



City of Saint Paul Capital Budget Proposal

Funding years 2022-2023

Thank you for your interest in the Saint Paul Capital Improvement Budget. Through the capital improvement budget process, we strive to reflect and uphold the values of our community. Our funding decisions are guided by the principles of equity and inclusion, strategic investments, and fiscal responsibility.

Please respond to each question listed below as it applies to your project. Please do not submit your proposal until the application is complete.

Before proceeding with the application, please read and indicate your awareness of the following requirements.

ADA requirements available at: <https://www.ada.gov>

I am aware of ADA requirements.

CERT requirements available at: <https://cert.smwbe.com/>

I am aware of CERT requirements.

Saint Paul's public art ordinance available at: <https://www.stpaul.gov/departments/financial-services/public-art-ordinance-program>

I am aware of the City's public art ordinance.



Contact Information

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Project Overview

1. Project Title:

Hayden Heights Library Renovation

2. Brief (1-2 sentence) Summary of Project:

Transform Hayden Heights Library, a dated, run-down neighborhood library, into a dynamic, technology-enabled, inviting and healing community space and resource hub that strengthens the social infrastructure of the Greater East Side and meets the community needs for its library. Complete renovation of the Hayden Heights Library including, but not limited to, mechanical, electrical, plumbing (MEP), windows, lighting, flooring, shelving, service desk, furnishings, staff work areas, restrooms, community rooms, maintenance areas, skylights, technology, and exterior brick, concrete, parking lot and landscaping. Hayden Heights Library was built in 1978 and has never been renovated.

3. Project Location:

1456 White Bear Ave.

4. Affected Ward(s): *See the [Saint Paul District Council and Ward Lookup](#)*

- Ward 1 Ward 5
- Ward 2 Ward 6
- Ward 3 Ward 7
- Ward 4

5. Affected Neighborhood District Council(s): *See the [Saint Paul District Council and Ward Lookup](#)*

- District Council 1 District Council 6 District Council 11 District Council 16
- District Council 2 District Council 7 District Council 12 District Council 17
- District Council 3 District Council 8 District Council 13 Citywide
- District Council 4 District Council 9 District Council 14
- District Council 5 District Council 10 District Council 15

6. Estimated Project Completion Date:

2023

7. Submitting Department: Library

Click or tap here to enter text.



8. Department Priority (numerical priority out of total submitted projects, ex. 3 of 6):

1 of 3

9. Which category best describes your project?

- Buildings
- Streets and Utilities
- Residential and Economic Development
- Parks and Trails
- Other

Project Description

10. Please describe the project including a physical description of the project noting important sub-elements and information on project timing and/or phasing.

Complete renovation of the Hayden Heights Library includes, but not limited to MEP, lighting, flooring, shelving, service desk, furnishings, staff work areas, windows, restrooms, community rooms, maintenance areas, skylights, technology, finishes, and exterior concrete, parking lot and landscaping. All building components, except boilers, need to be replaced or upgraded as the building hasn't been updated since it was built in 1978. The interior layout and design do not meet current community needs.

Note: The Library was awarded \$500,000 in CIB funds for design work in 2019 (funds available in 2021). According to Office of Financial Services (OFS) Design staff, the entirety of these funds sufficiently supports the completion of community engagement, development schematic designs, completion of other design development work, and calculation of costs estimates for all three Library building 2022-2023 Capital Investment Budget (CIB) submissions, including the renovation of the Hayden Heights Library (construction documents to be funded in project award).

Purpose and Justification

11. Please provide pertinent information on the purpose and justification for this project. Please consider the following questions in your response:

- Why is this project important? (eg. opportunity for collaboration, condition, significant need, etc.)
- What problem is this project trying to solve?
- What benefits does it provide to residents or users? What is the historical context of this project?
- Is this a new project, an improvement or expansion project, or maintenance on an existing asset?
- Does this project address any specific health and safety concerns?
- Does this project address an inequity or otherwise support diversity and inclusion?



In 2019, after extensive listening and conversations with community and staff members, the Library released a new Strategic Direction (linked to at the end of this proposal). The Library rewrote its mission, vision, values, and goals to align with what it heard people want and need from their libraries -- today and into the future. These statements guide the Library in everything it does, including the investment sought for Hayden Heights Library through this proposal:

- **Mission:** We welcome all people to connect, learn, discover and grow.
- **Vision:** We imagine a Saint Paul where all people feel seen, safe, and welcome. We imagine a city where libraries bring people together to experience hope, joy, and creativity through learning.
- **Values:** We believe learning is a human right and we believe in curiosity, connection and in the power of belonging.
- **Strategic Direction goal specific to Library facilities:** Invest in spaces that are safe, inviting, affirming, and comfortable for people of all cultures, abilities, and communities.

