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# South Community Library Proposal

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April 17, 2024



**girl scouts**   
of wisconsin  
badgerland

## INTRODUCTION AND PROPOSED USE FOR THE PROPERTY

Girl Scouts' mission is to build girls of courage, confidence, and character, who make the world a better place. Since 1912, girls have explored new fields of knowledge, learned valuable skills, and developed strong core values through Girl Scouts. Today Girl Scouts is, as it always has been, the organization best positioned to help girls develop important leadership skills they need to become successful adults.

Girl Scouts develop their leadership potential through age-appropriate activities that enable them to discover their values, skills, and the world around them; connect with others in a multicultural environment; and take action to make a difference in their world. These activities are designed to be girl led, cooperative, and hands-on—processes that create high-quality experiences conducive to learning.

Girl Scouts of Wisconsin-Badgerland, Inc. (Badgerland Council) serves more than 5,200 Girl Scouts and 2,000 volunteers throughout 21 counties in Wisconsin as well as Houston County in Minnesota and Allamakee County in Iowa. Badgerland Council serves 375 Girl Scouts in La Crosse County.



*“Girl Scouts builds girls of courage, confidence, and character, who make the world a better place.”*



Badgerland Council intends to use the South Community Library building as the new La Crosse Girl Scout Leadership Center. Our proposal aims to renovate the building and create a multi-purpose building that will serve as a hub for Girl Scouts, volunteers, and employees. This innovative facility will provide a conducive environment for collaboration, training, and community engagement, fostering a sense of belonging and shared purpose among all stakeholders.

At the heart of this vision lies a commitment to empowering girls with the skills, confidence, and resilience needed to thrive in the 21st-century workforce. The Center will offer a diverse range of youth activities focused on STEM education, life skills development, entrepreneurship, and leadership development. Through hands-on workshops, mentorship programs, and immersive experiences, Girl Scouts will develop critical thinking, problem-solving, and collaboration skills essential for success in the future.

As part of our comprehensive proposal, we will include plans for a dedicated STEM lab and makerspace within the multi-purpose building. This facility will provide a dynamic environment where Girl Scouts, volunteers, and employees can engage in hands-on learning and creative exploration.

The STEM lab will be equipped with state-of-the-art equipment and resources to support science, technology, engineering, and mathematics education, fostering curiosity and innovation among all participants. Additionally, the makerspace will offer a collaborative workshop area where individuals can access tools, materials, and guidance to bring their ideas to life through hands-on projects and experimentation. By integrating these spaces into the building design, we aim to inspire a passion for STEM disciplines and empower individuals to develop the skills and confidence needed to succeed in an increasingly technology-driven labor market.

The Center will be an integral part of the local neighborhood, serving as a vital community resource. By being a part of the Holy Trinity-Longfellow Neighborhood, we intend to foster stronger ties with local residents, businesses, and organizations, enriching the social fabric and contributing to the overall vibrancy and well-being of the neighborhood. From a strategic perspective, the building's location ensures easy access via public transportation. This not only reduces barriers to access for employees, Girl Scouts, and volunteers, but also aligns with sustainability goals by promoting the use of public transit.

### **GROWTH OPPORTUNITY FOR LA CROSSE**

Badgerland Council has potential growth opportunities in the City of La Crosse. The data indicates promising potential for membership growth in La Crosse County, highlighting a growing need for Girl Scout programs and activities within the community. With this in mind, the purchase of a new building presents an exciting opportunity to establish a dedicated center where Girl Scouts in La Crosse can come together to participate in enriching experiences and foster meaningful connections. By providing a centralized hub for Girl Scout activities, the new building will accommodate the increasing demand for membership *and* serve as a vibrant community space where girls can learn, grow, and thrive.



## **Why STEM and Girl Scouts?**

- There is almost no job that will be unaffected by technology in the coming decades. This has created a workforce-wide need for both technical skills and social and emotional abilities.
- Women comprise half of the US workforce but occupying only 27% of STEM jobs, with the greatest disparities occurring in engineering and computer science.
- Increasing women's participation in STEM has the power to close the gender pay gap and boost women's cumulative earnings globally, impacting the health and livelihood of not just women, but their children, communities, and future generations.

