

# Milwaukee Public Library

## Facilities Condition Report



Inspiration Starts Here

We help people  
read, learn and connect



MPL is an anchor institution that helps build healthy families and vibrant neighborhoods – the foundation of a strong Milwaukee.

# Milwaukee Public Library

13 Buildings ranging in age from less than one year to over 100 years

## CENTRAL LIBRARY

- City-Wide Asset - Historic Register
- Major Collections and Archives
- Rare Books Room
- Programming and Meeting Rooms
- Administrative, Facilities & Fleet, Automation, and Materials Processing Staff
- Centennial Hall Complex

## BRANCH LIBRARIES

- 12 Locations + Express
- Neighborhood Anchors
- Collections and Computers
- Community Meeting Spaces
- Job Search and Literacy Training
- Children's Programming and Homework Help

# FACILITIES CONDITION ASSESSMENT

The Library uses a predictive model for capital renewal and replacement based on service life and physical inspections conducted by library staff and private vendors.

The determination for renewal or replacement has to consider more than CRV and component maintenance/repair costs. The building location, condition of the component, the use patterns of the space, and its' functional adequacy for staff and public are an integral part of the evaluation.

Each building component is included in a thirty year renewal/replacement schedule which provides predictability for capital budgets.



# FACILITIES CONDITION ASSESSMENT

The Library's Facilities database includes an inventory of each building, components, installation and construction dates, service life, and timelines for renewal/replacement 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 using the following categories:

## 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.

# FACILITIES CONDITION ASSESSMENT

## LONG TERM ASSET PRESERVATION

### Inspection and Repairs

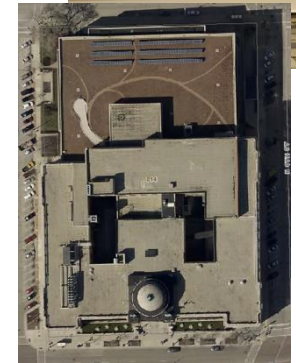
- ◇ Staff reports
- ◇ Systems monitoring
- ◇ Work Order Repairs
- ◇ Contractor repairs

### Preventive Maintenance

- ◇ Seasonal start ups and shut downs
- ◇ Scheduled maintenance
- ◇ Service contracts

The Library uses in-house Facilities staff and private vendors to perform routine maintenance/repair and annual preventive maintenance on 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.





# FACILITIES CONDITION ASSESSMENT

## ASSET INVENTORY - BUILDINGS

Facility	Address	Building Size	Year Built	Age	CRV
Central Library	814 W. Wisconsin Ave	457,919	1898	116	\$133,902,264
Atkinson	1960 W. Atkinson Ave	13,500	1961	53	\$2,235,216
Bay View	2566 S. Kinnickinnic Ave	16,500	1993	21	\$3,190,478
Capitol	3969 N. 74th Street	12,777	1964	50	\$1,985,974
Center Street East	2727 W. Fond du Lac Ave	16,150	1989	25	\$2,772,484
Forest Home	2320 N. Cramer Street	16,647	2014	<1	
M.L. King	1432 W. Forest Home Ave	14,500	1966	48	\$1,746,921
Mill Road	310 W. Locust Ave	14,941	1971	43	\$2,431,255
Tippecanoe	6431 N. 76th Street	15,061	1970	44	\$2,564,219
Villard Square	3912 S. Howell Ave	16,905	1969	45	\$2,301,609
Washington Park	5190 N. 35th Street	12,770	2011	3	\$2,260,643
Zablocki	2121 N. Sherman Blvd	20,540	2003	11	\$3,461,082
	3501 W. Oklahoma Ave	14,739	1963	51	\$2,429,263
<b>TOTAL 2011 CRV</b>		<b>\$161,281,408</b>			
<b>TOTAL AREA</b>		<b>642,949 S.F.</b>			
<b>AVERAGE AGE</b>		<b>39 YEARS</b>			