Building off the Strategic Direction and through additional, extensive community listening, the Library established a strategic plan or vision for its facilities called the Facilities Direction (linked to at the end of this proposal). The Direction identifies that the role of libraries is evolving beyond books to serve as resource-rich, community-oriented spaces.

Community members told us they want their library to focus on young people and families, hold space for active and quiet activities, create spaces that foster safety and sense of belonging, and offer programming and services that go beyond books. Through listening we heard our community members feel pride in their neighborhood library and library buildings are struggling to support high use and they desire space that is accessible and inclusive for a variety of modes of use.

Specifically, they would like Hayden Heights Library to have improved public meeting and collaboration spaces, individual work/study spaces, better technology, play-based and creative learning spaces, and possibly a teaching kitchen. The current building cannot meet these needs. However, the current buildings overall footprint and square footage position it well to meet current and future needs with a comprehensive renovation.

The Hayden Heights Library is well-located on the White Bear Avenue commercial corridor. It is well-loved and well-used by community residents, including many senior and Hmong community members. Hayden Heights Library is an essential part of the neighborhood's social infrastructure, and has proven to be a lifeline during COVID-19 for residents to take care of their education, personal, economic, learning, and information needs by accessing Wi-Fi, computers, printers, copiers, scanners, and notaries, as well as materials such as books, movies, and music. The outdated Hayden Heights Library building cannot fully serve as the center for learning, connection, and growth that community members want and need from their libraries today. All the building components noted in Section 10 need to be replaced or upgraded.



For example, the current Library entryway is dark and uninviting. Several interior skylight structures protrude into the Library space making it dark and cramped, in addition to being outdated. The ceiling has water damage. Restrooms have cracked tiles and walls and outdated fixtures. Windows are damaged and leak with several panels having been inappropriately repaired” over the years by adding plexi-glass and mullions inconsistent with the window design or materials. The electrical is outdated requiring a need for power cords, some of which are taped to the floor for safety. Exterior brick, paving, parking lot, and landscaping need repair and upgrading.

Funding Request

Anticipated Funding Source*	Prior 5 Years	2022	2023	2024	2025	2026	5-Year Total
[Eg. Grants]							
[Eg. Bonds]	167,000*	5,806,700					5,973,700
Total							

Anticipated Expenses*	Prior 5 Years	2022	2023	2024	2025	2026	5-Year Total
[Eg. Design]	167,000*						167,000
[Eg. Construction]		5,806,700					5,806,700
Total							5,973,700

***Add rows if needed.**

Additional comments regarding funding request:

*Library awarded \$500,000 in CIB funds available in 2021 for design work, which includes Hayden Heights – divided award by 1/3.

\$5,806,700 includes construction, project management, and architectural and engineer fees. These estimates were developed by architects, engineers, and cost estimators hired by the Library for its Facilities Direction engagement. They are based on actual costs of similar Library renovations and were reviewed and further refined by OFS Design Division.

Saint Paul Public Library will develop a broader library capital campaign fundraising strategy with The Friends of the Saint Paul Library in 2021.

Fiscal Responsibility

12. Have grants or other matching funds for this project been secured?

- Yes
- No – note: designs funds are available

If yes, please explain: [Click or tap here to enter text.](#)



13. How does this project further City goals of fiscal responsibility? As applicable, include details such as:

- Status and timing details of grants applied for and/or secured or other non-City funding sources.
- Estimated annual increase or decrease in operating costs for this project.
- How operating cost increases or decreases were determined (include details such as personnel costs, materials, maintenance, contracts, energy savings, etc.).
- If new infrastructure, how the department will pay for the increased operating costs.
- Whether the project is currently underway.
- If/how the project prevents a measurable financial loss or reduces future expenses.
- If/how the project contributes to growth in the City's tax base.

It is a cost-effective approach for the City to renovate a facility it already owns that has a strong location, ample square footage, good footprint, and is well-loved and well-used by community members. The Library/City owns the Hayden Heights Library and has not adequately invested in renovation and modernization, which results in underserving residents and neighbors. Renovating within the existing building structure would ensure operating costs do not significantly increase. That is, the size of the facility and number of staff required during open hours would not change. This library renovation project could help spark future investment in the Greater East Side neighborhood as part of the Saint Paul Port Authority's Hillcrest development; it would signal City commitment to that area and the library would become a more appealing, visible public amenity on a commercial corridor near the development site.

