

DATE: March 28, 2019

TO: Mayor Julie Moore-Wolfe and Decatur City Council Members

FROM: Scot Wrighton, City Manager

SUBJECT: Library Parking Lot (Motion to Approve a Design, and enter into a professional services contract for development of detailed plans)

SUMMARY RECOMMENDATION: That the City Council vote, by simple motion, to approve one of the options described in this memo (option #3 is recommended), or a version of one of the options. If there is agreement on the council to proceed with a version of one of the options offered, this can be followed by a resolution approving a professional services agreement for final design of the option selected by council.

BACKGROUND: The City Council discussed this item at its March 4, 2019 study session. At that time, the council reviewed three options for improving the parking lot east of the Decatur Public Library. Council requested: a) more options, b) that future options contain more green space, c) that they include less parking, d) that they include a center lot walkway, and e) that more information about costs to upgrade the library building's HVAC system be included.

The city is obligated by the terms of its lease with the library to improve the parking lot, and properly maintain the building throughout the term of the lease. The council's challenge is to upgrade the parking lot and the HVAC system in ways that meet its lease obligations within the financial constraints of the facility's lease revenues (thereby protecting the city's General Fund).

The addition of more green space actually decreases the cost of upgrading the lot, because it is less costly to create green space than to repair the parking lot base and repave. To give current and future City Council's maximum flexibility, larger (rather than smaller and narrower) green space tracts have been integrated into the options. Larger tracts of green space accord the greatest flexibility to convert one or more green spaces into a future parking lot, future building site, or other use.

The Johnson Controls estimate for upgrading the library building's HVAC system is included in the council packet. The high side of Johnson Controls' estimate is \$470,000. This amount should be added to the cost of whatever option is selected by the City Council to determine total estimated project cost.

Option #1 incorporates all the improvements and amenities suggested by the Library Board before costs were fully evaluated.

Option #2 includes fewer amenities, and uses green space to reduce the amount of repaving.

Option #3 includes fewer amenities, and uses nearly twice as much green space as Option #2, which further reduces the amount of repaving.

Option #4 simply asphalts-over the entire parking lot without any green islands.

It is recommended that the City Council adopt Option #3 for the following reasons:

- a. It is the least costly of the options that conform to the city's minimum standards for the development of commercial parking lots
- b. Although it has the least amount of parking, it still accommodates normal and expected parking demand for the library. Overflow and special event parking is available at the municipal parking lot across Main Street from the library
- c. It affords the City Council the most flexibility for alternative future uses of the land
- d. All of the options will improve the marketability of the unused/vacant space in the library building; but Option 3 appears seems to provide the greatest amount of enhancement for the least cost.

PRIOR COUNCIL ACTION: No prior formal action; but the City Council gave informal inputs to staff at their March 4, 2019 study session.

POTENTIAL OBJECTIONS: Objections would likely focus on what has *not* been included in the recommended option: new sidewalks from the side streets down to the parking level, no upgrades to the east one-third of the parking lot adjacent to MLK Blvd., lighting of green space tracts, and removal of the loading dock.

INPUT FROM OTHER SOURCES: Staff plans a meeting with Library leadership on March 29 to go over details of the options presented to the City Council.

STAFF REFERENCES: Gregg Zientara, CFO; Matt Newell, Director of Public Works

BUDGET/TIME IMPLICATIONS: Options 2, 3 and 4 can all be financed from library lease revenues, including HVAC repairs, with funds left over for other future costs associated with ownership and operation of the building. A cost analysis, including financing, is included in the attached power point.

