

C.3

Mayor's Office: Council Agenda Item Request Form

This form and supporting documents (if applicable) are due the Wednesday before the COW meeting by noon.

Date Received
(office use)

12 April 2017

Date of Request	April 12, 2017
Requesting Staff Member	Holly M. Yocom
Requested Council Date	April 18, 2017
Topic/Discussion Title	Presentation requesting support of Library Building Projects and Funding Requests
Description	Presentation requesting authorization to proceed with site investigation, acquisition of property, programming and design for 5 new buildings. Reallocating existing resources in the Library's capital budget to these projects. Overview of the Library's intent to bond for full cost of the 5 buildings in 2018 with the 2017 expenditures for the buildings being reimbursed to the Library Fund.
Requested Action ¹	Approval on budget adjustment
Presenter(s)	Holly M. Yocom
Time Needed ²	30 minutes
Time Sensitive ³	
Specific Time(s) ⁴	
Contact Name & Phone	Holly M. Yocom 87052
Please attach the supporting documentation you plan to provide for the packets to this form. While not ideal, if supporting documents are not yet ready, you can still submit them by 10 am the Friday morning prior to the COW agenda. Items without documentation may be taken off for consideration at that COW meeting.	Presentation and Budget Adjustment form attached

Mayor or Designee approval _____

Eric Shuck

¹ What you will ask the Council to do (e.g., discussion only, appropriate money, adopt policy/ordinance) – in specific terms.

² Assumed to be 10 minutes unless otherwise specified.

³ Urgency that the topic to scheduled on the requested date.

⁴ If important to schedule at a specific time, list a few preferred times.

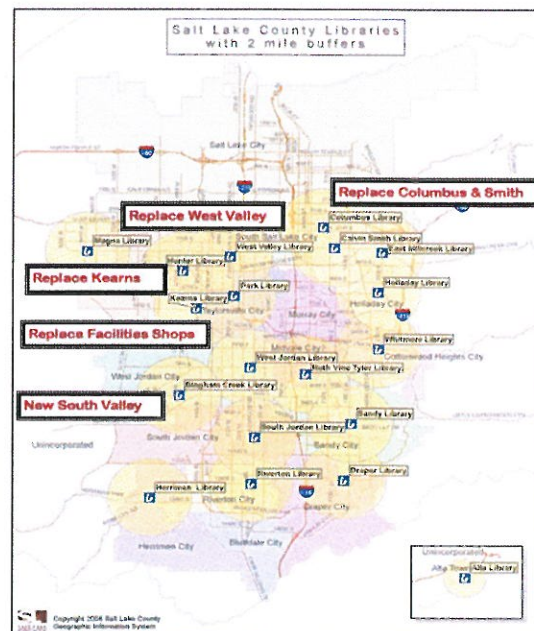
SALT LAKE COUNTY LIBRARY SERVICES

Requesting Support for
Library Construction Projects



PROPOSED LIBRARY PROJECTS

- Kearns Library Replacement
- Library Facilities Operations
- Granite Library Construction
- West Valley Library Replacement
- South Valley Library Construction





MAINTENANCE BY REPLACEMENT – AGE OF PROPOSED BUILDINGS

- Kearns Library
 - Opened in 1964 –currently 53 years old
- Facilities Operations
 - Existing buildings constructed in 1978 – currently 39 years old
- Columbus Library
 - Original building constructed in 1917 – 100 years old
- Smith Library
 - Opened in 1943 – currently 74 years old
- West Valley Library
 - Opened in 1965 – currently 52 years old



PROPOSED KEARNS LIBRARY PROJECT

Kearns Library Project

- Existing building opened in 1964
- Current space of 11,346 sq ft is inadequate for community's needs (current average library is 20,000 sq ft)
- Failing infrastructure
 - HVAC needs to be replaced
 - Electrical system needs to be replaced
 - Repeated flooding in basement which increases risk of mold
 - Dual entrances exacerbate temperature control, traffic, and accessibility issues

