Facilities Assessment + Capital Plan
(Adopted - Fall 2014)
Revised & Updated October 26, 2017
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<td>32-35</td>
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</table>
CAPITAL IMPROVEMENT PLANNING TEAM:

Mid-Continent Public Library Administrative Staff

15616 East Highway 24
Independence, MO 64050
mymcpl.org

Steven V. Potter, Director of Libraries
Susan Wray, Assistant Director of Libraries
Qun Frang, Finances and Facilities Manager
Jacob Wimmer, Capital Improvement Project Manager

Mid-Continent Public Library Building Committee Members

Building Committee 2014-2015
Jeff Vandel, Committee Chair
Brent Schondelmeyer
John Laney
Marvin Weishaar
Trent Skaggs, Board President
Pamela Darata

Building Committee 2016-17
Brent Schondelmeyer, Co-Chair
Trent Skaggs, Co-Chair
John Laney
Steve Roling
Rita Wiese
Michelle Wycoff
Joycelyn Tucker Burge, Board President

Sapp Design Associates Architects, P.C.

3750 S. Fremont Ave
Springfield, MO 65804
www.sdaarchitects.com

Michael Sapp, AIA, President
Jim Stufflebeam, AIA, Vice President
Brad McKenzie, AIA, Assist Dir of Bus Operations
Devon Burke, AIA, Project Architect
EXECUTIVE SUMMARY:

BACKGROUND
This document is an update and supplement to the initial "Facilities Assessment + Capital Plan" (also referred to as the Master Plan or Capital Plan), adopted by the Board of Trustees in the Fall of 2014. The initial "Capital Plan" process started in 2012, and was completed in Fall of 2014 by MCPL and Sapp Design Architects. The Board of Trustees approved that plan recognizing that it was a living document and would likely need to be updated in the near future. That plan called for the project schedule to span over ten years as that was the standard time frame for MCPL's traditional building maintenance program, but had no specific start date.

Since then, several key steps in the process have transpired:

• During summer of 2015, the Master Plan was reviewed and expanded upon in preparation for the 50th Anniversary of MCPL. That process included conceptual design sketches, image studies, and general review of budget and scope of each branch. The result was a revised Draft of the Master Plan, although not officially adopted by the Board, that was used for planning and reference purposes.
• MCPL put forth a tax levy to the voters in fall of 2016 which passed with overwhelming support.
• Sapp Design Architects was officially hired in spring of 2017, in association with Helix Architects.
• Preliminary meetings to review the overall process were conducted in the spring of 2017, including Community Forums held at each of the branch locations.
• JE Dunn was officially hired in July of 2017, to be the Construction Manager (at risk) for the various projects.
• MCPL also hired a Project Manager to assist with the planning and implementation process.
• MCPL directed that the Master Plan be updated and validated before the design and construction process should begin on any of the projects.

RE-EVALUATION PROCESS
With the team now established, SDA+Helix and JE Dunn embarked on a “Pre-Planning” phase to review, confirm, and validate the directions in the Master Plan. Following is a summary of that Re-Evaluation Process;

• Tours of 27 of MCPL’s 33 locations were conducted during August and September of 2017; the tour team included JE Dunn, SDA+Helix, OHH landscape architects, and other engineers, as well as the MCPL Director, the Project Manager, and various leadership staff and facilities staff from MCPL.
• All buildings indicated as Type I and II renovations were toured.
• Input and comments from each branch manager were also received and considered.
• A revised list and “scope” drawing for each renovation branch were developed for all of the work items and improvements.
• JE Dunn conducted budget evaluations of the each of branch based on the proposed scope lists, tours, and scope drawings. Several Workshops were conducted between SDA+Helix, JE Dunn, and MCPL, in September and October to review the scopes and the budgets.
• The Building Committee and the Finance Committee have reviewed the scope and budget evaluations, and have made reports to the Board of Trustees.
• This document is a culmination of the re-evaluation process.
• The original appendix documents are still valid.
• Additional Documents are under separate cover and include;
  - Tour Notes
  - Scope Drawings
  - Budget Analysis spread sheets for each branch, per JE Dunn.
  - Photographs and other supporting documents are available through JE Dunn’s Dashboard document management system upon request.
  - The original Capital Plan and all Appendices are available on MCPL’s website.
• As of the date of this updated document, other studies are underway for:
  - Roof condition evaluation of each branch by RTI.
  - Testing for Hazardous Materials, (lead paint, asbestos, etc.) for each of the branches.
  - Evaluation of structural conditions for most of the branches with a focus on those which have had or may have evidence of settlement, poor soil, or drainage concerns.
EXECUTIVE SUMMARY: (continued)

