

**Jefferson Public Library**

Architectural Feasibility Study

Feasibility Study Committee

Meeting #6

**March 10<sup>th</sup> , 2022**

# PROJECT PROCESS

## **Phase I – Kickoff & Documentation**

Meeting #1: Review existing conditions, Establish broad goals and expectations, review

## **Phase II– Design concepts**

Meeting #2: Discuss current space use and workflow, discuss findings from George Lawson Needs Assessment Report, and generate program components

## **Phase III – Concept selection and development**

Meeting #3: Review and confirm program,

Meeting #4: Option A Addition and Option B New Building

Compare and contrast Options

Meeting #5: Compare and contrast Option C Renovation with Option A and B

**Meeting #6: Compare all Options with concept level construction costs**

## **Phase IV – Concept description and draft of “Feasibility Report”**

Meeting #7: Draft report outlining process and planning for each option

## **Phase V – Completion of “Architectural Feasibility Report” and supporting deliverables**

Meeting #8: Final Report drafted, incorporating stakeholder input, findings and viable options are reviewed before presenting to public for Trustees/City/Community consideration



**This presentation:**



**Recap**



**Option C – Adaptive Re-Use**

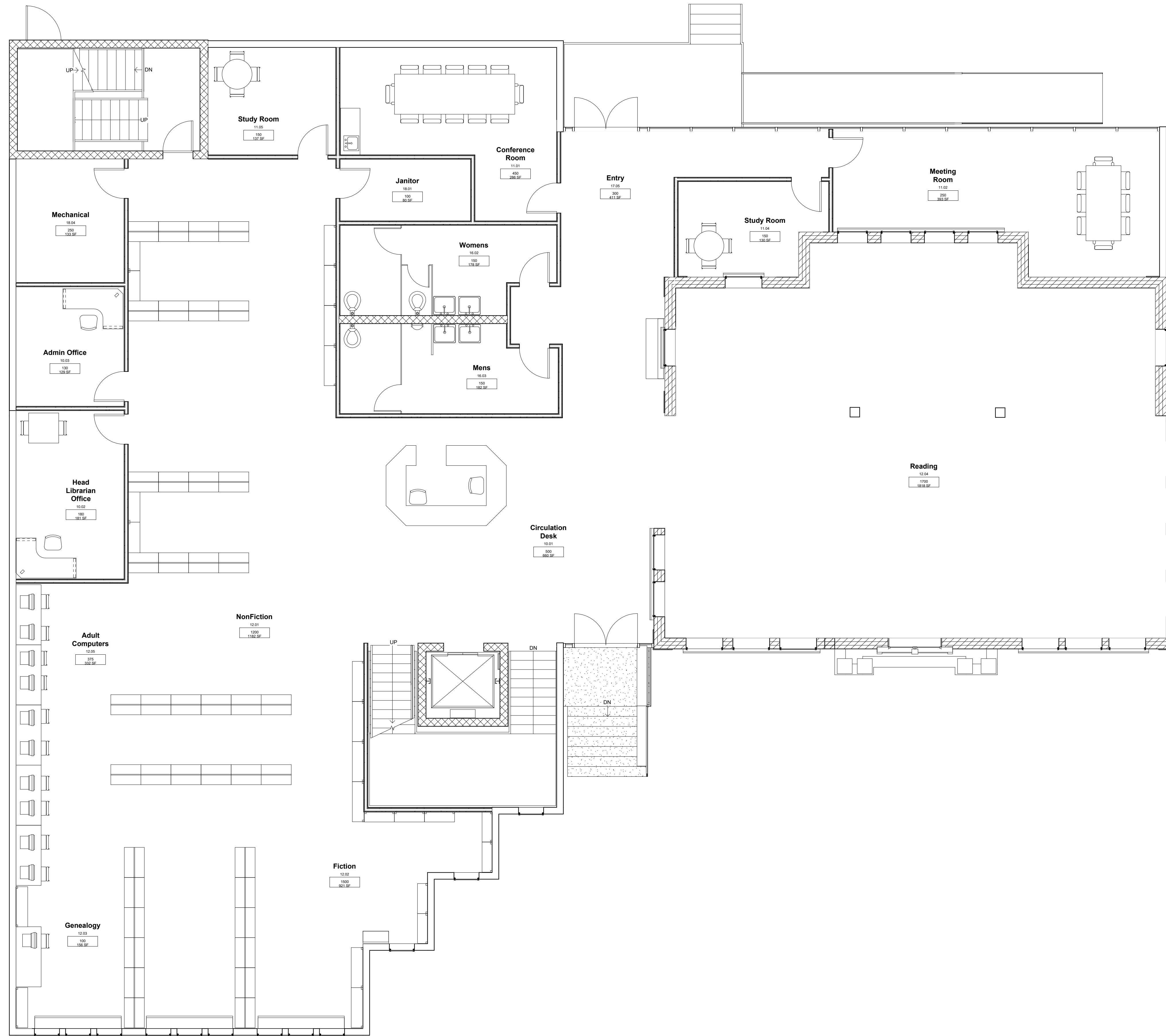


**Compare & Contrast**



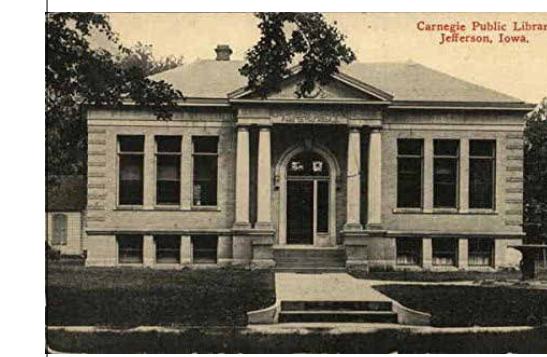
**Project Costs**

# Recap Meeting #5



1 MAIN LEVEL PLAN  
1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"  
SCALE: 1/4" = 1'-0"



Jefferson Public Library

Architectural Feasibility Study

200 W Lincoln Way  
Jefferson, IA 50129

