

# Irvin L. Young Memorial Library



# \*2021 Update\*

A conceptual design that incorporated a demolition of the Library's current entrance lobby and meeting room and building a 7,000 ft addition with expanded meeting rooms and a larger Makerspace and a renovation of the current library to create a larger children's activity space at an estimated cost of \$5.1 million was approved by the Library Board and presented to the Whitewater Common Council. A resolution of support was approved on a 6-1 vote on December 21.

## 1991

The new Library opens in a new building constructed on Center Street after 85 years in the White Memorial Building on Main Street. The new building is 14,900 sq. ft. compared to the 4,462 sq. ft of the Carnegie-style building it replaces. The new Library costs \$3 million. The City pays \$1.5 million; \$500,000 is donated as a challenge grant from the Irvin L. Young Foundation and \$1 million is raised from local donations.

## 1995

The Internet, a project begun by the federal government in the 1960s and refined over the following two decades, explodes into popular public use.

## 1996

The Library converts to its first computer-automated integrated library system for cataloging and circulating materials. The Library Board determines that the

Library will need more space at some future date and purchases the house at 413 W Center St.



413 W Center St

## 2003

The Library Board sends out requests for proposals to conduct a space needs assessment. Anders Dahlgren of Library Planning Associates is contracted to do the assessment. It is determined, based on the identified service goals of the Library, that an optimum setting for the library design would be 40,000 sq. ft. The minimum is determined to be 28,957 sq. ft. The recommended middle of the range is 33,800 sq. ft. A copy of the 136-page planning outline with methodologies employed, and the 60-page space needs summary with detailed square footage and percentages for all elements of the library are available for review.

## 2004

The Library Board sends out requests for qualifications to architectural firms. Burnidge Cassell Associates is contracted to perform a site analysis and a schematic site design with Richard McCarthy as the lead architect.

# 2005

A site feasibility study is presented to the Library Board in September with nine potential building schemes represented. The Library Board chooses Scheme 3 as being the closest to the recommended total square footage, at 32,100 sq. ft. Three additional properties need to be purchased for this scheme. The Library Board proceeds to negotiate for the properties at 414 and 414A Forest Avenue, 424 Forest Avenue, and 407 West Center Street. A copy of the site feasibility study is available for review.



414/414A Forest Avenue



424 Forest Ave



407 W Center St

## 2006

The conceptual design is presented to the Library Board in January. The Library Board continues the work of acquiring the needed properties. The conceptual design continues to be discussed for the next 18 months.

## 2008

The Library Board approves the schematic building program statement from Library Planning Associates. A copy of the 89-page document is available for review. The Library Board continues the work of acquiring the needed properties. The Library Board contracts with Burnidge Cassell Associates, which is later bought out by PSA Dewberry, to design the Library addition. Richard McCarthy continues to be the lead architect.

## 2009

The Library Board approves the quote from Construction Resources and Management to provide a schematic cost estimate for the building project. A cost estimate of \$8.1 million is presented. The Library Board interviews fundraising consultants. McDonald Schaefer Group is contracted to conduct a fundraising

feasibility study. The study reveals that the Library Board can only expect about \$150,000 in donations from the identified “potential major donors” in the community. It also reveals that the interviewees feel the addition proposal is “too big.” Project alternatives are discussed throughout the rest of 2009 and 2010.

## 2011

The Library Board reviews proposals for an updated space needs assessment and contracts with Library Planning Associates to revise the 2003 assessment.

## 2012

Library Planning Associates returns a revised space needs assessment based on current data. The Library Board requests a 10% decrease as the new assessment now predicts a need for 40,000 sq. ft. After a second request for a greater decrease, the space needs assessment is squeezed down to 29,969 sq. ft and is approved. A copy of the 60-page space needs summary document is available for review.

## 2013

Richard McCarthy leaves PSA Dewberry to open his own firm Studio GC. The Library Board also embarks on a system planning project which culminates in a community forum with 35 people in attendance, invited from 20 community organizations, to discuss what the community wants from its Library. The results of that forum are incorporated into the updated information provided to the architect. The Library Board discontinues its contract with PSA Dewberry and contracts with Studio GC to create a master plan and visioning document for the project based on the results of the forum. The summary of the forum results is available for review.

# 2014

The Library Board approves the Master Plan and Visioning document. The Library Board contracts with Studio GC to provide a conceptual plan which the Library Board receives at their December meeting. The cost estimate for the conceptual plan is just under \$11 million. This is for 20,000 sq. ft on two levels, as the slope of the site creates a need for a one-and-a-half story addition with a portion of the bottom story underground. This price also includes retrofitting the current library to meet current technology standards and the cost for all fixtures and furniture. A copy of the 43-page Visioning and Master Planning Report and the eight-page conceptual drawings are available for review.

# 2015

The Library Board asks for the costs to be reduced by removing elements from the conceptual plan. The Library Board considers the resulting numbers to still be financially impractical for Whitewater. The Library Board begins exploring the possibility of a public/private partnership and tours facilities in Madison and Milwaukee as part of their investigation. The Platteville public/private partnership is approved and the developer in that partnership is contacted about the possibility of a similar partnership for Whitewater.

# 2016

The developer, Troy Hoekstra of United Development Solutions, meets with the Library Board in open session in February and discusses what he envisions a partnership with the City would look like. The Library Board asks the Common Council for their opinion of such a partnership and if the Council would be interested in exploring the possibility. The Council indicates their interest and United Development Solutions is notified.

## By the Numbers

	<b>1991</b>	<b>2003 Proposed</b>	<b>2012 Proposed</b>	<b>2017 Proposed</b>
Square Footage	14,900	33,800	34,900	25,000

	<b>1991</b>	<b>2016</b>	<b>% Increase</b>
<b># Books</b>	45,902	68,875	33%
<b># Audiovisual</b>	1,637	18,113	81%
<b># Library Cardholders</b>	7,170	8,169	12%
<b># Annual Check-outs</b>	105,352	141,276	25%



<b># Annual Visits</b>	70,138	73,406	4%
<b># Computers (Public &amp; Staff)</b>	0	29	2900%
<b>Population</b>	12,823	14,866	14%

## 2018

After thoroughly exploring the possibility of a public private partnership with another developer, Bear Development Group. Their proposal would have added a housing development to the library block with the library attached to the housing development and the old library used for office space. This proposal was rejected by the Common Council as too costly (\$7 million for the library’s portion of the project) and not in line with community needs.

## 2020

The Library Board made the decisions to scale back the projected expansion of the library to focus on three key areas: 1) additional meeting space for groups of various sizes; 2) a larger Makerspace, and; 3) additional children’s activity space. To that end, letters were sent out to a dozen architectural firms in the region with a request for submission of qualifications from those interested in working with us on this re-focused plan. Two firms responded and the Library Board and City chose Studio GC.