Propose: Construct a new Kearns Library – will need to acquire additional property to expand current site



PROPOSED LIBRARY FACILITIES PROJECT

Library Facilities Operations Project

- Existing buildings constructed in 1978
- Current space of 1 acre inadequate to house facility and grounds maintenance staff and equipment for 18 locations
- Inadequate storage capacity for shelving, carpet, book carts, surplus, etc. for the system's 18 buildings
 - Currently rent additional storage containers located at Taylorsville and Bingham Creek libraries to accommodate system's storage needs

Propose: Construct a new Library Facilities Operation Center – will need to acquire property to construct new operations center



KEARNS LIBRARY AND FACILITIES BUILDING





PROPOSED GRANITE LIBRARY PROJECT

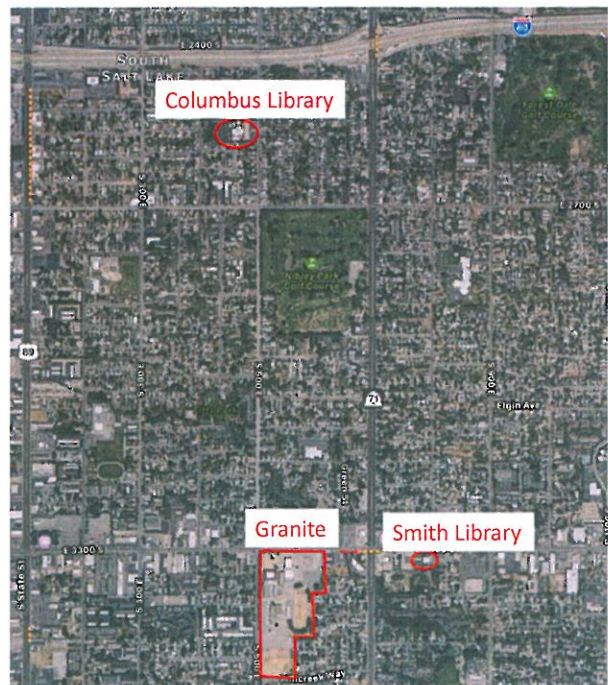
Granite Library Project

- Replace two existing libraries: Columbus Library and Smith Library
- Current spaces are well-loved by the community but cannot meet community needs
- Columbus Library
 - 8,891 sq ft – located in Columbus Community Center originally built in 1917
 - Serves an average of 403 citizens daily
 - Provides an average of 114 computer sessions daily on library's 17 public computers
 - No public meeting rooms available
- Smith Library
 - 6,822 sq ft – located at 810 E 3300 S opened in 1943
 - Serves an average of 319 citizens daily
 - Provides an average of 102 computer sessions daily on the library's 18 public computers
 - Failing plumbing and electrical infrastructure
 - One small meeting room available for public use
- Both libraries need additional space for children, teens, and families

Propose: Construct a new Granite Library to be located on former Granite High School site in South Salt Lake



COLUMBUS AND SMITH LIBRARIES CONSOLIDATED TO THE OLD GRANITE HIGH SCHOOL CAMPUS





PROPOSED WEST VALLEY LIBRARY PROJECT

West Valley Library Project

- Existing library built in 1965
- Located at terminus of TRAX line – Fairborne Station and West Valley City offices
- At 13,619 sq ft, space is well below average size of current libraries (20,000 sq ft)
- Existing facility is well-loved by the community with a daily average of 708 visitors (approximately 212,423 annually)
- Almost 200 sessions daily on the library's 26 public computers (over 59,570 sessions annually)
- Inadequate infrastructure, particularly restroom capacity
- Need for expanded family and teen spaces

Propose: Replace current West Valley Library on existing space, increasing capacity by building a two-story facility



