

Milwaukee Public Library

2014

Facilities Condition Report



MILWAUKEE  

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PUBLIC LIBRARY

## CONDITION ASSESSMENT

The Milwaukee Public Library system is comprised of thirteen buildings: the Central Library and twelve branch libraries. Buildings and their components range in age from less than one year to over 100 years old. In 2014 the MPL Express at Silver Spring, a 24/7 vending library, was added. Our libraries are an essential component of the life of our city and its neighborhoods. As such determination of replacement or renewal cannot just be based on the CRV to component maintenance/repair costs. The Library must also consider site conditions, accessibility, and functional adequacy for both public and staff.

The Facilities Condition Assessment Program is used by the Milwaukee Public Library to create a comprehensive picture of the physical condition and functional performance of the infrastructure of the Library system. The Library uses a predictive model for capital renewal/replacement needs based on the components and buildings life cycles along with physical inspections conducted by private vendors and library staff. Each component is included in the replacement/renewal schedule which allows a predictable model for capital budgets. Costs are based on actual costs and/or estimates from outside contractors/consultants.

The Library combines in-house Facilities staff and private vendors to perform routine maintenance and annual preventive maintenance on major building components. Any issues identified are addressed immediately. In addition library managers' and other staff alert the Facilities unit to any issues that they observe. The Library's Assessment Program includes observation and reporting, not on a one-time basis, but as a regular part of supervisory and staff activities. In this way the Library has been able to extend the useful life of building equipment beyond the standard life cycle.

The Library's Facilities database includes an inventory of buildings and their components' installation and lifecycle information, as well scheduling for replacement/renewal activities. The Facilities Condition Report identifies the individual facilities and their components by construction or installation date, useful life, current age, remaining life, deferred work and deficiency priority. Deferred work and deficiencies are reviewed and evaluated according to the categories below:

### Priority 1 - Critical

Requires action within the next year to stop deterioration, intermittent interruptions, or for potential safety hazards; or to address components that have exceeded expected service life and are malfunctioning.

### Priority 2 - Necessary

Requires that action be taken within two to five years to address predictable deterioration or potential downtime and associated damage or increased costs if deferred further. Components in this category may have exceeded their service life but are not currently malfunctioning or need to be modernized.

### Priority 3 - Recommended

Requires action within six to ten years to improve overall usability and/or reduce long term maintenance. Components in this category include those that are expected to have an extended service life due to diligent maintenance.

# Central Library 814 W. Wisconsin Avenue

Constructed in 1884 and 1955

457,919 square feet

2011 CRV: \$2,429,263



The Central Library is a historic landmark for the City of Milwaukee. The building was constructed in several phases starting in 1898 and ending in 1955. The envelope is composed of limestone, granite and Chicago brick. It's 457,919 square feet includes public library, administrative work areas, three tiers of material storage, a dock and the Centennial Hall complex. In addition space within the building is leased to the Milwaukee County Federated Library System for offices and a sorting room. The Friends of the Library operate a bookstore on the first floor that sells items that have been removed from circulation. Three public meeting rooms are available for public use in addition to the auditorium and two rooms that make up the Centennial Hall complex. In 2013 542,924 patrons used the central library.

Renovations of the public spaces began in 1992. The Library was able to work with the Milwaukee Public Library Foundation to raise private funds for a large percentage of the costs. The one public area that has not been address is the Media Room. Staff spaces that were contiguous to the public area were renovated at the same time. Except for the 3<sup>rd</sup> floor librarian's off-desk work room, staff work areas have not been renovated.

CENTRAL						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
AHU 1	30	1955	59	0	X	2
AHU 2	30	1955	59	0	X	2
AHU 3	30	1955	59	0	X	2
AHU 4	30	2014	<1	30		
AHU 5	30	2012	2	28		
AHU 6	30	2011	3	27		

