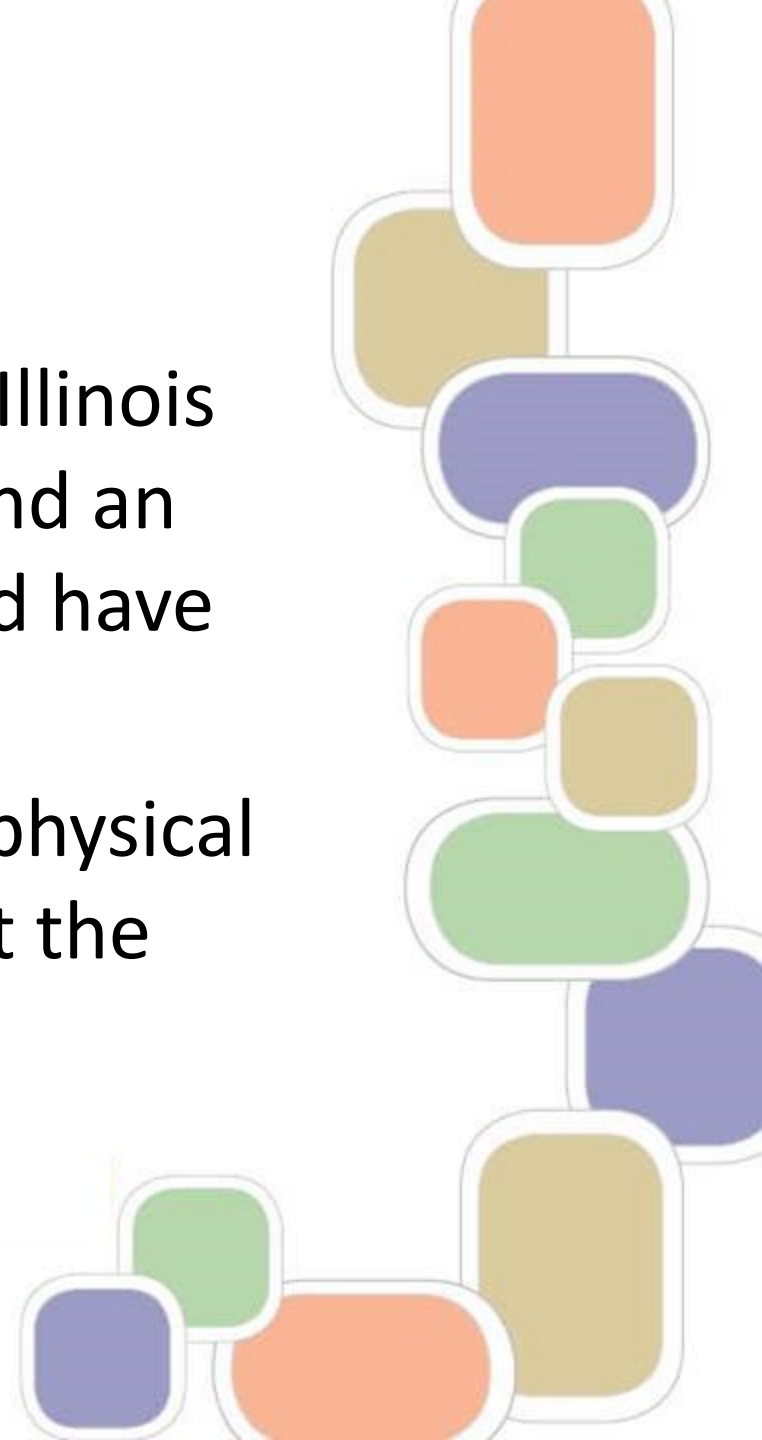
98,765 Gross Square Feet

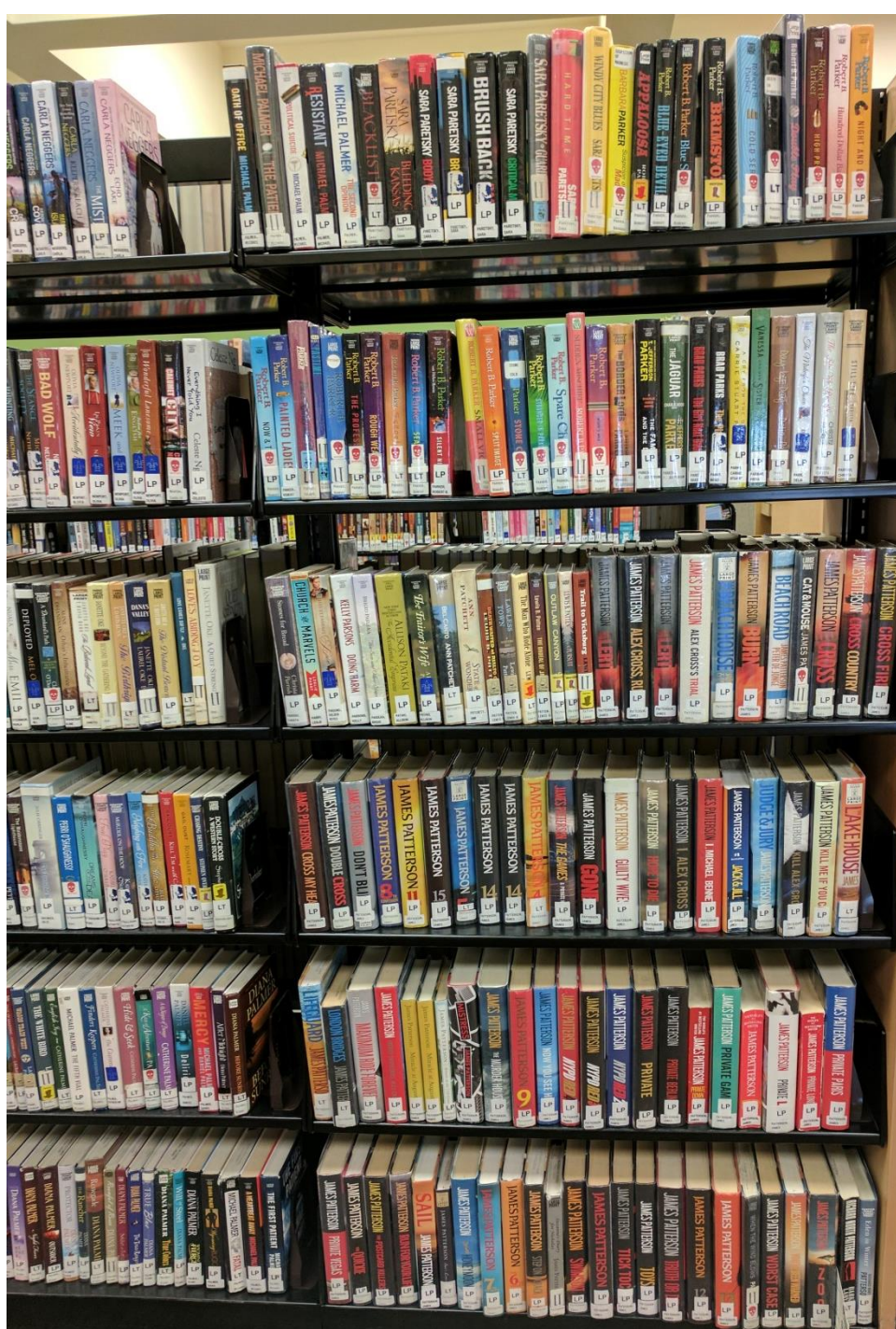
*Published by Wisconsin Department of Public Instruction



Why now?

- For our current population, Illinois Library Standards recommend an established collection should have 322,373 items
- We currently have 318,417 physical items and we are bursting at the seams!