ATTACHMENTS: Power Point presentation
Letter from Johnson Controls
Professional Services Agreement with Massie Massie & Associates



City of Decatur Library Parking Lot

Options

- ***Option 1 – original design / November 2018 / cost \$1.87 million***
- ***Option 2 – post study session / March 14 / cost \$1.22 million***
- ***Option 3 – post study session / March 27 / cost \$1.15 million***
- ***Option 4 – pave over / cost \$0.90 million***



City of Decatur Library Parking Lot

Further options

- ***1 option NE corner greenspace – additional \$40,000***
- ***2 option East side full greenspace – additional \$120,000***
- ***Eliminate east-west sidewalks adjacent to large green space tracts
- save \$30,000 - \$50,000, depending on alternate selected***
- ***Leave loading dock “as-is” – indeterminate cost savings***

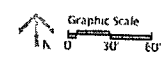
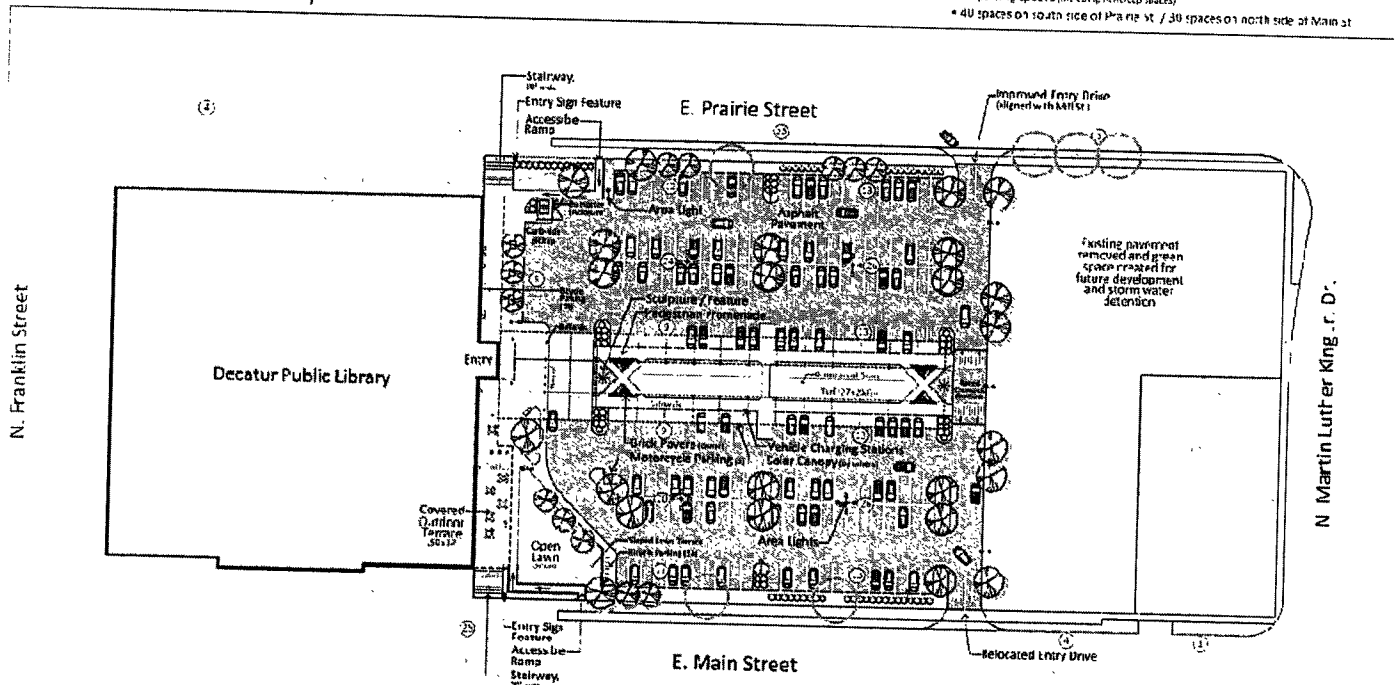
Option 1 Decatur Public Library

Total Parking Count

• 134 parking spaces (including handicap spaces)

Total Parking Count - Adjacent Streets

• 70 parking spaces (including handicap spaces)
• 40 spaces on south side of Prairie St / 30 spaces on north side of Main St



