



CITY OF SALEM

585 Liberty St SE
Salem, OR 97301

Staff Report

File #: 17-372

Version: 1

Date: 7/24/2017

Item #: 5.a.

TO: Mayor and City Council

THROUGH:

FROM: Steve Powers, City Manager

SUBJECT:

November 2017 Library Improvements General Obligation Bond Measure

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

ISSUE:

Shall City Council increase the proposed Library bond measure by \$3,300,000, to a total of \$18,600,000, by including required Americans with Disabilities Act (ADA) improvements and replacement of building systems?

RECOMMENDATION:

Adopt Resolution No. 2017-41, increasing the proposed Library bond measure by \$3,300,000, to a total of \$18,600,000, by including required ADA improvements and replacement of building systems.

SUMMARY AND BACKGROUND:

Adoption of the recommendation will rescind Resolution 2017-19 and declare Council's intent to call for a measure election in November 2017 to seek voter approval to undertake general obligation bonded debt in the principal amount of \$18,600,000 for improvements to the Salem Public Library.

The recommended improvements will strengthen the Library building and adjacent surface parking lot and parking garage to protect the public and building in the event of a major earthquake; repair or replace Library building systems, including the roof, windows, plumbing, electrical, entryways, shelving, and air conditioning systems; and remodel space for compliance with ADA.

The improvements will extend the life of the Library by 30 years.

The increase of \$3,300,000 from the amount approved by City Council in Resolution 2017-19 (Attachment 3), results from a review of the scope of work for the seismic improvements. Staff determined that additional items are required for the project to meet ADA requirements, that shelving will need to be replaced to meet seismic standards, and that it will be more cost-efficient in

the long term to replace other building systems affected by the construction work now, rather than to undertake short-term repairs or replace the systems at a later date.

FACTS AND FINDINGS:

ADA Improvements.

When a public body undertakes alterations to a publicly accessible building, it is required to undertake other improvements to make the facility accessible to persons with disabilities in compliance with the ADA. Additional ADA improvements proposed for inclusion in the bond measure that are required as part of this renovation:

- Service Point Renovations (\$532,000)

This item includes improvements to the main entry area to provide accessible service points for Library patrons. It would also provide more efficient work space for staff at the service points and in the adjacent circulation room, and allow for reconfiguration of the space for easier and more open access to and from the main floor of the library.

- Exterior Book Drop and Surface Parking Lot Improvements (\$480,000)

This item includes reconfiguration of the existing book drop location, resurfacing of the parking and approach areas, and accompanying ADA improvements to the parking lot and sidewalks.

These items are in addition to the \$389,800 originally estimated for ADA improvements to the entry doors and plaza level restrooms.

Additional Seismic Improvements.

Staff met with a storage system consultant to review the existing shelving system in the Library. The existing shelves will not withstand an earthquake. Repairs or retrofit of the shelving system to meet current standards is not possible. The estimated cost of a new seismically stable shelving system is \$1,250,000. This item is in addition to the \$7,797,000 originally estimated for direct seismic improvements.

Additional Building System Improvements.

The proposed bond amount included replacement or repair of several building systems that will be affected by the seismic work. These systems, such as electrical wiring, plumbing, and ducting, will be damaged through the installation of the seismic strengthening elements. These systems are near the end of their useful life, require regular repair to maintain function, and will need either a substantial overhaul or replacement in the near future.

Instead of making piecemeal repairs to these systems to repair damage that is caused by the seismic improvements, it is more cost-effective to either completely overhaul them now or replace them. Replacement of these systems will add functionality and extend the life of the Library, and reduce annual maintenance costs in the future. The additional proposed improvements:

- Public Address System Replacement (\$98,000),

- Security Camera System Replacement (\$188,000),
- Access Control Systems Improvements (\$223,000), and
- Computer Center Renovations (\$460,000).

Estimated Tax

If the proposed bond amount is increased to \$18,600,000, the effect on taxpayers, if the bond measure is approved:

- Rate of \$0.12 (12 cents) per \$1,000 of assessed value,
- \$2.00 per month or \$24.00 per year for a home with an assessed value of \$200,000.

The effect of the current \$15,300,000 proposal:

- Rate of \$0.10 (10 cents) per \$1,000 of assessed value,
- \$1.67 per month or \$20.00 per year for a home with an assessed value of \$200,000.

Alternatives

If the ADA Improvements and shelving are not added to the proposed bond amount, the City will need to obtain other funding to undertake these improvements as part of the project. The improvements to the additional building systems are not required to be addressed at the time of the project, although it is more cost-efficient to do so. If these items are not added to the proposed bond amount, staff will determine whether to delay them, or attempt to identify alternative funding to include them as part of the project.

Attachments:

1. Resolution No. 2017-41 with Measure.
2. Draft Ballot Title and Explanatory Statement
3. Resolution No. 2017-19, adopted by Council on February 27, 2017