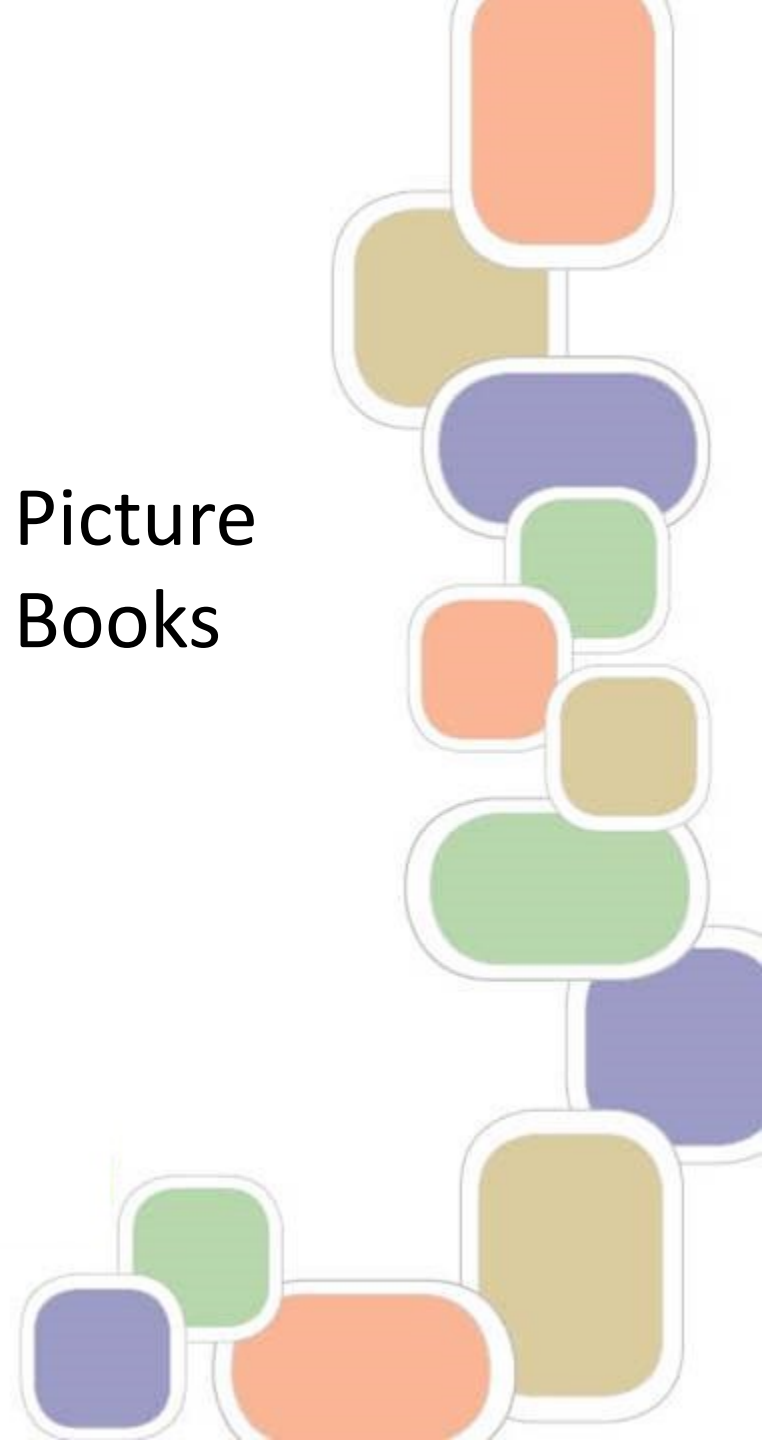


Large Print Books





Picture Books





Children's DVDs





DVDs & Blu-rays



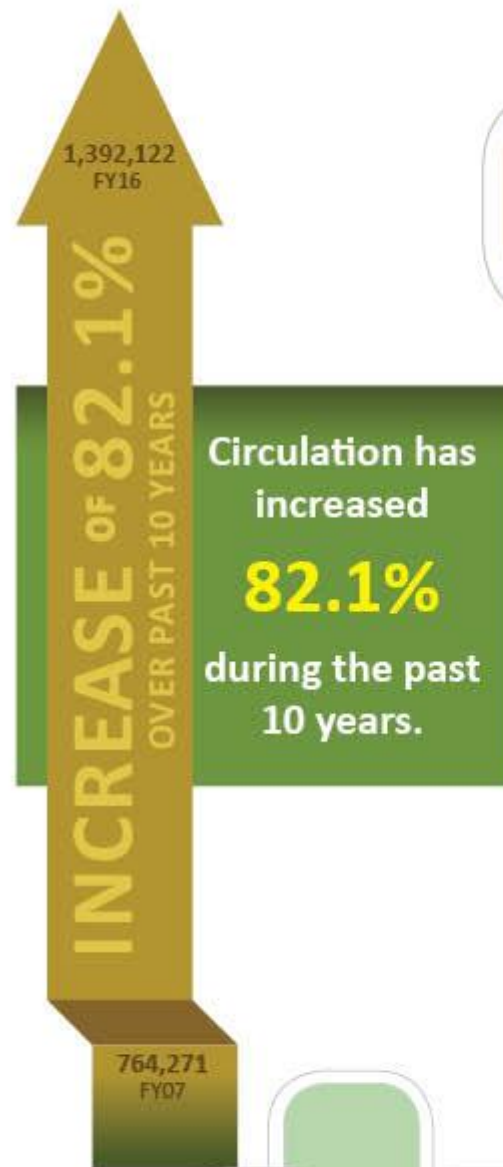