November 2018
11350 E. Glendale - Decatur, GA

City of Decatur

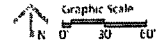
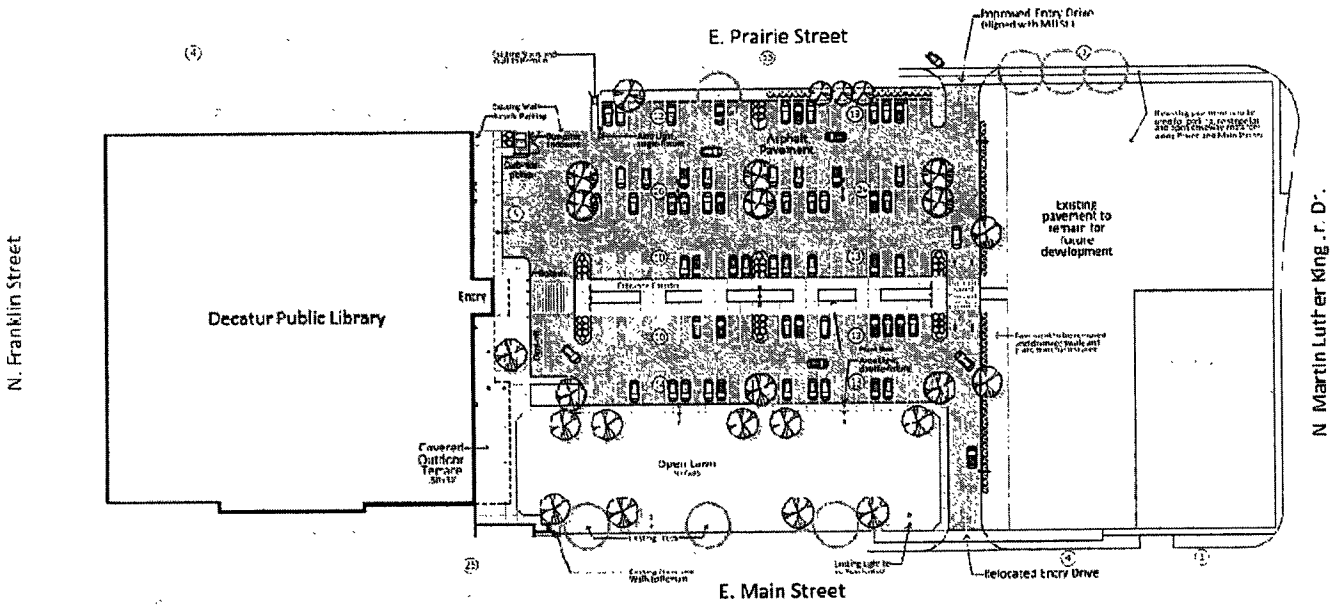
Option 2 Decatur Public Library

Total Parking Count

- 155 parking spaces (including 3 handicap spaces)
- 100 potential parking spaces (in existing paved areas east of improvements)

Total Parking Count - Adjacent Streets

- 70 parking spaces (including handicap spaces)
- 40 spaces on south side of Prairie St. / 30 spaces on north side of Main St.