CENTRAL						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
AHU 7	30	1955	59	0	X	2
AHU 8	30	2010	4	26		
AHU 10	30	2005	9	21		
AHU 11	30	2010	4	26		
AHU 12	30	1978	36	0	X	3
AHU 13	30	1978	36	0	X	3
AHU 14	30	1978	36	0	X	3
AHU 15	30	1970	44	0	X	2
AHU 16	30	1970	44	0	X	2
AHU 17	30	1999	15	15		
AHU 19	30	1999	15	15		
AHU 22	30	1982	32	0	X	3
AHU 23	30	1982	32	0	X	3
AHU 24	30	1982	32	0	X	3
AHU 25	30	1955	59	0	X	3
AHU 26	30	1995	19	11		
AHU 27	30	1995	19	11		
AHU 28	30	1995	19	11		
Chiller 1 - MCFLS Server Room	30	2000	14	16		
Chiller 2 - MPL Server Room	30	2000	14	16		
Chiller - Rare Books	30	2005	9	21		
Chiller - McQuay 350	30	1985	29	1		
Chiller - Trane 300	30	2004	10	20		
Chiller - York 300	30	1992	22	8		
Chiller - York 350	30	2007	7	23		
Cooling Tower	30	2013	1	29		

CENTRAL						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
Elevator - 2 Stop	20	1992	22	0	X	3
Elevator - Circulation	20	2003	11	9		
Elevator - Grey Rotunda1	20	2014	<1	20		
Elevator - Grey Rotunda 2	20	2014	<1	20		
Elevator - Rotunda	20	2002	12	8		
Elevator - Annex NE	20	1956	58	0	X	3
Elevator - Annex NW	20	1956	58	0	X	3
Elevator - Annex SE	20	1956	58	0	X	3
Elevator - Annex SW	20	1956	58	0	X	3
Elevator - Wells Street	20	2003	11	9		
Elevator - Cent Hall Lift	20	2005	9	11		
Elevator - Wells St. Lift	20	2003	11	9		
Emergency Generator	35	2003	11	21		
Solar Panels	40	2009	5	35		
Transformer 1	30	2004	10	20		
Transformer 2	30	2006	8	22		
Transformer 3	30	2006	8	22		
Transformer 4	30	2008	6	24		
Transformer 5	30	2008	6	24		
Transformer 6	30	2008	6	24		
Transformer 7	30	2008	6	24		
ENVELOPE COMPONENTS						
Masonry - Wisconsin Ave	30	2008	6	24		
Masonry - 8 <sup>th</sup> Street	30	2011	3	27		
Masonry - 9 <sup>th</sup> Street	30	2012	2	28		
Masonry - Courtyards	30	2006	8	22		
Masonry - Annex Wells	30	1955	59	0	X	2
Masonry - Annex 8 <sup>th</sup> Street	30	2014	0	30		
Masonry - Annex 9 <sup>th</sup> Street	30	1955	59	0	X	2
Roof - Annex Green	40	2009	5	15		
Roof 1 EPDM Ballasted	20	1986	28	0	X	1
Roof 2 EPDM Ballasted	20	1986	28	0	X	2
Roof 3 EPDM Ballasted	20	1986	28	0	X	2
Roof 4 EPDM Ballasted	20	1986	28	0	X	2
Roof 5 EPDM Ballasted	20	1986	28	0	X	2
Roof 6 EPDM Ballasted	20	1986	28	0	X	2

CENTRAL						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>INTERIOR COMPONENTS</u>						
Renovation						
- Circ and Reading Room	20	1996	18	2		
- Children's Room	20	1998	16	4		
- Media Room	20	1960	54	0	X	3
- Art & Music	20	1999	15	5		
- Business/ Periodicals	20	2000	14	6		
- Humanities	20	1992	22	0		
- Rare Books Room	20	2000	14	6		
Renovation						
- Administrative Offices	20	1965	49	0	X	2
- Acquisitions Work Area	20	1965	49	0	X	3
- Automation Work Area	20	1965	49	0	X	3
- Cataloging Work Area	20	1965	49	0	X	3
- Humanities Work Area	20	1950	64	0	X	2
- Librarians Off-Desk	20	2013	1	19		
Flooring Carpet						
- Circ and Reading Room	14	2013	1	13		
- Children's Room	14	1998	16	0		
- Media Room	14	2013	1	13		
- Art & Music	14	1999	15	0		
- Business/ Periodicals	14	2000	14	0		
- Humanities	14	2007	7	7		
- Rare Books Room	14	2000	14	0		
Flooring Mosaic						
- Rotunda 1 <sup>st</sup> Floor	40	2005-2014	0 to 9	31 to 40		
- Rotunda 1 <sup>st</sup> Floor	40	1898	100+	0	X	1
- Rotunda 2 <sup>nd</sup> Floor	40	1898	100+	0	X	2
- Rotunda 3 <sup>rd</sup> Floor	40	1898	100+	0	X	2
Scagliola						
- Rotunda 1 <sup>st</sup> Floor	40	2006-2012	2 to 8	32 to 38		
- Rotunda 2 <sup>nd</sup> Floor	40	2014	0	40		
- Rotunda 2 <sup>nd</sup> Floor	40	1898	100+	0	X	2
- Rotunda Stairways	40	1898	100+	0	X	2

