



MILWAUKEE  
PUBLIC LIBRARY

# Milwaukee Public Library

Request for Interest – August, 2014



## Request for Interest:

The City of Milwaukee acting through the Board of Trustees of the Milwaukee Public Library (Board) seeks expressions of interest from qualified firms for the development of four new Milwaukee Public Library facilities replacing the Forest Home, Mill Road, Martin Luther King, and Capitol libraries.

August 2014

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### **Disclaimer**

An expression of interest for participating in a development program is not binding or promissory.

Responses will be used for planning purposes in implementing the authority granted to the Milwaukee Public Library (MPL). In addition, MPL may issue further Requests for Interest (RFI) under this authority. Failure to respond to this RFI does not preclude the ability to respond to any future RFIs.

This RFI is issued solely for information and planning purposes; it does not constitute a Request for Proposal (RFP) or any promise to issue an RFP. This RFI does not commit the City of Milwaukee and/or MPL to contract for any supply or service. All costs associated with responding to this RFI will be solely at the interested party’s expense. MPL reserves the right to pursue a project partner based on the information gathered from the RFI and further reserves the right to negotiate the terms and conditions of the eventual contract, and to impose additional restrictions or requirements, if necessary.

## Purpose

In 2010 MPL adopted a Facilities Plan “Rethinking Libraries for the 21<sup>st</sup> Century” which outlined three development strategies to guide redevelopment of our branch library system. Aligned with this plan, MPL will recommend to the City of Milwaukee a preferred development program for the replacement of the Forest Home, Mill Road, Martin Luther King, and Capitol libraries over the next six years. The new libraries will be part of mixed-use buildings and MPL is seeking real-estate development partners for these facilities. Through this RFI, MPL is seeking submissions from entities with development plans that may be compatible with a library project.

The proposed new libraries should be catalytic community economic development projects in each of the four neighborhoods or business districts where they might be located.

## A Brief Summary of the Library’s Development Strategy

Many of the facilities within the 12-branch MPL system were built more than 40 years ago and are in need of replacement due to a variety of factors. To continue to improve service and save ongoing operating costs MPL set out on a decade-long capital improvement program for its branch libraries beginning with the Villard Avenue Library in 2008. The Villard Avenue Library was replaced across the street from its original location as the Villard Square Branch, part of a mixed-use housing development funded in part by federal tax credits. Based on the success of the mixed-use model at Villard, MPL made plans to redevelop the East Library in 2011. The old East Library was torn down and will reopen as part of a new mixed-use development in the fall of 2014 on the same site.

The City of Milwaukee is providing \$18 million from the capital budget to fund replacement of four library branches in the system beginning in 2014. The budget dedicates approximately \$4.5 million to develop each new library within four mixed-use projects. The library’s branch building program will be completed by 2020.

During its strategic planning process in 2013, MPL identified core organizational values that state libraries (are) “anchoring healthy and vibrant neighborhoods...successful business districts” and are “contributing to a strong Milwaukee...strong economy and job market.” In other words, MPL recognizes that the branch libraries play a vital role in the community and economic development in the neighborhoods where they are located.



## Project Requirements

Based on the capital funding available, the new library branch must be part of a mixed-use development in either a new construction project or within an existing building adapted for re-use. The non-library component(s) could be housing, office, or another commercial use as long as the use is appropriate for co-location with a public library.

MPL is looking for catalytic mixed-use projects that add vitality to a neighborhood and business district. The project should utilize creative placemaking methods and architecture to engage library patrons, neighbors, and pedestrians alike. The projects should also strive to add to the tax base of the city.

The library project requirements are as follows.