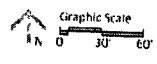
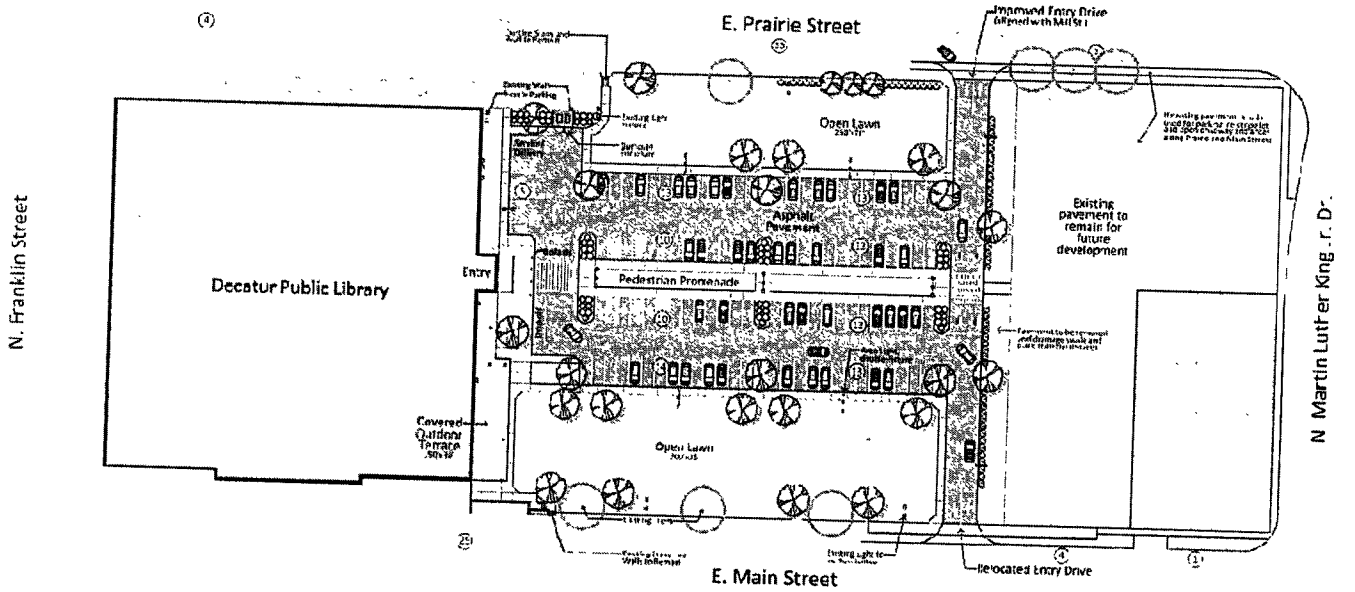


March 14, 2019
Mass Consulting Associates

Option 3 Decatur Public Library

Total Parking Count
 • 104 parking spaces (including 2 handicapped spaces)
 • 100 potential parking spaces (including based on existing or improvements)

Total Parking Count - Adjacent Streets
 • 70 parking spaces (including handicapped spaces)
 • 40 spaces on south side of Prairie St / 30 spaces on north side of Main St