# Atkinson Library

1960 W. Atkinson Avenue

Constructed in 1961

13,500 square feet

2011 CRV: \$2,235,216



Atkinson Library is located on two major streets with close proximity to bus stops. The exterior envelope is brick with wood and metal trim. The parking lot has fourteen regular spots and two for handicapped parking. It has one entry and the public area is open and airy with good lines of sight. It has one large meeting room for up to fifty people. Staff area is small but workable. In 2013 there were 94,139 patron visits.

ATKINSON						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	2005	9	21		
Boiler	30	2005	9	21		
Chiller	30	2005	9	21		
Cooling Tower	30	2005	9	21		
Electrical Systems	40	2005	9	31		
Elevator	20	NA				
Geothermal Wells	50+	NA				
Heat Pumps	20	NA				
Hydronic Baseboard	50	2005	9			
Lighting - Interior	20	2010	4	16		
Sprinkler System	30	NA				

**ATKINSON**

	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	1961	53			
Concrete Sidewalks	30	1961	53	0	X	3
Foundations	50+	1961	53			
Lighting - Building	15	2010	4	11		
Lighting - Parking Lot	25	1993	21	4		
Masonry - Brick/Stone/Tile	40/20	2007	7	13		
Parking Lot	25	1993	21	4		
Roofing - EPDM & Shingles	20	1999	15	5		
Roofing - Metal	30	NA				
Windows	25	2007	7	18		
<u>INTERIOR COMPONENTS</u>						
Renovation	20	1994	20	0		
Ceiling Tiles	20	1994	20	0		
Floors - Carpeting	14	2014		14		
Floors - Linoleum	40	NA				
Floors - Vinyl	20	1994	20	0		
Floors - Tile	40	1994	20	20		
Walls & Floor - Ceramic	25	1994	20	5		



# Bay View Library

2566 S. Kinnickinnic Avenue

Constructed in 1993

16,500 square feet

2011 CRV: \$3,190,478



Bay View Library is located on a major street with close proximity to a bus stop. The exterior envelope is brick with wood and metal trim. It has one large meeting room for up to seventy people. The parking lot has twenty-nine regular spots and two for handicapped parking. The staff area is sufficient for all activities. The service desk was renovated to accommodate RFID functions and an automated materials handling unit. . In 2013 there were 150,603 patron visits.

<b>BAY VIEW</b>						
	<b>SERVICE LIFE</b>	<b>INSTALL DATE</b>	<b>CURRENT AGE</b>	<b>REMAINING LIFE</b>	<b>DEFERRED WORK</b>	<b>DEFICIENCY PRIORITY</b>
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	1993	21	9		
Boiler	30	1993	21	9		
Chiller	30	1993	21	9		
Cooling Tower	30	NA				
Electrical Systems	40	1993	21	19		
Elevator	20	NA				
Geothermal Wells	50+	NA				
Heat Pumps	20	NA				
Hydronic Baseboard	50	1993	21	29		
Lighting - Interior	20	2011	3	17		
Sprinkler System	30	NA				

<b>BAY VIEW</b>						
	<b>SERVICE LIFE</b>	<b>INSTALL DATE</b>	<b>CURRENT AGE</b>	<b>REMAINING LIFE</b>	<b>DEFERRED WORK</b>	<b>DEFICIENCY PRIORITY</b>
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	1993	21	0		
Concrete Sidewalks	30	1993	21	9		
Foundations	50+	1993	21	29		
Lighting - Building	15	2009	15	0		
Lighting - Parking Lot	25	1993	21	4		
Masonry - Brick/Stone/Tile	40	1993	21	19		
Parking Lot	25	2003	11	14		
Roofing - EPDM & Shingles	20	1993	21	0		
Roofing - Metal	30	1993	21	9		
Windows	25	1993	21	4		
<u>INTERIOR COMPONENTS</u>						
Renovation	20		21	0		
Ceiling Tiles	20	1993	21	0		
Floors - Carpeting	14	2005	9	5		
Floors - Linoleum	40	2005	9	31		
Floors - Vinyl	20	1993	21	0		
Floors - Tile	40	1993	21	19		
Walls & Floor - Ceramic	25	1993	21	4		

