

2019 Capital Improvement Budget Library Department

(in thousands)

Projects	Bonds	State	Federal	Other	Total
Downtown Library	-	2,300	-	-	2,300
Girdwood Library - Rehabilitation and Upgrades (for 10 Year Anniversary)	135	-	-	-	135
Loussac Library - Elevator Modernization	950	-	-	-	950
Mountain View Library - Safety Rehabilitation and Upgrades (for 10 Year Anniversary)	75	-	-	-	75
Total	1,160	2,300	-	-	3,460

2019 - 2024 Capital Improvement Program Library Department

(in thousands)

Projects	Year	Bonds	State	Federal	Other	Total
Libraries						
Downtown Library	2019	-	2,300	-	-	2,300
Girdwood Library - Rehabilitation and Upgrades (for 10 Year Anniversary)	2019	135	-	-	-	135
Loussac Library - Elevator Modernization	2019	950	-	-	-	950
Loussac Library Phase Two	2020	-	1,000	-	-	1,000
	2021	5,000	-	-	5,000	10,000
	2022	-	-	-	30,000	30,000
		5,000	1,000	-	35,000	41,000
Mountain View Library - Safety Rehabilitation and Upgrades (for 10 Year Anniversary)	2019	75	-	-	-	75
	2020	1,000	1,500	-	-	2,500
		1,075	1,500	-	-	2,575
Muldoon Library Tenant Improvement at New Location	2020	800	-	-	-	800
South Anchorage - Library Materials Dispenser	2020	250	-	-	-	250
Total		8,210	4,800	-	35,000	48,010

Downtown Library

Project ID	LIB2019003	Department	Library
Project Type	New	Start Date	June 2019
Location		End Date	December 2019

Description

This state capital grant will be matched with private donations to fund a Downtown Library capital costs, which are estimated to be \$2M to purchase, renovate and furnish a space for the library. To fund the capital needs for a new 4,000 sqft downtown library to coincide with a private campaign to raise a \$12M endowment to support 100% of library operations in perpetuity (\$10M in-hand currently). A Downtown Library facility annual operations would be approximately \$500,000/year to operate a 4,000 SF facility for 39 hours/week. This cost covers three (3) full-time and one (1) part-time staff, municipal overhead (IGCs) and annual maintenance costs for materials, technology, security and facility upkeep. In order to fully fund 100% of library operations in perpetuity the Anchorage Library Foundation (ALF) estimates that it needs an endowment of \$12.5M with an annual 4% distribution to generate \$500,000/year. The Library Foundation is calculating that a modest 4% distribution rate will allow the fund to grow and keep up with the Downtown Library's increasing operating costs over time. The Foundation currently has \$10M through a trust and its own funds to go toward the endowment. They will begin a private fundraising campaign in 2019 for \$2.5M to bring the endowment to the amount needed to fund operations through perpetuity.

Comments

The Anchorage Public Library and Anchorage Library Foundation are working to establish a downtown library, which has the potential to play an important role in the revitalization of downtown and could serve as an anchor tenant for a multi-use development. This project is made possible by a generous \$9M bequest from Janet and John Goetz, long-time downtown residents who had a vision to establish a walkable library to serve the diverse needs of downtown residents, workers and visitors. The Anchorage Library Foundation has 75% of the funding needed to purchase and construct a 4,000 sqft library and pay for ALL library operations. The Municipality seeks \$2.3M from the State of Alaska for capital needs and the Anchorage Library Foundation would raise an additional \$2M in private support to go toward the existing \$10M endowment that would pay for library operations in perpetuity.

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		2019	2020	2021	2022	2023	2024	Total
Revenue Sources	Fund							
SOA Grant	231900 -	2,300	-	-	-	-	-	2,300
Revenue-Direct	State Grants							
Total (in thousands)		2,300	-	-	-	-	-	2,300

Girdwood Library - Rehabilitation and Upgrades (for 10 Year Anniversary)

Project ID LIB2018004 **Department** Library
Project Type Rehabilitation **Start Date** June 2019
Location Assembly: Section 6, Seats J & K, 28-N: South **End Date** December 2019

Description

To conduct building system repairs and updates needed after ten years of operations. This project will primarily address an engineering study for the heating, ventilation, and air conditioning (HVAC) system that blows cold air and debris into the library (\$10K) and to make recommended repairs (\$125K).