The Franks Design Group, PC

410 First Street  
Glenwood, Iowa 51534  
712.527.0797

ARCHITECT

THE FRANKS DESIGN GROUP, P.C.  
410 1ST STREET  
GLENWOOD, IA 51534  
TEL: 712-527-3996

**CONCEPT PLAN -  
NOT FOR  
CONSTRUCTION**

REVISION	DATE

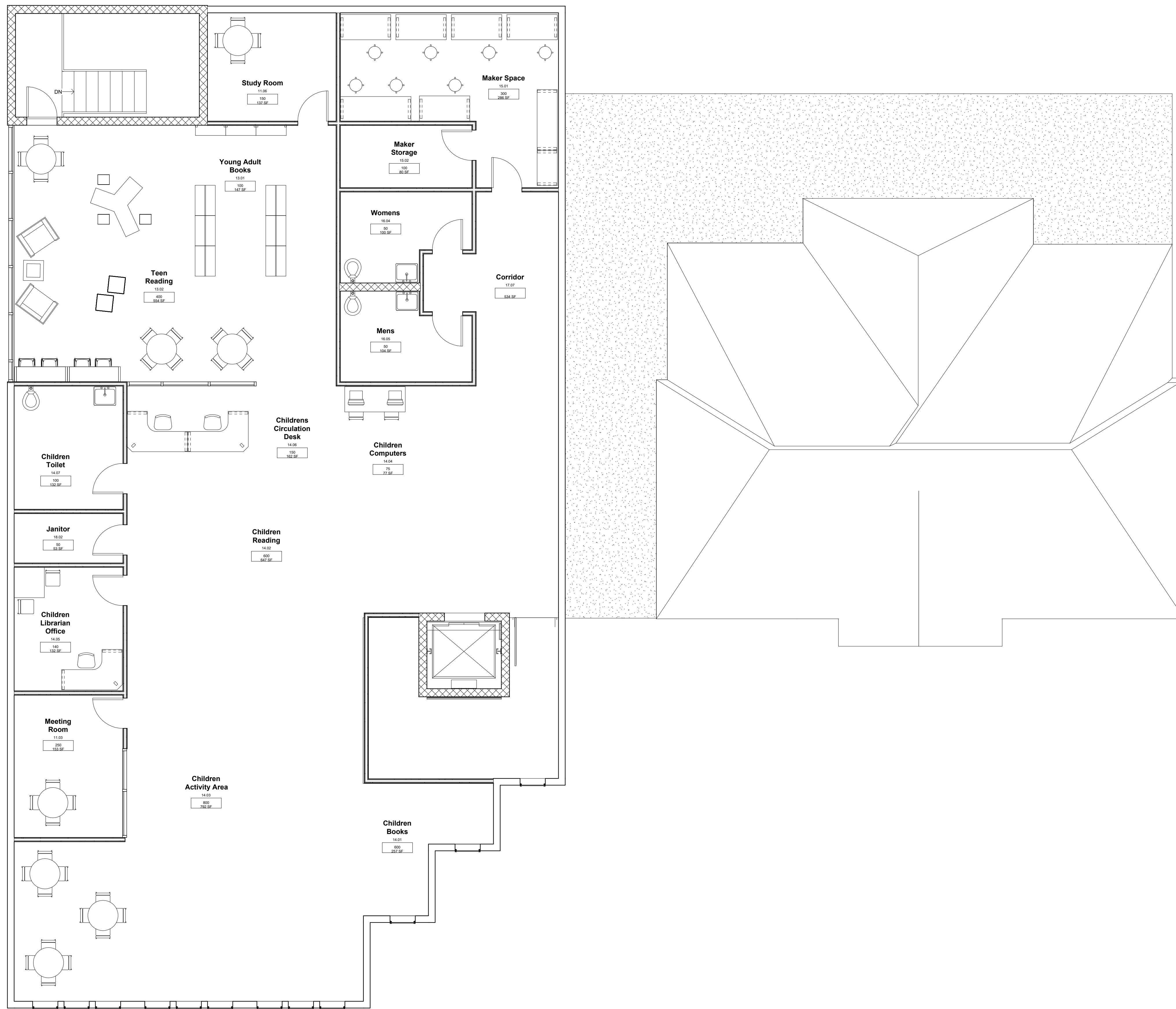
03/10/2022

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First Floor Plan

A1

1 A5



1 SECOND FLOOR PLAN  
1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"  
SCALE: 1/4" = 1'-0"



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**CONCEPT PLAN - NOT FOR CONSTRUCTION**

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Second Floor Plan

A2



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CONSTRUCTION**

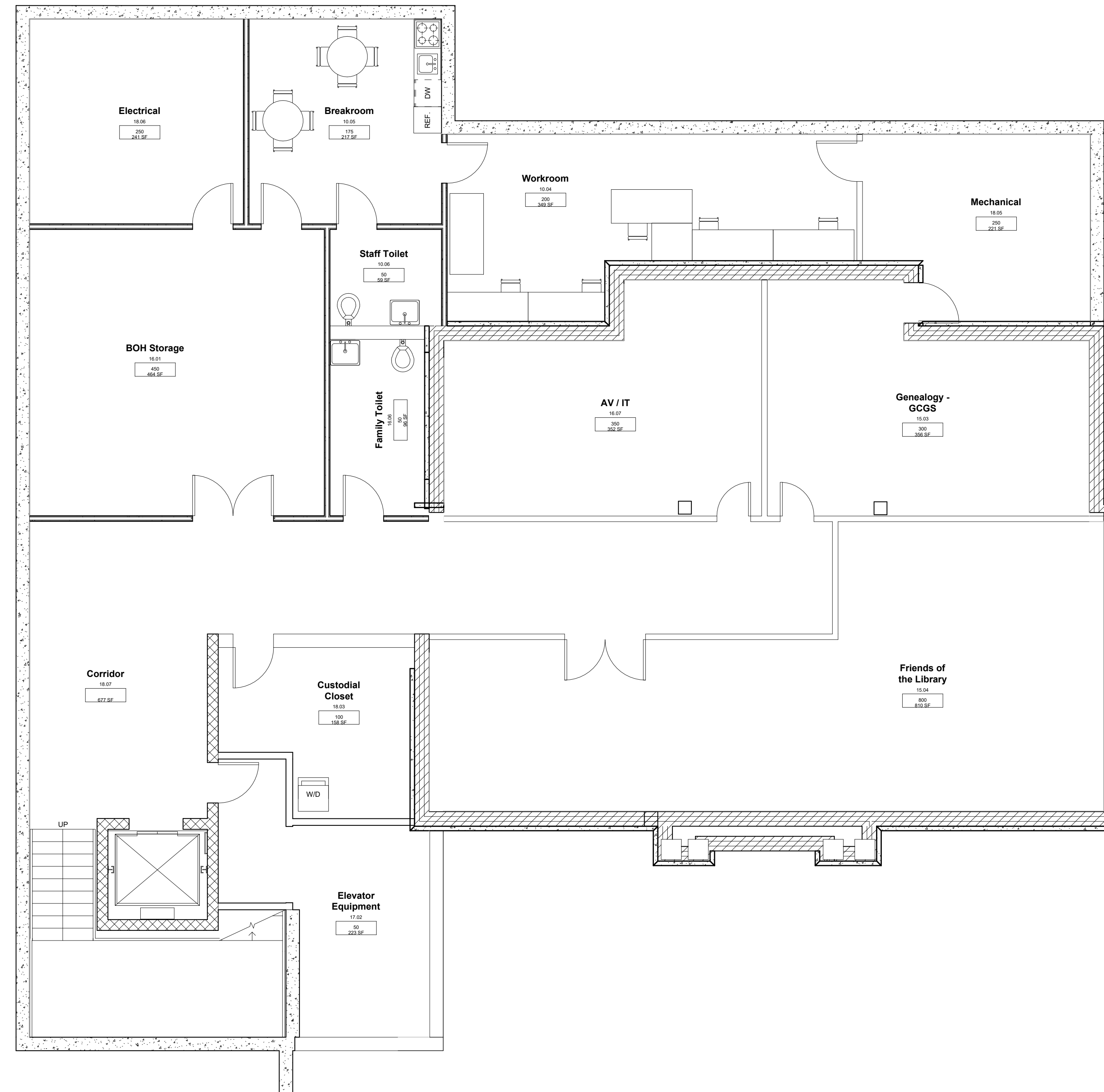
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Basement Floor Plan