BUDGET VALIDATION

• JE Dunn performed detailed cost evaluations of the scope items identified for each branch, as well as evaluations of new buildings based on current market conditions, comparable projects, and discussions about quality and features with the administration and design teams.
• JE Dunn conducted analysis of market inflation, looked at historical data, and made reasonable projections to the anticipated bidding and construction time frames for the projects.
• Inflation projections and low interest rates have led to a recommendation in this Plan to revise the initial Capital Plan from ten years to six years.
• Budget validation process resulted in some increases to the total construction budgets compared to the initial Capital Plan.
• The current proposed budget for construction indicated herein is $84.5 million.
• The total proposed budget of $113.2M includes construction and incurred costs of additional project expenses, fees, land cost, contingency and other items.

IN-PROCESS

There are some branch locations that still may require a separate decision process, and either separate budgets, or adjustments to the Capital Plan budgets herein;
• At this time there are three other branches currently scheduled for renovations, (Lee’s Summit, Grandview, Red Bridge), that could develop into new buildings, depending on various other developments and decisions which the MCPL Administration are considering. This process could lead to separate/additional recommendations to the Board.

PACKAGING AND PHASING (Schedule)

Part of the “Pre-Planning” process included assessment of the construction process regarding the order in which the branches should be completed, and which branches might be bundled or “packaged” together under the same bid process or at least the same time frame. This involved consideration of several factors;
• Impact on patron service areas; for example, adjacent branches should not be under construction or closed at the same time allowing patrons to get services at an adjacent branch. A minimum impact on services must be considered.
• Market conditions and availability of labor and sub-contractors was also considered.
• Facility conditions, greatest need, and number of people impacted were also considered.
• Based on inflation projections and low interest rates, as noted above, this plan shows a duration of six years.
• Packaging: attached to this document is JE Dunn’s proposed and preliminary schedule for the design process, bidding, and construction cycles for each of the branches. As the initial packages are implemented, adjustments to subsequent packages may be made.
• Phasing: MCPL has also organized the projects, and the Packages, into four groups or Phases in order for MCPL Administration to more conveniently track and report to patrons, other political subdivisions, and committees etc. This phasing list is attached.

NEXT STEPS

• Upon adoption of this revised Capital Plan by the Board, the design and construction teams will begin to implement the plan, beginning with a formal design process followed by preparation of bidding and construction documents.
• The target is to have at least some of the renovation projects under construction by end of the first quarter of 2018. (That target is subject to pace of decisions, design approvals, city approvals, and other factors which could modify the schedule.)
### SUMMARY LIST OF PROJECTS:

#### 1. Type I Renovations: (11 total branches | Light to Medium Renovations)

See updated Project Budgets and Master Plan Update documents for more specifics. Values are preliminary budgets for construction contracts only (including Construction Manager fees.)

- Buckner: (5500 sf) $303K
- Camden Point: (3000 sf) $286K
- Claycomo: (9733 sf) $611.5K
- Dearborn: (3000sf) $199K
- Edgerton: (3000 sf) $187K
- Excelsior Springs: (10,100 sf) $588.5K
- North Independence: (48,000sf) (roof+parking repairs) $584K
- Oak Grove: (7000 sf) $514.5K
- Parkville: (17,644 sf) $1.187M
- Platte City: (15,638 sf) $268.5K
- Weston: (7244 sf) $365.5K

**SUB-TOTAL TYPE I BRANCHES:** $5.1M

#### 2. Type II Renovations: (10 total branches | Medium to Major Renovations)

- Antioch: (22,780sf) $1.823M
- Blue Ridge: (21,280sf) $1.492M
- Blue Springs North: (15,204sf) $933K
- Blue Springs South: (17,900sf) $1.168M
- Grandview: (12,744sf) $1.672M
- Kearney: (15,000sf) $921K
- Lone Jack: (7500sf) $516K
- Raytown: (22,368sf) $1.064M
- Riverside: (15,112sf) $742K
- South Independence: (17,887sf) $398K