Comments

The Gerrish (Girdwood) Library is a popular and vital community resource. As one of the few public institutions in the community, it is a lifeline for residents, providing resources that are otherwise only accessible in Anchorage. It also serves as a center for civic life in Girdwood. This bond will help the Girdwood Library respond to customer complaints of cold air and debris that blows into the children's area through the HVAC. Additionally, after over ten years of use, the building is in need of upgrades to surfaces, furniture, and equipment. This critical infusion of upgrades at the ten-year mark will extend the life of this valuable community asset.

A note about matching funds: the municipal budget does provide overall maintenance for the Gerrish (Girdwood) Library as well as the Library's Facility Manager and they have improved what they could on the design and this system.

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		2019	2020	2021	2022	2023	2024	Total
Revenue Sources	Fund							
Bond Sale Proceeds	401100 - Areawide General CIP Bond	135	-	-	-	-	-	135
Total (in thousands)		135	-	-	-	-	-	135

Loussac Library - Elevator Modernization

Project ID	LIB2019004	Department	Library
Project Type	Replacement	Start Date	June 2019
Location		End Date	December 2020

Description

This project is to modernize the four original elevators at Loussac Library, including replacement of shafts and other parts and updating to new code requirements. The current elevators are 32-years old and were manufactured by a company that has been out of business for the past twenty years. The company was bought out and the new company discontinued support for these models five years ago, which means that when a part breaks, a replacement has to be purchased on the secondary market or fabricated to fit. This results in longer out-of-service times and increased maintenance costs. The elevators are at their end of life and if planned modernization is not completed in the next few years, the Municipality risks having to do an expensive and lengthy emergency upgrades.

Comments

The Z.J. Loussac Library is one of Anchorage’s premier cultural institutions, completed in 1986 as part of the “Project 80s” investment in public facilities. In commemoration of the 25th Anniversary of the Loussac, the Municipality launched a once-in-a-generation renewal of this vital and beloved Anchorage institution.

The first phase of the 2011 Loussac Library Master Plan--a renovation of the entrance and ground floor--was completed in 2017, but more work remains to be done. The Municipality and the Anchorage Library Foundation are preparing to launch a second and final phase to renovate the remaining portions of the building and address critical building and safety system upgrades.

However, this large-scale project is still several years off and in the meantime and currently there are several safety issues that need to be addressed. The elevators are the most urgent need.

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		2019	2020	2021	2022	2023	2024	Total
Revenue Sources	Fund							
Bond Sale Proceeds	401100 - Areawide General CIP Bond	950	-	-	-	-	-	950
Total (in thousands)		950	-	-	-	-	-	950

Loussac Library Phase Two

Project ID	LIB2017003	Department	Library
Project Type	Rehabilitation	Start Date	January 2020
Location	Assembly: Areawide, Community: Various	End Date	December 2021

Description

Construction for Phase 2 of the Loussac Renewal.

Comments

The Z.J. Loussac Library is one of Anchorage’s premier cultural institutions, completed in 1986 as part of the “Project 80s” investment in public facilities. In commemoration of the 25th Anniversary of the Loussac, the Municipality launched a once-in-a-generation renewal of this vital and beloved Anchorage institution. The Loussac Library Master Plan of 2011--produced by a team of architects, engineers and library experts--laid out a complete plan to address building deficiencies, improve building systems, and bring the facility up-to-date to respond to today’s community needs.

The first phase of the Master Plan--a renovation of the entrance and ground floor--was completed in 2017, but more work remains to be done. Specific project tasks to be addressed in a second and final renovation include:

- Seismic upgrades
- Energy efficiency improvements
- ADA upgrades
- Building system upgrades/repairs
- Life safety upgrades
- Renovations to public spaces on the 4th floor and children’s area to respond to community demand for education and workforce development programs
- New furnishings, carpet and signage to match the new spaces
- Interior and exterior refinishing

The Municipality and the Anchorage Library Foundation are working with private funders to secure a grant to match the Municipal bond.

We are working with Rasmuson to secure a \$5M grant for Phase 2 which will be dependent upon passing a future \$5M MOA bond. The 2020 state legislative request for \$1M is for design funds that will allow us to move quickly on the project once construction funds are obtained.

