Board Report: Madison Public Library Facilities 3rd Quarter August 6 2026

Prepared by Library Facilities Manager Mark Benno

Staffing:

1 Vacant Maintenance Mechanic 1 position filled by custodial incumbent Danielle Russell July 5. This position starts as a trainee and progresses to a Maintenance Mechanic 1 in 24 months.

2 Custodial vacancy held due to 2027 budget considerations. In August contract cleaners will bid on weekend cleaning to cover staffing shortage, contract through 12/31/26. Further action to be decided after mid November 2027 budget adoption.

3 Vacant Event Coordinator position filled 7/31 by security monitor incumbent Matthew Holt.

Facility Notes:

Central Library

1 Engineering is still working on the installation of the pendant style lighting as an alternate to the stack lighting option. That installation should take place in the third quarter, and the Board will be alerted when it's in place.

2 An autonomous floor scrubber is being specified to augment the autonomous vacuum currently in operation.

3 Major upgrade to chiller installed March 2026 and by third quarter final calibrations in place.

Sequoya

1 Annual condominium association meeting April 2026. Announced that reserve contributions will increase ahead of 2028 (20 year construction anniversary). Major projects between 20 and 30 years include new roof and parking lot.

Meadowridge

1 Lease amendment 4/29/26 renews lease from 1/1/27 to 12/31/31 with three 2 year extension opportunities to final lease termination of 12/31/37. Terms included Lessor replacing a rooftop HVAC unit and calibrating HVAC system, completed July 2026. Roof repairs by Lessor are underway but not yet completed.

2 An electric range was purchased in July 2026 and is expected to be installed in August. The gas range was removed for safety reasons (pilot light issues) and frequent break downs which interrupted programming.

Goodman South Madison

1 Representatives of the Library and Urban League met to review a water intrusion issue into the library, areas which require masonry repair, the condition of the awnings, and the banner sign which faces Park Street. These are all common element repairs which will be shared according to pro rata percentages by the Library and Urban League.

The water intrusion issue will be investigated in the third quarter. In April and June large amounts of rainwater intruded upon the picture book area of the library with no obvious source after preliminary review. It was agreed that Zander Solutions, a water intrusion specialty vendor, will be contracted to locate and repair the leak.

The masonry repairs are scheduled for 2027. This will address the damaged column at the southeast corner of the property and the damaged masonry on the northwest second floor.

It was agreed that the awnings are at end of usable life but no timeframe was established for replacement. Fortunately, it was discovered that the aluminum frames which support the awnings are in good condition, so the only replacement required is the fabric itself.

2 Solar panel installation. The Urban League is exploring a grant opportunity to install solar panels on the roof of the shared building. If this is awarded they will fund the installation of solar panels which direct approximately 55% of the solar energy to Urban League and 45% to the library (the established pro rata percentages for occupied space and shared expenses). When the grant is awarded Urban League will retain the funds.

Hawthorne

1 The first three quarters of 2026 have seen several water intrusion incidents from Dane County/Madison Public Health into the library. City Engineering is responsible for facilities maintenance at Public Health and responded to each incident. No major damage has resulted in the library. The most recent incident in July was the result of a bad valve on a water heater and it was replaced, all indications are that the leaks have been addressed.

Pinney

1 In July 2026 a leak in an apartment above the library resulted in minor damage to library lighting and drywall. The leak was addressed and Weidner will be billed for repairs to the library.

Library Support Center

1 In July Fleet Services notified the library that the Ford Maverick, which was purchased to add another Maintenance vehicle for the additional mechanic, had arrived. This brings the Library vehicle inventory to the Maverick as a senior mechanic response vehicle, the Transit as a general purpose response vehicle, the large cube truck for deliveries and the van (housed at Central) as a multi purpose Bubbler program, maintenance response, and small deliveries vehicle.

2 The roof leaks were repaired in the second quarter of 2026 and, pending budget adoption in mid November, the envelope protection (siding and flashing) will be completed in 2027.

Reindahl Park (Operations)

1 In August of 2026 custodial bidders will be guided on a walk through to bid for providing janitorial services to the library. These services are projected to commence prior to the 9/17/26 Gala.

2 Gala. Library Maintenance met with the Library Foundation to coordinate assistance to the Gala, another meeting will take place early in September.

August, September, October Projection

1 Preparation and opening of the Reindahl Park Library will be the focus for the Facilities department this autumn. No other major projects are planned for that time frame.