# Capitol Library

3969 N. 74<sup>th</sup> Street

Constructed in 1964

12,777 square feet

2011 CRV: \$1,985,974



Capitol Library is located on a major street with close proximity to a bus stop. The exterior envelope is brick with metal trim. The parking lot has twenty-eight regular spots and two for handicapped parking. It has one large meeting room for up to fifty people. A remodeling project in 1994 closed off the dual entry points located in the parking lot and on Capitol Drive and created a single entry point on 74<sup>th</sup> Street. The lines of sight from the service point are very limited and the space is not adequate for current public services. In 2013 there were 126,649 patron visits.

CAPITOL						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	1964	50	0	X	1
Boiler	30	1964	50	0	X	1
Chiller	30	1964	50	0	X	1
Cooling Tower	30	1964	50	0	X	2
Electrical Systems	40	1964	50	0	X	2
Elevator	20	NA				
Geothermal Wells	50+	NA				
Heat Pumps	20	NA				
Hydronic Baseboard	50	1964	50	0		2
Lighting - Interior	20	2011	3	17		
Sprinkler System	30	NA				

CAPITOL						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	1993	21	0		
Concrete Sidewalks	30	1993	21	9		
Foundations	50+	1964	50	0		
Lighting - Building	15	2010	4	11		2
Lighting - Parking Lot	25	1993	21	4		
Masonry - Brick/Stone/Tile	40/20	1998	16	4		
Parking Lot	25	2003	11	14		
Roofing - EPDM & Shingles	20	1993	21	0	X	2
Roofing - Metal	30	NA				
Windows	25	1993	21	4		
<u>INTERIOR COMPONENTS</u>						
Renovation	20	1993	21	0		
Ceiling Tiles	20	1993	21	0		3
Floors - Carpeting	14	2005	9	5		
Floors - Linoleum	40	NA				
Floors - Vinyl	20	1993	21	0		3
Floors - Tile	40	NA				
Walls & Floor - Ceramic	25	1993	21	4		

# Center Street Library 2727 W. Fond du Lac Avenue

Constructed in 1989

16,150 square feet

2011 CRV: \$2,772,484



Center Street Library is located on two major streets with close proximity to bus stops. The exterior envelope is brick and concrete panels with metal trim. The parking lot has thirty-four regular spots and two for handicapped parking. It has one large meeting room for up to eighty people, a small meeting room for up to fifteen people and a small tutor room. The public area is very functional and open. The staff area is very functional. An emergency exit was installed in 2014. In 2013 there were 139,031 patron visits.

CENTER STREET						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	1989	25	5		
Boiler	30	1989	25	5		
Chiller	30	1989	25	5		
Cooling Tower	30	1989	25	5		
Electrical Systems	40	1989	25	15		
Elevator	20	NA				
Geothermal Wells	50+	NA				
Heat Pumps	20	NA				
Hydronic Baseboard	50	1989	25	25		
Lighting - Interior	20	2010	4	16		
Sprinkler System	30	NA				

<b>CENTER STREET</b>						
	<b>SERVICE LIFE</b>	<b>INSTALL DATE</b>	<b>CURRENT AGE</b>	<b>REMAINING LIFE</b>	<b>DEFERRED WORK</b>	<b>DEFICIENCY PRIORITY</b>
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	2014	<1	14		
Concrete Sidewalks	30	1989	25	5		
Foundations	50+	1989	25	25		
Lighting - Building	15	2010	4	11		
Lighting - Parking Lot	25	1992	22	3		
Masonry - Brick/Stone/Tile	40	1989	25	15		
Parking Lot	25	1989	25	0		
Roofing - EPDM & Shingles	20	2014	<1	20		
Roofing - Metal	30	2014	<1	30		
Windows	25	1989	25	0		3
<u>INTERIOR COMPONENTS</u>						
Renovation	20			0		
Ceiling Tiles	20	1989	25	0		3
Floors - Carpeting	14	2004	10	4		
Floors - Linoleum	40	2004	10	30		
Floors - Vinyl	20	1989	25	0		3
Floors - Tile	40	1989	25	15		
Walls & Floor - Ceramic	25	1989	25	0	X	2