## PROPOSED PURCHASE PRICE

Badgerland Council will purchase the South Community Library, located at 1307 16th Street, La Crosse, WI 54601 for \$348,000, and \$15,000 as a one-time Payment in Lieu of Tax (PILOT) for the property upon purchase. The PILOT payment is intended to demonstrate our dedication to supporting local infrastructure and services while recognizing the importance of contributing to the tax base. If agreeable, the one-time PILOT will be \$15,000 (equivalent to \$1,500 annually for 10 years). The Development Agreement would explicitly outline the conditional terms of the one-time PILOT, confirming our commitment to making this payment upon the purchase of the property.

**The cost of the building, development agreement fees, PILOT, and renovations will be completed with cash on hand. With assets exceeding \$13 million and cash and investments totaling over \$8 million, Badgerland Council demonstrates strong financial stability, capable of fully covering all associated expenses.**

Badgerland Council will honor the provision for the City's first-right of refusal to repurchase the property at the future market value at the time of resale. This clause demonstrates our willingness to work collaboratively with the City and provides an opportunity for the property to be returned to the City's ownership if deemed advantageous in the future. The terms and conditions of this repurchase option will be carefully outlined in the development agreement to ensure clarity and fairness for all parties involved.

*\*Badgerland Council will close the existing La Crosse Leadership Center located at 2710 Quarry Road, and work with the city to determine opportunities for facility usage.*

## QUALIFICATIONS AND EXPERIENCE

Badgerland Council has significant experience managing a diverse portfolio of properties, including four camps, three service centers, and numerous facilities. Our expertise spans the full spectrum of property management, from strategic planning and development to day-to-day operations and maintenance. Our experience with individual properties has equipped us with the skills and knowledge necessary to navigate the complexities of property acquisition, renovation, and disposition. With a proven track record of successful property management, we are well-prepared to oversee the development and operation of the proposed La Crosse Girl Scout Leadership Center, ensuring its long-term sustainability and impact within the community.



### Our Experience:

#### Madison Leadership Center

Girl Scouts of Wisconsin - Badgerland established a new Madison Leadership Center in 2020. This facility boasts a generous 18,000 square feet of space, encompassing newly renovated conference rooms, an innovation lab, offices, a kitchen, a retail shop, and over an acre of green space. Situated in the heart of a commercial center in northeast Madison, it offers a prime location for various activities and functions. Renovations were completed and accommodates 25 employees and 2,408 square feet of leased space to the Wisconsin Collaborative for Healthcare Quality.

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## **PROPOSED USE FOR THE PROPERTY AND DESCRIPTION OF HOW THIS WILL ENHANCE THE NEIGHBORHOOD**

The transition of the South Community Library from public land to a dedicated Girl Scout Leadership Center presents an exciting opportunity to engage with the Holy Trinity-Longfellow Neighborhood. In the lead-up to the purchase of the property, we will actively engage with local residents to transparently communicate our plans to acquire the building and establish the Center. Badgerland Council is dedicated to ensuring that residents are fully informed about the proposed project.

Economically, the Center will serve as a driver of local economic growth by creating job opportunities, supporting local businesses, and attracting visitors to the area. As we invest in renovations and upgrades to the building, we will prioritize hiring local contractors and suppliers, stimulating economic activity within the community. Additionally, the center's programming and events will attract visitors from neighboring areas, providing a boost to local restaurants, shops, and service providers. The Center is conveniently located near several La Crosse Municipal Transit routes to provide a safe, accessible, and economical transportation alternative for Girl Scouts and community members.

One key aspect of this transition involves the existing playground parking. We recognize the importance of these amenities to the community and are committed to maintaining access for local residents. By offering shared parking for the playground, we can optimize the use of available resources and minimize disruptions to neighborhood activities. This collaborative approach is intended to foster a sense of unity and cooperation, demonstrating our commitment to being good stewards of the neighborhood.