**SUB-TOTAL TYPE II BRANCHES:** $10.73M

#### 3. Type III Renovations and Additions: (2 branches)

- Colbern Road: (type III for existing, plus Type V new Destination Library.) 15Kreno + 20Knew addn (equivalent to new building) $9.948M
- Lee’s Summit: (17,500sf existing) Needs 5000 sf addition (due to site constraints, addition may not be feasible, may require new building.) $3.762M

**SUB-TOTAL TYPE III BRANCHES:** $13.71M
### 4. Type IV New Construction: (5 total branches)

- Grain Valley: (new 15K, 4-5 ac) $5.378M
- Liberty: (new 20K, 5 ac) $6.416M
- North Oak: (new 17K, 5 ac) $6.076M
- New East Lee’s Summit: (new 20K, 5 ac) $6.416M
- New East Independence: (new 20K, 5 ac) $6.882M

**SUB-TOTAL TYPE IV BRANCHES:** $31.168M

### 5. Type V New Construction - Destination Library

- Boardwalk: (new 35K, 5-10 acres) $11.365M
- Also see Colbern Road under Type III

**SUB-TOTAL TYPE V BRANCHES:** $11.365M

### 6. Other Projects

- MGC Community Hall (new addition 10-15K sf) $5.775M
- Woodneath Auditorium (new addition 10-12K sf) $4.180M
- Admin. HQ: (Updates + Parking) $1.665M
- Harvey Jones Bldg. (Misc. updates/renovations) $200K
- Red Bridge Branch (Type II Reno originally: possible new branch TBD.) $600K
- Smithville No Work

**SUB-TOTAL** $12.420M

### TOTAL ALL GROUPS

$84.5M

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.*
## Project Budget: Status Report

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<th>Cost</th>
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<td>2</td>
<td>Project Expenses</td>
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Other potential projects not currently budgeted:
## Construction Cost Summary

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<th>Over/Under</th>
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<td>25,049,350</td>
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<td>0.0% Master Plan Budget</td>
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<td>16,904,502</td>
<td>20%</td>
<td>4,739,992</td>
<td>6.1% Type 1 &amp; II</td>
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<td><strong>84,488,097</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>6,786,237</strong></td>
<td><strong>8.7% Total</strong></td>
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Type I Renovations | Light to Medium Renovations:
Buckner Branch

General Branch Information:

Year Built: 1962  
Gross Square Footage: 5,518 SF  
Additions/Renovations: 1st Addition 1987, 2nd Addition 1996  
Parking: 12 Spaces + 2 Handicap Spaces

Proposed Scope of Work  |  Type I Renovation
• repairs to entrance canopy  
• parking lot revisions  
• new monument sign  
• new logo sign on the building  
• sidewalk repairs  
• misc exterior improvements  
• automatic sliding glass entry doors  
• skylight tubes  
• new carpet  
• minimal interior paint  
• replace HVAC  
• other misc interior finish upgrades.

*Proposed Budget:  $303,173

Camden Point Branch

General Branch Information:

Year Built: 1989  
Gross Square Footage: 3,080 SF  
Additions/Renovations: N/A  
Parking: 18 Spaces + 1 Handicap Spaces

Proposed Scope of Work  |  Type I Renovation
• parking lot repair  
• new logo sign on the building  
• updated entrance canopy/vestibule  
• outdoor seating plaza  
• new landscaping  
• other miscellaneous exterior upgrades  
• automatic sliding glass entry doors  
• replace windows  
• interior paint  
• new light fixtures  
• additional power outlets  
• other misc interior finish upgrades.