# East Branch Library

2320 N. Cramer Street

Constructed in 2014

16,647 square feet

2011 CRV: NA



East Branch Library is located on a major street with close proximity to bus stops. The Library is a condominium unit in the Standard at East Library development. The exterior envelope is concrete with prodema and metal trim. The public parking lot has twenty-eight regular spots and two for handicapped parking. There are ten staff parking spots in a garage. It has one large community room for up to ninety-six people, and two small conference rooms for ten and six people. The community room is designed so that when there is no meeting it is open for regular public use. In 2012, the last year of the old East Library, there were 176,261 patron visits.

EAST BRANCH						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	2014	<1	30		
Boiler	30	2014	<1	30		
Chiller	30	2014	<1	30		
Cooling Tower	30	NA				
Electrical Systems	40	2014	<1	40		
Elevator	20	NA				
Geothermal Wells	50+	NA				
Heat Pumps	20	NA				
Hydronic Baseboard	50	2014	<1	50		
Lighting - Interior	20	2014	<1	20		
Sprinkler System	30	2014	<1	30		

EAST BRANCH						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	2014	<1	20		
Concrete Sidewalks	30	2014	<1	30		
Foundations	50+	2014	<1	50		
Lighting - Building	15	2014	<1	15		
Lighting - Parking Lot	25	2014	<1	25		
Masonry - Brick/Stone/Tile	40	2014	<1	40		
Parking Lot	25	2014	<1	25		
Roofing - EPDM & Shingles	20	2014	<1	20		
Roofing - Metal	30	NA				
Windows	25	2014	<1	25		
<u>INTERIOR COMPONENTS</u>						
Renovation	20			20		
Ceiling Tiles	20	2014	<1	20		
Floors - Carpeting	14	2014	<1	14		
Floors - Linoleum	40	2014	<1	40		
Floors - Vinyl	20	2014	<1	20		
Floors - Tile	40	NA				
Walls & Floor - Ceramic	25	2014	<1	25		



# Forest Home Library 1432 W. Forest Home Avenue

Constructed in 1966

14,500 square feet

2011 CRV: \$1,746,921



Forest Home Library is located on a major street with close proximity to a bus stop. The exterior envelope is concrete with metal trim. The parking lot has thirty-five regular spots and two for handicapped parking. It has one large meeting room for up to fifty people and a small meeting room for up to eight people. The public area is very small and inadequate for public needs. There are two entry points. In 2013 there were 149,666 patron visits.

FOREST HOME						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	1966	48	0	X	2
Boiler	30	1966	48	0	X	2
Chiller	30	1966	48	0	X	2
Cooling Tower	30	1966	48	0	X	2
Electrical Systems	40	1966	48	0	X	2
Elevator	20	NA				
Geothermal Wells	50+	NA				
Heat Pumps	20	NA				
Hydronic Baseboard	50	1966	48	2		
Lighting - Interior	20	2006	8	12		
Sprinkler System	30	NA				

FOREST HOME						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	1966	48	0		2
Concrete Sidewalks	30	1966	48	0		2
Foundations	50+	1966	48	2		
Lighting - Building	15	2008	6	9		
Lighting - Parking Lot	25	1992	22	3		
Masonry - Brick/Stone/Tile	40	1966	48	0	X	2
Parking Lot	25	2003	11	14	X	3
Roofing - EPDM & Shingles	20	1990	24	0	X	2
Roofing - Metal	30	1966	48	0	X	2
Windows	25	1993/2001	21/13	4/12		
<u>INTERIOR COMPONENTS</u>						
Renovation	20	2000	14	6		
Ceiling Tiles	20	1966	48	0		
Floors - Carpeting	14	2000	14	0		
Floors - Linoleum	40	NA				
Floors - Vinyl	20	2000	14	6		
Floors - Tile	40	NA				
Walls & Floor - Ceramic	25	1966	48	0		

# M. L. King Library

310 W. Locust Avenue

Constructed in 1971

14,941 square feet

2011 CRV: \$2,431,255



M.L. King Library is located on major streets with close proximity to a bus stop. The exterior envelope is brick and concrete with metal trim. The parking lot has eighteen regular spots and two for handicapped parking. Access to the parking lot is difficult and there is insufficient parking. It has one large meeting room for up to fifty-five people and a small meeting room for up to eight people. The public area is very small. The staff area is very functional. In 2013 there were 118,273 patron visits.