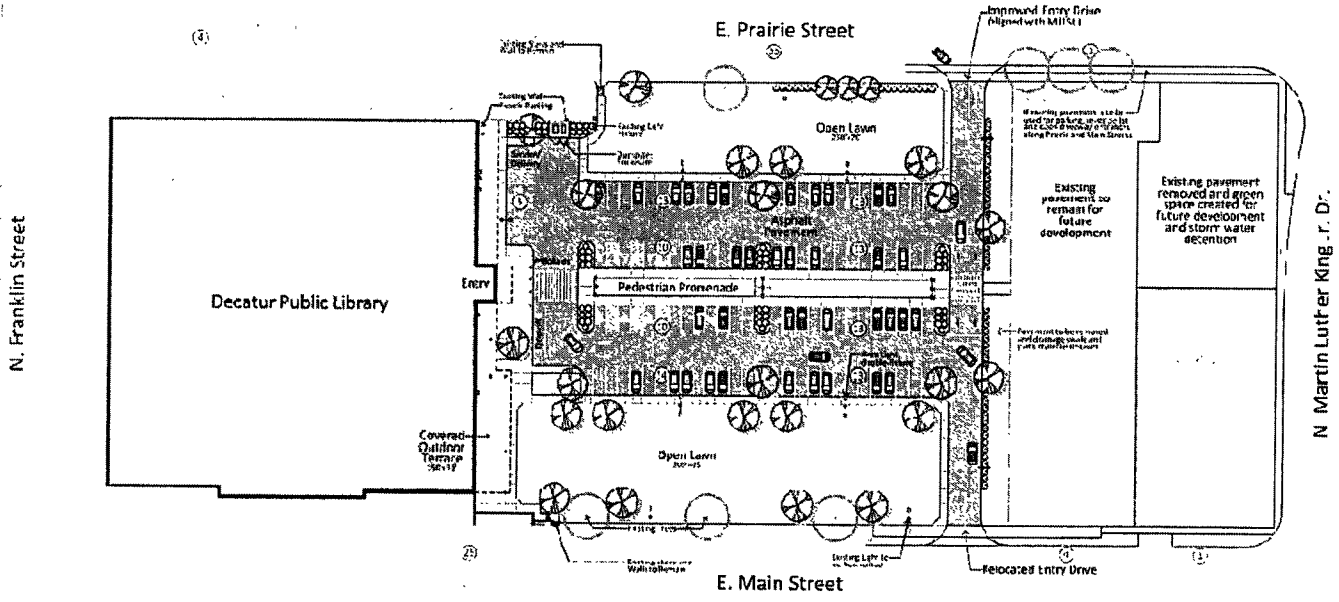


March 27, 2015
 Master Plan Update

Option 3.1 Decatur Public Library

Total Parking Count
 • 104 parking spaces (including 8 handicapped spaces)
 • 65 potential parking spaces (existing paved area south of improvements)

Total Parking Count - Adjacent Streets
 • 70 parking spaces (including handicapped spaces)
 • 40 spaces on south side of Prairie St. / 30 spaces on north side of Main St