14. Facility/Pavement Condition Index: According to Ameresco database, the general condition index for the Hayden Heights Library for 2021-22 is at the poor level (25.7%). This is based on the 2017 condition assessment inspections. Several building components and areas of the facility are at the critical level and past their useful life, including windows, doors, shelving, furnishings, finishes, tuckpointing, parking, and paving. This library has not been renovated since it built over 40 years ago.

15. Expected useful life of the project: The renovated facility will have a useful life of 35-50 years relative to the construction of the facility. This is separate from the programming life of a library (it is well past its programming useful life).

16. Please elaborate on any issues relating to condition. Consider things such as:

- Whether/how this project remediates health or safety issues that pose a danger to users.
- Whether/how this project addresses code violations or other mandates or legal requirements.



The exterior sidewalks, concrete, and parking lots are uneven, cracked, and crumbling posing a safety risk for patrons and staff, particularly for community members who have mobility challenges. The proposed renovation will address updates to the accessible path and restrooms spaces required by recent updates to the ADA regulations. Additionally, the exterior masonry needs repair and the old aluminum storefront windows and doors need replacement to maintain the integrity of the building envelope and improve the energy efficiency of the facility. Most of the interior millwork (doors, shelving, cabinets, etc.) are original to the facility and need repair or replacement.

Programmatically, the design and layout do not meet current community needs.

Usage

17. Describe the current and potential usage of this project, using the following questions as a guide:
- If this is an existing asset, who currently uses it?
 - How is it used?
 - Who might use it if this project is funded?
 - How will this project/improvement meet the needs of the surrounding community/those who do or will use it?

Hayden Heights Library is located just a few blocks north of the larger East Side boundary included in the Metropolitan Council's definition of an Area of Concentrated Poverty where 50% or more of the residents are people of color. Hayden Heights serves patrons who live within the ACP boundary.

As previously mentioned, Hayden Heights Library is open to the public for browsing collections and checking out materials as well as use of computers, copiers, scanners, fax, notary service, and access to a host of community resources. It has small spaces dedicated to children and teens and a meeting room that is both used for library programming (such as classes or arts/cultural events) and by the community for meetings.

The library plays a critical role in addressing digital equity by providing access to Wi-Fi in and outside of its buildings and through its "Borrow the Internet" hotspot check-outs, access to computers and internet, and connecting community members to knowledgeable staff who can assist with basic technology needs and questions.

Renovation to Hayden Heights Library would create a welcoming, inspiring, comfortable indoor community space and resource hub that has improved and defined spaces for both quiet and active learning. Renovations to the current space and layout would provide proper space for teens, young people, families with children to connect, learn discover, and grow -- right in their own community. A renovation would give staff adequate space for offices and a break room, which they lack with the current layout.



Equity and Inclusion

The City of Saint Paul and the Capital Improvement Budget Committee are committed to advancing equity and inclusion in Saint Paul.

Economic Impact

18. Describe the economic development impact of the project, using the following questions as a guide:

- How does this project create jobs?
- How does this project promote business opportunities?
- How does this promote economic development in underserved or underdeveloped neighborhoods?

The Library has a strategic goal of supporting an inclusive and innovative economy in Saint Paul. We advance this goal by providing programs, services, technology tools, and other support specifically for job seekers, people in career transition, people seeking to advance their education, and entrepreneurs and small business owners. The Library partners with organizations such as Ramsey County Workforce Solutions, Peer 2 Peer University, Neighborhood Development Center, WomenVenture, and more to develop and deliver these learning opportunities and supports.

Renovating the Hayden Heights Library would enable it to deliver business and workforce support resources in a more robust, engaging way to surrounding residents. It would provide proper space for smaller entrepreneurs, those self-employed or working remotely.

Additionally, this renovation project would create jobs for construction and design. It could help spark future investment in the White Bear Avenue Corridor and Greater East Side as part of the Hillcrest development; it would signal City commitment to that area and would become a more appealing, visible public amenity on a commercial corridor near the development site. It would preserve and enhance this public-serving anchor institution on the commercial corridor.