M.L. KING						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	1971	43	0	X	2
Boiler	30	1971	43	0	X	2
Chiller	30	1971	43	0	X	2
Cooling Tower	30	1971	43	0	X	2
Electrical Systems	40	1971	43	0	X	2
Elevator	20	NA				
Geothermal Wells	50+	NA				
Heat Pumps	20	NA				
Hydronic Baseboard	50	1971	43	7		
Lighting - Interior	20	2010	4	16		
Sprinkler System	30	NA				

<b>M.L. KING</b>						
	<b>SERVICE LIFE</b>	<b>INSTALL DATE</b>	<b>CURRENT AGE</b>	<b>REMAINING LIFE</b>	<b>DEFERRED WORK</b>	<b>DEFICIENCY PRIORITY</b>
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	NA				
Concrete Sidewalks	30	1971	43	0		
Foundations	50+	1971	43	7		
Lighting - Building	15	2010	4	11		
Lighting - Parking Lot	25	1994	20	5		
Masonry - Brick/Stone/Tile	40	1971	43	0		2
Parking Lot	25	2003	11	14	X	3
Roofing - EPDM & Shingles	20	1997	17	3		
Roofing - Metal	30	NA				
Windows	25	1993	21	4		
<u>INTERIOR COMPONENTS</u>						
Renovation	20	1997	17	3		
Ceiling Tiles	20	1971	43	0		3
Floors - Carpeting	14	1997	17	0	X	2
Floors - Linoleum	40	1997	17	23		
Floors - Vinyl	20	1997	17	3		
Floors - Tile	40	2009	5	35		
Walls & Floor - Ceramic	25	1997	17	8		

# Mill Road Library

6431 N. 76<sup>th</sup> Street

Constructed in 1970

15,061 square feet

2011 CRV: \$2,564,219



Mill Road Library is located on a major street with close proximity to a bus stop. The exterior envelope is concrete with wood trim. The parking lot has twenty-six regular spots and two for handicapped parking. Access to the parking lot is difficult and there is insufficient parking. It has one large meeting room for up to eighty people. This building is round and the staff work area is in the center of the open public space. The public space has very poor view and is inadequate for services. The interior walls are rough concrete. The bathrooms are not ADA compliant and would need to be expanded into another area. In 2013 there were 118,385 patron visits.

MILL ROAD						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	1970	44	0	X	2
Boiler	30	1970	44	0	X	2
Chiller	30	1970	44	0	X	2
Cooling Tower	30	1970	44	0	X	2
Electrical Systems	40	1970	44	0	X	2
Elevator	20	NA				
Geothermal Wells	50+	NA				
Heat Pumps	20	NA				
Hydronic Baseboard	50	1970	44	0	X	3
Lighting - Interior	20	2011	3	17		
Sprinkler System	30	NA				

<b>MILL ROAD</b>						
	<b>SERVICE LIFE</b>	<b>INSTALL DATE</b>	<b>CURRENT AGE</b>	<b>REMAINING LIFE</b>	<b>DEFERRED WORK</b>	<b>DEFICIENCY PRIORITY</b>
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	1970	44	0	X	3
Concrete Sidewalks	30	1970	44	0	X	3
Foundations	50+	1970	44	6		
Lighting - Building	15	1998	16	0		
Lighting - Parking Lot	25	1994	20	5		
Masonry - Brick/Stone/Tile	40	1970	44	0		
Parking Lot	25	2003	11	14	X	2
Roofing - EPDM & Shingles	20	1990	24	0	X	2
Roofing - Metal	30	NA				
Windows	25	1993	21	4		
<u>INTERIOR COMPONENTS</u>						
Renovation	20			0	X	1
Ceiling Tiles	20	1970	44	0	X	3
Floors - Carpet Mtg Room	14	2011	3	11		
Floors - Linoleum	40	NA				
Floors - Vinyl	20	1970	44	0	X	2
Floors - Tile	40	NA				
Walls & Floor - Ceramic	25	1970	44	0	X	2