Badgerland Council is committed to supporting the public park and ensuring its accessibility and usability for all members of the community. We will work closely with local authorities, the Holy Trinity-Longfellow Neighborhood Association, and other stakeholders to identify opportunities for enhancement and improvement of the public space. This may include beautification projects, maintenance activities, and programming initiatives that promote community engagement and enjoyment of the outdoor area. Additionally, we will encourage Girl Scout troops and volunteers to participate in community service projects aimed at preserving and enhancing the public space, fostering a sense of stewardship and pride among residents.

We recognize the importance of working together with Mount Calvary-Grace Lutheran Church and School across the street to maximize the benefits for both organizations and the broader community. We intend to coordinate parking arrangements for large events hosted by either organization to alleviate congestion and ensure the smooth flow of traffic in the area. Additionally, we will explore possibilities for joint programming, volunteer opportunities, and community outreach efforts that align with the missions and values of both the Girl Scouts and the Mount Calvary-Grace Lutheran Church.

While the facility will serve as the La Crosse headquarters for Girl Scout activities and programming, it will also be a welcoming space for local residents to engage in community events and activities. Girl Scouts are encouraged to actively participate in local activities and service projects, integrating themselves into the fabric of the neighborhood and contributing to its vibrancy.

By actively engaging with residents and sharing the mission of the Girl Scouts, we aim to build trust, cultivate partnerships, and create a sense of unity and shared purpose within the community. Together, we can ensure that the Center becomes a valuable asset and a source of pride for all members of the community.