*Proposed Budget:  $286,255

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
Claycomo Branch

General Branch Information:

Year Built: 1995  
Gross Square Footage: 9,733 SF  
Additions/Renovations: N/A  
Parking: 27 Spaces + 2 Handicap Spaces

Proposed Scope of Work | Type I Renovation

- parking lot repair
- new logo sign on the building
- updated entrance canopy/vestibule
- outdoor seating plaza
- new landscaping
- other miscellaneous exterior upgrades
- automatic sliding glass entry doors
- display cases at the entrance
- glass enclosed program space
- glass enclosed collaboration rooms
- skylights
- raise ceilings in portion of building
- interior paint
- new light fixtures
- additional power outlets
- other misc interior finish upgrades.

*Proposed Budget: $611,484

Dearborn Branch

General Branch Information:

Year Built: 1989  
Gross Square Footage: 3,080 SF  
Additions/Renovations: N/A  
Parking: 11 Spaces + 2 Handicap Spaces

Proposed Scope of Work | Type I Renovation

- new logo sign on the building
- updated entrance canopy/vestibule
- outdoor seating plaza
- new landscaping
- other miscellaneous exterior upgrades
- automatic sliding glass entry doors
- skylights
- interior paint
- new light fixtures
- additional power outlets
- other misc interior finish upgrades.

*Proposed Budget: $198,934

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
### Edgerton Branch

**General Branch Information:**

- **Year Built:** 1987
- **Gross Square Footage:** 3,013 SF
- **Additions/Renovations:** N/A
- **Parking:** 8 Spaces + 2 Handicap Spaces

**Proposed Scope of Work** | **Type I Renovation**
---|---
- new logo sign on the building  
- updated entrance canopy/vestibule  
- outdoor seating plaza  
- new landscaping  
- other miscellaneous exterior upgrades  
- automatic sliding glass entry doors  
- new circulation desk  
- replace ceiling tiles  
- interior paint  
- new light fixtures  
- additional power outlets  
- other misc interior finish upgrades.

*Proposed Budget: $186,966

### Excelsior Springs Branch

**General Branch Information:**

- **Year Built:** 1986
- **Gross Square Footage:** 10,133 SF
- **Additions/Renovations:** N/A
- **Parking:** 46 Spaces + 3 Handicap Spaces

**Proposed Scope of Work** | **Type I Renovation**
---|---
- new roof  
- new logo sign on the building  
- updated entrance canopy/vestibule  
- outdoor seating plaza  
- new landscaping  
- other miscellaneous exterior upgrades  
- automatic sliding glass entry doors  
- display cases at the entrance  
- upgraded restrooms for ADA compliance  
- glass enclosed program space  
- skylights and new windows  
- interior paint  
- new light fixtures  
- additional power outlets  
- replace HVAC  
- other misc interior finish upgrades.

*Proposed Budget: $588,626

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.*
North Independence Branch

General Branch Information:
Year Built: 1972  Gross Square Footage: 48,000 SF
Additions/Renovations: 1989 & 2010  Parking: 133 Spaces + 8 Handicap Spaces

Proposed Scope of Work | Type I Renovation
• new roof
• new logo sign on the building
• new landscaping
• other miscellaneous exterior upgrades
• automatic sliding glass entry doors

• interior paint
• new light fixtures
• other misc interior finish upgrades.

*Proposed Budget: $514,626

Oak Grove Branch

General Branch Information:
Year Built: 1989  Gross Square Footage: 7,000 SF
Additions/Renovations: N/A  Parking: 22 Spaces + 2 Handicap Spaces

Proposed Scope of Work | Type I Renovation
• site work for drainage
• new monument sign
• new logo sign on the building
• updated entrance canopy/vestibule
• outdoor seating plaza
• new landscaping
• other miscellaneous exterior upgrades
• automatic sliding glass entry doors
• display cases at the entrance

• glass enclosed collaboration room
• partial new carpet
• interior paint
• new light fixtures
• additional power outlets
• other misc interior finish upgrades.

