

**Rochester Public Library
City Capital Improvement Program (CIP) Request
FY2023 to FY2027**

The RPL’s capital improvement program requests falls into two categories; library operations requests and building repair and renovation requests, which we submit in collaboration with the City’s Department of Environmental Services (DES), Architectural Services Division. Library operations requests included in the Director’s Report are as follows:

1. **Branch Library Computer Replacements:** The Library’s five-year cycle for server, large equipment, network/telephony and computer replacements are as follows:

2022-23	2023-24	2024-25	2025-26	2026-27
45,000	10,000	10,000	50,000	50,000

2. **Branch Facilities Annual Allocation:** Our requested allocation for FY23 is \$52,000 and we incorporate inflationary increases for proceeding years, ending with \$58,000 in FY27. This covers finish replacements and minor repairs to building systems and envelope.
3. **Branch Furniture and Equipment:** We request an annual allocation of \$22,000 to replace chairs, tables, shelving and equipment as needed in each branch, with inflationary increases for proceeding years, ending with \$26,000 in FY27.
4. **Central Facilities Annual Allocation:** Each year the City provides an allocation for the general upkeep of the Central Library. Our requested allocation for FY23 is \$92,000 with minor inflationary increases for proceeding years, ending with \$96,000 in FY27.
5. **Central Inspection Allocation:** This is a new allocation requested based on the growing requirements to inspect accumulation of Rundel raceway silt, structural inspections of Rundel terraces and HVAC inspections for the Bausch & Lomb building. In any given cycle the costs could be more than half the annual allocation for Central. We are requesting \$40,000 as a placeholder in an out-year (FY25) to begin process discussions with City Architecture and Engineering.

Library facility repair and renovation requests are prioritized by Department of Environmental Services (DES) Architectural Services, in consultation with RPL staff. Estimated costs are developed by Architectural Services and include design, construction and a contingency allocation. A summary of requests for Community and Central funding in FY22-23 through FY24-25 is as follows:

Community Library Requests

Maplewood Expansion: Based on the Branch Facilities and Operations Plan, preliminary design funding for a Maplewood expansion was funded in FY22 (\$160,000). City Architectural Services is soliciting design consultants currently. It is recommended by the current City administration that construction costs (\$5M) be included as part of the City’s American Rescue Plan Act (ARPA) funding. In addition, state funding from Assembly member Sarah Clark’s office to support land acquisition costs is under development. If ARPA funding is confirmed, the remaining request will be for final design and construction administration (\$350,000 FY23), with removal of construction costs from the CIP.

Winton Renovations: A series of interior and exterior repairs and replacements are recommended by DES Architectural Services. A complete flooring replacement is recommended, including removal of some asbestos tile flooring and window caulk. The existing light fixtures are the least efficient of all branches and are

recommended to be replaced with a new acoustical tile ceiling. Electrical upgrades will enable outlets and charge stations for patrons. Painting is recommended throughout. For the exterior of the building, masonry repairs, window replacements, and entry vestibule reconstruction for improved access is necessary. Given the scale of needed repairs, the interior floorplan should be reviewed during design, with modifications as recommended to collection and circulation areas. A preliminary cost estimate is \$1,256,000 and recommended for FY24; note the Library will be working with DES during this year to verify appropriate scope of work, as well as to determine eligibility for energy efficiency grant opportunities.

Central Library Requests

Bausch & Lomb Roof Replacement: This roof is original to the 1997 building construction and has consistent leakage over the last several years requiring ongoing temporary repair and maintenance. Replacement of the roof is required with a single-ply roofing system, as well as repairs to plumbing and improvements to insulation to meet current building and energy code. A preliminary cost estimate is \$510,000 and is recommended for FY23.

Rundel Masonry Restoration: The Rundel building underwent a comprehensive building inspection and condition report, prepared by Bero Architecture in June 2021, which recommends phased repairs by façade for the long-term repair and preservation of the building. Repairs will utilize swing scaffolding from the roof to maximize cost efficiency of staging and access to the work areas due to the building's unique site conditions. Repairs will focus on the parapet (top walls), masonry repointing, repairs and cleaning as well as window restoration. The current phase (west or river façade) is currently under design with anticipated construction beginning in summer 2022. Due to cost constraints this is recommended as phased through FY25: North & South (\$2.5M FY23), East (\$3M FY24; propose offset with \$500,000 NYSED construction grant), and Courtyard/Penthouse (\$2M FY25). The total request is \$7,000,000 with \$500,000 in anticipated NYSED support. Note a NYS CFA funding request (\$500,000) is pending for the current project phase and additional historic preservation grant opportunities will be sought for remaining phases.

Rundel Structural Repairs, East Terrace: The East Terrace (entrance facing South Avenue) has had a series of minor reconfigurations since building inception, most recently in 2000. At that time no waterproofing membrane was incorporated under the concrete paver system. A 2006 study that recommended structural repairs of beams, columns and decks supporting the terrace also included recommendations for the East Terrace, but work scope and project plans have vacillated between incorporating in prior structural projects, the current North Terrace and East sidewalk project, and future reconstruction of South Avenue. As a result this recommendation was not incorporated fully in CIP planning, but has been a known issue with accelerating deterioration of the emergency egress tunnel stair, alcoves and pipe chases. DES will assist in bidding these repairs withing the current west/river façade project budget. The remaining work for design and priority repairs (\$2.5M FY23) and placement of a waterproof system (\$5.5M FY24) is required to preserve the integrity of the structural system supporting the terrace and overall building investments.

Elevator Repair (placeholder): A study to support cost estimating for Central Library elevator repairs and upgrades was funded in FY22 but has not yet commenced given current staff resource availability. For now, a placeholder request of \$500,000 for FY25 is recommended to keep the need for elevator repairs on the CIP schedule, with actual, preliminary cost estimates to be developed for the next CIP cycle.

Rundel Exhaust and Intake Air Upgrades (Fund Balance appropriation): The Rundel building completed an indoor air quality study in 2020 to evaluate options given the current limited air exchanges in portions of the Rundel stacks, second and third floors based on original building design. \$120,000 was funded in FY22 for design of recommended repairs and upgrades, focused on the air intake/handling units that service the

building. A partial allocation of \$500,000 is requested for FY23; as final costs are not known until design is underway, we are recommending that the balance of construction and design services (construction administration) costs be appropriated from the Library Fund Balance. This will be requested as part of future Board action, with estimated additional appropriation of \$500,000.

Board Action Required: Approval of the FY23-FY27 CIP Request.