



## CITY COUNCIL AGENDA ITEM

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**Date:** September 15, 2022

**To:** Mark Miller, City Manager

**From:** Robert J. Bruner, Assistant City Manager  
Emily Dumas, Library Director  
Phillip Kwik, Assistant Library Director

**Subject:** Update on the Troy Public Library Youth Area Renovation

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In February 2019, after discussions with City Management, Troy Public Library staff began planning for the renovation of the Youth area of the Library. The City hired the Troy-based architectural firm, Integrated Design Solutions, to assist in the planning.

The Youth area of the Library – located in what used to be the entire 10,000 square foot original Library, built in 1971 – is a busy, well-used, and highly-trafficked space that houses 65,000 physical items for children; youth computers; study tables; and a multipurpose room.

Unfortunately, the area is no longer suitable to deliver the services needed by Troy young people in the 21<sup>st</sup> century. There are few collaborative spaces; limited technology; only a small program room; and no room for quiet individual or group work. In order to meet these needs, the Library's Youth area requires a renovation into a more modern and inviting space.

Library and IDS staff worked on the renovation plans until February 2020.

In July 2021, after a 17-month interruption due to COVID and a change in Library leadership, the renovation planning was restarted. In September, IDS presented the Library staff with a design for a renovated Youth public service area. (Note: this design does not include needed changes to the building's systems that support the area – HVAC, power, or technology– nor does it add needed facilities, such as family/single user restrooms.) This plan included a project cost estimate of \$1.6 million. With the addition of a contingency and supplemental expenses, Library staff budgeted \$1.9 million for the renovation, an amount approved by Council in the Library's FY2023 capital budget.

In April 2022, IDS presented to the Library a revised cost estimate of \$2.6 million. This estimate considered the changing construction environment due to COVID – supply chain disruptions, shipping delays, labor shortages, inflation, etc. Adding a contingency and supplemental expenses, Library staff estimated the budget for the Youth area renovation had grown from \$1.9 million to \$3 million in nine months. This increase is in line with information regarding construction prices as a result of COVID.

After receiving this estimate, Library staff met with the City's Assistant City Manager, and the Chief Financial Officer. Because the Library was under budget in FY2022, due to staff shortages and reduced hours during COVID, both supported moving the project to bid.



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In August 2022, the City's Purchasing Department released the bid on MITN, and sent the bid to a list of contractors provided by IDS. The Library and Purchasing staff conducted a mandatory walk through of the project for prospective contractors. Three contractors were in attendance.

On August 25, 2022, the City received one bid on this project, from Spartan Construction Group, in the amount of \$3.6 million. Adding a contingency and supplemental expenses, Library staff estimated the budget for the Youth area renovation at \$4.3 million. This bid was incomplete and was rejected.

After the bid opening, Library staff met with Purchasing staff, the Assistant City Manager, and the Chief Financial Officer. After discussing the current cost of renovation; the lack of bids; the Library's finances; and the fact that this renovation does not include needed changes to the building's systems, neither the Assistant City Manager nor the Chief Financial Officer felt comfortable moving ahead at this time. Library staff agrees, and the Youth renovation has been put on hold for further discussion.

The renovation of the Library's Youth area was to be the first step in recreating the Library building for the 21<sup>st</sup> century. After the completion of this renovation, staff planned to renovate the lobby in FY2024, and the north wing (20,000 square feet) in FY2025.

Based on our April budget of \$3 million for the Youth area, staff had estimated that the lobby and north wing renovations would be \$5 million, for a total of \$8.2 million in renovations. With the increased cost of renovating the Youth area, Library staff now estimate the lobby and the north wing at \$8 million, bringing the total cost of renovating the Library building to \$12.5 million in today's dollars. This figure includes renovations to the building's public areas, and not system improvements, estimated at \$2 million over the next eight years. This total cost approaching nearly \$15 million exceeds the funds received from the Library's 10-year millage for capital projects.

City Management and Library staff plan to reevaluate the Youth area renovation and other potential Library building renovations and improvements after the resident budget priority study is completed in October. This will also likely be a topic for discussion during the 2022 City of Troy Advance on November 19.