

LIBRARY CIP – PHASE II UPDATE & SPEND DOWN PLAN

MAY 10, 2021



FULTON COUNTY GOVERNMENT

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AGENDA

- LIBRARYCIP - PHASE II UPDATE
- EXECUTIVE SUMMARY
- CATEGORIES
- WISH-LIST & GENERAL
- MLK & PEACHTREE
- NEXT STEPS



Library CIP - Phase II Update

- ❑ Substantial completion of Phase II achieved with completion of Central and Hapeville Library
- ❑ Ongoing warranty punch work remaining at:
 - Adamsville – Collier Heights Library East Atlanta Library Northside library
 - Ponce de Leon Library Buckhead Library Northeast Spruill Oaks Library
- ❑ Effective project management led to savings at the end of Phase II and enabled the County to add 2 (two) additional projects – Peachtree and MLK
- ❑ Ribbon cutting ceremonies in planning for the following libraries:
 - Buckhead Library Northside Library Dr. Robert E. Fulton Library
 - Ponce de Leon Library NE Spruill Oaks Library Cleveland Avenue Library
 - Mechanicsville Library East Atlanta Library Adamsville/Collier Heights Library
 - Hapeville Library Central Library



Spend Down Plan

- ❑ Library Resolution approved at 4/14 BOC meeting closed Phase I Funds and aligned remaining project and interest funds for use
- ❑ Total Remaining Funds \$8,114,758
- ❑ For Groups 1-4, a list of additional items and needs were tracked for each library as requested by the BOC
- ❑ TAD funds were targeted for the leased libraries, Peachtree and MLK, but with sufficient bond funds remaining, those projects are recommended to be completed using these funds
- ❑ To complete the above recommendations, a minimal staff of the Heery/Russell PMT was approved by BOC through the end of year 2021



WISH LIST – GROUPS 1 - 2

Group 1	Cascade - Paint Coping and Roof of Cascade	\$	30,000.00	Proposal
Group 1	Cascade - Remove and Install new Entry and Vestibule Doors	\$	20,000.00	
Group 1	Cascade - Install trench drain in front of library to divert water from entry	\$	25,000.00	
Group 1	Cascade - Install additional exterior lights at rear of building	\$	5,000.00	
Group 1	Cascade - Misc. electrical, data, AV modifications	\$	5,000.00	
Group 1	Cascade - Remove and install new roof	\$	400,000.00	
Group 1	Washington Park - Annie McPheeters Signage	\$	5,000.00	
Group 1	Roswell - Add dimmer to meeting room lights	\$	2,500.00	
Group 1	Roswell - Add additional lighting at Staff Entry	\$	1,000.00	
Group 1	Roswell - Relocate hand dryer in Men's RR to opposite wall (sound disturbs meeting room)	\$	3,500.00	
Group 1	West End - Add additional lighting at Staff Entry	\$	1,000.00	
Group 1	West End - Add additional CCTV at Parking Lot, Children's Area and Vending	\$	7,500.00	
Group 1	West End - Provide additional FF&E Items: 2 ea. low end panels; 4 ea. adult lounge seats; side table at Info Pod; Work table in staff area; Book shelves above workstations	\$	11,000.00	
Group 1	Sandy Springs - Install shelves on wall of Staff Area	\$	5,000.00	
Group 1	Sandy Springs - Install coat hanger in Staff Area	\$	700.00	
Group 1	Sandy Springs - Frost glass window in Staff Area	\$	1,500.00	
Group 1	Group 1 - Landscape Upgrades	\$	70,000.00	
Group 1	Group 1 - Exterior Trashcans	\$	31,500.00	
Group 1	Group 1 - Add CCTV Poles at Parking Lots	\$	140,000.00	
	GROUP 1 SUBTOTAL			\$ 765,200.00
Group 2	Buckhead - Remove and replace existing siding	\$	200,000.00	
Group 2	Buckhead - Enclose exterior staff entry stair	\$	10,000.00	
Group 2	Buckhead - Add lighting above cabinets in staff work area	\$	3,000.00	
Group 2	Buckhead - Light the Buck statue from canopy	\$	4,000.00	
Group 2	Mechanicsville - Purchase Teen Computers (2 ea.)	\$	3,000.00	
Group 2	Mechanicsville - Remove and replace name on exterior of library	\$	3,000.00	
Group 2	NESO - Replace exterior concrete sidewalk at parking lot	\$	15,000.00	
Group 2	NESO - Replace breakroom faucet	\$	600.00	
Group 2	NESO - Add additional HOLDS shelving	\$	5,000.00	
Group 2	Northside - Provide exterior canopy above entry plaza	\$	150,000.00	
Group 2	Northside - Provide cart for microwave and ice maker in Staff breakroom	\$	600.00	
Group 2	Ocee - Mecho shades in Meeting Room and Children's area	\$	5,000.00	
	GROUP 2 SUBTOTAL			\$ 399,200.00