Graphic scale
 N 0 30 60
 March 17, 2019
 Masser/Chesler - Associates

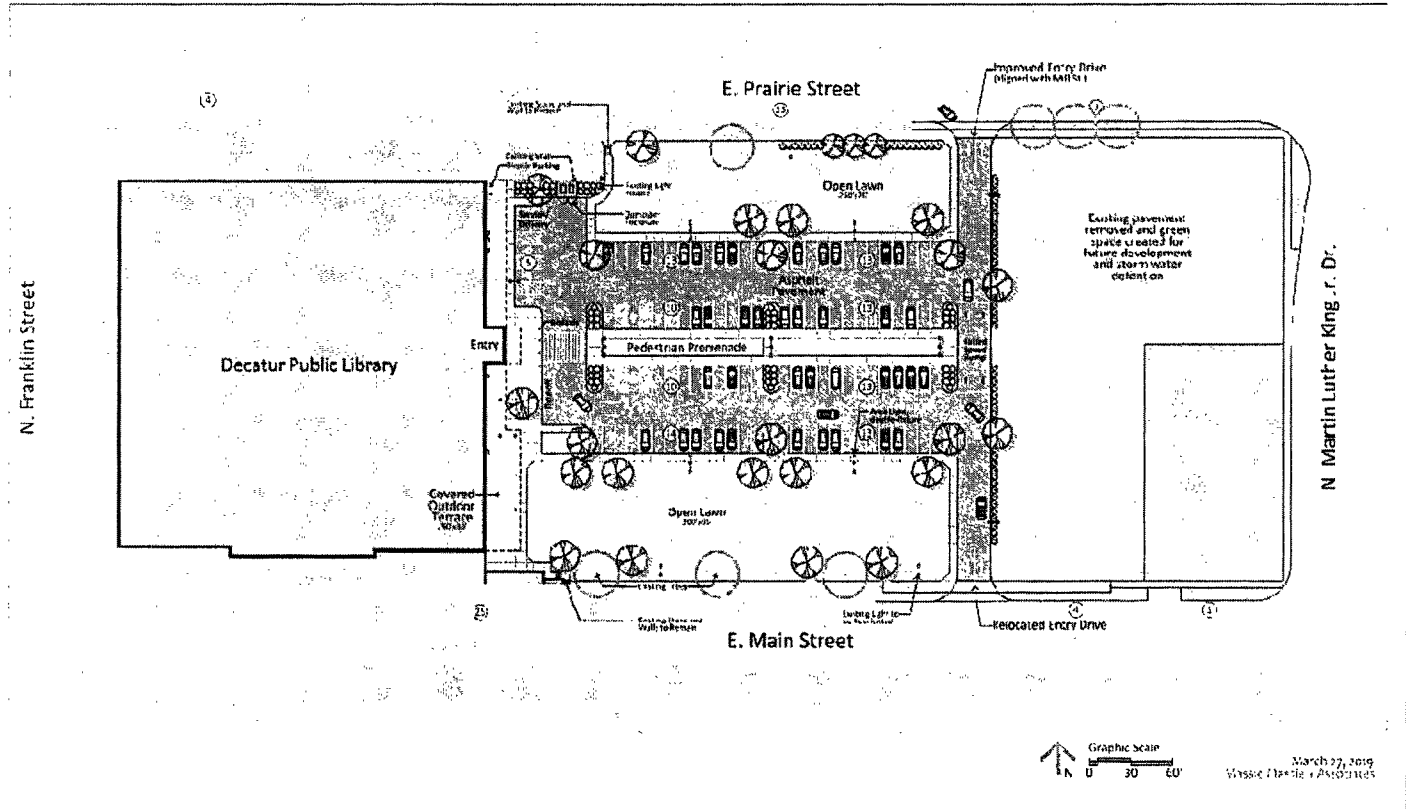
Option 3.2 Decatur Public Library

Total Parking Count

• 134 parking spaces (including 71 and/or scooters)

Total Parking Count - Adjacent Streets

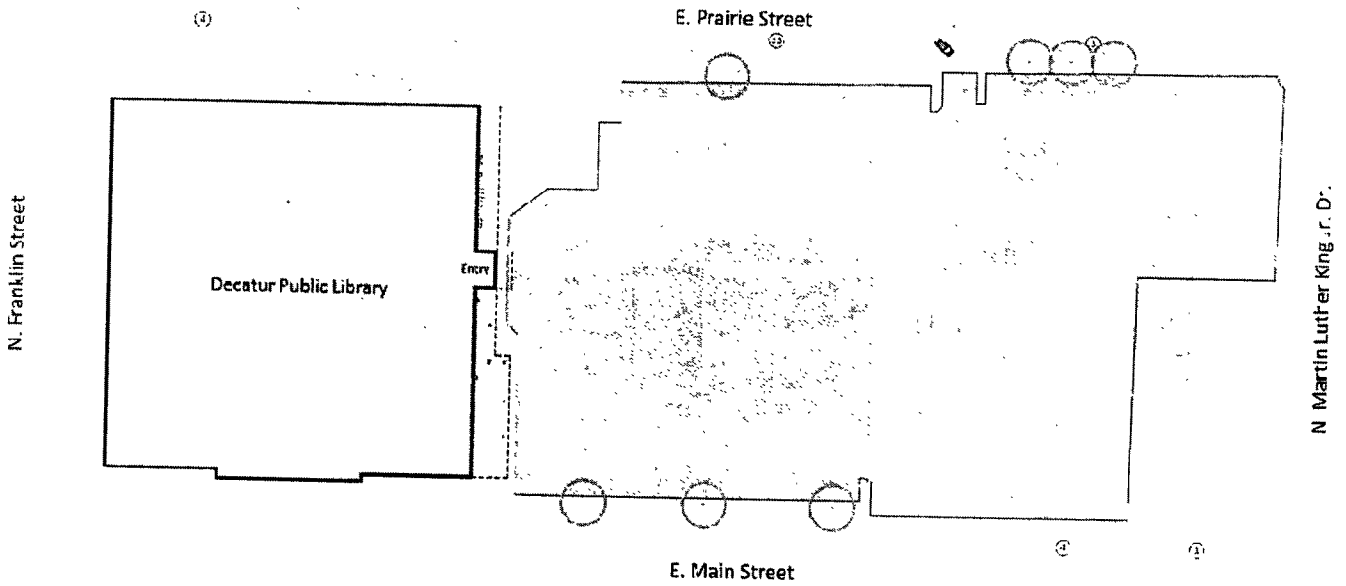
• 70 parking spaces (including 35 and/or scooters)
• 40 spaces on south side of Prairie St. / 30 spaces on north side of Main St



Option 4 Decatur Public Library

Total Parking Count
• 379 parking spaces including on-site spaces

Total Parking Count - Adjacent Streets
• 70 parking spaces (including on-site spaces)
• 40 spaces on south side of Prairie St / 30 spaces on north side of Main St