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		2019	2020	2021	2022	2023	2024	Total
Revenue Sources	Fund							
Restricted Contributions	401800 - Areawide General CIP Contributions	-	-	5,000	30,000	-	-	35,000
SOA Grant Revenue-Direct	401900 - Areawide General CIP Grant	-	1,000	-	-	-	-	1,000
Bond Sale Proceeds	401100 - Areawide General CIP Bond	-	-	5,000	-	-	-	5,000
Total (in thousands)		-	1,000	10,000	30,000	-	-	41,000

Loussac Library Phase Two

O & M Costs

Contr To Other Funds	-	500	500	500	500	-	2,000
Total (in thousands)	-	500	500	500	500	-	2,000

Mountain View Library - Safety Rehabilitation and Upgrades (for 10 Year Anniversary)

Project ID	LIB2021001	Department	Library
Project Type	Renovation	Start Date	June 2019
Location	19-J: Mountainview	End Date	December 2022

Description

Upgrades and addition to the Mountain View Library. \$75,000 for an urgent building safety projects in 2019. \$2.5M for design, construction, furnishings, fixtures, and equipment of the 10 year rehabilitation and upgrades in 2020.

Comments

Opened in 2009, the Mountain View Library has demand and usage that far exceeds the original capacity of the building. The original floor plan for the building does not adequately serve today's needs--there is a demand for computers and collaborative work areas, dedicated teen areas, and small study rooms that the Library is currently unable to meet. Additionally, after almost ten years of heavy wear-and-tear, the building is in need of new paint, surfaces and furniture. This critical infusion of maintenance and upgrades at the ten-year mark will make sure the city extends the life of this valuable community asset.

In 2019, the Library has a more urgent need to address a building safety and security issues. 1) The landscaping for the original design of the building included a central cement feature on the back patio facing Clark Elementary to serve as a Children's Reading Garden. Unfortunately, the feature creates a large secluded, unsecured space that has become a haven for illicit activity. After hours, people congregate in this area to do drugs and camp. It requires constant trash clean-up and is unsuitable for children's activities. The Library would like to remove the cement structure and repair/re-landscape the patio at a cost of \$50K, which will eliminate the secluded space and make it easier for police to view the area during their patrols. 2) the building is in need of an upgrade to security cameras at a cost of \$25k for cameras, a server and other associated technology. When the building was designed, security needs weren't as high and camera technology was not as advanced. The current system does not have enough cameras to adequately cover the library and its grounds and expanding/adding new cameras.

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		2019	2020	2021	2022	2023	2024	Total
Revenue Sources	Fund							
SOA Grant Revenue-Direct	401900 - Areawide General CIP Grant	-	1,500	-	-	-	-	1,500
Bond Sale Proceeds	401100 - Areawide General CIP Bond	75	1,000	-	-	-	-	1,075
Total (in thousands)		75	2,500	-	-	-	-	2,575

Muldoon Library Tenant Improvement at New Location

Project ID LIB2020001 **Department** Library
Project Type New **Start Date** June 2019
Location Assembly: Section 5, Seats H & I **End Date** June 2020

Description

Tenant improvements and new furniture and equipment for a new library location.

Comments

The current library lease ends in 2019 and the library plans to move to a new location that has better visibility and is more closely tied into the recent housing and retail developments that have grown in the area. These funds will provide tenant improvements and new furniture and equipment in a new location. There is an increased population and development moving into Muldoon, creating a need and opportunity for the library to lease a space that is better suited for community needs. Improvements would include a meeting room that could be used when the library is closed in a building with better visibility.

Version 2019 Approved

		2019	2020	2021	2022	2023	2024	Total
Revenue Sources	Fund							
Bond Sale Proceeds	401100 - Areawide General CIP Bond	-	800	-	-	-	-	800
Total (in thousands)		-	800	-	-	-	-	800

South Anchorage - Library Materials Dispenser

Project ID	LIB2019001	Department	Library
Project Type	New	Start Date	June 2020
Location	Assembly: Areawide	End Date	December 2020

Description

To purchase a library materials dispenser and associated capital installation for South Anchorage at a cost of \$250,000.

Comments

South Anchorage has one of the largest population bases in the city and no library within a 3-5 mile radius. The Dimond Branch Library was closed more than five years ago. While it is not feasible to pay staffing costs for a full branch library, a dispenser in a mall or other high-traffic building would allow the public to pick up reading/viewing materials, return items and pick up holds. We have had numerous requests to bring back Dimond Library. Given the current economy, this would allow us to test a new concept and provide service to an under served neighborhood. It would require daily staff attention, but it would be minimal and could be done with existing staff. Based on national standards of a branch per 30,000 people, Anchorage Public Library (APL) is in the bottom 25th percentile and this dispenser would help us better meet community needs.

Version 2019 Approved

		2019	2020	2021	2022	2023	2024	Total
Revenue Sources	Fund							
Bond Sale Proceeds	401100 - Areawide General CIP Bond	-	250	-	-	-	-	250
Total (in thousands)		-	250	-	-	-	-	250