# Tippecanoe Library

3912 S. Howell Avenue

Constructed in 1969

16,905 square feet

2011 CRV: \$2,301,609



Tippecanoe Library is located on major streets with close proximity to a bus stop. The exterior envelope is brick with wood and metal trim. The parking lot has forty-five regular spots and two for handicapped parking. It has one large meeting room for up to sixty people. The public space is open but does not sufficient data and power for current services. The entry and bathrooms are not ADA compliant and need to be expanded to accommodate this. The staff work area is very small and ineffective. Some of the HVAC equipment is located in the ceiling accessible only through a small hatchway. The Library is currently in design phase for complete mechanical and interior renovations. Work should begin in early 2015 for fall completion. In 2013 there were 124,123 patron visits.

TIPPECANOE						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	1969	45	0	X	1
Boiler	30	1969	45	0	X	1
Chiller	30	1969	45	0	X	1
Cooling Tower	30	1969	45	0	X	1
Electrical Systems	40	1969	45	0	X	1
Elevator	20	NA				
Geothermal Wells	50+	NA				
Heat Pumps	20	NA				
Hydronic Baseboard	50	NA				
Lighting - Interior	20	1969	45	0	X	1
Sprinkler System	30	NA				

TIPPECANOE						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	NA				
Concrete Sidewalks	30	1969	45	0	X	2
Foundations	50+	1969	45	0	X	3
Lighting - Building	15	2010	4	11		
Lighting - Parking Lot	25	1992	22	3		
Masonry - Brick/Stone/Tile	40/20	1997	17	3	X	3
Parking Lot	25	1989	25	0		
Roofing - EPDM & Shingles	20	1989	25	0	X	2
Roofing - Metal	30	NA				
Windows	25	1969	45	0	X	3
<u>INTERIOR COMPONENTS</u>						
Renovation	20				X	1
Ceiling Tiles	20	1969	45	0	X	3
Floors - Carpeting Mtg Rm	14	2000	14	0		
Floors - Linoleum	40	NA				
Floors - Vinyl	20	1969	45	0	X	2
Floors - Tile	40	NA				
Walls & Floor - Ceramic	25	1969	45	0	X	2



# Villard Square Library 5190 N. 35<sup>th</sup> Street

Constructed in 2011

12,777 square feet

2011 CRV: NA



Villard Square Branch Library is located on a major street with close proximity to bus stops. The Library is a condominium unit in the Villard Square development. The exterior envelope is brick with metal trim. The public parking lot has twenty-nine regular spots and three for handicapped parking. There are six staff parking spots in a garage. It has one large community room for up to ninety-six people and two small conference rooms for six and four people. The community room is designed so that when there is no meeting it is open for regular public use. In 2013 there were 147,543 patron visits.

VILLARD SQUARE BRANCH						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	2011	3	27		
Boiler	30	2011	3	27		
Chiller	30	2011	3	27		
Cooling Tower	30	NA				
Electrical Systems	40	2011	3	37		
Elevator	20	NA				
Geothermal Wells	50+	NA				
Heat Pumps	20	NA				
Hydronic Baseboard	50	NA				
Lighting - Interior	20	2011	3	17		
Sprinkler System	30	2011	3	27		

VILLARD SQUARE BRANCH						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	2011	3	17		
Concrete Sidewalks	30	2011	3	27		
Foundations	50+	2011	3	47		
Lighting - Building	15	2011	3	12		
Lighting - Parking Lot	25	2011	3	22		
Masonry - Brick/Stone/Tile	40	2011	3	37		
Parking Lot	25	2011	3	22		
Roofing - EPDM & Shingles	20					
Roofing - Metal	30	NA				
Windows	25	2011	3	22		
<u>INTERIOR COMPONENTS</u>						
Renovation	20					
Ceiling Tiles	20	2011	3	17		
Floors - Carpet Mtg Room	14	2011	3	11		
Floors - Linoleum	40	NA				
Floors - Vinyl	20	2011	3	17		
Floors - Tile	40	2011	3	37		
Walls & Floor - Ceramic	25	2011	3	22		