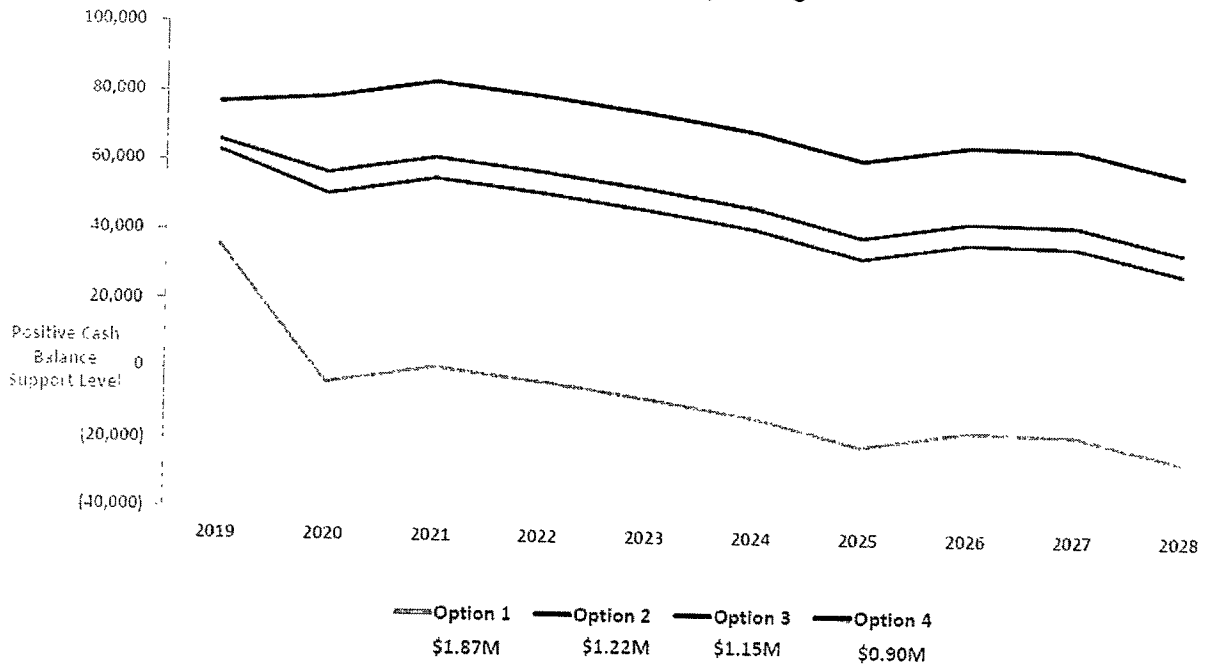
City of Decatur Library Parking Lot

Parking Space Availability

- ***Daily typical library parking usage is > 100 spaces***
- ***City Building Code would require 362 spaces***

	<i>Current</i>	<i>Concept A</i>	<i>Concept B</i>	<i>Concept C</i>
<i>In Lot</i>	309			
<i>New Lot</i>		194	155	104
<i>On Street</i>	70	70	70	70
<i>East End Lot</i>			100	100
<i>Total</i>	379	264	325	274

Net Revenue after Operating Costs





City of Decatur Library Parking Lot

Building Fund Cash Flow

\$ (000) year	2019 1	2020 2	2021 3	2022 4	2023 5	2024 6	2025 7	2026 8	2027 9	2028 10
Revenue	595	595	605	610	611	611	611	622	627	627
Expense	479	438	444	453	458	464	472	478	484	492
Surplus	116	157	161	157	153	147	139	144	143	135
Open Cash	114	230	387	548	705	858	1,005	1,144	1,288	1,431
End Cash	230	387	548	705	858	1,005	1,144	1,288	1,431	1,566