### LIBRARY COMPONENT – BUILDING REQUIREMENTS

- Approximately 15,000 SF - 17,000 SF plus space for HVAC/mechanicals
- Located on a major street with public transit route(s)
- Ground floor location only
- One public entrance close to parking (and/or main thoroughfare)
- Highly visible from the street with tempered laminate glass curtain wall/storefront to maximize daylight
- Ceiling height of 18-foot clear space minimum with a 20-foot height preferred
- 30-foot on-center column spacing
- 150 pound/SF floor-bearing capacity
- Waterproofing between upper unit and library unit
- Loading area for daily truck delivery

*East Branch opening fall 2014*

### UTILITIES

- Separate HVAC and electrical service between library and non-library components
- Use of “Best Practices” for sustainable construction (solar energy where possible, etc.)

### PARKING

- Minimum of three public parking spaces per thousand square foot of library space for Forest Home and King Library replacement, and four per thousand square foot at Mill Road and Capitol Library replacement.
- Easily accessible & visible to patrons

## HUMAN RESOURCE REQUIREMENTS

- Participation in the City's Small Business Enterprise (SBE) program is required for the project, per MCO Ch. 370. The City's goal is 25% of the budgeted cost of construction supplies and services, and 18% of the budgeted cost of professional services. An SBE agreement with the City is required.
- For the library component, prevailing wages shall be paid (per Wis. Stat. § 66.0903) and City of Milwaukee residents shall be hired as outlined in MCO § 309-41. The developer is encouraged to apply these targets to the full project.

## BUYER POLICIES

- If the project transaction involves the purchase and sale of City-owned property, the developer is advised of the City's general buyer policies as outlined in MCO § 304-49-8.
- Conveyance, if any, will be subject to a deed restriction prohibiting application to the City for tax exemption.

## **RFI Submittal Requirements**

Entities submitting a proposed project in response to this RFI should submit a Statement of Interest (SOI) containing the following information:

1. Entity: Name and general description of the entity submitting the SOI.
2. Contact Information: Entity name, street address, phone number, website, and name and e-mail address of the entity's primary contact.
3. Project Description: Proposed project description, including preliminary cost estimates, schedules, public involvement, and any other information that would be useful in evaluating the proposal.
4. Public Interest: A brief description of how the project is in the public interest, including, but not limited to, advancing community economic development in the area (creating a sense of place).
5. Prior Experience: A brief description of the entity's prior experience related to developing, designing, constructing or facilitating construction of mixed-used property, including working within a public-private partnership.
6. Financial Capability: Verifiable information demonstrating that the entity is in sound financial condition and has the ability to secure the necessary financing to meet the project's requirements now and in the future.
7. Participation of Other Entities: A brief description of any steps the entity has taken to seek interest from other entities in participating in developing the proposed project.

8. Other Information: A brief description of any other information that would be useful in evaluating the SOI.
9. Funding Sources: federal New Markets Tax Credits or Low-Income Housing Tax Credits, grants, etc.

### **Interested Party Meeting**

September 8th, 2014 from 2:30-4:30 PM at the Forest Home Library, 1432 W. Forest Home Avenue:

An informal question and answer session will be hosted for developers at an Open House with the Project Manager for Library Construction, Sam McGovern-Rowen.

### **RFI Response Forms Due Date: September 30<sup>th</sup>, 2014**

Direct all RFI Questions to:

Sam McGovern-Rowen  
Project Manager – Library Construction  
Central Library  
814 W. Wisconsin Ave  
Milwaukee, WI 53233  
Desk: (414) 286-5462  
[sjmcgov@milwaukee.gov](mailto:sjmcgov@milwaukee.gov)

Responses must be received via electronic mail by 4:00 PM on September 30, 2014 or hand-delivered and time stamped by 4:00 PM.

