

Rockford Public Library

3/6/2025

Library Facilities Maintenance Long Range Plan

Color indicates:

Need More Info

Priority

Staff Request

From EMG

2019 Report

2019-2022

years hidden

Year Planned or Completed	Progress	Branch	Component Category	Maintenance Item	Cost Estimate	Cost Description	Cost of Not Rec'd projects	Notes
2023	Completed	East	Furniture	Replace Shelving	\$100,000	Plywood shelving from old Barnes & Noble is collapsing. New steel-frames and metal shelves are needed; LFI -- Display shelving: Ivory H1210; A frames DF 54" H x 36" W; 4 rows (base, 2, 3 row are 8" D sloped flat; row 4 is 4" Display) Signage is 6" high. Cost is \$874 per section. \$100,000 is estimate		
2023	Completed	East	HVAC	Replace exhaust fan	\$3,119	Exhaust Fan, 600 CFM,		
2023	Completed	East	HVAC	Replace exhaust fan	\$1,560	Exhaust Fan, 600 CFM,		
2023	Installed new motor	Montague	HVAC	Replace heater	\$2,451	Unit Heater, 10 kW,		
2023	Completed	Montague	Structure	Replace exterior stairs; investigate a metal staircase	\$24,508	Exterior Stairs, Concrete, [This staircase is not used; would it be better to put an iron railing at the bottom to discourage people coming up those stairs? (needs to swing out in case of emergency exit needed)		
2024	Completed	Montague	Furniture	Purchase additional items for early childhood area	\$5,000	Funded by St. Angel's donation to Foundation		
2024	Completed	Montague	HVAC	Update the graphics on the control screen				
2024	Completed	East	Interiors	Remodel Youth area	\$5,000	Add space for activities		
2024	Completed	Nordlof Center	Plumbing	Sewer Lift station	\$81,032	Replaces original 1923 lift station		
2024	Completed	East	Electrical	Replace exterior flood light	\$2,807	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W,		
2024	Completed	East	Electrical	Replace EXIT sign lights	\$1,225	Exit Sign Light Fixture, LED,		
2025	Weather dependent, but bid, approved & ready to do	Montague	HVAC	Upgrade HVAC hardware & control modules and actuators plus all (11+) new thermostats.	\$27,850	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install		
2025	Seal & stripe every 3 years	Montague	Pavement	Repave, seal and stripe parking lot	\$3,509	Parking Lots, Asphalt Pavement, Seal & Stripe		
2025		East	Interiors	Replace bathroom suspended acoustical tile	\$780	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), water stained		
2025		East	Facade	Replace steel door	\$2,674	Exterior Door, Steel, Rotten at bottom		
2025	Getting an estimate	Montague	Facade	Replace exterior stucco	\$2,674	Exterior Wall, Stucco, 1-2 Stories,		

