

# Wake County Public Library 2007 Bond Plan Modification

Board of Commissioners Work Session  
February 12, 2018



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# Today's Agenda

- Library System Performance
- Review 2007 Bond Plan
- North Hills Situation
- Cost Escalations ~ Budget Challenges
- Renovations not Currently in the CIP
- Staff Recommendations

# Today's Purpose

- Decide if the County should continue working towards a library at North Hills
- Decide how to address project cost escalations
- Decide how the County should spend the balance of Library Bond Funds

# WCPL Statistics Through December 2017

• Circulation	5,605,584		4.9%
• Door Count	1,733,240		5.0%
• Program Attendance	434,123		10.4%
• Active Cardholders	235,395		.5%
• PC Hours Used	221,415		9.4%
• Wifi Hours Used	516,852	---	----

# Circulation Comparison

WCPL > Cumberland  
Guilford  
Forsyth  
Mecklenburg

# Cost Per Circulation

- 
- **Statewide average**      **\$5.31**
  - **Wake County**      **\$1.84**

# 2007 Library Bond Referenda



\$45 Million

13 Projects

73% Voter Approval

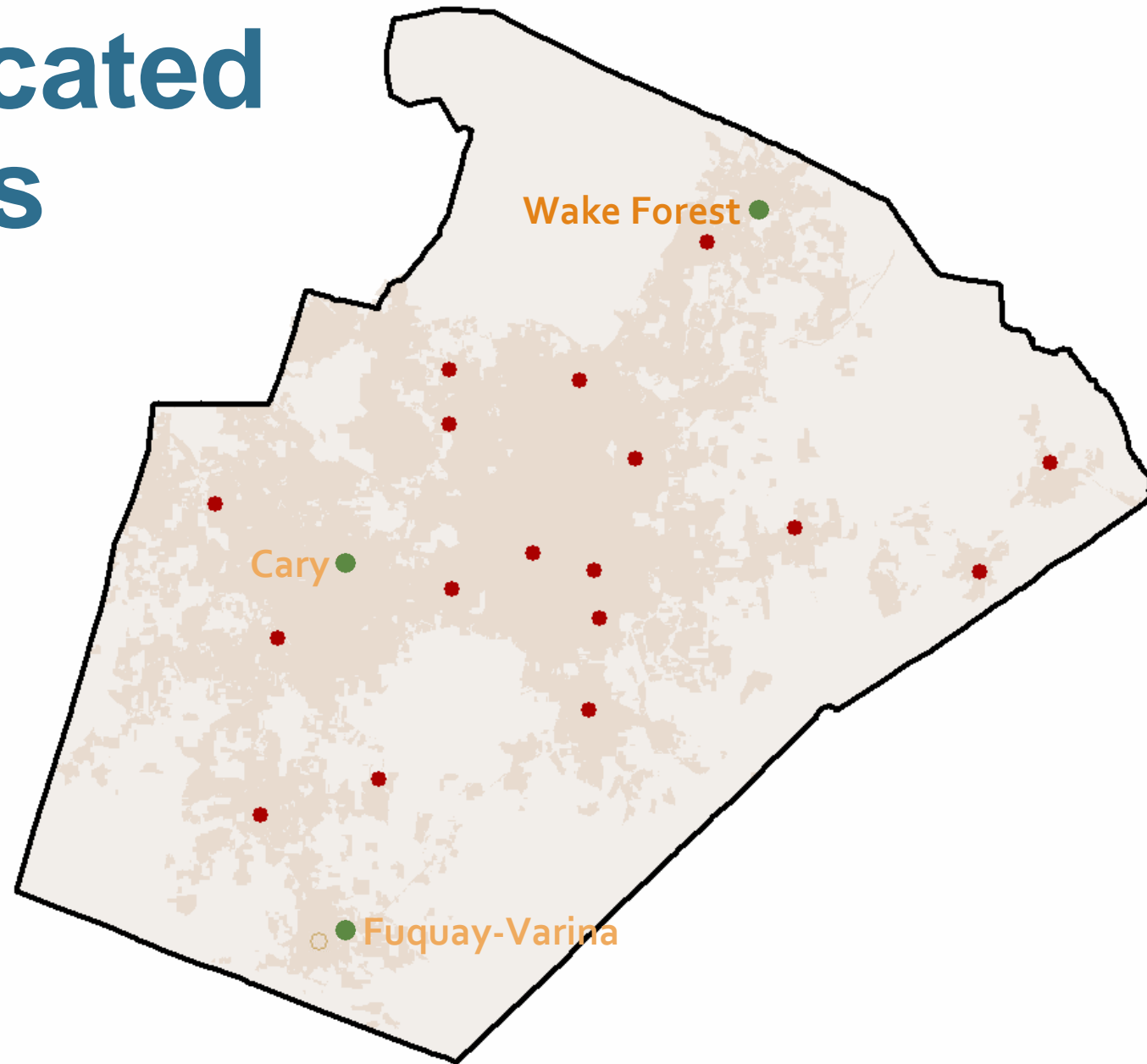
- Middle Creek *(opened 2017)*
- Morrisville *(planned)*
- North Hills *(planned)*