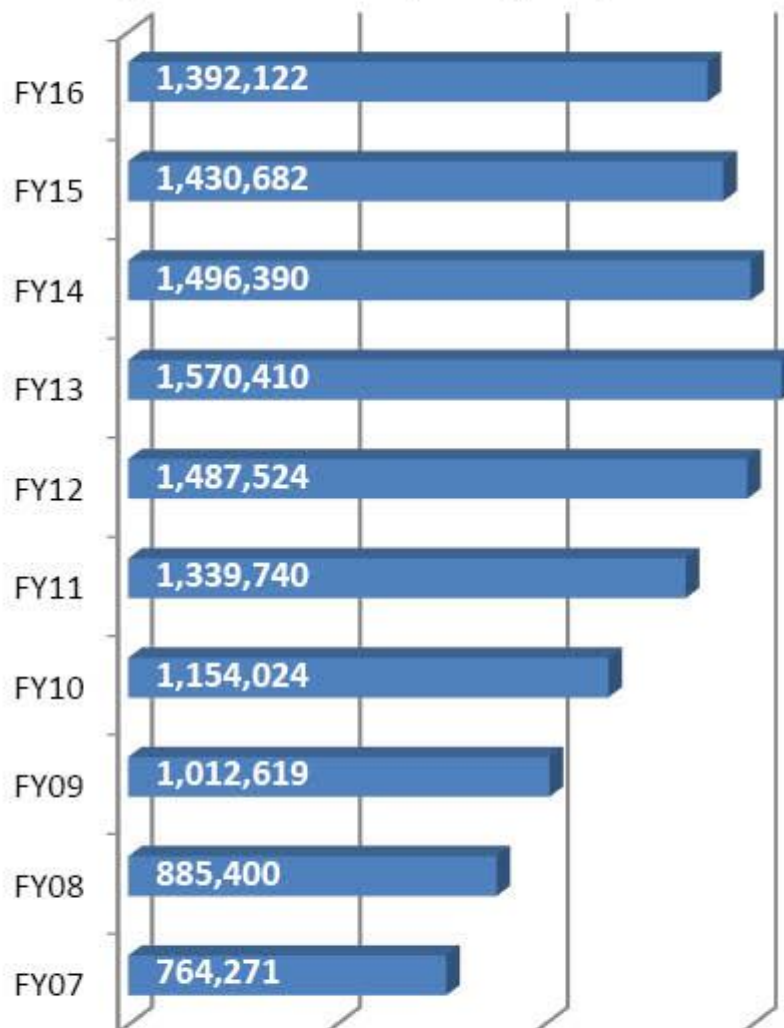


Tall Bookshelves



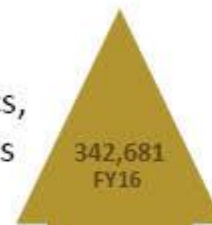
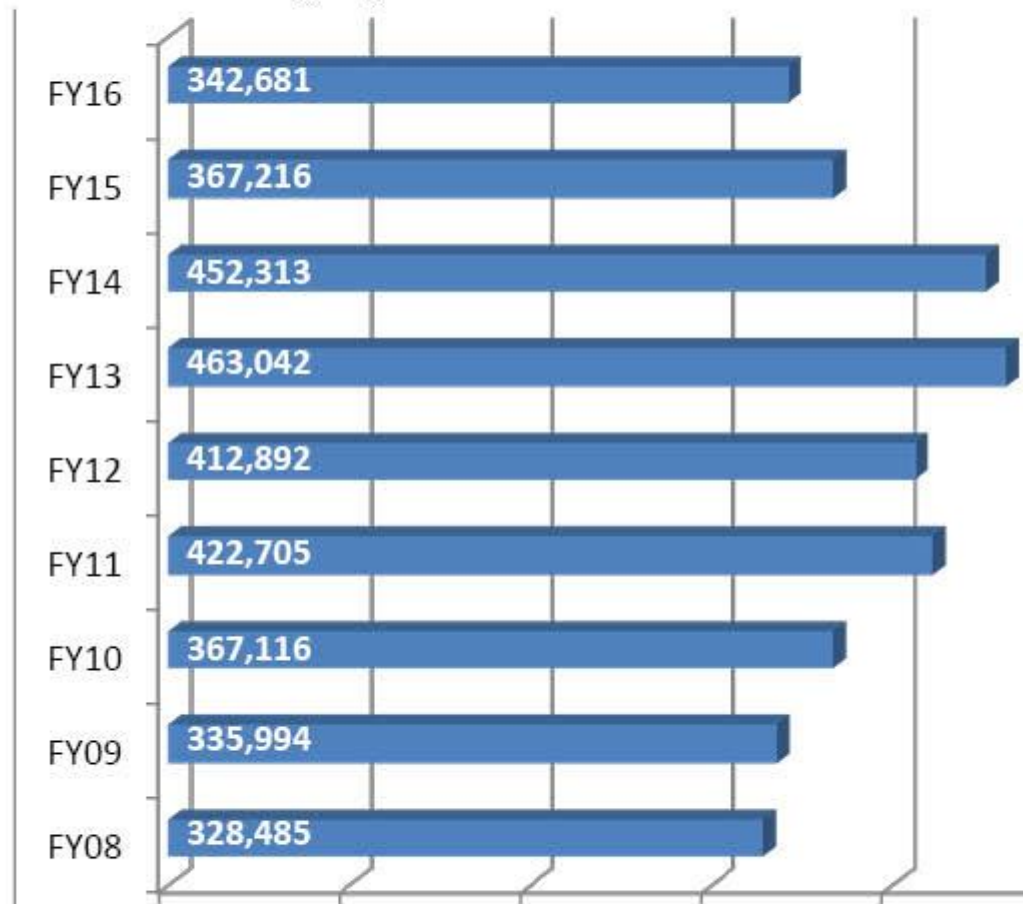
Circulation