2025	Group all the bathroom projects into one per location	East	Interiors	Replace toilet partitions in all bathrooms	\$4,735	Toilet Partitions, Metal, worn with broken joints, repeated repairs
2025		ALL		Install library logo directional sign	\$1,000	Install many in community for driving signage
2025	group with other bathroom projects	East	Plumbing	Replace water closet	\$10,137	Toilet, Commercial Water Closet,
2025	groups with other bathroom projects	East	Plumbing	Replace urinals	\$1,225	Urinal, Standard,
2025	group	East	Plumbing	Replace sink	\$11,363	Sink/Lavatory, Wall-Hung, Enameled Steel,
2025		East	Facade	Replace door	\$1,448	Exterior Door, Aluminum-Framed Fully-Glazed,
2025		East	Facade	Replace door	\$3,119	Exterior Door, Wood Solid-Core,
2025		East	Interiors	Replace carpeting	\$124,907	Interior Floor Finish, Carpet Commercial Standard,
2025		East	Plumbing	Replace drinking fountains	\$4,233	Drinking Fountain, Interior,
2025	Completed	Nordlof Center	HVAC	Replace air handler	\$54,586	Air Handler (AHU), 10000 CFM,
2025	Completed	Montague	Plumbing	Replace drinking fountains	\$4,233	Drinking Fountain, Interior,
2025	Weather contingent, but already bid & approved	Montague	HVAC	Replace chiller,	\$150,000	Chiller,
2025	Repaired in 2019; assessed in 2023	East	Pavement	Resurface, seal & stripe parking lot	\$18,047	Parking Lots, Asphalt Pavement, Seal & Stripe;Done in 2018; but does have a sink-hole in the middle; in 2019 repaired the storm drain; assessment completed but didn't show any problems, but it continues to crack.
2025	Group bathroom projects together	Montague	Interiors	Replace toilet partitions in all bathrooms	\$5,681	Toilet Partitions, Metal,
2025	Get quote	Montague	Interiors	Paint or clean staircase/ pillars/repair also C.Lane Room	\$4,000	Lynn's estimate; Noel working on quote
2025		East	Interiors	Replace window treatments	\$10,000	\$7,000 quote from 2017 for roller shades; \$10,000 estimate for 2020 costs
2025	Evaluate more; Do along w/ window replacement	East	Facade	Remove & replace exterior wall at bottom of windows	\$10,225	Exterior Wall, .5 - 1 INCH, opening at bottom of windows is allowing wter & salt to come into building
2025	Get quote	Montague	Roofing	Re-install clay tiles on roof	\$2,273	Roof, Clay/Concrete Tile, repaired addition roof 2016; 2003: half barrel roof might have been done
2025	Review & get quote on mudjack	Montague	Pavement	Replace sidewalks	\$7,798	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas,
2025		Montague	Plumbing	Replace water heater	\$613	Water Heater, 10 GAL,
2025		East	Interiors	Paint interior walls	\$84,553	Interior Wall Finish, any surface, Prep & Paint
2025		East	Interiors	Paint ceilings	\$17,490	Interior Ceiling Finish, any flat surface, Prep & Paint

2025		Montague	Facade	Re-paint exterior surfaces	\$5,514	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint
2025		Montague	Facade	Repair Exterior brick	\$7,352	Exterior Wall, Brick or Brick Veneer, 1-2 Stories,
2025		Montague	Facade	Replace exterior brick veneer	\$3,008	Exterior Wall, Brick Veneer, 1-2 Stories,
2025	Install cameras	Nordlof Center	Furniture	Install security camera in theater. Also, screen/surround sound, Streaming service for overflow		Investigate screen/surround sound more as time allows; plan to install later.
2025		East	Facade	Replace window	\$5,793	Window, 12 SF,
2025		East	Facade	Replace windows	\$85,778	Storefront, Metal-Framed Windows w/out Door(s),
2025		East	Interiors	Replace VCT	\$12,811	Interior Floor Finish, Vinyl Tile (VCT),
2025	smoke detectors	Montague	Fire Alarm & Comm	Replace fire alarm panel	\$4,456	Fire Alarm Control Panel, Basic/Zoned,
2025		Montague	Electrical	Replace exterior light fixture	\$1,404	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W,
2026	repaired in 2020, assess need for new	Montague	Facade	Replace door	\$1,337	Exterior Door, Steel,
2026		Montague	Furniture	Replace metal shelving	\$25,000	Need to be sensitive to the wood stain & style when adding shelving
2026		Nordlof Center	Interiors	Replace flooring	\$164,594	Replace carpet in voms, replace worn carpet outside Manager's office on 2d floor with tile; review other Interior Floor Finish, Carpet Commercial Standard,
2026	inspected every year	East	Plumbing	Replace backflow preventer	\$3,565	Backflow Preventer, 2 INCH,
2026	inspected every year	East	Fire Suppression	Replace backflow preventer	\$7,352	Backflow Preventer, 4 INCH,
2026	inspected; replaced	Montague	Fire Suppression	Replace fire exitinguisher	\$1,337	Fire Extinguisher, Type ABC, up to 20 LB,
2026		Montague	Landscaping	Install irrigation system	\$31,192	Irrigation System, , Replace/Install
2026		Nordlof Center	Interiors	Paint interior walls	\$93,576	Interior Wall Finish, any surface, Prep & Paint
2026		Nordlof Center	Interiors	Replace flooring	\$2,785	Interior Floor Finish, Vinyl Tile (VCT),
2026		Nordlof Center	Interiors	Paint ceilings	\$13,368	Interior Ceiling Finish, any flat surface, Prep & Paint
2026		Nordlof Center	Plumbing	Replace drinking fountains	\$4,233	Drinking Fountain, Interior,
2026	inspect; replace if needed	Nordlof Center	Fire Suppression	Replace fire extinguisher	\$2,005	Fire Extinguisher, Type ABC, up to 20 LB,
2026		Nordlof Center	HVAC	Replace condensing unit	\$23,617	Condensing Unit/Heat Pump, 12.5 TON,
2026		East	Fire Suppression	Replace sprinkler heads	\$38,433	Sprinkler Heads (per SF),
2026	inspect	East	Fire Suppression	Replace fire extinguisher	\$1,003	Fire Extinguisher, Type ABC, up to 20 LB,
2026		East	Landscaping	Install an irrigation system	\$37,430	Irrigation System, , Replace/Install
2026		Nordlof Center	HVAC	Replace radiator	\$11,697	Radiator, Hydronic Baseboard (per LF),
2026		East	Exterior	Drive-up window upgrade		Might move to future year, along with an addition at this branch
2026		Nordlof Center	Elevators	Modernize elevator controls	\$99,570	Elevator Controls, 1 CAR, Modernize Freight elevator