# CENTRAL LIBRARY



# FACILITIES CONDITION ASSESSMENT

## CENTRAL - COMPONENTS

	Service Life	CENTRAL LIBRARY Installation Date	Replace Date
<b>BUILDING CONSTRUCTED</b>			
1898 and 1955			
<b>MECHANICAL COMPONENTS</b>	<b>CRV</b>	<b>\$133,902,264</b>	
<b>Air Handling Units (24)</b>			
#1 (Penthouse)	30	1955	1985
#2 (Penthouse)	30	1955	1985
#3 (Penthouse)	30	1955	1985
#4 (4th Floor)	30	2015	2045
#5 (3rd Floor Bindery)	30	2012	2042
#6 (1st Floor Media)	30	2011	2041
#7 (1T)	30	1955	1985
#8 (4T Maintenance)	30	2010	2040
#10 (Penthouse)	30	2005	2035
#11 (1st Floor Mtg Rm)	30	2010	2040
#12 (1st Fl. Mezzanine)	30	1978	2008
#13 (1st Fl. Mezzanine)	30	1978	2008
#14 (1st Fl. Mezzanine)	30	1978	2008
#15 (3rd Fl. Mezzanine)	30	1970	2000
#16 (3rd Fl. Mezzanine)	30	1970	2000
#17 (A&M Mezzanine)	30	1999	2029
#19 (A&M Mezzanine)	30	1999	2029
#22 (Cent Hall)	30	1982	2012
#23 (Cent Hall)	30	1982	2012
#24 (Cent Hall)	30	1982	2012
#25 (3T)	30	1955	1985
#26 (CLCR Mezzanine)	30	1995	2025
#27 (CLCR Mezzanine)	30	1995	2025
#28 (CLCR Mezzanine)	30	1995	2025
<b>Chillers (7)</b>			
Liebert 5 Ton (MCFLS)	30	2000	2030
Liebert 5 Ton (MPL)	30	2000	2030
Liebert (Rare Books)	30	2005	2035
McQuay 350 Ton	30	1985	2015
Trane 300 Ton	30	2004	2034
York 300 Ton	30	1992	2022
York 350 Ton Air Cooled	30	2007	2037
<b>Cooling Tower</b>			
#1 Rooftop	30	2013	2043
<b>Elevators &amp; Lifts</b>			
2-Stop	20	1992	2012
Circulation	20	2003	2023
Grey Rotunda #1	20	2014	2034
Grey Rotunda #2	20	2014	2034
Rotunda	20	2002	2022
Annex NE	20	1956	1976
Annex NW	20	1956	1976
Annex SE	20	1956	1976
Annex SW	20	1956	1976
Wells Street	20	2003	2023
Centennial Hall Lift	20	2005	2025
Wells Street Lift	20	2003	2023
<b>Emergency Generator</b>			
Gas	35	2003	2038
<b>Solar Panels</b>			
Green Roof	40	2009	2049
<b>Transformers</b>			
#1 - 1500 KVA	30	2004	2034
#2 - 750 KVA	30	2006	2036
#3 - 500 KVA	30	2006	2036
#4 - 1900 KVA	30	2008	2038
#5 - 500 KVA	30	2008	2038
#6 - 500 KVA	30	2008	2038
#7 - 500 KVA	30	2008	2038



# CENTRAL LIBRARY

## MAJOR MECHANICAL COMPONENTS

	Service Life	0 to 20 Years	21 to 30 Years	31 to 40 Years	Over 40 Years	Number Over Service Life	Next Scheduled Upgrades
<b>Air Handling Units (24 Total)</b>	30	11	0	6	7	13	2015
<b>Chillers (7)</b>	30	5	2	0	0	0	2016
<b>Cooling Tower (1)</b>	30	1	0	0	0	0	2044
<b>Elevators + Lifts (10)        (2)</b>	20	6	1	0	4	5	2018
<b>Transformers (7)</b>	40	7	0	0	0	0	2034