The chart below shows the number of items circulated by Bloomington Public Library during the past 10 fiscal years.



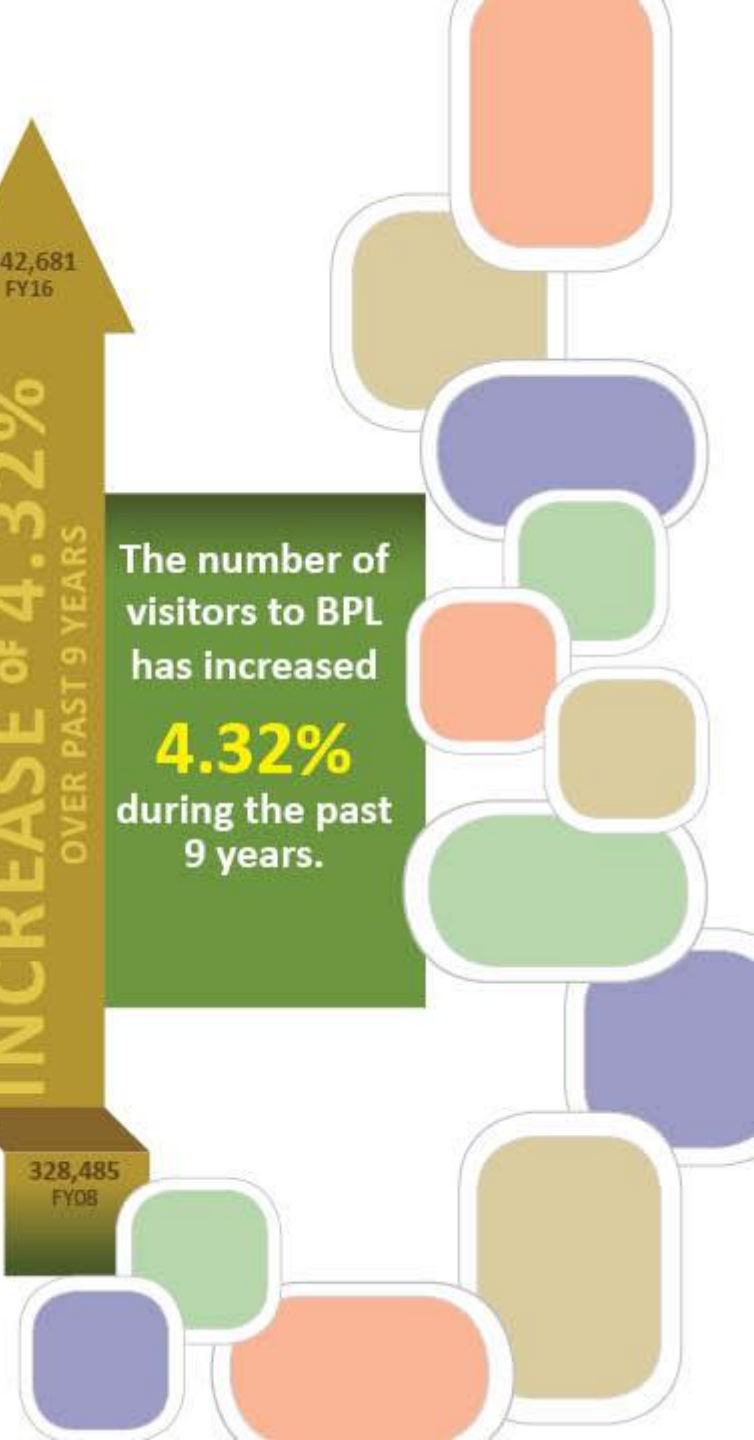
Visitor Count

The chart below shows the library's door count for the past 9 fiscal years. While we'd prefer to provide 10 years of statistics, the library's door counter was disconnected for several months in FY07 due to ongoing renovation work.