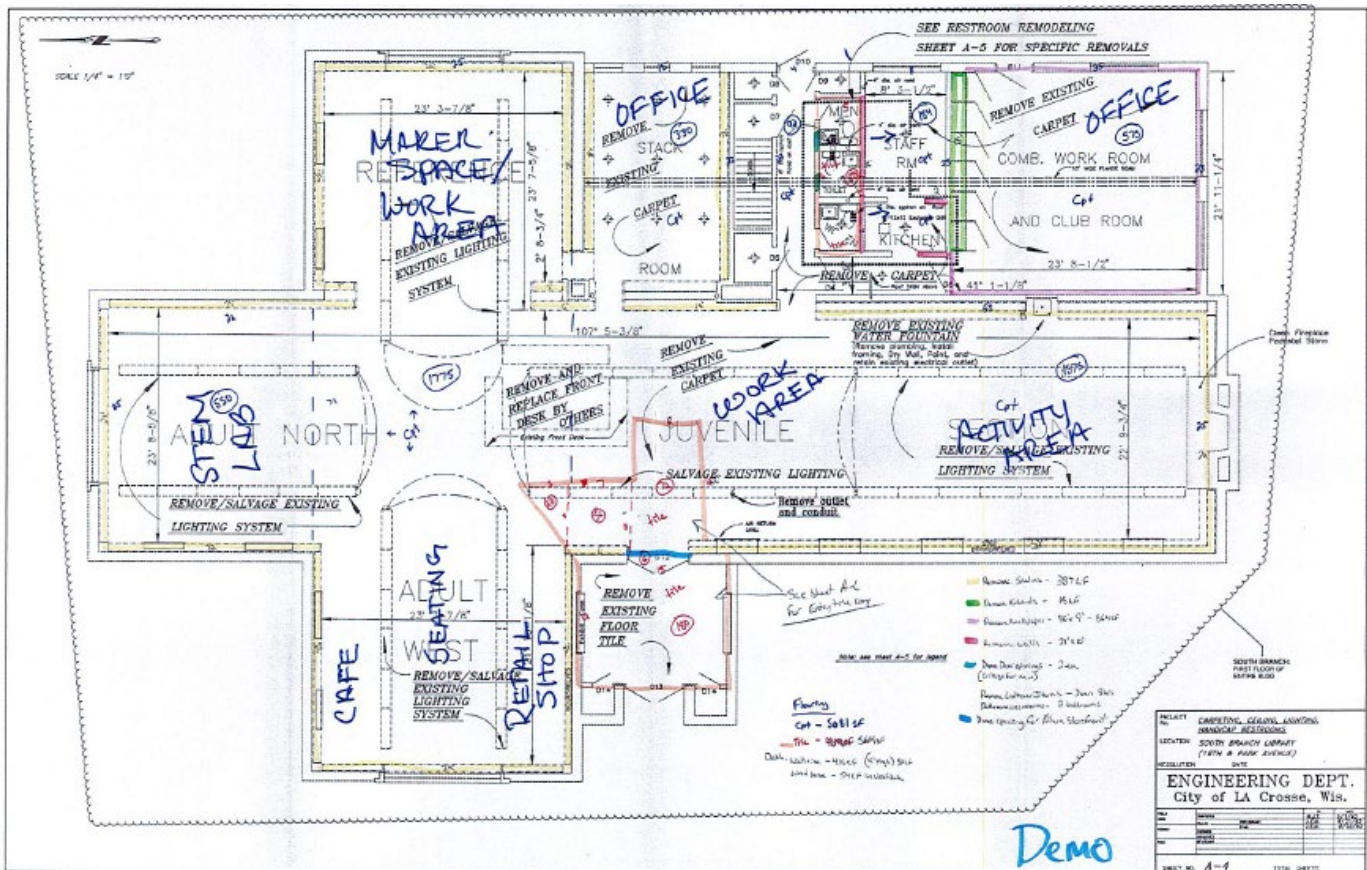
### PROPOSED REPURPOSING THE BUILDING

The estimated total cost of building improvements is \$295,608. This work will be completed by reputable local contractors for HVAC, plumbing, electrical, and general renovations.

The proposed floor plan includes:

- Multi-purpose areas for STEM lab, makerspace, workshops, and events.
- Office spaces for administrative functions and volunteer coordination.
- A resource area with educational materials and technology resources.
- A retail shop for Girl Scout attire, materials, and novelties.
- A café area for beverage, heat and serve food preparation and seating area for groups.

Restrooms will be modified and enlarged to accommodate wheelchair accessibility. The building entry doors will be fully ADA accessible to ensure inclusivity and equal access. These changes will optimize functionality, accessibility, and safety, ensuring that the Center meets the diverse needs of its users.



(See additional floorplans and renovations for more information.)

## PROPOSED BUDGET

Total project is estimated at \$708,608, and includes building purchase, PILOT, remodel, and furnishings.

Description	Amount
Architectural Design Fees	\$15,000
General Conditions (permits, material handling, project management, cleanup)	\$18,989
Interior Demolition (shelving, stud walls, flooring, bathrooms, fixtures)	\$23,522
Masonry	\$5,000
Carpentry and Doors	\$25,829
Finishes (wall framing, drywall, acoustical ceiling in offices, floor prep/coverings, painting)	\$87,393
Specialties (bathroom accessories, fire extinguisher/cabinet)	\$3,250
Plumbing	\$9,000
HVAC	\$20,944
Electrical	\$44,800
Construction Contingency	\$15,000
Contractor Fee	\$26,881
<b>Remodel Cost</b>	<b>\$295,608</b>