*Proposed Budget: $514,626

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
Parkville Branch

General Branch Information:

| Year Built: 1992 | Gross Square Footage: 17,664 SF |
| Additions/Renovations: Foyer Addition - 2007 | Parking: 82 Spaces + 4 Handicap Spaces (shared) |

Proposed Scope of Work  | Type: Renovation |
--- | --- |
• new roof | • upgraded restrooms for ADA compliance |
• parking lot revisions | • glass enclosed program space |
• new monument sign | • glass enclosed collaboration rooms |
• new logo sign on the building | • new circulation desk |
• updated entrance canopy/vestibule | • skylights |
• outdoor seating plaza | • partial new carpet |
• new landscaping | • interior paint |
• other miscellaneous exterior upgrades | • new light fixtures |
• automatic sliding glass entry doors | • additional power outlets |
• display cases at the entrance | • other misc interior finish upgrades. |

*Proposed Budget: $1,186,648*

Platte City Branch

General Branch Information:

| Year Built: 2006 | Gross Square Footage: 15,638 SF |
| Additions/Renovations: N/A | Parking: 73 Spaces + 4 Handicap Spaces |

Proposed Scope of Work  | Type: Renovation |
--- | --- |
• new roof | • upgraded restrooms for ADA compliance |
• parking lot repair | • glass enclosed collaboration room |
• new logo sign on the building | • skylights |
• outdoor seating plaza | • partial new carpet |
• new landscaping | • interior paint |
• other miscellaneous exterior upgrades | • new light fixtures |
• automatic sliding glass entry doors | • add second exit door from Program room |
• display cases at the entrance | • other misc interior finish upgrades. |

*Proposed Budget: $268,5957*

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.*
Weston Branch

General Branch Information:
Year Built: 1994  
Additions/Renovations: N/A  
Gross Square Footage: 7,244 SF  
Parking: 28 Spaces + 2 Handicap Spaces

Proposed Scope of Work | Type I Renovation
• new logo sign on the building  
• updated entrance canopy/vestibule  
• outdoor seating plaza  
• new landscaping  
• other miscellaneous exterior upgrades  
• automatic sliding glass entry doors  
• display cases at the entrance

• replace HVAC  
• interior paint  
• new light fixtures  
• additional power outlets  
• other misc interior finish upgrades.

*Proposed Budget: $365,652

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
Type II Renovations | Medium to Major Renovations:
Antioch Branch

General Branch Information:

Year Built: 1988  
Gross Square Footage: 22,783 SF
Additions/Renovations: N/A  
Parking: 76 Spaces + 6 Handicap Spaces

Proposed Scope of Work | Type II Renovation

- new roof
- parking lot revisions
- new monument sign
- new logo sign on the building
- updated entrance canopy/vestibule
- outdoor seating plaza
- new landscaping
- other miscellaneous exterior upgrades
- automatic sliding glass entry doors
- display cases at the entrance

- upgraded restrooms for ADA compliance
- glass enclosed program space
- glass enclosed collaboration rooms
- new circulation desk
- skylights
- partial new carpet
- interior paint
- new light fixtures
- additional power outlets
- other misc interior finish upgrades.

*Proposed Budget: $1,823,034

Blue Ridge Branch

General Branch Information:

Year Built: 1991  
Gross Square Footage: 21,280 SF
Additions/Renovations: N/A  
Parking: 57 Spaces + 3 Handicap Spaces

Proposed Scope of Work | Type II Renovation

- new roof
- new logo sign on the building
- updated entrance canopy
- outdoor seating plaza
- new landscaping
- other miscellaneous exterior upgrades
- automatic sliding glass entry doors
- display cases at the entrance

- upgraded restrooms for ADA compliance
- glass enclosed program space
- glass enclosed collaboration rooms
- skylights
- replace ceiling tiles
- interior paint
- new light fixtures
- additional power outlets
- other misc interior finish upgrades.

*Proposed Budget: $1,491,911

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
Blue Springs North Branch

General Branch Information:
Year Built: 1992  
Gross Square Footage: 15,204 SF  
Additions/Renovations: N/A  
Parking: 65 Spaces + 3 Handicap Spaces

Proposed Scope of Work | Type II Renovation

• parking lot repairs
• new logo sign on the building
• updated entrance canopy/vestibule
• outdoor seating plaza
• new landscaping
• other miscellaneous exterior upgrades
• automatic sliding glass entry doors
• display cases at the entrance

• glass enclosed program space
• glass enclosed collaboration rooms
• skylights
• new carpet
• interior paint
• new light fixtures
• additional power outlets
• other misc interior finish upgrades.

