

Project Summary and Justification

Department Lincoln City Libraries

Division _____

Project 1 Bennett Martin Public Library Renovation

The Bennett Martin Public Library, constructed in three phases (1962, 1968, 1978) is in need of renovation. Renovation will provide an updated facility which would meet current ADA standards. The renovation will include a complete replacement of the heating, ventilating, and air conditioning systems as well as replacement of a significant portion of the furniture and fixtures. Based on information provided in the 2003 Bennett Martin Public Library Space Needs & Facility Study and the 3% per year inflation factor this equates to \$10,787,800 in 2008/2009 dollars. The Planning Department will be undertaking a Downtown Master Plan study in 2004. Results of this study may impact this project.

Project 2 Gere Branch Library Parking Lot Resurfacing

The Gere Branch Library parking lot and accompanying drives, approximately 46,000 square feet, were constructed in 1971. In 1986 they were overlaid utilizing 2" of Type III asphalt and petro-mat. In 1993 approximately 16,000 square feet of additional parking area was added as part of the Gere Branch expansion project. In the fall of 1996 potholes began appearing in the surface of the lot. The lot has been adequately maintained through repairs for a period of approximately 5 years. In addition to the resurfacing of the entire lot, structural repairs are required on a minimum of 10% of the lot surface area prior to resurfacing operations.

Project 3 South Branch Library Roof Replacement

The current roof, a loosely laid, ballasted, EPDM membrane system, was installed in 1986 and was warranted for a period of ten years. During the summer of 1998 we began to experience problems with leakage. Multiple repairs were made extending the life of the roof by approximately 5 years. It is recommended that the roof be replaced in fiscal year 2003-2004; however, due to funding limitations request is being made for funding in FY 2005-2006.

Project 4 Bennett Martin Public Library Roof Replacement, South Portion Unit #1

This roof is a loosely laid, ballasted, EPDM membrane system. Installation was completed in the fall of 1987 and is covered by a 15 year water-tight warranty. This warranty expired in the fall of 2002. Based on current experiences it is requested that this roof be replaced in FY 2002-2003; however, due to funding limitations request is being made for funding in FY 2005-2006.

Project 5 Bethany Branch Library Roof Replacement

The existing roof is a fully adhered EPDM membrane system. It was installed in 1989 and carries a 15-year watertight warranty. Based on current experiences it is recommended that this roof be replaced when the warranty expires in 2004. However, due to funding limitations, the request for funding is being made in FY 2005-2006.

Project 6 Bennett Martin Public Library Cooling Tower Replacement

The cooling tower serving unit #3 (3rd & 4th floors) at Bennett Martin Public Library needs to be replaced due to deterioration of the tower body. The cooling tower was installed in 1978 as part of the Unit #3 addition. Problems with corrosion damage to the tower structure have plagued us since 1994. During this time period we have replaced the air plenum and a section of the tower wall. We have also sealed numerous small leaks

Project Summary and Justification (cont.)Department Lincoln City Libraries

Division _____

in the reservoir section of the tower. Currently the cooling tower is located within the confines of the building, which makes service difficult and necessitates that a portion of the north wall of the building be removed and replaced to allow for replacement of the cooling tower. The cost of replacing the tower includes funds to move the cooling tower to the roof. We have determined that the cooling tower needs to be replaced in FY 2002-2003 at a cost of \$54,300. However, due to general revenue limitations, the project had been placed in FY 2006-2007 at a cost of \$50,000, which includes no inflation factor.

Project 7 Bennett Martin Public Library Roof Replacement, West Portion Unit #1

The current roof, a loosely laid, ballasted, EPDM membrane roof was installed in 1991 and carried a 10-year 'no leak' warranty. In the spring of 2003 leaks were discovered along the East and North sides of the roof; in addition, significant shrinkage was observed across the field of the roof. During the summer/fall of 2003 extensive repairs were made to the roof to relieve tension caused by shrinkage and to repair leaks. These repairs are expected to extend the useful life of the roof by five (5) years. This project will entail removal of the existing roof membrane and all related components. A new EPDM membrane roof, with a 15-year 'no leak' warranty and all related hardware will be installed.