# CENTRAL LIBRARY

## MAJOR BUILDING ENVELOPE COMPONENTS

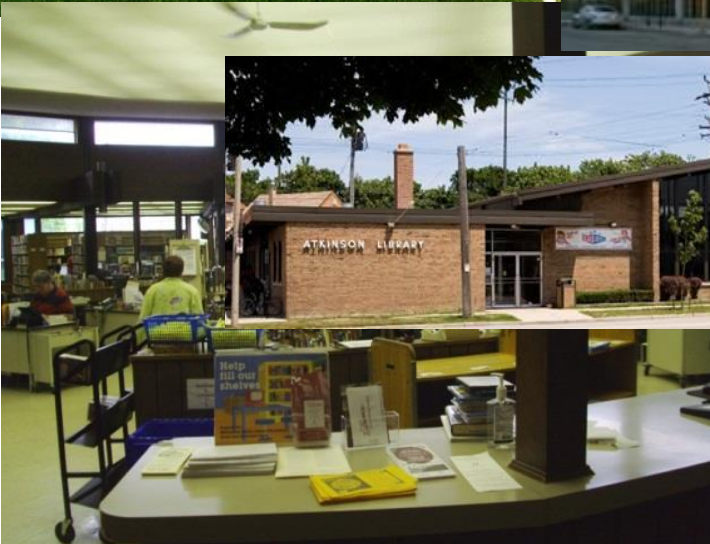
	Upgrades	Scheduled Work
<b>Building Façade Repairs</b> ≈139,000		
1898 Building Annex Building	2006 - 2012 1954 & 2014	2015 through 2016
<b>Roof Replacement</b> ≈95,000		
Annex Roof - Green Roof (30,000 s.f.) Penthouse Roof & 1898 Building	2009 1986	2015 through 2018
<b>Window Replacements</b>		
Annex Windows Wells Street Entry Wall 1898 Building (* second pane added)	1991 - 2001 2003 1990's*	2031
<b>Doors and Drive</b>		
Drive Up Wall, Canopy and Centennial Hall Entry Doors	2011	2037

# CENTRAL LIBRARY

## MAJOR INTERIOR COMPONENTS

	Upgrades	Scheduled Work
<b>First Floor</b>		
Media Room	1960's	2020
Circulation & Reading Room - Public	1996	Re-carpeted in 2013
Circulation Staff Areas	1996	
Children's Room - Public	1998	Re-carpeting in 2015
Children's Staff Area	1998	
<b>Second Floor</b>		
Humanities Room - Public	1992 (2007 Re-Carpeted)	Re-carpeting in 2025
Humanities Staff Area		2019
Art & Music – Public & Staff Area	1950's	Re-Carpeting in 2019
Business & Periodicals & Staff Area	1999	Re-Carpeting in 2016
Rare Books Room	2000	Re-Carpeting in 2028
<b>Third Floor</b>		
Librarians Work Area	2013	
Technical Services & Automation	1965	
Administration	1965	
<b>Tiers (1T,2T,3T,4T)</b>		
WTBBL (entry in 2003)	1955 and 2003	
YCOS and Facilities Work Areas	1955	
MCFLS Offices	1994	
Garage & Storage Rooms	1950's	
Drive Up Window	2011	
<b>Rotunda Entry</b>		
Mosaic Tile Floor & Scagliola Columns	Multi-Year Project	Through 2030
<b>Centennial Hall Complex</b>	1982	