For more information on the economic impact of libraries, visit this site: [Economic Impact | Libraries Matter \(ala.org\)](https://www.ala.org/economic-impact-libraries-matter)

Community Impact

19. Please describe the impact this project will have on the community. As applicable, address issues such as:

- Potential to enhance neighborhood stability or quality of life
- Right fit (supports or enhances the cultural characteristics of the surrounding community)
- Proximity to Area of Concentrated Poverty where 50% or more of residents are people of color (ACP50)
- Art/aesthetics
- Unmet need
- Accessibility
- Transportation
- Potential long term positive/negative effects on community
- Historical or cultural significance of asset
- Public safety
- Equitable and inclusive design



Hayden Heights Library has served residents in this community since 1978. It is a public anchor institution on the White Bear Avenue commercial corridor. It is accessible by walking, transit and has two off-street parking lots. The library is located just a few blocks north of the larger east side boundary included in the Metropolitan Council's definition of an Area of Concentrated Poverty where 50% or more of the residents are people of color. Hayden Heights would serve patrons who live within the ACP boundary.

Hayden Heights Library is well-loved and well-used, however, not all residents “see themselves” in the library because, as previously mentioned, it doesn’t have adequate space and accommodations for students, workers, teens, families with children. The Library has worked with residents to define what they want in their library. A full renovation would dramatically transform the potential for this library to serve as an equitable, dynamic community space and resource hub, strengthening the social infrastructure of the Greater East Side.

As we’ve shared, community members have told us they want to see themselves reflected in libraries, and they want libraries to foster a sense of safety and belonging, support family and intergenerational learning, and create opportunities to easily access arts and cultural experiences. We can provide this for the Greater East Side by redesigning the space to be more inviting, flexible, and inclusive for a variety of modes of use.

Interior and exterior updates would support enhanced public safety through environmental design. The Library department has a systemwide “Trauma-Sensitive Libraries” initiative that provides staff training, specific resource supports (i.e. social worker), and more to create a trauma-sensitive approach to customer service. Investing in public libraries as high quality public spaces that facilitate learning and connection for all community members is an investment in Community-First Public Safety for Saint Paul.

Additionally, the library plays a critical role in addressing digital equity by providing access to Wi-Fi in and outside of its buildings and through its “Borrow the Internet” hotspot check-outs, access to computers and internet in its spaces, and connecting community members to knowledgeable staff who can assist with basic technology needs and questions.

Given the building’s poor physical condition, which doesn't enable the library to meet many current community needs, a continued lack of investment will result in further deterioration and lost opportunity for residents in the community. This much needed renovation will position Hayden Heights Library to equitably serve the community for another 43 years.

Strategic Investment

20. How does this project further City goals of strategic investment? As applicable, include details such as:
- Collaborative arrangements with outside project partners, including who they are and what their role is with the project.



- Collaborative arrangements with other City departments for this project (example: bundling materials).
- How this project promotes innovation (incorporates new technology, uses resources strategically, etc.).
- How this project takes climate change/environmental sustainability/energy efficiency into account.
- How this project complies with a need or goal identified in an adopted City or neighborhood plan.

A renovation of the Hayden Heights Library aligns with the City goal of strategic investments as outlined below in its alignment with the City of Saint Paul 2040 Comprehensive Plan as well as neighborhood plans.

As mentioned, a renovated Hayden Heights Library addresses both the substandard physical and building system conditions and the needs that residents voiced for their neighborhood library. This renovation design will be co-created with the community through a community design process and it will align with the future, nearby Hillcrest redevelopment the City is leading.

A renovated library building will promote innovation by enhanced technology for residents, especially those using the library for business and economic needs. The pandemic exposed the extent to which many residents experience digital distress – lack of adequate access to the technology, internet connection, and skills/knowledge to navigate life online. Libraries serve as essential technology resource hubs in communities – providing basic access to computers and internet, but also classes and 1:1 support for technology-based tasks. As more and more public services move online, it is essential for the City to invest in the infrastructure and resources to make sure no one gets left behind in a digital world.

The renovation will improve energy efficiency as all building systems and components, except the boilers, are past their useful life and should be replaced. The renovation will incorporate sustainability in all aspects of design and materials. The Library would seek opportunities to incorporate climate resilient features and technologies into the renovation.

Lastly, Saint Paul Public Library is proposing to fund three library capital projects in this cycle of CIB to find potential efficiencies in vendor selection, contracting, and design and materials selection – elements of the renovation projects can be bundled across three locations rather than undertaken three separate times.