2026		Montague	Interiors	Paint interior walls	\$36,762	Interior Wall Finish, any surface, Prep & Paint
2026		Montague	Interiors	Replace flooring	\$71,018	Interior Floor Finish, Carpet Commercial Standard,
2026		Montague	Interiors	Replace ceiling tiles	\$23,394	Interior Ceiling Finish, Suspended Acoustical Tile (ACT),
2026	Routinely inspect if they work before replacing	Montague	HVAC	Replace sump pump	\$5,681	Distribution Pump, 3 HP,
2026		Montague	HVAC	Replace sump pump	\$5,681	Distribution Pump, 3 HP,
2026		Montague	HVAC	Replace sump pump	\$5,681	Distribution Pump, 3 HP,
2026		Montague	Electrical	Replace EXIT sign light	\$980	Exit Sign Light Fixture, LED,
2026	????	Nordlof Center	HVAC	Replace fan coil unit	\$5,124	Fan Coil Unit, 5 TON,
2026		Montague	Interiors	Paint ceilings	\$8,578	Interior Ceiling Finish, any flat surface, Prep & Paint
2027	New roof in 2013	Nordlof Center	Roofing	Replace roof membrane	\$7,575	Roof, Single-Ply TPO/PVC Membrane,
2027		Montague	Furniture	Replace chairs	\$25,000	Chairs purchased in 2003
2027		Montague	Roofing	Replace roof membrane	\$11,764	Roof, Single-Ply EPDM Membrane, Be aware of heavy snow that leaks when above the wrapping
2027		Montague	Elevators	Modernize elevator controls	\$5,570	Elevator Controls, 1 CAR,
2027		Montague	HVAC	Replace boiler	\$49,239	Boiler, 225 kW,
2027		Montague	HVAC	Replace distribution pump	\$5,681	Distribution Pump, 3 HP,
2027		Nordlof Center	Elevators	Renovate elevator	\$155,960	Elevator, 5000 LB, Renovate
2027		Nordlof Center	HVAC	Replace boiler	\$56,591	Boiler, 1700 MBH,
2027		Nordlof Center	HVAC	Replace RTU	\$12,254	Packaged Unit (RTU), 5 TON,
2027		Nordlof Center	HVAC	Replace RTU	\$16,710	Packaged Unit (RTU), 7.5 TON,
2027		Nordlof Center	HVAC	Replace RTU	\$12,254	Packaged Unit (RTU), 5 TON,
2027		Nordlof Center	Equipment / Special	Replace refrigerator	\$7,130	Commercial Kitchen, Refrigerator, 3-Door Reach-In,
2027		East	Fire Alarm & Comm	Replace fire alarm control panel	\$4,456	Fire Alarm Control Panel, Basic/Zoned,
2027		Nordlof Center	Equipment / Special	Replace icemaker	\$7,464	Commercial Kitchen, Icemaker, Freestanding,
2028		Montague	HVAC	Replace air handler	\$24,508	Air Handler (AHU), 3000 CFM,
2028		Replacement Main	NEED TO START ADDING IN MAINTENANCE AND UPGRADES			
2028		East	HVAC	Replace RTU	\$8,355	Packaged Unit (RTU), 3 TON,
2028		East	HVAC	Replace RTU	\$8,355	Packaged Unit (RTU), 3 TON,
2029		Nordlof Center	Plumbing	Replace showers	\$7,130	Shower, Fiberglass,
2029		Nordlof Center	HVAC	Replace heat pump	\$7,909	Condensing Unit/Heat Pump, 5 TON,
2029		Montague	Facade	Replace insulated finishing system	\$10,249	Exterior Wall, Insulated Finishing System (EIFS), 1-2 Stories,
2029		Montague	Elevators	Renovate elevator	\$61,270	Elevator, 2000 LB,
2029		Montague	Facade	Replace window	\$27,516	Window, 24 SF,
2029		Montague	Plumbing	Replace urinals	\$2,451	Urinal, Standard,