## Addendum

### Description of Libraries to be Replaced:

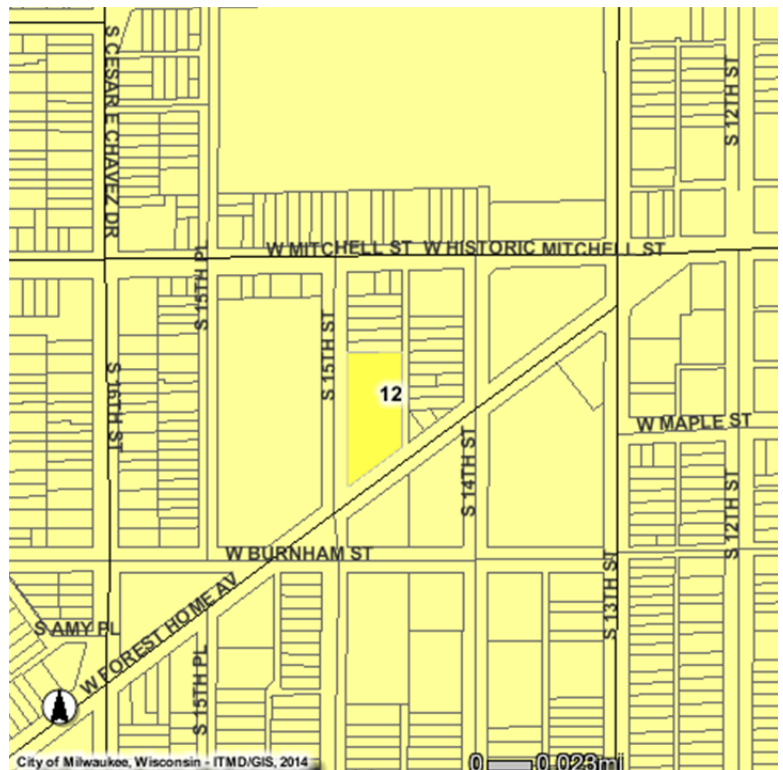
#### Forest Home:

The Forest Home Library is located at 1432 W. Forest Home Avenue, and is a popular branch with over 150,000 visitors per year. It serves one of the most ethnically diverse populations of residents in the City of Milwaukee and a community that includes a majority of Hispanic and Latino families. It also serves a community with a high number of young people. The facility, built in 1966, is scheduled for replacement due to several factors including an outdated HVAC system and an inefficient interior space plan.



The current site of the Forest Home Library may no longer be the optimal location for a library. MPL prefers a location that is more easily identifiable to patrons and that is easier to access by foot, car, bicycle, or public transit than the current site.

The Historic Mitchell Street Business District is three-tenths of a mile northeast of the current site of the Forest Home Library, and could be a more desirable location for a new library branch due to the high traffic counts on the street, access to public transit and thriving business district.





**Mill Road:**

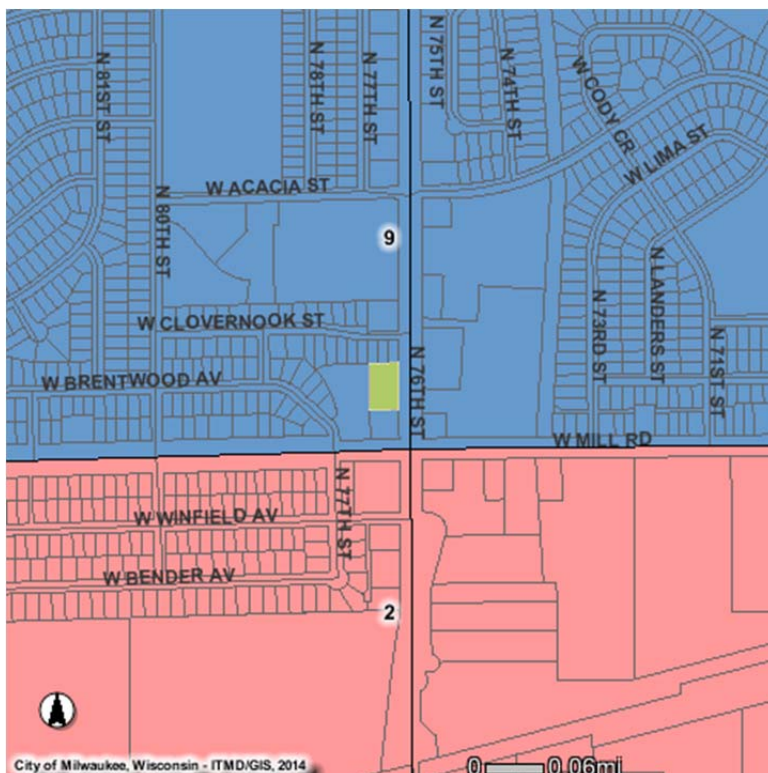
The Mill Road Library is located north of the intersection of N. 76<sup>th</sup> Street and Mill Road at 6431 N. 76<sup>th</sup> Street. The Mill Road Library is the only full-service MPL facility