*Proposed Budget: $933,105

Blue Springs South Branch

General Branch Information:
Year Built: 1988  
Gross Square Footage: 17,896 SF  
Additions/Renovations: N/A  
Parking: 94 Spaces + 4 Handicap Spaces

Proposed Scope of Work | Type II Renovation

• new roof
• parking lot repair
• new monument sign
• new logo sign on the building
• updated entrance canopy/vestibule
• outdoor seating plaza
• new landscaping
• other miscellaneous exterior upgrades
• automatic sliding glass entry doors
• display cases at the entrance

• upgraded restrooms for ADA compliance
• glass enclosed program space
• glass enclosed collaboration rooms
• skylights
• new carpet
• interior paint
• replace ceiling tiles
• new light fixtures
• additional power outlets
• other misc interior finish upgrades.

*Proposed Budget: $1,168,143

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
Grandview Branch

General Branch Information:

Year Built: 1988  Gross Square Footage: 12,744 SF
Additions/Renovations: N/A  Parking: 46 Spaces + 2 Handicap Spaces

Proposed Scope of Work | Type II Renovation

- new roof
- parking lot/sidewalk repair
- new monument sign
- new logo sign on the building
- updated entrance canopy/vestibule
- outdoor seating plaza
- new landscaping
- other miscellaneous exterior upgrades
- automatic sliding glass entry doors
- display cases at the entrance
- upgraded restrooms for ADA compliance
- glass enclosed program space
- glass enclosed collaboration rooms
- replace ceiling tiles
- skylights
- new carpet
- interior paint
- new light fixtures
- additional power outlets
- other misc interior finish upgrades.

*Proposed Budget: $1,672,022

Kearney Branch

General Branch Information:

Year Built: 1998  Gross Square Footage: 15,000 SF
Additions/Renovations: N/A  Parking: 74 Spaces + 4 Handicap Spaces

Proposed Scope of Work | Type II Renovation

- parking lot repair
- new monument sign
- new logo sign on the building
- updated entrance canopy/vestibule
- outdoor seating plaza
- new landscaping
- other miscellaneous exterior upgrades
- automatic sliding glass entry doors
- display cases at the entrance
- glass enclosed program space
- glass enclosed collaboration rooms
- replace ceiling tiles
- skylights
- new carpet
- interior paint
- new light fixtures
- foundation repairs
- other misc interior finish upgrades.

*Proposed Budget: $920,782

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
Lone Jack Branch

General Branch Information:

<table>
<thead>
<tr>
<th>Year Built: 1998</th>
<th>Gross Square Footage: 7,500 SF</th>
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</thead>
<tbody>
<tr>
<td>Additions/Renovations: N/A</td>
<td>Parking: 27 Spaces + 2 Handicap Spaces</td>
</tr>
</tbody>
</table>

Proposed Scope of Work | Type II Renovation

- parking lot repairs
- new logo sign on the building
- updated entrance canopy/vestibule
- outdoor seating plaza
- new landscaping
- other miscellaneous exterior upgrades
- automatic sliding glass entry doors
- display cases at the entrance
- glass enclosed collaboration room
- replace HVAC
- interior paint
- new light fixtures
- additional power outlets
- other misc interior finish upgrades.

*Proposed Budget: $515,873

Raytown Branch

General Branch Information:

<table>
<thead>
<tr>
<th>Year Built: 1957</th>
<th>Gross Square Footage: 22,368 SF</th>
</tr>
</thead>
</table>

Proposed Scope of Work | Type II Renovation

- parking lot revisions
- new monument sign
- new logo sign on the building
- updated entrance canopy/vestibule
- outdoor seating plaza
- new landscaping
- other miscellaneous exterior upgrades
- automatic sliding glass entry doors
- display cases at the entrance
- upgraded restrooms for ADA compliance
- glass enclosed collaboration rooms
- skylights
- new carpet
- interior paint
- new light fixtures
- additional power outlets
- other misc interior finish upgrades.