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Lincoln CIP 2004 - 2010

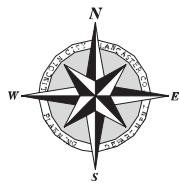
Libraries



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Lincoln's Future Service Limit Shown as Gray

Map prepared by
City - Co. Planning Dept
GIS Section



M I L E S



○ Existing Library

2(03-04) Project Number & Year

(Capital improvements often take many years to complete. The year shown on this map reflects the start up year or year of greatest activity. Consult the detailed project lists for further information on project scheduling and likely completion.)

List of Projects *Department: Lincoln City Libraries*

Project Number	Project Title
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- | | |
|---|--|
| 1 | Bennett Martin Public Library Renovation |
| 2 | Gere Branch Parking Lot Resurfacing |
| 3 | South Branch Library Roof Replacement |
| 4 | Bennett Martin Public Library, South Portion, Unit 1, Roof Replacement |
| 5 | Bethany Branch Library Roof Replacement |
| 6 | Bennett Martin Public Library Cooling Tower Replacement |
| 7 | Bennett Martin Public Library Roof Replacement, West Portion Unit #1 |

* Indicates project is **NOT** shown on the map.

DEPARTMENT: LIBRARY

FORM A

2004 - 2010 CAPITAL IMPROVEMENT PROGRAM

DIVISION: ADMINISTRATION

(1)	(2)	(3)	3% Inflation per year (4)											
PROJ. NO.	PROJECT TITLE	PROJ. PRIO.	PROGRAMMED EXPENDITURES & FUNDING SOURCES (FS) (000's)											
			2004-2005	FS	2005-2006	FS	2006-2007	FS	2007-2008	FS	2008-2009	FS	2009-2010	FS
1	Renovate Bennett Martin Public Library	B										10,787.8	GO	
2	Resurface Gere Branch Library Parking Lot 56th & Normal	B		110.0	GR									
3	Replace Roof of South Branch Library 27th & South Streets	B		33.2	GR									
4	Replace Roof of Bennett Martin Public Library, Unit 1, South Portion, 14th & N Sts.	B		23.1	GR									
5	Replace Roof of Bethany Branch Library, 1810 No. Cotner	B		24.5	GR									
6	Replace Cooling Tower at Bennett Martin Public Library	B				50.0	GR							
*7	Replace Roof of Bennett Martin Public Library, Unit 1, West Portion, 14th & N Sts.											50.5	GR	
FUNDING SOURCE BREAKDOWN:														
GO (General Obligation Bonds)			0.0	0.0	0.0	0.0	10,787.8	0.0						
GR (General Revenue)			0.0	190.8	50.0	0.0	50.5	0.0						
=====:			=====:	=====:	=====:	=====:	=====:	=====:						
DEPARTMENT TOTAL:			0.0	190.8	50.0	0.0	10,838.3	0.0						

FORM B

(5)	(6)	(7)		(8)	(9)	(10)	(11)						(1)
TOTAL FOR SIX YEARS (000's)	COST BEYOND 2009-2010 (000's)	PRIOR APPROPRIATIONS (000's)		TOTAL CAP COSTS (000's)	COMP PLAN CONFORM	STATUS OF PLANS	COST BREAKDOWNS FOR SIX-YEAR EXPENDITURES (000's)						PROJ. NO.
		YEAR	FS	(5)+(6)+(7)			PRELIM PLANS	FINAL PLANS	LAND ACQUISITION	CONST	EQUIP / FURNISH	OTHER (EXPLAIN)	
10,787.8	None	20.0	96-97 GR	10,807.8	GCP	1	20.0	389.0		7,875.0	1941.8	582.0	1
110.0	None	None		110.0	GCP	1		6.4		103.6		Fees Tests Reimburse	2
33.2	None	None		33.2	GCP	1				33.2			3
23.1	None	None		23.1	GCP	1				23.1			4
24.5	None	None		24.5	GCP	1				24.5			5
50.0	None	None		50.0	GCP	1				50.0			6
50.5	None	None		50.5	GCP	1				50.5			*7
10,787.8													
291.3													
=====													
11,079.1													

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