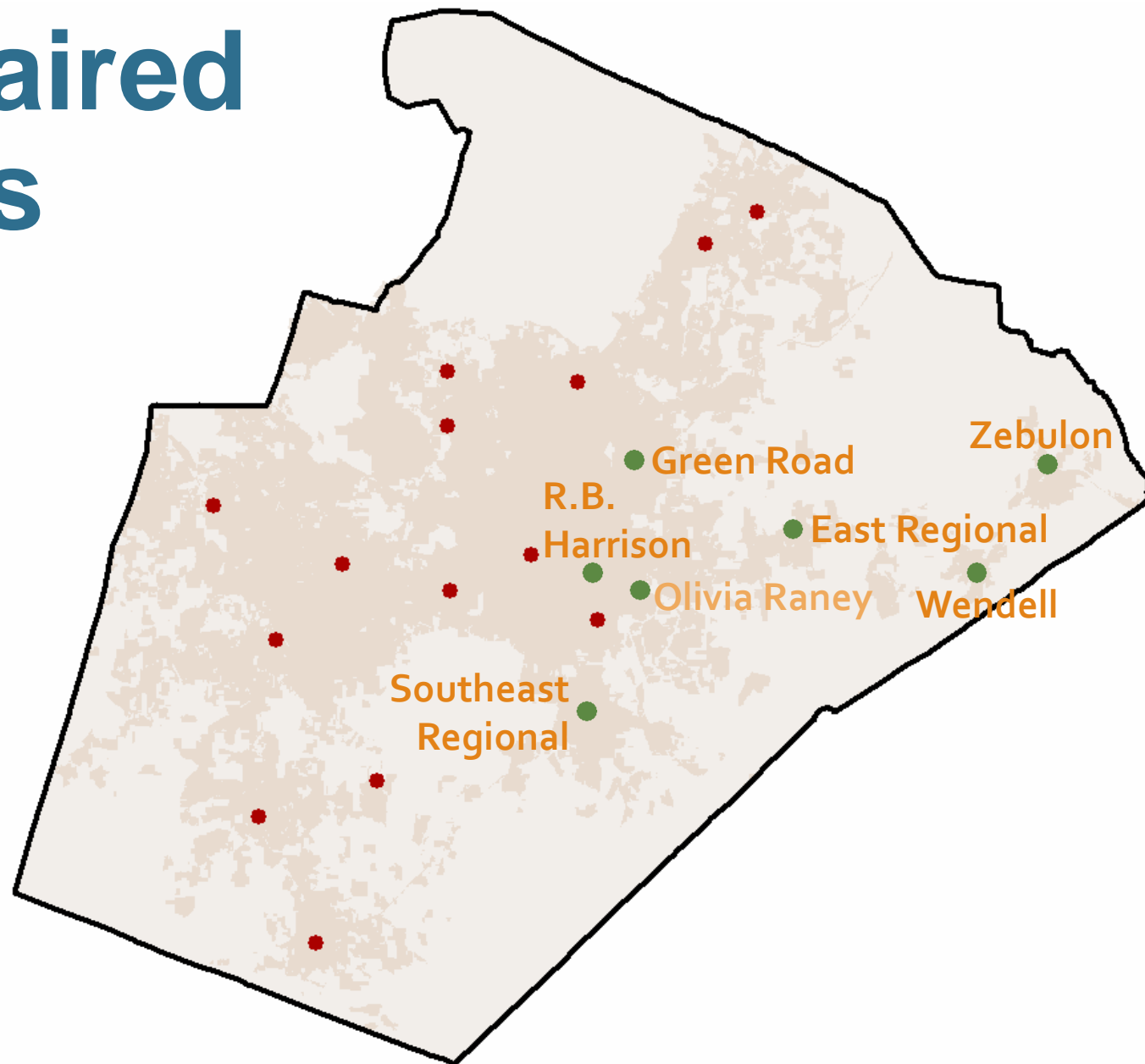
# Expanded / Relocated Existing Libraries

