Project Summary and Justification						
Department	Lincoln City Libraries					
Division						

Project 1 Bennett Martin Public Library, Replace Components of HVAC System

Two boilers are used at Bennett Martin Public Library (five floors, 64,000 square feet) to insure adequate heat during periods of extreme cold. The current backup unit is an electric boiler installed in 1978 when Unit III of Bennett Martin Public Library was constructed. This boiler was repaired in 1996, significant loss of material in the bottom head was detected in 1997, with testing showing additional erosion in 1998. This boiler will no longer be serviceable in 2 years.

The cooling tower serving Unit III, (3rd and 4th floors) needs to be replaced due to deterioration of the tower body. Like the electric boiler, the cooling tower was installed in 1978 as part of the Unit III addition. Problems with corrosion damage to the tower structure have been apparent since 1994 necessitating the replacement of the air plenum and a section of the tower wall along with the sealing of numerous small leaks in the reservoir section of the tower. The cost for replacement includes relocating the tower to the roof. Relocating the tower to the roof is more cost effective than replacing the tower in its current location inside the building.

Project 2 South Branch Library, Replace Roof

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.

Project 3 Bennett Martin Pubic Library, Replace Roof, South Portion of 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.

Project 4 Bethany Branch Library, Replace Roof, 1810 No. Cotner

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.

Project 5 Gere Branch Library, Resurface Parking Lot

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 8 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 Summary and Justification (cont.)							
Department Division	Lincoln City Libraries						

Project 6 Bennett Martin Public Library, Replace Roof, West Portion of 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.

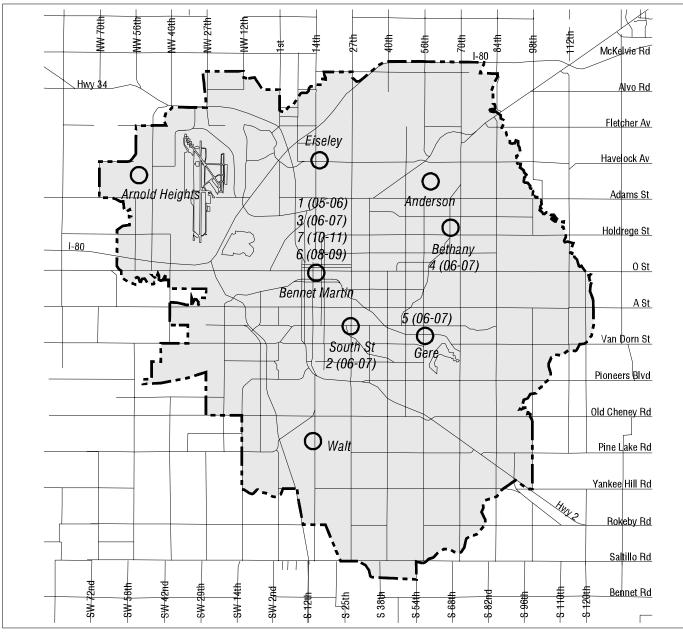
Project 7 Bennett Martin Public Library, Renovate

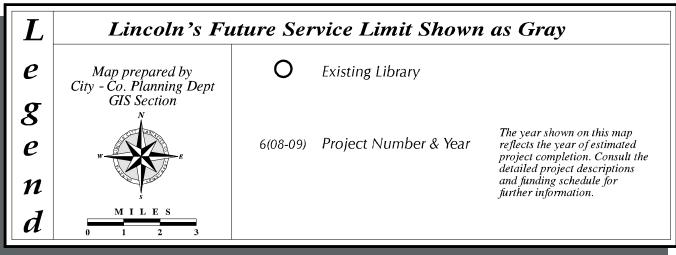
The Bennett Martin Public Library, constructed in three phases (1962, 1968, 1978) is in need of renovation. Renovation will provide an updated facility which would meet current ADA standards. The renovation will include a complete replacement of the heating, ventilating, and air conditioning systems 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 undertook a Downtown Master Plan study in 2004. Results of this study may impact this project. Other options include expansion or replacement of current building (Bennett Martin Public Library). Long term goal is a main library with 150,000 square feet to provide community-wide public library service.

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Lincoln CIP 2005 - 2011

Libraries





List of Projects Department: Lincoln City Libraries

Project Number Project Title

- 1 Bennett Martin Public Library Replace Components of HVAC System
- 2 South Branch Library, Replace Roof
- Bennett Martin Public Library Replace Roof, South Portion of Unit 1
- 4 Bethany Branch Library, Replace Roof
- 5 Gere Branch Library, Resurface Parking Lot
- 6 Bennett Martin Public Library, Replace Roof, West Portion of Unit 1
- 7 Bennett Martin Pubic Library, Renovate

^{*}Indicates project is NOT shown on the map.