# BRANCH LIBRARIES





# FACILITIES CONDITION ASSESSMENT

## BRANCH - COMPONENTS

Condition Assessment By Component	ATKINSON		BAY VIEW		CAPITOL		CENTER STREET		EAST		FOREST HOME		M.L. KING		MILL ROAD		TIPPECANOE		VILLARD SQUARE		WASHINGTON PARK		ZABLOCKI		
	Service Life	Installation Date	Replace Date	Installation Date	Replace Date	Installation Date	Replace Date	Installation Date	Replace Date	Installation Date	Replace Date	Installation Date	Replace Date	Installation Date	Replace Date	Installation Date	Replace Date	Installation Date	Replace Date	Installation Date	Replace Date	Installation Date	Replace Date	Installation Date	Replace Date
<b>BUILDING CONSTRUCTED</b>		1961		1993		1964		1989		2014		1966		1971		1970		1969		2011		2003		1963	
	CRV	\$2,235,216		\$3,190,478		\$1,985,974		\$2,772,484				\$1,746,921		\$2,431,255		\$2,564,219		\$2,301,609		\$2,260,643		\$3,461,082		\$2,429,263	
<b>MECHANICAL COMPONENTS</b>																									
Air Handling Units	30	2005	2035	1993	2023	1964	1994	1989	2019	2014	2044	1966	1996	1971	2001	1970	2000	1969	1999	2011	2041	NA		2008	2038
Boilers	30	2005	2035	1993	2023	1964	1994	1989	2019	2014	2044	1966	1996	1971	2001	1970	2000	1969	1999	2011	2041	2003	2033	2008	2038
Chillers	30	2005	2035	1993	2023	1964	1994	1989	2019	2014	2044	1966	1996	1971	2001	1970	2000	1969	1999	2011	2041	NA		2008	2038
Cooling Tower	30	2005	2035	NA		1964	1994	1989	2019	NA		1966	1996	1971	2001	1970	2000	1969	1999	NA		NA		2008	2038
Electrical Systems	40	2005	2045	1993	2033	1964	2004	1989	2029	2014	2054	1966	2006	1971	2011	1970	2010	1969	2009	2011	2051	2003	2043	2008	2048
Elevators	20	NA		NA		NA		NA		NA				NA		NA		NA		NA		2003	2023	NA	
Geothermal Wells	50	NA		NA		NA		NA		NA				NA		NA		NA		NA		2003	2053	NA	
Heat Pumps	20	NA		NA		NA		NA		NA				NA		NA		NA		NA		2003	2023	NA	
Hydronic Baseboard	50	2005	2055	1993	2043	1964	2014	1989	2039	2014	2064	1966	2016	1971	2021	1970	2020	NA		NA		NA		2008	2058
In-Floor Heating	50	NA		NA		NA		NA		NA		NA		NA		NA		NA		2011	2061	2003	2053	NA	
Light Fixtures - Upgrades	20	T-12 to T-8 2010	2030	T-12 to T-8 2011	2031	T-12 to T-8 2011	2031	T-12 to T-8 2010	2030	2014	2034	Main Room 2006	2026	T-12 to T-8 2010	2030	T-12 to T-8 2011	2031	T-12 to T-8 2011	2031	2011	2031	2003	2023	T-12 to T-8 2010	2030
Pipes for HVAC	40	2005	2045	1993	2033	1964	2004	1989	2029	2014	2054	1966	2006	1971	2011	1970	2010	1969	2009	2011	2051	2003	2043	2008	2048
Pipes for Water and Waste	50	1961	2011	1993	2043	1964	2014	1989	2039	2014	2064	1966	2016	1971	2021	1970	2020	1969	2019	2011	2061	2003	2053	1963	2013
Security Systems - Fire	20	2005	2025	1993	2013	1964	1984	1989	2009	2014	2034	1966	1986	1971	1991	1970	1990	1969	1989	2011	2031	2003	2023	2008	2028
Sprinkler Systems	30	NA		NA		NA		NA		2014	2044	NA		NA		NA		NA		2011	2041	NA		NA	
<b>EXTERIOR COMPONENTS</b>																									
Concrete Retaining Walls	20	1961	1981	1993	2013	1993	2013	2014	2034	2014	2034	1966	1986	NA		1970	1990	NA		2011	2031	NA		1963	1983
Concrete - Sidewalks	30	1961	1991	1993	2023	1993	2023	1989	2019	2014	2044	1966	1996	1971	2001	1970	2000	1969	1999	2011	2041	2003	2033	1963	1993
Fire Escapes	50	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA	
Foundations	50	1961	2011	1993	2043	1964	2014	1989	2039	2014	2064	1966	2016	1971	2021	1970	2020	1969	2019	2011	2061	2003	2053	1963	2013
Lighting - Parking Lot	25	1993	2018	1993	2018	1993	2018	1992	2017	2014	2039	1992	2017	1994	2019	1994	2019	1992	2017	2011	2036	2003	2028	1993	2018
Masonry - Brick & Stone	40	2007	2047	1993	2033	1998	2038	1989	2029	2014	2054	NA		1971	2011	1970	2010	1997	2037	2011	2051	2003	2043	2005	2045
Parking Lot - Concrete	15	NA		NA		NA		NA		2014	2029	NA		NA		NA		NA	NA	2011	2026	NA		NA	
Parking Lot - Asphalt	25	1993	2018	2003	2028	2003	2028	1989	2014	NA		2003	2028	2003	2028	2003	2028	1989	2014	NA		2003	2028	1989	2014
Roofing - EPDM & Shingles	20	1999	2019	1993	2013	1993	2013	2014	2034	2014	2034	1990	2010	1997	2017	1990	2010	1989	2009			2003	2023	1992	2012
Roofing - Metal	30	NA		1993	2023	NA		2014	2044	NA		1966	1996	NA		NA		NA		NA		NA		NA	
Windows - Upgrade	25	2007	2032	1993	2018	1993	2018	1989	2014	2014	2039	1993-2001	2018-2026	1993	2018	1993	2018	1969	1994	2011	2036	2003	2028	2005	2030
<b>INTERIOR COMPONENTS</b>																									
Renovation	20	1994	2014	1993	2013	1993	2013					2000	2020	1997	2017									1994	2014
Ceiling Tiles	20	1994	2014	1993	2013	1993	2013	1989	2009	2014	2034	1966	1986	1971	1991	1970	1990	1969	1989	2011	2031	2003	2023	1970	1990
Floors - Carpet mtg Room	14	2014	2028	2005	2025	2005	2019	2004	2018	2014	2028	2014	2028	1997	2011	2011	2025	2000	2014	2011	2025	2003	2017	2014	2028
Floors - Carpet	14	2014	2028	2005	2019	1993	2007	2004	2018	2014	2028	2000	2014	1997	2011	NA		NA		2011	2025	2003	2017	2014	2028
Floors - Linoleum	40	NA		2005	2045	NA		2004	2044	2014	2054	NA		1997	2037	NA		NA		NA		NA		2011	2051
Floors - Vinyl	20	1994	2014	1993	2013	1993	2013	1989	2009	2014	2034	2000	2020	1997	2017	1970	1990	1969	1989	2011	2031	2003	2023	NA	
Floors - Tile	40	1994	2034	NA		NA		1989	2029	NA		NA		2009	2049	NA		NA		2011	2051	2003	2043	1994	2034
Walls & Ceiling - Painted	10	1994	2004	2005	2015	1993	2003	2004	2014	2014	2024	2000	2010	1997	2007	1970	1980	1969	1979	2011	2021	2010	2020	1970	1980
Walls & Floor - Ceramic	25	1994	2019	1993	2018	1993	2018	1989	2014	2014	2039	1966	1991	1997	2022	1970	1995	1969	1994	2011	2036	2003	2028	1970	1995