- Cary *(planned)*
- Fuquay-Varina *(planned)*
- Wake Forest *(under construction)*



# Renovated / Repaired Existing Libraries

- East Regional (*under construction*)
- Southeast Regional (*2016*)
- Green Road (*2012*)
- Olivia Raney (*planned*)
- R.B. Harrison (*2011*)
- Wendell (*2012*)
- Zebulon (*2014*)



# Original vs Actual Schedule and Budget

	Original Planned Opening	Original Planned Budget	Actual Opening	Actual Budget Or Final Cost Jan 2, 2018
Wake Forest	Fall 2009	\$3,324,000	Fall 2018 (under const.)	\$4,283,000
Middle Creek	Fall 2010	\$4,583,000	Completed Spring 2017	\$4,565,000
Fuquay-Varina	Winter 2011	\$4,905,000	Planned Summer 2019	\$6,145,000
Morrisville	Summer 2012	\$4,879,000	Planned Fall 2019	\$5,628,000
North Hills	Winter 2012	\$9,133,000	?	\$6,281,000
Cary	Winter 2013	\$13,021,000	Planned Summer 2019	\$13,165,000
Renovations	Winter 2013	\$4,400,000	Planned Summer 2019	\$5,249,000
Reserve/Unallocated	-----	\$755,000	-----	\$383,000
Total		\$45,000,000		\$45,699,000*