Furnishings and Equipment	\$50,000
Building Purchase	\$348,000
PILOT	\$15,000
<b>Total Budget</b>	<b>\$708,608</b>

*Proposal by Borton Construction, Inc.*

## FINANCING

Badgerland Council will utilize cash on hand to fund the purchase and repurposing of the building. No external financing will be required to complete this endeavor, ensuring efficient and streamlined execution of the project.

## SCHEDULE OF MILESTONES

We are committed to completing the project by December 31, 2024, without notable contingencies, ensuring a smooth transition for the Badgerland Council, City of La Crosse, and the Holy Trinity-Longfellow Neighborhood.

The project timeline is as follows:

1. Due Diligence and Property Inspection: 2 weeks
2. Negotiation and Finalization of Purchase Agreement: 2 weeks
3. Permitting and Approvals: 8 weeks
4. Renovation and Repurposing: 12 weeks
5. Final Inspections and Compliance Checks: 2 weeks
6. Preparation for Move-In and Operational Readiness: 2-4 weeks

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## **CONTACT INFORMATION**

Our Badgerland Council leadership team brings extensive experience in managing projects of similar size and complexity. Led by the Chief Executive Officer and Director of Facilities, we have successfully completed numerous property acquisitions and renovations, demonstrating our ability to deliver high-quality results on time and within budget. Through careful selection and rigorous vetting processes, we ensure that Badgerland Girl Scouts uses local, reputable, and experienced contractors who share our commitment to excellence. Our Director of Facilities oversees all aspects of project management, from coordinating schedules and budgets to monitoring quality and performance.