# BRANCH LIBRARIES

## MAJOR MECHANICAL COMPONENTS

	HVAC	Electrical	Next Scheduled Work
Atkinson	2005	2005	2035
Bay View	1993	1993	2023
Capitol	1964	1964	2016-2019 Bldg.
Center Street	1989	1989	2021
East	2014	2014	
Forest Home	1966	1966	2014-2017 Bldg.
M.L. King	1971	1971	2016-2019 Bldg.
Mill Road	1970	1970	2014-2017 Bldg.
Tippecanoe	1969	1969	2015 RENOVATION
Villard Square	2011	2011	2041
Washington Park	2003	2003	Boilers 2033
Zablocki	2008	2008	2038

# BRANCH LIBRARIES

## MAJOR BUILDING ENVELOPE COMPONENTS

	Facade	Roof	Windows	Next Scheduled Work
Atkinson	1961	1998	2007	2023 Roof
Bay View	1993	1993	1993	2021 Roof
Capitol	1964	1994	1993	2016-2019 Bldg.
Center Street	1989	2014	1989	2034 Roof
East	2014	2014	2014	
Forest Home	1966	1990	1993 & 2001	2014-2017 Bldg.
M.L. King	1971	1997	1993	2016-2019 Bldg.
Mill Road	2004	1970	1970	2014-2017 Bldg.
Tippecanoe	1969	1989	1969	2015 Roof
Villard Square	2011	2011	2011	2038 Windows
Washington Park	2003	2003	2003	2031 Roof
Zablocki	2006	1992	2005	2020 Roof

# BRANCH LIBRARIES

## MAJOR INTERIOR COMPONENTS

	Original Construction	Renovation	Carpeting	Next Scheduled Work
Atkinson	1961	1994	2014	2028 Carpet
Bay View	1993		2005	2021 Carpet
Capitol	1964	1995	2011 Meeting Room	2016-2019 Bldg.
Center Street	1989		2004	2021 Carpet
East	2014		2014	2029 Carpet
Forest Home	1966	2000		2014-2017 Bldg.
M.L. King	1971	1997		2016-2019 Bldg.
Mill Road	1970		2011 Meeting Room	2014-2017 Bldg.
Tippecanoe	1969			2015 Renovate
Villard Square	2011		2011	2026 Carpet
Washington Park	2003		2003	2021 Carpet
Zablocki	1963	1994	2014	2028 Carpet



