

East Library – 1910 East North Avenue Changes & Clarifications

Any changes or clarifications to the RFP will be posted here. Check this page before making your submittal. If you have questions, please email Elaine Miller at emille@milwaukee.gov

August 1, 2011 Posting.

These items are in response to the Pre-Submittal Meeting held on Tuesday July 26th and to a written inquiry.

Existing Stained Glass Windows

The 42 stained glass panels below the roof line are commissioned art of the Milwaukee Public Library and must be removed and salvaged during demolition. The panels -- each 67" long by 17-½" tall -- must be used in the new library and/or returned to the Library. The City's preference is that some or all of the panels be incorporated in the new library design. All panels must be safely removed during demolition, wrapped in protective covering and boxed for storage or delivery to MPL or a City warehouse.

Library Site Area

Submittals should include approximately five-feet of excess right of way along Thomas. The City will apply shortly to vacate this area as public right of way. The new right of way is expected to be one foot south of the existing sidewalk. Consult the site survey on the website for exact dimensions.

Temporary Library Size & Functions

MPL has not determined the minimum size required for the interim location. The space may be smaller than the current 15,000 SF facility and does not need to include "community space." The temporary location must be large enough to accommodate check-in/check-out services, small storage area, seating for the librarian and reference staff, book and audio/visual shelving and computer stations. The facility must accommodate daily truck deliveries of library materials.

Discontinuing services of the East Library during construction is not an option.

Temporary Library Location

The optimal location is within walking distance of the existing library; one mile away is not ideal. The location must be east of the Milwaukee River.

Temporary Library Scope of Work

MPL will be responsible for installing computer cabling and power in the temporary space and all moving costs. Base rent should be free to MPL, but MPL will pay utilities during occupancy.

The interim space should be in move-in condition and not require any build out by MPL (MPL has no funds for build-out costs). The space should be ADA accessible, including the restrooms, which may be shared with other building tenants. Site must have access to on-street parking.

MPL has not identified any specific location for the temporary library; however, available retail space on or near the North Ave. business district or the UWM dormitory may be suitable.

New Library Build-Out Funds

MPL has funds in the City Capital Budget to complete the interior build-out at the new East Library. The Library has three more years to use the funds – until December 2014. Operating expenses are provided annually and Library staff is 100% confident that operating funds will continue to be provided to the East Library due to the City's commitment to the RFP and redevelopment.

New Library Space

During the Pre-Submittal meeting, Library staff reiterated these points about the replacement library space:

- New size should be similar to the existing library, which is about 15,000 SF
- The library space must be an open box with tall ceilings to allow a flexible interior
- One entrance access
- First floor, corner location is critical and non-negotiable

The library space will be provided to the City in "grey box" condition. As outlined in the Space Requirements, the space must be open with wide column spacing and high ceilings to accommodate flexible library programming. All programming components will be addressed by the Library in the build-out phase under separate contracts.

MPL's Space Requirements and the Sample Grey Box Delineation are now posted on the RFP website as separate links so you can easily access this information.

Library Build Out

MPL will issue a separate RFP for architectural services for the interior build out. A Program Plan will be available at that time. Architects are welcome to bid on both the building out and the site redevelopment (or be part of both teams).

The Library expects to issue an RFP for the library build-out in early fall. The selected site developer will be expected to work with the build-out architect to ensure the library's space needs are met during design and construction and to answer questions/resolve problems that may arise during construction.

Final Building Design

The final design must be acceptable to the Library Board. Once agreement is reached on all library items (windows, access, column spacing, etc.) no changes can be made without the express consent of the Library Board.

Final construction drawings are also subject to City/Department of City Development design approval because of the City land sale. All façades of the building must meet City design guidelines and be compatible with the commercial district and residential neighborhoods.

Replacement Parking/Library Hours

MPS reiterated its need for 40 parking spaces to serve the new East Library. Yes, the East Library is “walkable,” but surveys have found that 80% to 85% of library patrons arrive by motor vehicles. The parking spaces must be provided on-site – preferably underground -- and street parking cannot be counted toward the total.

The Library Board will govern use of library parking spaces and after-hours use by the developer is possible. The majority of spaces will be identified as “East Library Parking” for the exclusive use of library patrons during library hours. Typical branch library hours are:

10AM to 8PM, Monday through Thursday
10 AM to 5 PM, Friday and Saturday
Closed Sunday

A minimum of six spaces should be provided for staff and will be identified as “East Library Employee Parking.” Employee parking will require use beyond library hours. These spaces should be underground and secure.

Utilities

The developer will be solely responsible for providing all necessary utilities to the site. If any existing above-ground utility lines require relocation because of the building construction or the desire to bury the utility lines, the developer is solely responsible for relocation costs. The City will not contribute to the cost of any utility installations to the building shell.

Post Construction Ownership

The library condominium unit will be provided to the City at no cost. The condominium ownership by the City is required to ensure the tax-exempt status for the library portion of the building. The remaining building area must be a single condominium and must be fully taxable for property tax purposes.

Pre Submittal Attendees

The list of attendees is available for review at DCD’s Real Estate office. Please contact Elaine Miller at emille@milwaukee.gov to review the file.