WEST VALLEY LIBRARY





PROPOSED SOUTH VALLEY LIBRARY PROJECT

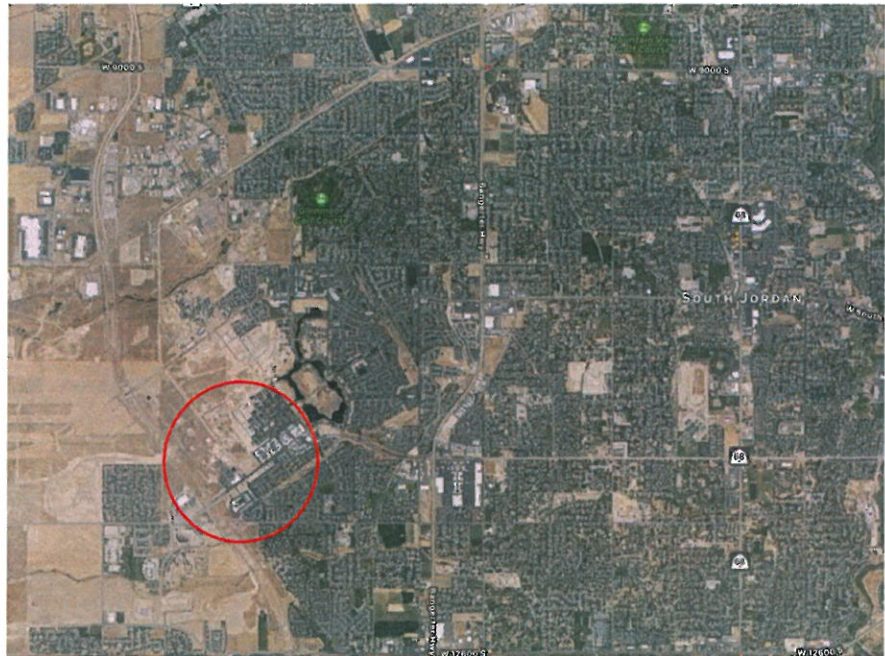
South Valley Library Project

- Seeing increased service demands for library services in south end of the valley
- Propose constructing new library to serve citizens in growing areas of South Jordan, Riverton, and Herriman
- Location to be finalized in coming months

Propose: Constructing new South Valley Library



NEW SOUTH VALLEY LOCATION





PROPOSED APPROACH

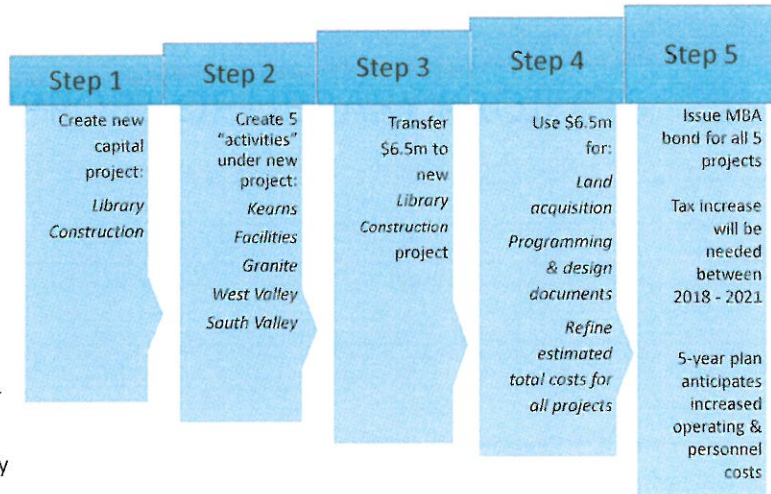
Step 1: Create new project in Capital Projects - "Library Construction"

Step 2: Create 5 activities under new project (one for each project)

Step 3: Transfer \$6.5m approved in 2017 budget process for Kearns land acquisition and construction to new "Library Construction" project

Step 4: Use \$6.5m to fund any necessary land acquisition, programming & design documents for all 5 projects

Step 5: Issue MBA bond for total needed for all 5 projects – a tax increase will be needed between 2018 - 2021 to service bond and maintain full library services