City of Saint Paul 2040 Comprehensive Plan

Saint Paul's "blueprint" for guiding development for 2020- 2040 - [2040 Comp Plan](#)

The Hayden Heights Renovation is consistent with several of the themes and priorities laid out in the Comp Plan, most notably:

- Livability, equity and sustainability;
- Sense of community;
- Public safety;
- Invest in people;



- Jobs; and
- Opportunity sites (White Bear Ave corridor, broader east side and Hillcrest development area).

And aligns with the following Comp Plan values of:

- Equity and opportunity;
- Building on Our assets;
- Resiliency and sustainability;
- Innovation;
- People-Centered;
- Health;
- Welcoming and Safe; and
- Growth and Prosperity through Density

The future land use designation for the site is “Mixed-Use”, which are areas intended to contain a balance of jobs and housing within walking distance of each other, most frequently along thoroughfares well-served by transit. A renovated and well-used library is consistent with this intent.

The library is located approx. 1/3 mile from the Idaho-White Bear Neighborhood Node, which aims to ensure a mix of neighborhood amenities, such as libraries, are within walking distance of people’s homes.

The renovation is consistent with the following policies:

- LU-30 calls for focusing growth at Neighborhood Nodes by clustering amenities to create a vibrant critical mass.
- LU-31 calls for investment in Neighborhood Nodes “to achieve development that enables people to meet their daily needs within walking distance and improves equitable access to amenities, retail and services.”
- LU-33 promotes “amenities that support those who live and work in Neighborhood Nodes, including frequent transit service, vibrant business districts, a range of housing choices, and neighborhood-scale civic and institutional uses such as schools, libraries and recreation facilities.”
- LU-10 applies: “Activate streetscapes with active first-floor uses, street trees, public art, outdoor commercial uses and other uses that contribute to a vibrant street life.”
- LU-18: “Support facilities outside public rights-of-way to support pedestrian and bicycling activity, such as sidewalk access to building entrances, adequate lighting, trails and bicycle parking/storage.”

The renovation is supported by the following neighborhood plans:

DISTRICT 2 (GREATER EAST SIDE) PLAN

Libraries (L)



"L1. Physical improvements.

L1a. Incorporate a homework center in Hayden Heights Library.

L1b. Increase the numbers of computers for public use at Hayden Heights Library.

L1c. Provide improvements at Hayden Heights Library: replace the 1978 boiler with two new energy efficient boilers; tuck point the brick and cut in control joints as needed; re-caulk the windows; remodel the public restrooms; and install new exterior sign. [Note: New boilers were installed in 2021.]

L2. Programs.

L2a. Promote increased usage of Hayden Heights Library.

L2b. Increase job skills and youth programming."

Urban Design (D)

"D1b. Promote higher density transit-oriented development along the White Bear and Maryland corridors, consistent with the White Bear Avenue and Phalen Village plans." In addition to density, land use variety including public assets such as a library, contributes to the transit-oriented nature of the White Bear Avenue corridor.

WHITE BEAR AVENUE SMALL AREA PLAN

Goal/Vision: Improve White Bear Avenue from I-94 to Larpenteur, making it a safer, more attractive and inviting street for residents, businesses, shoppers, and motorists and a greater asset to the neighborhoods through which it runs.

Other

What else you would like to tell us about this project that was not addressed in the questions above?

The Library has co-created with the community two documents to prepare for this renovation request: SPPL Strategic Direction 2019-2022 and Facilities Direction 2020 (see links below). This project is a much-needed re-investment in this east side community and brings the values, mission and recommendations outlined in the documents to life.

[Mission, Vision, and Values | Saint Paul Public Library \(sppl.org\)](https://www.sppl.org/mission-vision-values)

[Facilities Direction | Saint Paul Public Library \(sppl.org\)](https://www.sppl.org/facilities-direction)

As our city comes out of the COVID-19 pandemic, we will need to welcome and invite our residents back out into public spaces and into safe connection with each other. People will need time and space to process and heal, and there will be ways in which our lives and our city are forever changed by this time. Finally tackling these neighborhood library renovations that have been discussed for decades is an opportunity to demonstrate to our community the type of city we want to be: a city where residents enjoy resource-rich, neighborhood-based, community-oriented learning spaces that are free, welcoming, and accessible to all. A city where learning happens through connection and play, across similarities and differences, and is enabled by technology. We have an opportunity to engage the full diversity of today's Saint Paul community in designing the types of community spaces they want and need – now and in the future. The process of renovating these libraries could be a rich, community-building experience – a welcome opportunity to imagine possibilities together



and build for the future after a time of crisis. The process could be every bit as important as the final product.