*Proposed Budget: $1,063,730

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
Riverside Branch

General Branch Information:
Year Built: 1991
Additions/Renovations: N/A
Gross Square Footage: 15,112 SF
Parking: 52 Spaces + 3 Handicap Spaces

Proposed Scope of Work | Type II Renovation
• site work for drainage
• parking lot revisions
• new monument sign
• new logo sign on the building
• updated entrance canopy
• outdoor seating plaza
• new landscaping
• other miscellaneous exterior upgrades
• automatic sliding glass entry doors
• display cases at the entrance

• upgraded restrooms for ADA compliance
• glass enclosed program space
• glass enclosed collaboration rooms
• replace HVAC
• skylights
• replace ceiling tiles
• interior paint
• new light fixtures
• additional power outlets
• other misc interior finish upgrades.

*Proposed Budget: $741,846

South Independence Branch

General Branch Information:
Year Built: 1991
Additions/Renovations: N/A
Gross Square Footage: 17,887 SF
Parking: 79 Spaces + 4 Handicap Spaces

Proposed Scope of Work | Type II Renovation
• parking lot repair
• new logo sign on the building
• other miscellaneous exterior upgrades
• automatic sliding glass entry doors
• display cases at the entrance

• upgraded restrooms for ADA compliance
• skylights
• new light fixtures
• additional power outlets
• other misc interior finish upgrades.

*Proposed Budget: $398,172

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
Type III | Renovations and Additions:
Colbern Road Branch

General Branch Information:

| Year Built: 1992 | Gross Square Footage: 15,204 SF |
| Additions/Renovations: N/A | Parking: 80 Spaces + 4 Handicap Spaces |

Proposed Scope of Work | Type III Renovations & Additions (Destination Library)

- assumes additional land to the east
- gutting and renovation of existing building
- 20,000 S.F. addition
- monument sign
- outdoor seating plaza
- new landscaping
- parking revisions
- other miscellaneous exterior upgrades

*Proposed Budget: $9,948,000

Lee’s Summit Branch

General Branch Information:

| Year Built: 1990 | Gross Square Footage: 17,500 SF |
| Additions/Renovations: N/A | Parking: 53 Spaces + 4 Handicap Spaces |

Proposed Scope of Work | Type III Renovations & Additions

- assumes additional land to the north
- major renovation of existing building
- 5,000 S.F. addition
- monument sign
- outdoor seating plaza
- parking revisions
- other miscellaneous exterior upgrades
- upgraded restrooms for ADA compliance
- glass enclosed program space
- glass enclosed collaboration rooms
- replace HVAC
- skylights
- replace ceiling tiles
- interior paint
- new light fixtures
- additional power outlets
- other misc interior finish upgrades.

*Proposed Budget: $3,762,000

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
Type IV | New Construction:
Grain Valley Branch

General Branch Information:

Temp. lease, retail storefront

Approx. Square Footage: 6,000 SF
Parking: Shared strip center lot

Location to be determined

Proposed Scope of Work | Type IV Renovation

- location TBD
- new 15,000 S.F. branch library

*Proposed Budget: $5,379,506

Liberty Branch

General Branch Information:

Year Built: 1982
Additions/Renovations: First Addition - 1992

Gross Square Footage: 17,300 SF
Parking: 43 Spaces + 3 Handicap Spaces

Location to be determined

Proposed Scope of Work | Type IV New Construction

- location TBD, possibly on existing site
- new 20,000 S.F. branch library

*Proposed Budget: $6,416,179

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
North Oak Branch

General Branch Information:

- **Year Built:** 1990
- **Gross Square Footage:** 15,580 SF
- **Additions/Renovations:** N/A
- **Parking:** 54 Spaces + 3 Handicap Spaces

**Proposed Scope of Work** | Type IV Renovation

- location TBD
- new 17,000 S.F. branch library

*Proposed Budget: $6,075,884

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New East Lee’s Summit Branch

**Proposed Scope of Work** | Type IV New Construction

- location TBD
- new 20,000 S.F. branch library

*Proposed Budget: $6,416,179

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New East Independence Branch

**Proposed Scope of Work** | Type IV New Construction

- location TBD
- new 20,000 S.F. branch library

*Proposed Budget: $6,881,695

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.*
Type V | New Construction - Destination Library:
Boardwalk Branch

General Branch Information:
- Year Built: 1994
- Gross Square Footage: 14,961 SF
- Additions/Renovations: N/A
- Parking: 79 Spaces + 4 Handicap Spaces