*Lisa Smith, Chief Executive Officer*

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*Cheryl Booth, Director of Facilities*

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800.236.2710

## **ENERGY EFFICIENT STANDARDS**

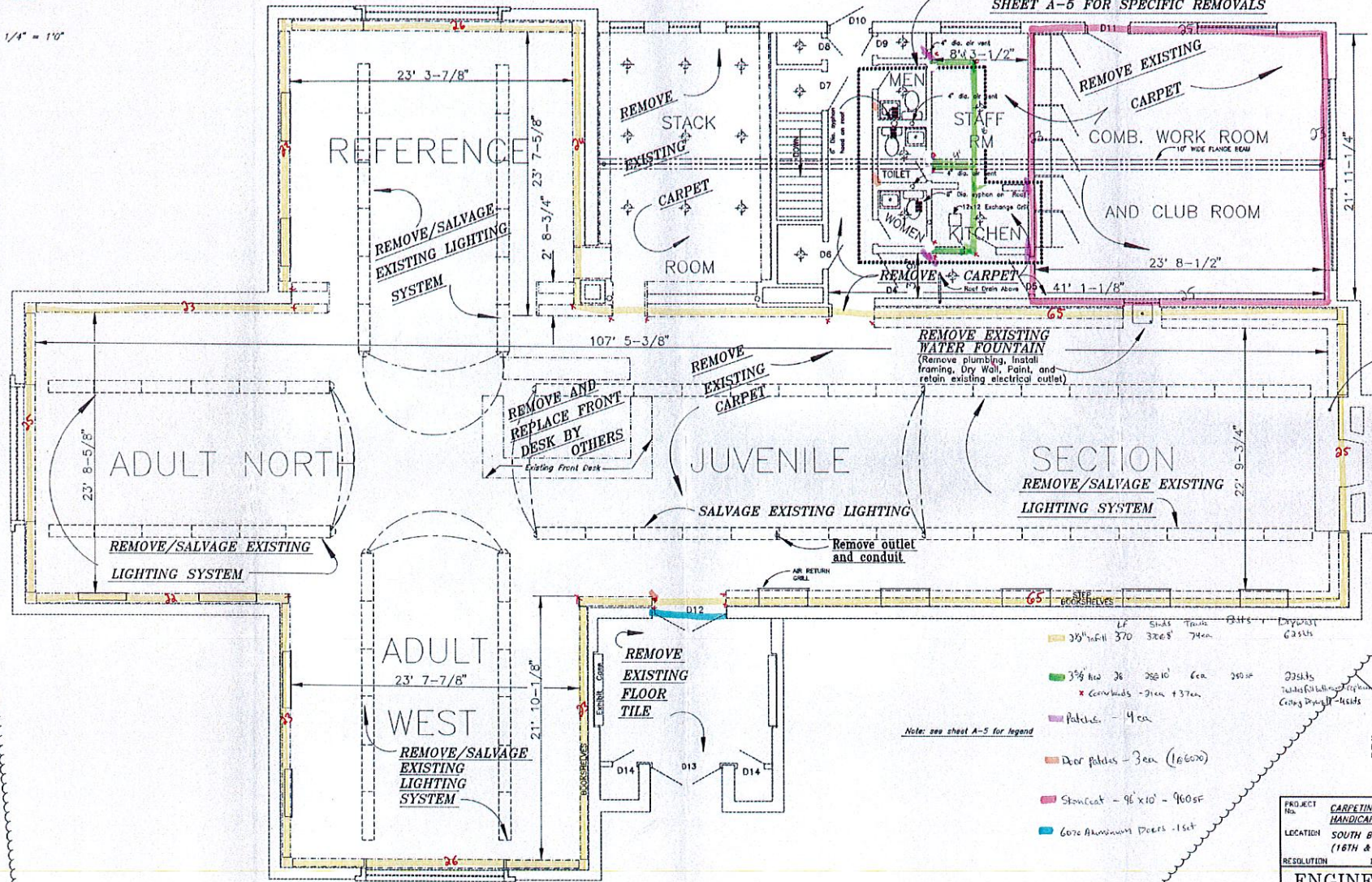
As changes to the facilities are implemented, we are steadfast in our commitment to prioritize energy efficiency and sustainability. Recognizing the importance of reducing our environmental footprint, we are eager to explore opportunities to incorporate energy-efficient technologies and practices into the renovation process. Badgerland Council will maintain the energy efficient HVAC systems and LED lighting already in the building, and incorporate water-saving fixtures to reduce water usage. Badgerland Council is committed to sustainable green space maintenance, implementing eco-friendly practices such as water conservation, organic landscaping, and native plant cultivation to promote biodiversity and environmental stewardship.