2029	Montague	Facade	Replace window	\$10,137	Window, 12 SF,
2029	Montague	Plumbing	Replace sinks	\$15,150	Sink/Lavatory, Wall-Hung, Enameled Steel,
2029	Montague	Facade	Replace door	\$7,241	Exterior Door, Aluminum-Framed Fully-Glazed,
2029	Montague	Plumbing	Replace backflow preventer	\$3,565	Backflow Preventer, 2 INCH,
2029	Montague	HVAC	Replace ductwork	\$44,560	HVAC System Ductwork, Medium Density,
2029	Montague	HVAC	Replace radiator	\$25,065	Radiator, Hydronic Baseboard (per LF),
2029	Montague	Fire Suppression	Replace backflow preventer	\$11,697	Backflow Preventer, 6 INCH,
2029	Montague	Electrical	Replace transformer	\$8,466	Secondary Transformer, 45 kVA,
2029	Montague	HVAC	Replace airhandler	\$44,560	Air Handler (AHU), 7000 CFM,
2029	Nordlof Center	Elevators	Modernize elevator controls	\$5,570	Elevator Controls, 1 CAR, Modernize
2029	Nordlof Center	Electrical	Replace lighting system	\$267,360	Lighting System, Interior, Medium Density & Standard Fixtures,
2030	Nordlof Center	Electrical	Replace main switchboard	\$50,130	Building/Main Switchboard, 600 AMP,
2030	Nordlof Center	Fire Suppression	Replace sprinkler heads	\$50,130	Sprinkler Heads (per SF),
2030	Nordlof Center	Electrical	Replace electrical wiring & switches	\$83,550	Electrical Wiring & Switches, Average or Low Density/Complexity,
2030	Rock River	Interiors	Replace door	\$9,358	Interior Door, Wood Solid-Core,
2030	Rock River	Interiors	Replace toilet partitions in all bathrooms	\$3,788	Toilet Partitions, Metal,
2030	Rock River	Plumbing	Replace sinks	\$9,469	Sink/Lavatory, Wall-Hung, Enameled Steel,
2030	Rock River	Plumbing	Replace backflow preventer	\$3,565	Backflow Preventer, 2 INCH,
2030	East	Interiors	Replace ceiling tiles	\$58,290	Interior Ceiling Finish, Suspended Acoustical Tile (ACT),
2030	East	HVAC	Replace baseboard heater	\$668	Baseboard Heater, 2000 WATTS,
2030	East	Electrical	Replace interior lighting system	\$204,976	Lighting System, Interior, Medium Density & Standard Fixtures,
2030	East	Electrical	Replace transformer	\$22,280	Secondary Transformer, 150 kVA,
2030	Montague	Fire Suppression	Replace sprinkler heads	\$16,710	Sprinkler Heads (per SF),
2030	Montague	Electrical	Replace lighting system	\$89,120	Lighting System, Interior, Medium Density & Standard Fixtures,
2030	East	Site Lighting	Replace pole light	\$26,736	Site Pole Light, 20' High, 400 W (LED Lamp Replacement),
2030	Montague	Site Development	Replace exterior sign	\$10,583	Signage, Property, Monument/Pylon, Replace/Install
2030	Montague	Site Lighting	Replace pole light	\$13,368	Site Pole Light, 105 - 200 WATT, Replace/Install
2030	Nordlof Center	Facade	Replace dock door	\$4,902	Overhead/Dock Door, 144 SF,
2030	Nordlof Center	Interiors	Paint ceilings	\$13,368	Interior Ceiling Finish, any flat surface, Prep & Paint
2030	Nordlof Center	Plumbing	Replace backflow preventer	\$3,565	Backflow Preventer, 2 INCH,
2030	Nordlof Center	HVAC	Replace ductwork	\$133,680	HVAC System Ductwork, Medium Density,