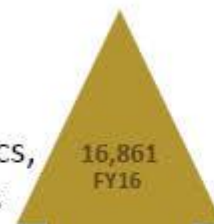
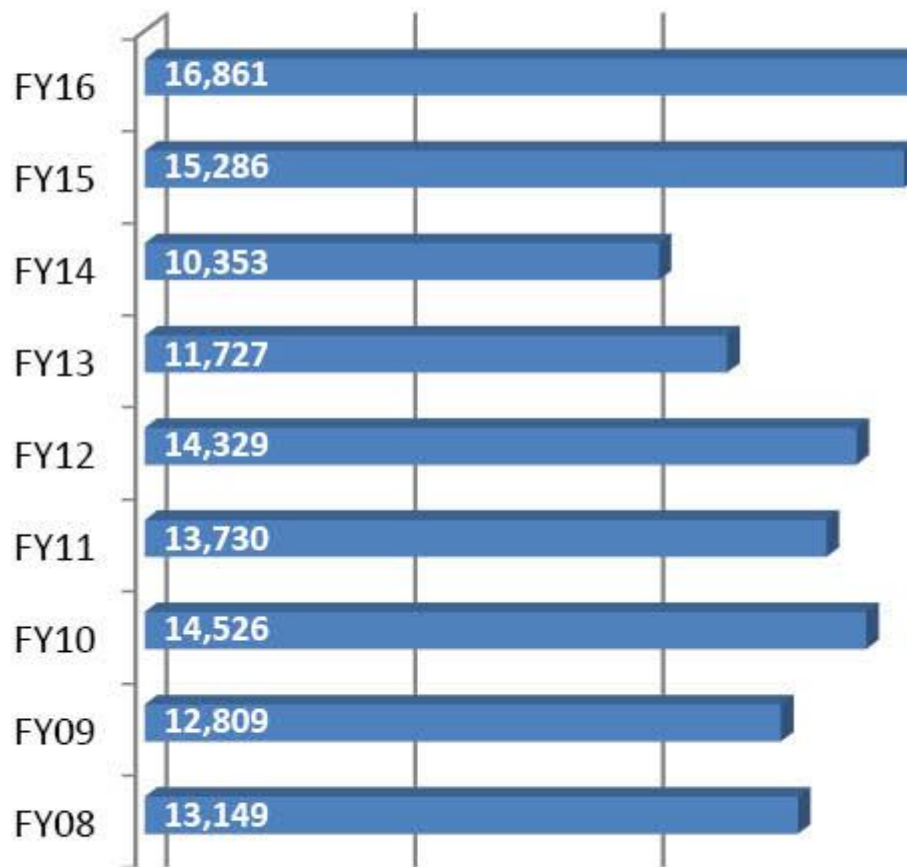
INCREASE OF 4.32%
OVER PAST 9 YEARS

The number of visitors to BPL has increased **4.32%** during the past 9 years.



Program Attendance

The chart below shows the fluctuation in numbers of people who attend Library programs from year to year for the past 9 fiscal years. While we'd prefer to provide 10 years of statistics, the library cancelled nearly all its programs for several months in FY07 due to ongoing renovation work.



INCREASE OF 28.2%
OVER PAST 9 YEARS

Program attendance has seen a **28.2%** increase during the past 9 years.



If no expansion/renovation, still need to:

- Replace roof
- Replace return air ducts including replacing fixed ceiling with dropped ceiling
- Replace air handler
- Replace carpeting
- Replace broken/worn furniture
- Replace sidewalks at the entrance

BUT these are “band-aids” and don’t help with the space/community needs that need to be met.





Conceptual Site Plan #1





Conceptual Site Plan #2





Conceptual Site Plan #3





Conceptual Site Plan #4



Where else has the opportunity to reach as many daily visitors as the Library and allows for the convergence of all people, with all interests, in all walks of life?