# FACILITIES CONDITION ASSESSMENT PLANNING

## Capital Renewal and Replacement Schedule

- Central Library
- Branch Libraries

## Capital Improvement Budget

- Six Year Capital Plan

## Facility Plan

- Branch Library Replacement





# PLANNING

## RENEWAL/REPLACEMENT SCHEDULE

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>BUILDING CONSTRUCTION</b>																
<b>Mixed Use Bldg</b>																
Mill Road	\$2,100,000	\$2,100,000														
Forest Home	\$2,100,000	\$2,100,000														
M.L. King		\$500,000	\$2,000,000	\$2,000,000												
Capitol		\$500,000	\$2,000,000	\$2,000,000												
<b>BUILDING ENVELOPE</b>																
<b>Masonry Repairs</b>																
Central Library																
- Annex Façade	\$150,000	\$175,000														
<b>Painting</b>																
Central Library							\$375,000								\$445,000	
<b>Roof</b>																
Central																
- #1 EPDM Ballasted	\$300,000															
- #2 & 3 EPDM Ballasted		\$260,650														
- #4 & 5 EPDM Ballasted			\$500,000													
- #6 EPDM Ballasted				\$750,000												
Zablocki - Shingles						\$200,000										
Bay View - Shingles						\$200,000										
Atkinson - Shingles									\$230,000							
<b>Windows</b>																
<b>Renovation</b>																
Central					\$750,000	\$500,000										
- 2nd Floor Hum. Staff																
- 1st Floor Media/Teen																
- 1st Floor Staff							\$150,000									
- 1st Floor RR											\$565,000		\$590,000			
- CLCR								\$600,000						\$700,000		
- A&M																
- B&P																
- Tippecanoe	\$2,750,000															
<b>MECHANICAL SYSTEMS</b>																
<b>HVAC &amp; Electrical System</b>																
Center Street							\$900,000									
Bay View									\$960,000							
<b>Air Handling Unit</b>																
Central																
- #7 (1955) Tiers	\$975,000															
- #1,2,3 (Penthouse)			\$2,485,650													
- #15,16						\$1,400,000										
- #25 3T									\$1,200,000							
- #12,13,14														\$1,600,000		
- #26,27,28 (CLCR)															\$1,800,000	
<b>Chillers</b>																
Central																
- 350 ton McQuay		\$620,000														
- 300 ton York								\$600,000								
- 5 Ton Server Rooms											\$100,000					
<b>Elevators</b>																
Central																
- Annex SE & NW				\$485,650												
- 2Stop & Annex NE					\$587,650											
- Rotunda													\$330,000			
- Circulation														\$335,000		
- Wells Street														\$225,000		
- Cent Hall Lift														\$200,000		
- Washington Park																\$145,000
<b>Lighting</b>																
Central																
- Upgrade															\$50,000	\$50,000
<b>Emergency Generator</b>																
Central																
- Gas														\$260,000		

# PLANNING

## SIX YEAR CAPITAL BUDGET

	2015	2016	2017	2018	2019	2020
<b>Central Library</b>						
Interior	200,000	825,000	200,000	600,000	1,400,000	800,000
Exterior	450,000	435,650	500,000	750,000		
Mechanicals	1,050,000	664,350	2,530,000	530,000	632,000	1,444,350
Subtotal	\$1,700,000	\$1,925,000	\$3,230,000	\$1,880,000	\$2,032,000	\$2,244,350
<b>Branch Libraries</b>						
Interior	2,750,000					
Exterior						400,000
Mechanicals						
New Construction	4,300,000	5,300,000	4,100,000	4,100,000	100,000	
Subtotal	\$7,050,000	\$5,300,000	\$4,100,000	\$4,100,000	\$100,000	\$400,000
<b>TOTAL ALL</b>	\$8,750,000	\$7,225,000	\$7,330,000	\$5,980,000	\$2,132,000	\$2,644,350





# PLANNING BRANCH FACILITIES

Mill Road  
Mixed Use  
2014-2017

Forest Home  
Mixed Use  
2014-2017

Capitol  
Mixed Use  
2016-2019

M.L. King  
Mixed Use  
2016-2019

# Questions and Answers