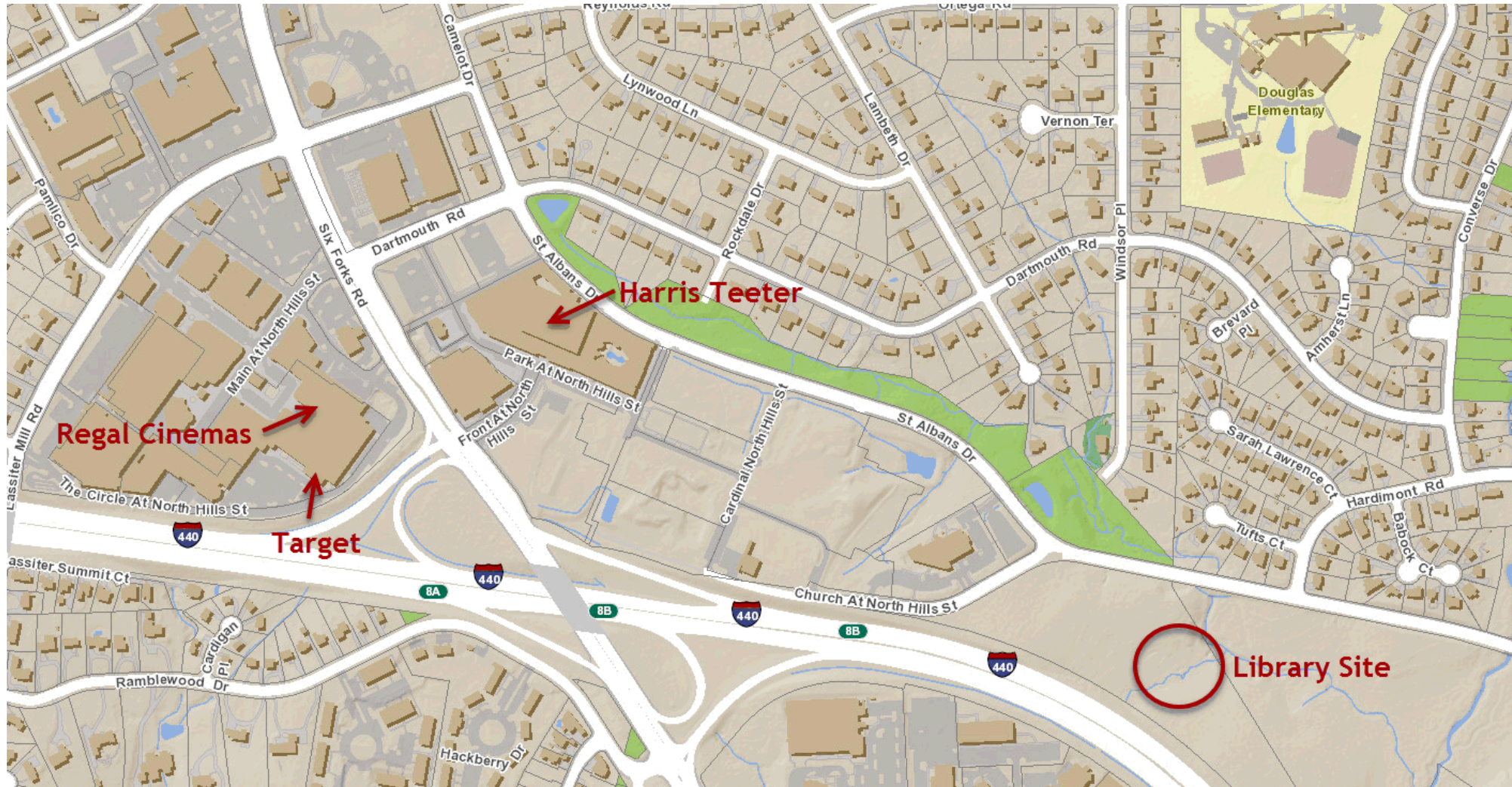
\* Total includes 2003 bond project savings

# North Hills Community Library

- Final project in the 2007 Library Bond Program
- Originally conceived as a freestanding branch – understood land would be scarce and expensive
- Land is no longer available and/or affordable in this area



# North Hills Community Library



# Currently Leased Library Facilities

## Cameron Village

- 20 year lease (2023)

## Duraleigh

- 3 or 4 year extension proposed (2021 or 2022)

## Southgate

- 4 year lease (2021)