Proposed Scope of Work | Type V New Construction Destination Library (Replace existing branch)
- location TBD
- new 35,000 S.F. branch library

*Proposed Budget: $11,364,804

Also see Colbern Road for Destination Library

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
Type VI | Other Project Types:
Midwest Genealogy Center

General Branch Information:
Year Built: 2008  Gross Square Footage: 52,000 SF
Additions/Renovations: N/A  Parking: 175 Spaces + 10 Handicap Spaces

Proposed Scope of Work
- relocate drive to back of facility
- partial two story
- approximately 15,000 S.F. total
- seating for approximately 400
- catering kitchen

*Proposed Budget: $5,775,000

Woodneath Library Center

General Branch Information:
Year Built: 2013  Gross Square Footage: 35,000 SF
Additions/Renovations: N/A  Parking: 129 Spaces + 6 Handicap Spaces

Proposed Scope of Work
- new outdoor plaza
- additional parking
- approximately 12,000 S.F.
- seating for approximately 350
- independent entrance

*Proposed Budget: $4,180,250

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.
**Administrative Headquarters**

*Proposed Scope of Work*
- revised and added parking lot
- replace roof
- replace HVAC

*Proposed Budget: $1,664,922*

---

**Harvey Jones Building**

*Proposed Scope of Work*
- demolish existing
- new green space

*Proposed Budget: $200,000*

---

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.*
Red Bridge Branch

General Branch Information:

- **Year Built:** 1987
- **Gross Square Footage:** 12,314 SF
- **Additions/Renovations:** 1st Addition 1995, 2nd Addition 1997
- **Parking:** 52 Spaces + 2 Handicap Spaces

**Proposed Scope of Work | Type II Renovation**

- revise parking lot
- new logo sign on the building
- updated entrance canopy
- outdoor seating plaza
- replace roof
- replace HVAC
- replace carpet

*Proposed Budget: $600,000*

Smithville Branch

General Branch Information:

- **Year Built:** 2009
- **Gross Square Footage:** 15,000 SF
- **Additions/Renovations:** N/A
- **Parking:** 85 Spaces + 8 Handicap Spaces

**Proposed Scope of Work | No Improvements**

*Proposed Budgets are for construction contracts only, and do not include expenses such as furniture, IT, design fees, land costs, etc.*
Phases

Tuesday, October 17, 2017  9:30 AM

Phase I

**Sept 2017 - Dec 2019**

1. MGC Auditorium - J
2. Antioch - C
3. Blue Springs South - J
4. Platte City - P
5. Excelsior Springs - C
6. Oak Grove - J
7. Weston - P
8. East Lee's Summit - J
9. Liberty - C

✧ J ~ 4
✧ C ~ 3
✧ P ~ 2

Phase II

**May 2018 - July 2020**

1. Red Bridge - J
2. Camden Point - P
3. Dearborn - P
4. Edgerton - P
5. Kearney - C
6. Lone Jack - J
7. Claycomo - C
8. Admin HQ - J
9. Blue Springs North - J
10. Buckner - J
11. Harvey Jones Bldg - J
12. North Independence - J
13. Raytown - J
14. Woodneath Auditorium - C

✧ J ~ 8
✧ C ~ 3
✧ P ~ 3

Phase III

**Oct 2018 - Jun 2021**

1. Grandview - J
2. Grain Valley - J
3. Colbern Road - J
4. Blue Ridge - J
5. Parkville - P
6. Riverside - P
7. South Independence - J

✧ J ~ 5
✧ C ~ 0
✧ P ~ 2

Phase IV

**May 2019 - Oct 2022**

1. North Oak - C
2. East Independence - J
3. Boardwalk - P
4. Lee's Summit - J

✧ J ~ 2
✧ C ~ 1
✧ P ~ 1

Jackson = 19
Clay = 7
Platte = 8
### Mid-Continent Public Library - Proposed Project Schedule

**October 23, 2017**

<table>
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<th>Project</th>
<th>Phase</th>
<th>2017</th>
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<th>2021</th>
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**Notes:**
- **PLAN:** Planning Period
- **ACQUISITION:** Acquisition Period
- **DESIGN:** Design Period
- **BID:** Bid Period
- **CONSTRUCTION:** Construction Period