

## **Library Capital Projects for Renovation and Preservation**

Most of the Library's facilities range in age from 20 to 40 years old. We have also rented two facilities continuously for 20 years. Listed below are the capital projects we are planning to restore, preserve, and update our current assets.

The Library's operational millage will expire in 2024. Of that millage, currently, .91 mils are dedicated to capital improvements. We will use this money as we receive it to address the projects listed below. Monetary amounts listed for each project are based on previous experience and would be subject to expert review. The list of projects is roughly in priority order and can be put in a different order based on opportunity or worsening of current facility conditions. The Library will undergo strategic planning in 2020. This capital plan will be refined and re-examined for updates after strategic planning is complete.

### **South Slidell Roof**

- The South Slidell Library roof is original to the building and needs replacement. We have patched the roof in several places and continue to inspect after each rainstorm to repair.

### **Covington Exterior Renovations**

- The Covington Library building was recently renovated. During the renovation, it was found that two backflow preventers need replacement, fencing must be installed around HVAC equipment, the parking lot needs repairs, and several sidewalks need replacement. These upgrades will finish the Covington Library restoration.

### **Technology upgrade**

- Our library collection security gates are all 30 years of age and have reached the end of their lifespan. The gates operate on electromagnetic technology to alert us when a book that has not been checked out is passed through. New gates use radio frequency technology and would speed up check-in and check-outs, provide better materials security, provide a self-checkout option, and streamline our collection inventory process.
- We need to invest in better people counting technology at our front doors. This would allow us to track the numbers of people in the building at any given time, better identify traffic patterns, and make better decisions about staffing.

### **Mandeville renovation**

The Mandeville Branch on Girod Street needs renovation. Although in the long term, a replacement of this branch may be the best option, the condition of the building needs to be stabilized. It was initially constructed in 1972 and enlarged in 1986 and again in 1992. Its 28-year-old roof needs to be addressed, carpet replaced, furniture refresh, bathrooms updated, technology updated, the leaking front atrium and skylights replaced, and front entrance concrete reworked.

### **Slidell Parking and Expansion**

- The Slidell Branch is desperate for more parking. There is a piece of property next to the Library that is undeveloped that we have acquired. The current parking lot is sinking in places; we will need to address this as well. The entrance next to the meeting room is not handicap accessible. Much of the furniture in this building is original to when the

Library was built in 1989. Currently, there are no conference rooms or study rooms in any branch on the west side of the Parish. Slidell was designed to be expanded, and with the parking situation addressed, we can expand to serve the needs of library patrons better.

### **Causeway Branch Carpet**

- The Causeway library, located in Mandeville, has been continuously rented for 20 years. The carpet is original and needs to be replaced. The furniture needs a refresh.

### **Small Branch replacement**

- Our busiest small branches that have outgrown their space include Abita Springs, Lacombe, and Pearl River. We have land located in Abita Springs, and the property in Lacombe or Pearl River could be used to expand or rebuild either Library. A new library or addition would need to include space for a meeting room, larger seating areas, study rooms, and larger computer areas.

### **Consolidation / New Location for Technical Services, Maintenance, and Headquarters**

- Our Technical Services (where library materials are received and processed) and Maintenance Departments are using a leased location on Highway 36 that we call the Annex. We have continuously rented this facility for 20 years. Rent is currently \$2,748.00 a month. The space available at the Annex severely limits the outreach services and new services the Library can offer.
- The Administrative Office of the Library System is located in a leased location on W. 21<sup>st</sup> Ave. in Covington. We moved out of the Covington Library to gain space needed to make the Covington library ADA accessible. Although the Administrative Office moved into a larger area than it occupied in the Covington Library, there is still one department located at another library and items in storage due to lack of space. Rent at this facility is \$6,386.13 a month.
- The solution is to either build a combined Technical Services, Maintenance, and Administrative Office or purchase the current Administrative Office (that is up for sale) and build a combined Technical Services and Maintenance building while redistributing the Administrative Offices between the two buildings.

### **Land for Causeway / Mandeville library**

- Mandeville was initially constructed in 1972 and enlarged in 1986 and again in 1992. Stabilizing the building is a priority, but in the long term there is no meeting room, there are no study rooms, there is not enough space for computers, and there is not adequate reading space. Causeway was rented over 20 years ago to be the meeting space and extension of library space for the Mandeville community. It is located in the shopping center with the old K-mart and HomeGoods less than three miles apart from the Mandeville Branch. The rent on this facility is \$13,207.50 a month. It is very likely that now this shopping center is under renovation that the rent will be increasing when our lease is up in 2022. At Causeway, there is not enough reading or study space to meet the demands of the families and students. Neither one of these buildings are adequate for the needs of the Mandeville community. The first step in the solution is to locate land that would support a library to replace these two locations.