



MILWAUKEE

PUBLIC LIBRARY

**Facilities Condition Report
Capital Improvements Committee
November 2012**

MPL Facilities – Central Library

Built 1898 - 1956

- 457,000 square ft.
- Eight floors with garage/loading dock
- Drive-up window
- Centennial Hall Complex
- 7 chillers, 1 cooling tower, and 24 air handling units
- 9 transformers
- 9 elevators and 2 ADA lifts
- Lighting, Building Management and Fire Alarm Systems
- Various materials and surfaces

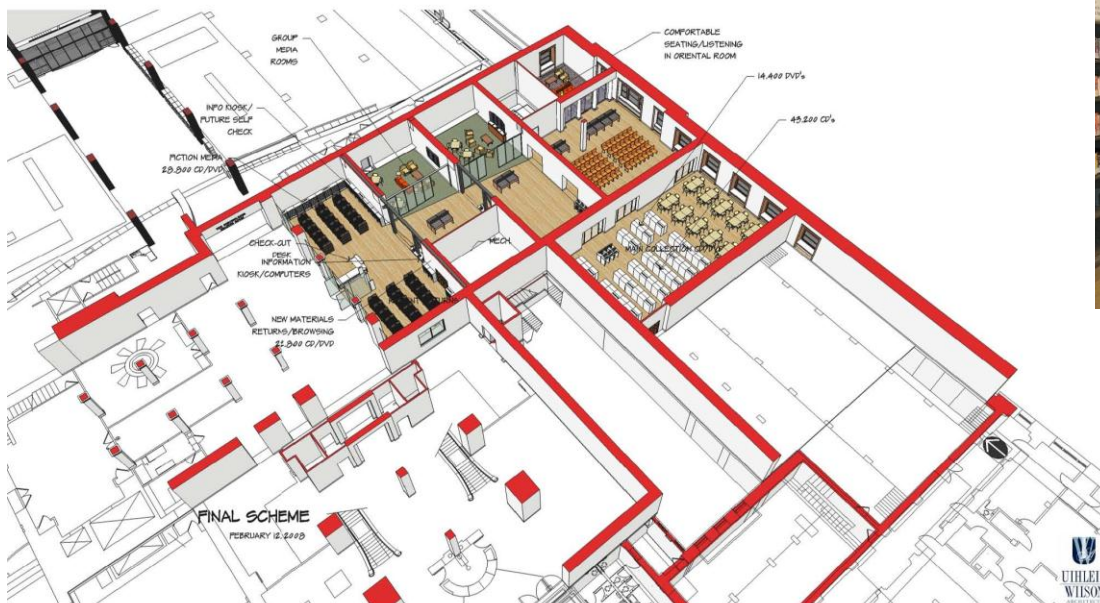


Central Library – Condition

- **Mechanical Systems:**
 - Air-handling units – 24 (6 from 1956)
 - Chillers – 7 (1985 to 2007)
 - Cooling Tower – 1 (1970)
 - Transformers – 9 (2004 – 2010)
 - Elevators and Lifts – 9 (4 from 1956) + 2 ADA Lifts
 - Fire Alarm System (Upgrades needed in non-public areas)
- **Exterior**
 - Limestone and marble façade (60% of masonry work completed)
- **Roofs**
 - Approximately 95,000 square feet (65,000 is 26 years old)
- **Interior**
 - Mosaic Tile, Scagliola, Decorative Painting in Rotunda
 - Public and non-public areas in various conditions
 - Wells Street Entry (2003)

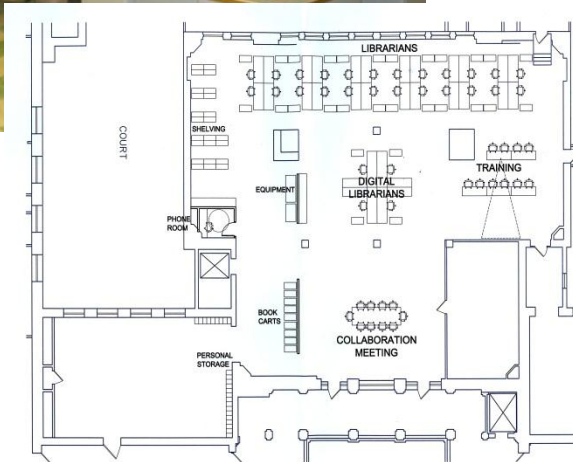
Central Library – Public Areas Condition – Very Good to Poor

- Light Fixtures & Carpet – very good to poor
- Media Room – poor
- Rotunda – very good to poor



Central Library – Staff Areas Condition - Poor

2012 Third Floor Project



OPTION 1
332' x 110' 8"