servicing a large geographical section of the northwest side of Milwaukee (an estimated 26 square miles). The facility was constructed in 1969 and is scheduled for replacement due to an outdated HVAC system and inefficient circular building design.

The current site of the Mill Road Library may not be the optimal location for a library. MPL prefers a location on a high visibility corner that offers ease of access due to traffic flow and is easily identifiable from the outside. This location also has insufficient space for parking.

MPL may also consider sites on the northwest side of Milwaukee that are currently in need of library service and the economic development boost a catalytic project such as this might provide.



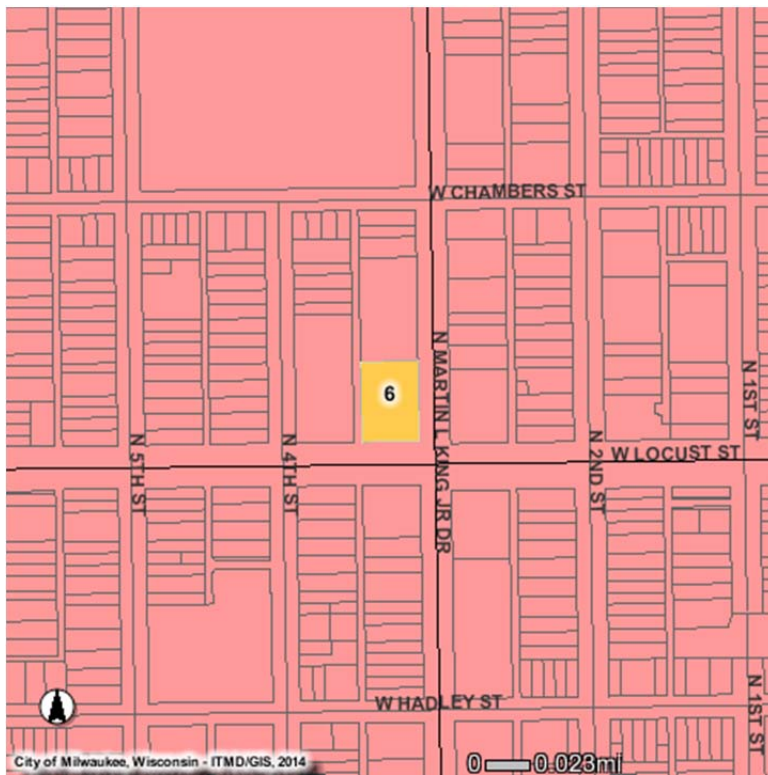


**Martin Luther King:**

The “King” Library is located at 310 W. Locust Street in Milwaukee’s Harambee neighborhood and is close to the Riverwest neighborhood.

Locust Street Library opened in 1971 and was re-dedicated in honor of Dr.

Martin Luther King in 1973. King Library is scheduled for replacement because it has outlived its mechanicals, has an inefficient interior design and inadequate parking. MPL may be willing to move from the current site; however the library will stay within the nearby neighborhood.



**Capitol:**

The Capitol Library is located at 3969 N. 74<sup>th</sup> Street. It is located on the corner of N. 74<sup>th</sup> and Capitol Drive. The Capitol location opened in 1964 and underwent an interior renovation in 1995. This library is scheduled for replacement because it has outdated mechanical systems, inadequate parking, and an inefficient interior design. The location is highly visible; however the lot may not be an adequate size for a larger mixed-use building with parking.