SCALE 1/4" = 1'-0"

SEE RESTROOM REMODELING  
SHEET A-5 FOR SPECIFIC REMOVALS



- 3/8" x 1/4" 370
- 3/8" x 1/4" 26
- Patches - 4 ea
- Door Patches - 3 ea (16600)
- Stencat - 96' x 10' - 960sf
- Core Aluminum Doors - 1 set

Note: see sheet A-5 for legend

Walls

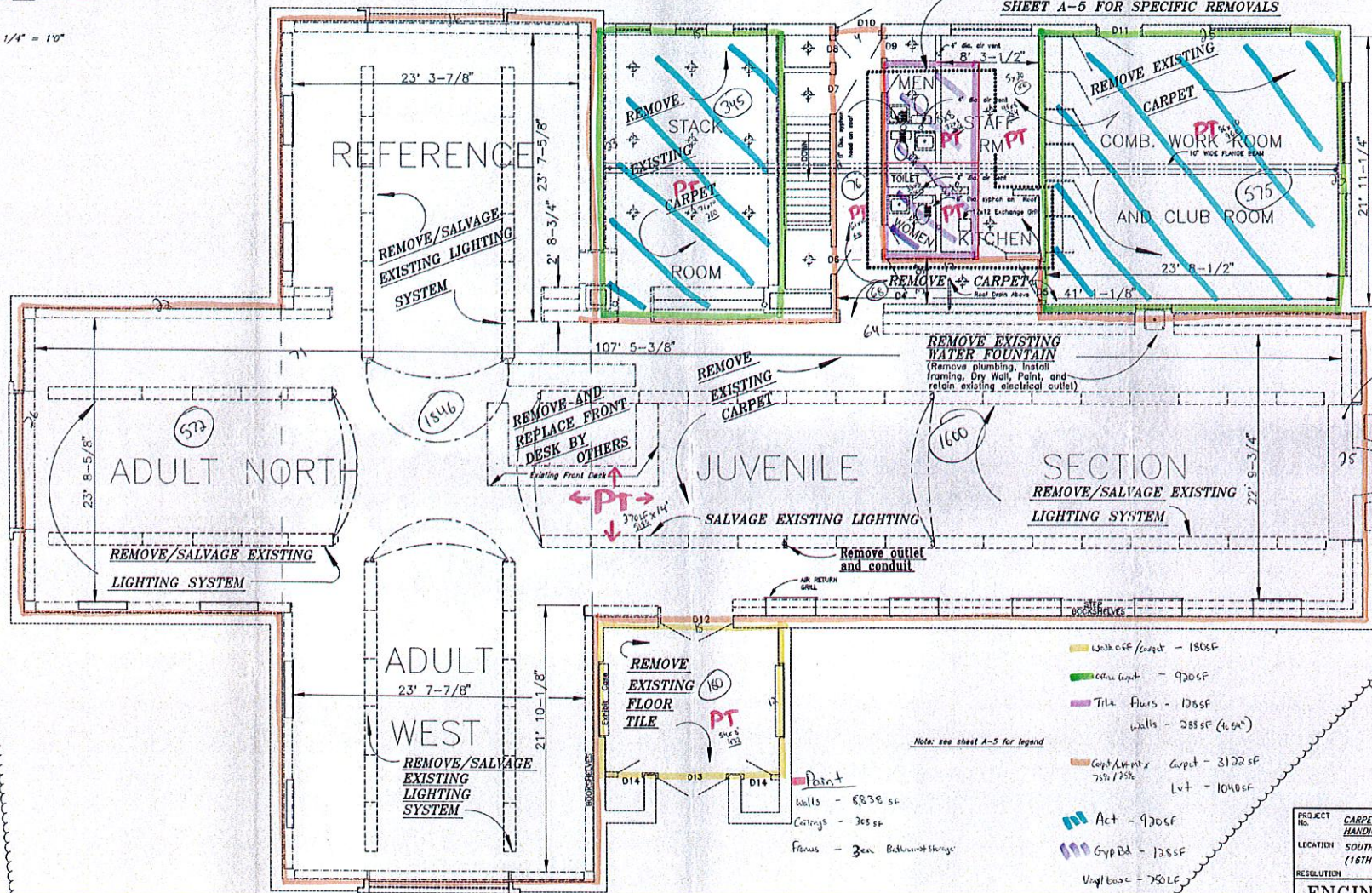
PROJECT No. CARPETING, CEILING, LIGHTING, HANDICAP RESTROOMS  
 LOCATION SOUTH BRANCH LIBRARY (16TH & PARK AVENUE)  
 RESOLUTION DATE  
**ENGINEERING DE**  
 City of LA Crosse, WI