2030	inspected annually questionable	Nordlof Center	Fire Suppression	Replace backflow preventer	\$7,352	Backflow Preventer, 4 INCH,
2031		East	HVAC	Replace ductwork	\$102,488	HVAC System Ductwork, Medium Density,
2031		East	HVAC	Replace RTU	\$27,850	Packaged Unit (RTU), 12.5 TON,
2031		Nordlof Center	HVAC	Replace heat pump	\$28,184	Condensing Unit/Heat Pump, 6 TON,
2032		Nordlof Center	Plumbing	Replace water heater	\$724	Water Heater, 20 GAL,
2032		Nordlof Center	HVAC	Replace heat pump	\$19,161	Condensing Unit/Heat Pump, 10 TON,
2032		Nordlof Center	HVAC	Replace fan coil unit	\$11,140	Fan Coil Unit, 10 TON,
2034		East	Interiors	Replace door	\$1,448	Interior Door, Aluminum-Framed Fully-Glazed,
2034		East	Interiors	Replace door	\$18,715	Interior Door, Steel,
2034		East	Interiors	Replace flooring	\$115,299	Interior Floor Finish, Ceramic Tile,
2034		East	Plumbing	Replace plumbing system	\$128,110	Plumbing System, Supply & Sanitary, Low Density (excl fixtures),
2034		East	Electrical	Replace main switchboard	\$55,700	Building/Main Switchboard, 800 AMP,
2034		East	Electrical	Replace electrical wiring & switches	\$64,055	Electrical Wiring & Switches, Average or Low Density/Complexity,
2034		Nordlof Center	Roofing	Replace roof membrane	\$181,805	Roof, Single-Ply TPO/PVC Membrane,
2034		Nordlof Center	Interiors	Replace ceiling tiles	\$70,182	Interior Ceiling Finish, Suspended Acoustical Tile (ACT),
2035		East	HVAC	Replace RTU	\$27,850	Packaged Unit (RTU), 12.5 TON,
2035		Montague	Plumbing	Replace water closet	\$8,689	Toilet, Commercial Water Closet,
2035		East	HVAC	Replace RTU	\$27,850	Packaged Unit (RTU), 12.5 TON,
2035		East	HVAC	Replace RTU	\$27,850	Packaged Unit (RTU), 12.5 TON,
2035		East	HVAC	Replace RTU	\$27,850	Packaged Unit (RTU), 12.5 TON,
2035		Montague	Exterior	Open front door entrance		
2036		Nordlof Center	HVAC	Replace AC	\$72,410	Computer Room AC, 6 TON,
2038		Montague	HVAC	Replace boiler	\$37,653	Boiler, 1000 MBH,
2039		East	Plumbing	Replace water heater	\$13,814	Water Heater, 75 GAL,
2039		Montague	Roofing	Replace metal roof	\$38,232	Roof, Metal,
2039		Montague	Interiors	Replace interior door	\$24,954	Interior Door, Wood Solid-Core,
2039		Montague	Interiors	Replace interior door	\$10,026	Interior Door, Steel,
2039		Montague	Interiors	Replace flooring	\$30,078	Interior Floor Finish, Ceramic Tile,
2039		Montague	Plumbing	Replace plumbing system	\$122,540	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures),
2039		Montague	HVAC	Replace hydronic piping	\$55,700	HVAC System Hydronic Piping, 2-Pipe,
2039		Montague	Electrical	Replace main switchboard	\$44,560	Building/Main Switchboard, 400 AMP,
2039		Montague	Electrical	Replace electrical wiring & switches	\$27,850	Electrical Wiring & Switches, Average or Low Density/Complexity,
2039		Nordlof Center	Facade	Replace windows	\$11,641	Window, 24 SF,
2039		Nordlof Center	Facade	Replace windows	\$10,862	Window, 12 SF,
2039		Nordlof Center	Facade	Replace windows	\$14,705	Storefront, Metal-Framed Windows w/out Door(s),
2039		Nordlof Center	Facade	Replace door	\$11,586	Exterior Door, Aluminum-Framed Fully-Glazed,
2039		Nordlof Center	Interiors	Replace flooring	\$133,680	Interior Floor Finish, Wood Strip,
2039		Nordlof Center	Interiors	Replace	\$20,052	Interior Floor Finish, Wood Strip,

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