REQUEST SUPPORT OF LIBRARY PROJECTS

- Authorization to proceed with site investigation, acquisition of property, programming and design for 4 replacement and one new building, as appropriate and recommended by the Library Board
 - Kearns Library (replacement)
 - Granite Library SSL (replacement)
 - Library Facilities/Operation Center (replacement)
 - West Valley Library (replacement)
 - South Valley Library in the Daybreak area (new building)
- Approval to use the \$6.5 million previously allocated in the Library's capital budget for Kearns Library land purchase, design and construction, be repurposed for all five projects.
- The intent to bond for the full cost of all site investigation, land acquisition, programming, design, and construction of the 5 buildings in 2018.
- Reimbursement of the 2017 project costs to the Library Fund from the 2018 bond proceeds.

15.5

REQUEST FOR BUDGET ADJUSTMENT

Executive Summary

Reference No: 250099IA02	For Fiscal Year: 2017
Requesting Organization: 25009900 LIBRARY CAPITAL P	Date of Request: 5-Apr-17
Budget Adjust Type(s): New Capital Project	One Time Change (Y or N): Y
	If No, next year's impact: \$0
	Net FTE Change: 0.00

Description and Justification:

Programming for new buildings: The Library plans construction of five buildings. We would like to begin programming and land purchase in 2017 with the identified funds appropriated for land purchase and construction for the Kearns location. The programming and design will include more refined cost estimates for the construction of each of the buildings. With that information we will be able to bond with more accurate project costs in 2018.

Fund Impact

SUMMARY OF FUND IMPACT BY FUND

FUND:	360 LIBRARY FUND
Fund Impact (Budgetary)	\$0
Fund Impact (Transfers)	\$0
TOTAL FUND IMPACT	\$0

SUMMARY OF CNTY FUNDING IMPACT BY DEPT

DEPT	REVENUE	EXPENSE	BAL SHEET	CNTY FUNDING
TOTALS	0	0	0	0

Approvals

Division Director:

Date: April 5, 2017

Dept. or Elected Fiscal Mgr:

Date: April 7, 2017

Dept. Dir. or Elected Official:

Date: April 11, 2017

Facilities Division Director:
(Capital Projects Only)

Date: April 11, 2017

Chief Financial Officer:

Date: 4/11/17

Mayor or Designee:

Date: 4/12/17

Council Action:

Date: _____

Budget Adjustment Detail									
--------------------------	--	--	--	--	--	--	--	--	--

Budget Year: 2017 * Requesting Department: 25009800 LIBRARY CAPITAL PROJECTS
Budget Period: Pre-June Interim * Req Item No: 2500991A02 * Adjustment Title: Programming for new buildings
Adjustment Type(s): New Capital Project

Expense Budget String(s):

[illegible]

TOTAL EXPENDITURE CHANGE: \$0

Revenue Budget String(s):[illegible]

TOTAL REVENUE CHANGE: \$0

Balance Sheet String(s): ☐ Bal sheet strings only required for Proprietary Fund adjustments; check if applicable.

FUND	SUB-DEPT ID	BAL. SHEET ACCOUNT	AMOUNT
		BAL SHT	
		BAL SHT	
		BAL SHT	

TOTAL BALANCE SHEET CHANGE: \$0

* **One Time Change (Y or N):** Y
If No, next year's impact:

No. of New FTEs:	0.00	(2)
No. of New Time Limited FTEs:	0.00	(2)
No. of Transferred FTEs:	0.00	(2)
No. of Other FTEs:	0.00	(2)

Fund Balance Transfers:[illegible]

Description and justification: (Attach additional pages as needed.)*

The Library plans construction of five buildings. We would like to begin programming and land purchase in 2017 with the identified funds appropriated for land purchase and construction for the Kearns location. The programming and design will include more refined cost estimates for the construction of each of the buildings. With that information we will be able to bond with more accurate project costs in 2018.

(1) If the request is for a grant, include the dates the grant will expire and what obligations are required of the County after the grant expires.