			DEPARTMENT: 1	LIBRARY				FORM A	
2005 -	2011 CAPITAL IMPROVEMENT PROGRAM		DIVISION:	ADMINISTRATION					
(1)	(2)	(3)	3% Inflation per	year	(4)				_
				PROGRAMMED E	XPENDITURES & F	UNDING SOURCES	(FS) (000's)		
PROJ. NO.	PROJECT TITLE	PROJ. PRIO.	2005-2006 FS	2006-2007 FS	2007-2008 FS	2008-2009 FS	2009-2010 FS	2010-2011	FS
1	Bennett Martin Public Library Replace Components of HVAC	Α	103.5 GR						
2	South Branch Library Replace Roof	В		33.2 GR					
3	Bennet Martin Public Library Replace Roof South Portion Unit 1	В		23.1 GR					
4	Bethany Branch Library Replace Roof	В		24.5 GR					
5	Gere Branch Library Resurface Parking Lot	А		110.0 GR					
6	Bennett Martin Public Library Replace Roof West portion Unit 1	В				50.5 GR			
7	Bennett Martin Public Library Renovate	В				10,787.8 GO			
	FUNDING SOURCE BREAKDOWN:								
	GO (G O Bonds)		0.0	0.0		10,787.8			
	GR (General Revenue)		103.5	190.8		50.5			
	DEPARTMENT TOTAL:		103.5	190.8		10,838.3			

FORM B

COST BECAND PROCE CAP COST COMP PROCE CAP COST CAP													
TOTALPOR SERVINDS SERVINDS CAPPORT C	(5)	(6)	(7)	(8)	(9)	(10)				(11)			(1)
103.5 None None 103.5 GGP 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	TOTAL FOR SIX YEARS	BEYOND		CAP COSTS					LAND	-YEAR EXPE			PROJ.
33.2 None None None 33.2 GCP 1 33.2 2 23.1 None None None 24.5 GCP 1 22.1 3 24.5 None None None 110.0 GCP 1 6.4 153.6 5 50.5 None None None 50.5 GCP 1 50.5 5 50.5 None None 20.0 9647 GR 10,807.8 GCP 2 20.0 389.0 7,875.0 1,941.8 Fee, Tests Reinburse 7 10,787.8 None 20.0 9647 GR 10,807.8 GCP 2 20.0 389.0 7,875.0 1,941.8 Fee, Tests Reinburse 7							PLANS	PLANS	TION		FURNISH	(EXPLAIN)	NO.
23.1 None None 23.1 CCP 1 23.1 3 24.5 None None 24.5 CCP 1 24.5 4 110.0 None None 110.0 CCP 1 5.4 103.6 5 50.5 None None 50.5 CCP 1 56.4 103.6 5 10.787.8 None 20.0 96-97 CR 10.807.8 CCP 2 20.0 389.0 7.875.0 1,941.8 Feet, Tests Reintaurse 10.787.8 344.8 11.132.6	103.5	None	None	103.5	GCP	1				103.5			1
24.5 None None None 24.5 GCP 1 24.5 4 103.6 5 110.0 None None 50.5 GCP 1 50.5 None None 50.5 GCP 2 20.0 389.0 7.875.0 1,941.8 Fees, Tests Reimburse 11,132.6	33.2	None	None	33.2	GCP	1				33.2			2
110.0 None None 110.0 GCP 1 6.4 103.6 5 50.5 None None 50.5 GCP 1 50.5 None 10.807.8 GCP 2 20.0 389.0 7,875.0 1,941.8 Fees, Tests Reimburse 11.132.6 11.132.6	23.1	None	None	23.1	GCP	1				23.1			3
50.5 None None S0.5 GCP 1 50.5 None S0.5 None S0.5 GCP 2 20.0 389.0 7,875.0 1,941.8 582.0 7 Fees, Tests Reimburse 11,132.6	24.5	None	None	24.5	GCP	1				24.5			4
10,787.8 None 20.0 96-97 GR 10,807.8 GCP 2 20.0 389.0 7,875.0 1,941.8 582.0 7 Fees, Tests Reimburse 11,132.6	110.0	None	None	110.0	GCP	1		6.4		103.6			5
10,787.8 344.8 ———————————————————————————————————	50.5	None	None	50.5	GCP	1				50.5			6
344.8 	10,787.8	None	20.0 96-97 GR	10,807.8	GCP	2	20.0	389.0		7,875.0	1,941.8	Fees, Tests	0 7
	344.8												
													(b)

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