# Washington Park Library      2121 N. Sherman Blvd.

Constructed in 2003

20,540 square feet

2011 CRV: \$3,461,082



Washington Park Library is located on a major street with close proximity to bus stops. The exterior envelope is brick and concrete with metal trim. The public parking lot has nineteen regular spots and two for handicapped parking. It has one large community room for up to eighty-eight people on the second floor and one small conference room for ten people on the first floor. The building has a partial second floor with offices and a meeting room. Geothermal wells are located in the parking lot. In 2013 there were 209,676 patron visits.

WASHINGTON PARK						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	NA				
Boiler	30	2003	11	19		
Chiller	30	NA				
Cooling Tower	30	NA				
Electrical Systems	40	2003	11	29		
Elevator	20	2003	11	9		
Geothermal Wells	50+	2003	11	39+		
Heat Pumps	20	2003	11	9		
Hydronic Baseboard	50	NA				
Lighting - Interior	20	2003	11	9		
Sprinkler System	30	NA				

**WASHINGTON PARK**

	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	NA				
Concrete Sidewalks	30	2003	11	19		
Foundations	50+	2003	11	39+		
Lighting - Building	15	2003	11	4		
Lighting - Parking Lot	25	2003	11	14		
Masonry - Brick/Stone/Tile	40	2003	11	29		
Parking Lot	25	2003	11	14		
Roofing - EPDM & Shingles	20	2003	11	9		
Roofing - Metal	30	NA				
Windows	25	2003	11	14		
<u>INTERIOR COMPONENTS</u>						
Renovation	20					
Ceiling Tiles	20	2003	11	9		
Floors - Carpeting	14	2003	11	3		
Floors - Linoleum	40	NA				
Floors - Vinyl	20	2003	11	9		
Floors - Tile	40	2003	11	29		
Walls & Floor - Ceramic	25	2003	11	14		

# Zablocki Library

3501 W. Oklahoma Avenue

Constructed in 1963

14,739 square feet

2011 CRV: \$2,429,263



Zablocki Library is located on major streets with close proximity to a bus stop. The exterior envelope is brick and tile with wood trim. The parking lot has twenty-eight regular spots and two for handicapped parking. It has one large meeting room for up to sixty-six people. The building is constructed as an open half circle with two entries. The two entries divide the public space into two sides. The staff space is small but functional. In 2013 there were 198,251 patron visits.

ZABLOCKI						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>MECHANICAL COMPONENTS</u>						
Air Handling Unit	30	2008	6	24		
Boiler	30	2008	6	24		
Chiller	30	2008	6	24		
Cooling Tower	30	2008	6	24		
Electrical Systems	40	2008	6	34		
Elevator	20	NA				
Geothermal Wells	50+	NA				
Heat Pumps	20	NA				
Hydronic Baseboard	50	2008	6	44		
Lighting - Interior	20	2010	4	16		
Sprinkler System	30	NA				

ZABLOCKI						
	SERVICE LIFE	INSTALL DATE	CURRENT AGE	REMAINING LIFE	DEFERRED WORK	DEFICIENCY PRIORITY
<u>EXTERIOR &amp; SITE COMPONENTS</u>						
Concrete Retaining Walls	20	1963	51	0		
Concrete Sidewalks	30	1963	51	0		3
Foundations	50+	1963	51			
Lighting - Building	15	2008	8	7		
Lighting - Parking Lot	25	1993	21	4		
Masonry - Brick/Stone/Tile	40/20	1998/2005	16/9	4/11		3
Parking Lot	25	1989	25	0		
Roofing - EPDM & Shingles	20	1992	22	0	X	2
Roofing - Metal	30	NA				
Windows	25	2005	9	16		
<u>INTERIOR COMPONENTS</u>						
Renovation	20	1994	20	0	X	3
Ceiling Tiles	20	1994	20	0		3
Floors - Carpeting	14	2014	<1	14		
Floors - Linoleum	40	2011	3	37		
Floors - Vinyl	20	NA				
Floors - Tile	40	1994	20	20		
Walls & Floor - Ceramic	25	1963	51	0		3