# North Hills Community Library

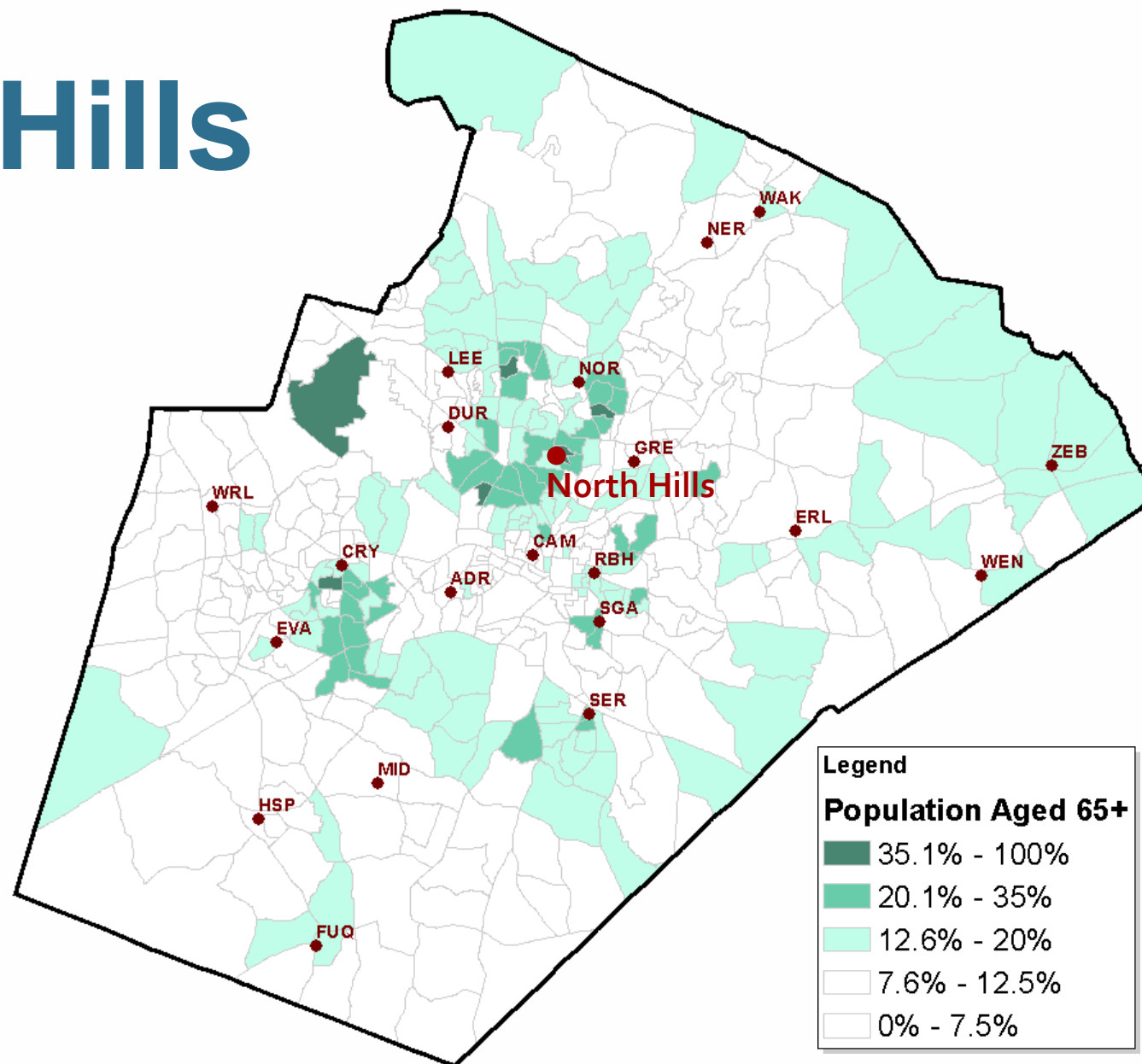
- Lease would be an operational expense
- There would be some capital cost
- Costs are unknown - staff would need to negotiate and work out details before bringing a recommendation to the Board



Image of Proposed Location in new North Hills Development

# Case for North Hills

- Population aged 65+ is a fast growing age segment
- From 2010 to 2020, the population will grow 77% (or 58,875)
  - Roughly the population of Garner and Holly Springs combined
  - By comparison, school aged population grew 19% (or 48,996)
- Where are they located? → North Raleigh





# Case for North Hills

- Uniquely positioned to serve the fastest growing age group in Wake County (seniors)
- Would become a destination for active seniors
- Establishes a library footprint in a dense, high growth area of the County → Midtown Raleigh