City of Decatur Library Parking Lot

Cash Position with Financing Scenarios

	Budget 2019	Projection 2020	Projection 2021	Projection 2022	Projection 2023	Projection 2024	Projection 2025	Projection 2026	Projection 2027	Projection 2028
Option 1										
\$1.87 M 15 yr term										
Opening cash	114,165	149,939	146,432	147,561	144,786	137,418	124,759	104,010	87,671	70,483
in period Surplus	115,774	156,493	161,129	157,225	152,632	147,341	139,251	143,661	142,812	135,365
Debt P+I Payment	80,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
Ending cash	149,939	146,432	147,561	144,786	137,418	124,759	104,010	87,671	70,483	45,848
Option 2										
\$1.22 M 15 yr term										
Opening cash	114,165	176,939	227,432	282,561	333,786	380,418	421,759	455,010	492,671	529,483
in period Surplus	115,774	156,493	161,129	157,225	152,632	147,341	139,251	143,661	142,812	135,365
Debt P+I Payment	53,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000
Ending cash	176,939	227,432	282,561	333,786	380,418	421,759	455,010	492,671	529,483	558,848
Option 3										
\$1.15 M 15 yr term										
Opening cash	114,165	179,939	236,432	297,561	354,786	407,418	454,759	494,010	537,671	580,483
in period Surplus	115,774	156,493	161,129	157,225	152,632	147,341	139,251	143,661	142,812	135,365
Debt P+I Payment	50,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Ending cash	179,939	236,432	297,561	354,786	407,418	454,759	494,010	537,671	580,483	615,848
Option 4										
\$0.90 M 15 yr term										
Opening cash	114,165	190,939	269,432	352,561	431,786	506,418	575,759	637,010	702,671	767,483
in period Surplus	115,774	156,493	161,129	157,225	152,632	147,341	139,251	143,661	142,812	135,365
Debt P+I Payment	39,000	78,000	78,000	78,000	78,000	78,000	78,000	78,000	78,000	78,000
Ending cash	190,939	269,432	352,561	431,786	506,418	575,759	637,010	702,671	767,483	824,848



Mr. Gregg Zientara
City of Decatur, Finance Director
1 Gary K Anderson Plaza
Decatur, IL 62523

Dear Mr. Zientara:

The Johnson Controls Performance Infrastructure Team would like to extend a sincere *Thank You* for the opportunity to work with the City of Decatur to provide efficiency improvements in order to reduce energy and operational costs with guaranteed results.

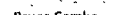
In the recent months, our team has identified several areas within the Library's air handling, heating and cooling systems that are past their useful life per ASHRAE standards and are showing signs of potential failure. It is our professional opinion that many of these improvements need to be completed soon in order to provide the patrons and staff a safe and comfortable environment. These upgrades would consist of replacing the rusted out condensate drain pans, dampers, failed seals, replace approximately twelve (12) duct mounted reheat coils with Fan Powered Variable Air Volume-Reheat (FPVAV-RH) boxes, install new insulated panels to accommodate reduced coil and ventilation damper sizes, remove AHU components that no longer are required for the current operation and clean the air handling unit interior housing structure and disinfect. The existing Direct Digital control (DDC) system will be expanded to pick up the new FPVAV boxes as well as existing FPVAV boxes and include new programming to operate fewer supply and return fans with lead/lag control. The heating system would be upgraded with modifying boiler system and hot water circulating pumps to a primary/secondary loop system to allow for proper operation of the boilers and hot water loop temperatures. The current piping is incorrect and in turn does not provide proper flow through the boilers which will lead to premature failure. The current configuration does not allow for optimum control of the hot water supply temperatures and as a result leads to increased energy costs. To further reduce energy costs, a small high efficiency fully condensing boiler needs to be installed to operate during the summer to provide proper dehumidification to the library space and reduce energy usage.

Based on our brief initial analysis, we estimate by addressing the follow issues, the City will achieve excellent energy savings, increase the life of the existing equipment and take advantage of grant incentives. We estimate the cost to implement the improvements not to exceed \$244,000 to \$470,000 dollars. The reason for the wide range is because the City may determine they only want to do a portion of the needed improvements at this time.

With the Cities approval, we would like to move forward to complete the final engineering, costing, energy savings calculations, scope of work and identification of grant and rebate dollars in order to further define the project. In addition, we will provide a business case for this project for the City to analyze.

Our team looks forward to the opportunity to improve the energy and operational performance of the Library. If you have any additional questions, please feel free to contact me at 1 217 436 7932

Sincerely,


Bruce Combs
Johnson Controls