Group 1 - 2



West End Library – add FF&E



Cascade Library – new roof



Northside Library – add canopy



Buckhead Library – replace siding



WISH LIST – GROUPS 3 - 4

Group 3	College Park - Replace flooring in Meeting Room	\$	10,000.00		
Group 3	College Park - Add CCTV in Adult Area	\$	2,000.00		
Group 3	College Park - Additional landscaping	\$	10,000.00		
Group 3	College Park - Add chair rail to Study Room	\$	2,000.00		
Group 3	Cleveland Avenue - Install aluminum fence around site	\$	70,000.00		
Group 3	Cleveland Avenue - Additional Tables / FF&E for Meeting Room	\$	10,000.00		
Group 3	Cleveland Avenue - Add chair rail to Study Room	\$	2,000.00		
Group 3	A-CH - Install gate at parking lot entrance	\$	7,500.00		
Group 3	A-CH - Install Mecho shades at Staff Workroom	\$	5,000.00		
Group 3	A-CH - Add chair rail to Study Room	\$	2,000.00		
Group 3	A-CH - Additional clearing at drive entry	\$	5,000.00		
Group 3	A-CH - Additional data lines	\$	600.00		
Group 3	Adams Park - Add chair rail to Study Room	\$	2,000.00		
Group 3	Adams Park - LED Parking Lot lighting	\$	13,465.00		
Group 3	East Atlanta - Install acoustical ceiling in Managers Office	\$	2,500.00		
Group 3	East Atlanta - Install chair rail in study room	\$	2,000.00		
Group 3	Ponce - Install FRP on walls at delivery area	\$	2,500.00		
Group 3	Ponce - Install taller fence behind library	\$	10,000.00		
Group 3	Ponce - Install chair rail in Study Room	\$	2,000.00		
Group 3	Ponce - Additional data lines	\$	600.00		
	GROUP 3 SUBTOTAL			\$	161,165.00
Group 4	East Point - Install aluminum fence at perimeter	\$	70,000.00		
Group 4	East Point - Add 12 ea. computers to Adult area	\$	18,000.00		
Group 4	East Point - Add chair rail in Adult Lounge and Children's tutoring space	\$	8,000.00		
Group 4	East Point - Additional Furniture	\$	10,000.00		
Group 4	Fairburn - Mill / Resurface parking lot	\$	30,000.00		
Group 4	Fairburn - Replace main waste line	\$	40,000.00		
	GROUP 4 SUBTOTAL			\$	176,000.00



Group 3 - 4



College Park Library - landscaping



Cleveland Avenue Library – site fence



Ponce de Leon Library – site fence



East Point Library – site fence

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Fairburn Library – renaming



Auburn Avenue Research Library – site fence



Wolf Creek Library – water infiltration



PEACHTREE & MLK COST SUMMARY

Lease	Peachtree Renovation	\$	874,460.00	Incls Tech, FF&E, Move, Design Consultants
Lease	MLK Property Purchase and Renovation	\$	3,800,000.00	
LEASE FACILITY SUBTOTAL			\$	4,674,460.00
CONTINGENCY			\$	400,000.35



PEACHTREE Library - ASSUMPTIONS

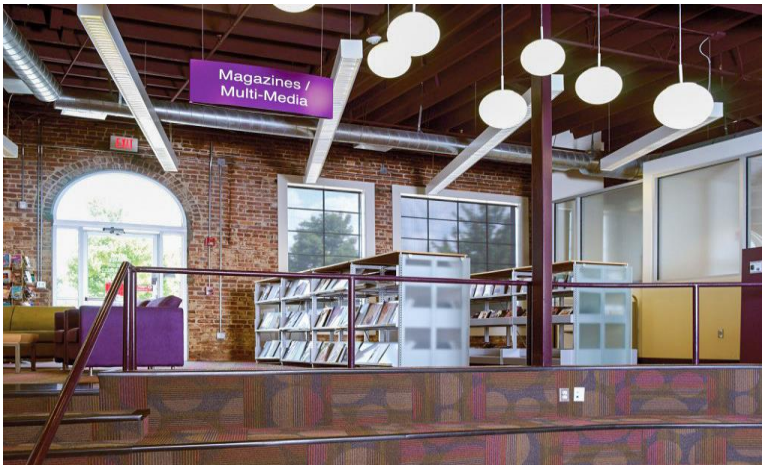
- ❑ Peachtree Library
 - ❑ Includes \$235,000 Tenant Improvement escrow available for the renovation
 - ❑ Estimated \$101/square foot buildout allocation





MLK Library - ASSUMPTIONS

- ❑ MLK Library
 - ❑ Potential land and/or existing building purchase with either ground up or renovation
 - ❑ Allocated \$3,800,000 for above
 - ❑ DREAM reviewing purchase options and costs





NEXT STEPS/KEY DECISIONS

- ❑ Complete Group 1-4 work by year end
- ❑ Complete design and renovation of Peachtree by year end 2021
- ❑ Comprehensive review of property and/or building purchase for MLK Library – Revisit with leadership and BOC with final options and direction