# 2007 Library Bond Referenda



\$45 Million

13 Projects

Budgets were established 11 years ago

Project Costs were stable through 2016

# Construction Cost Escalation

- Very Steep Cost Escalations – Past 12 Months
- Several Other Public Sector Projects Affected
- Reasons:
  - Skilled Labor Shortage – esp. Masonry, Plumbing, Mech, Electrical
  - Material Cost Escalations – wood, concrete, steel, glass
  - Numerous Site Infrastructure Projects
  - Excessive Work Flooding Market – schools, universities, municipal +
  - New Private Development
  - Natural Disasters Across the Country in 2017

# Cary Regional Library



# Cary Regional Library

- Cary Library was bid in November 2017
- \$2.5 Million over budget
- Extensive value engineering exercise reduced shortfall by approximately \$600,000
- Shortfall still remains at \$1.9 Million
- Plan to award construction contract on Feb 19



# Fuquay-Varina Library



# Fuquay-Varina Library

- Enlargement of existing community branch
- Relocation to new site east of downtown
  - adjacent to SRC & future residential development
- Larger site; space for future expansion to Regional
- Bid last week; also victim of extreme escalation
- Shortfall of \$950,000
- Plan to Award Construction Contract on Mar 19

# Morrisville Library





# Morrisville Library

- Project similar to Fuquay-Varina Branch
- Town provided property
- Smaller sitework scope – which helps
- Still anticipate budget shortfall
- Bids will be taken this summer

# Reallocation Recommendations

Reallocate/reappropriate funds from the North Hills project for Major Projects:

Cary Regional	- \$ 1,900,000
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Fuquay-Varina Community	- \$ 950,000
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Morrisville Community	- \$ 550,000
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# Renovation Priorities

- Lifecycle Replacements for Finishes (Typ. 10-15 years)
- Furniture & Shelving Replacements
- Facility Condition Replacements
  - Code Accessibility Compliance Upgrades
  - Building envelope issues – Exterior walls, doors, windows, sealants,
  - Building system lifecycle replacements – HVAC, Plumbing
  - Lighting modernization – (replacement with LED fixtures)
  - Minor space modernization to accommodate updated library programs

# Pending Library Renovations

- Eva Perry Regional Library (1996) (refresh in 2008)
  - 7,317,391 visits
- North Regional Library (2007)
  - 4,632,697 visits
- West Regional Library (2006)
  - 3,944,499 visits
- Holly Springs Community Library (2006)
  - 1,905,473 visits

# Renovation Recommendations

- Eva Perry Regional Library \$2,000,000
- North Regional Library \$1,000,000

# Summary of Staff Recommendation

- Reallocate North Hills & Reserve Funds as follows:
  - Cary Regional Library Construction \$ 1,900,000
  - Fuquay-Varina Community Library Construction \$ 950,000
  - Morrisville Community Library Construction \$ 550,000
  - Eva Perry Regional Library Renovation \$ 2,000,000
  - North Regional Library Renovation \$ 1,000,000
  - Contingency Reserve \$ 113,000
  - Combined North Hills & Reserve Funds \$ 6,513,000
- Staff will negotiate with Kane Realty Corporation on possibly locating a branch library at North Hills and bring back a proposal to the Board at a future date

# Confirmations

- Confirm New Direction for Proposed North Hills Branch
- Confirm Reallocation of North Hills Funds
- Confirm Staff Project Reallocation Recommendations
- Authorize Staff to Negotiate with Kane Realty for future North Hills Branch Library



# Questions?



# 2007 Bond Language

Shall the order authorizing up to \$45,000,000 of General Obligation Library Facilities Bonds of Wake County for financing, in whole or in part, the acquisition, construction, installation, furnishing and equipping of modifications, renovations, additions, improvements and extensions to existing library facilities and/or one or more new buildings or other library facilities including, without limitation, the acquisition of land, easements and rights-of-way therefore, and that taxes be levied in an amount sufficient to pay the principal and interest of the bonds, be approved?