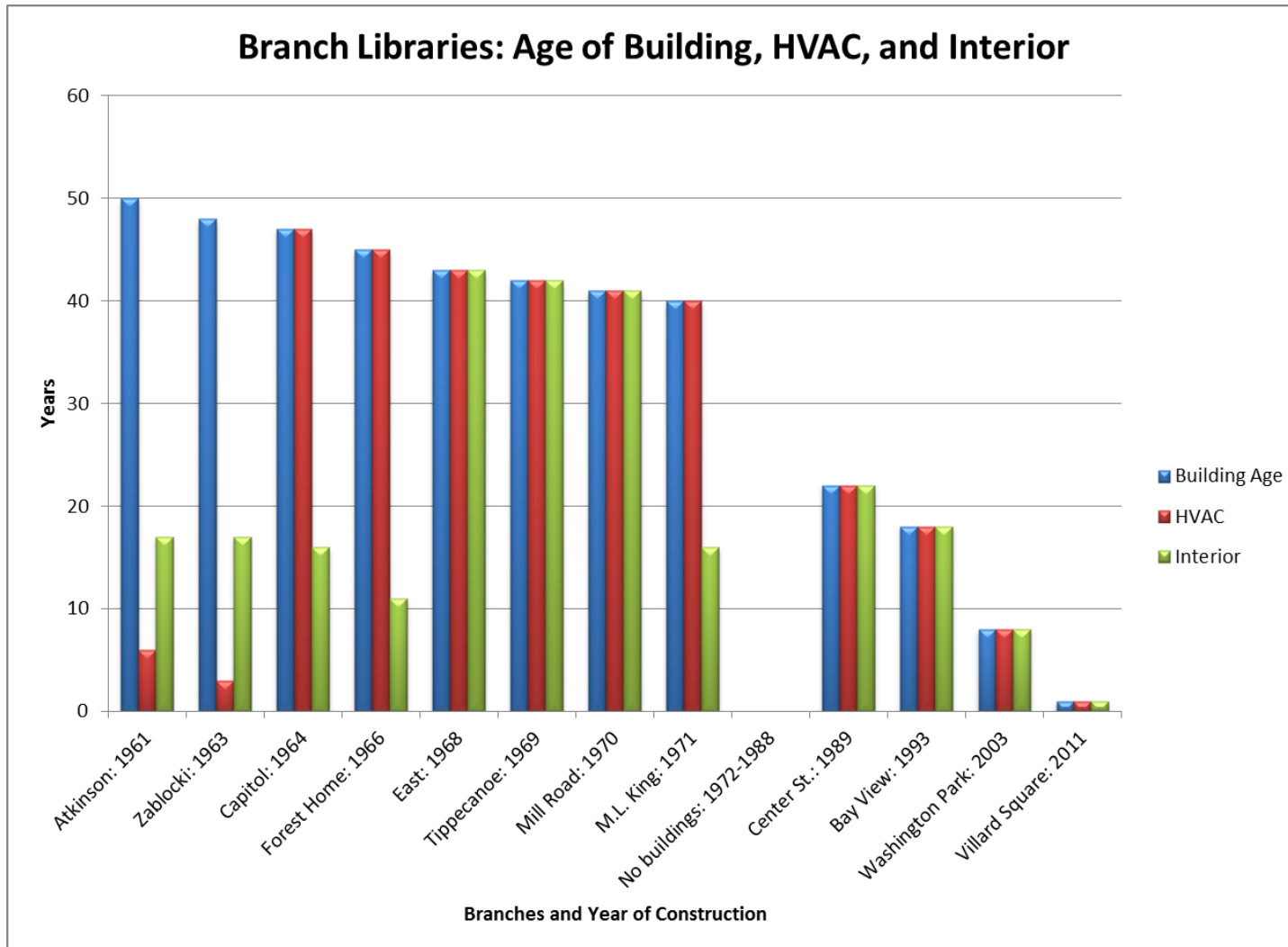
MILWAUKEE CENTRAL LIBRARY

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2013 Third Floor Project



Branches - Condition Overview



Branches – Condition

Level 1: Very Poor

- East Library
- Mill Road Library
- Tippecanoe Library

Level 3: Moderate

- Atkinson Library
- Center Street Library
- Zablocki Library

Level 2: Poor

- Capitol Library
- Forest Home Library
- M.L. King Library

Level 4: Very Good

- Bay View Library
- Washington Park
- Villard Square Branch Library



Priorities for 2013

Central Library

- \$ 800,000 Interior Upgrades
- \$1,000,000 Mechanical Repairs
- \$ 140,000 Exterior Repairs

Branch System

- \$300,000 – East Library
- \$600,000 – Branch Upgrades
- \$875,000 – Tippecanoe HVAC



Thank you



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