FILE NO.	DATE	BY	CHKD.

SHEET NO. **A-4** TOTAL SHEETS

SCALE 1/4" = 1'-0"

SEE RESTROOM REMODELING  
SHEET A-5 FOR SPECIFIC REMOVALS



- Walk off Carpet - 1806F
- Carpet - 9206F
- Tile Floors - 1206F
- Walls - 2885F (4600)
- Carpet/Linoleum 75% / 25% Carpet - 3122 SF
- LV - 1040 SF
- Act - 9206F
- Gyp Bd - 1285F
- Vinyl Base - 750 LF

Note: see sheet A-5 for legend

Paint  
Walls - 5838 SF  
Ceilings - 305 SF  
Floors - 3000 SF (approx)

Clean Fireplace Pedestal Stone

total storage  
4102 - 3122  
1040

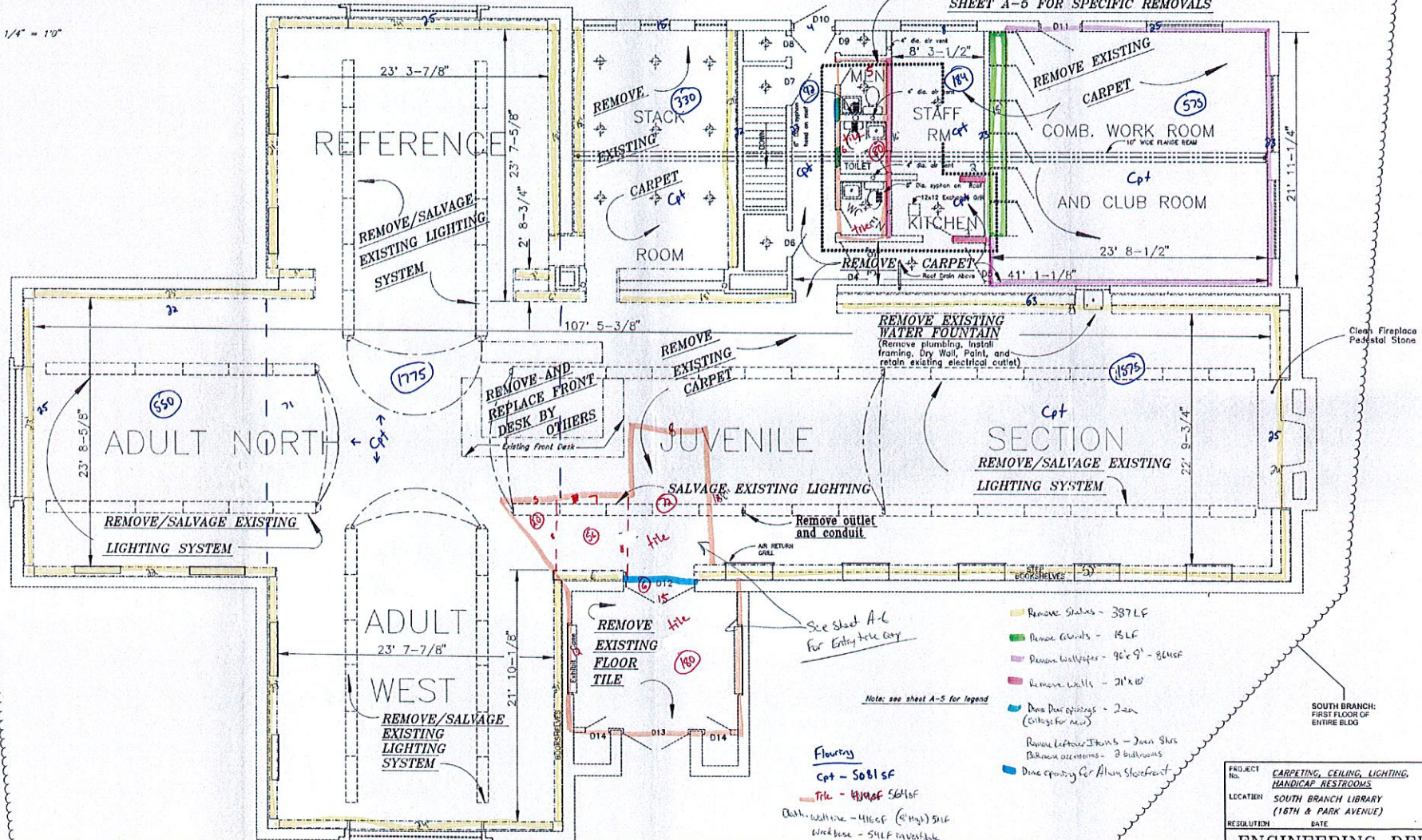
SOUTH BRANCH: FIRST FLOOR OF ENTIRE BLDG

PROJECT No.	CARPETING, CEILING, LIGHTING, HANDICAP RESTROOMS			
LOCATION	SOUTH BRANCH LIBRARY (16TH & PARK AVENUE)			
REGULATION	DATE			
<b>ENGINEERING DEPT.</b> City of LA Crosse, Wis.				
DATE	DESIGN	PERMITS	CONTRACT	CONSTRUCTION
SHEET NO. <b>A-4</b> TOTAL SHEETS				

Flooring + Ceilings

SCALE 1/4" = 1'0"

SEE RESTROOM REMODELING SHEET A-5 FOR SPECIFIC REMOVALS



- Remove Shales - 387 LF
- Remove Ceilings - 15 LF
- Remove Wallpaper - 96' x 9' - 84 SF
- Remove Walls - 21' x 10'
- Door Door openings - 2 new (Collage for new)
- Remove Leftover Partitions - 2 new Shale Partition enclosures - 3 bedrooms
- Dining opening for Alan Sheffer

**Flouring**  
 Cpt - 5081 SF  
 Tile - 414 SF of 5081 SF  
 Bath, wall tile - 414 SF (114 SF) 514  
 Work base - 514 SF INVESTIGATE

PROJECT No.	CARPETING, CEILING, LIGHTING, HANDICAP RESTROOMS		
LOCATION	SOUTH BRANCH LIBRARY (16TH & PARK AVENUE)		
RESOLUTION	DATE		
<b>ENGINEERING DEPT.</b> City of La Crosse, Wis.			
FILE NO.	DESIGNER	DATE	SCALE
NO.	BY		
NO.	BY		
NO.	BY		
NO.	BY		
SHEET NO. <b>A-4</b>		TOTAL SHEETS	

**Demo**