A3



1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"

0 2'-0" 4'-0" 6'-0"  
SCALE: 1/4" = 1'-0"



JEFFERSON PUBLIC LIBRARY

ARCHITECTURAL FEASIBILITY STUDY

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**CONCEPT PLAN - NOT FOR CONSTRUCTION**

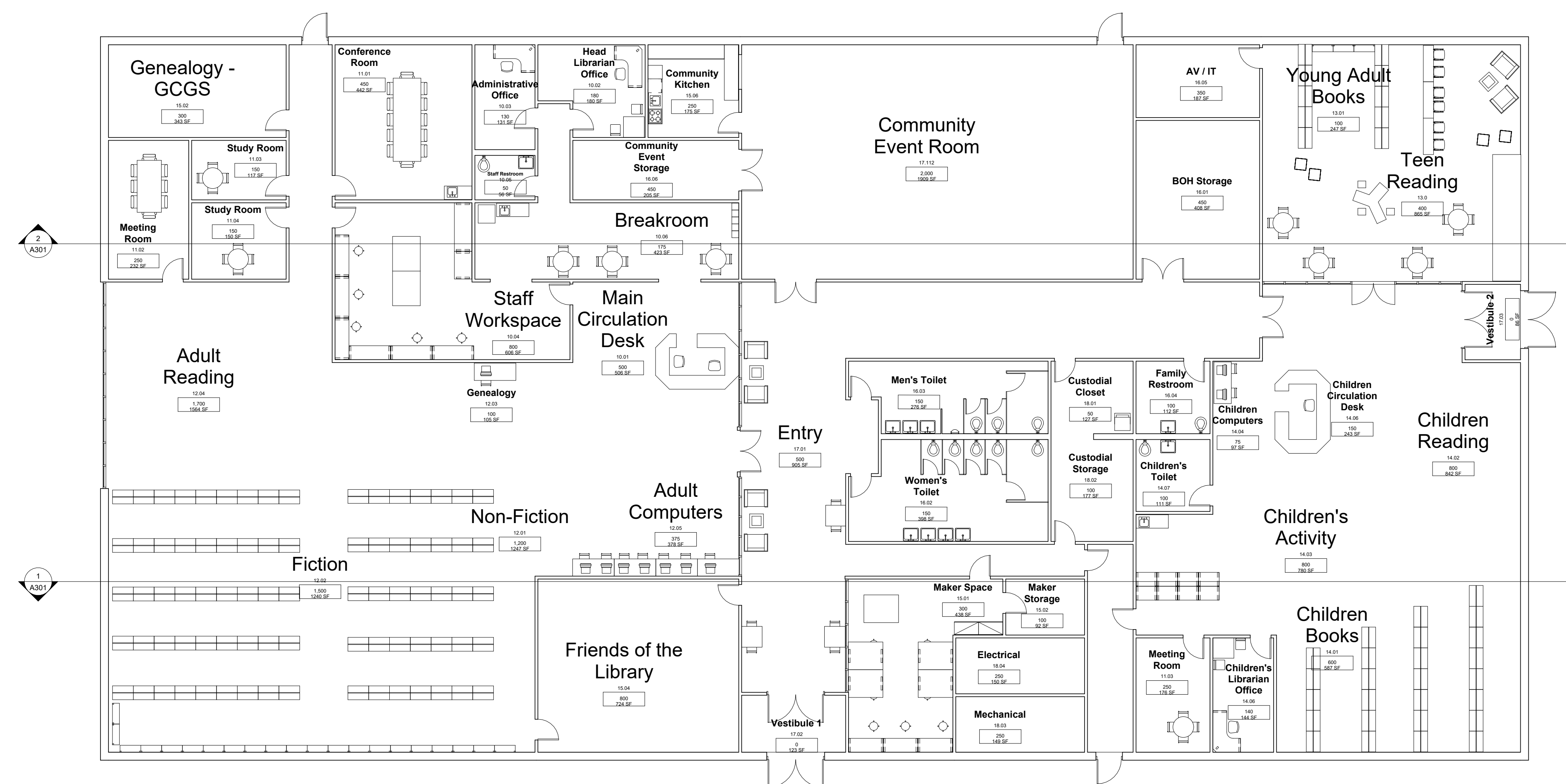
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FIRST FLOOR PLANS

A101



1 FIRST FLOOR  
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"







Jefferson Public  
Library Option C:  
Wells Fargo Site

Architectural  
Feasibility Study

Jefferson, IA

The Franks Design Group, PC

410 First Street  
Glenwood, Iowa 51534  
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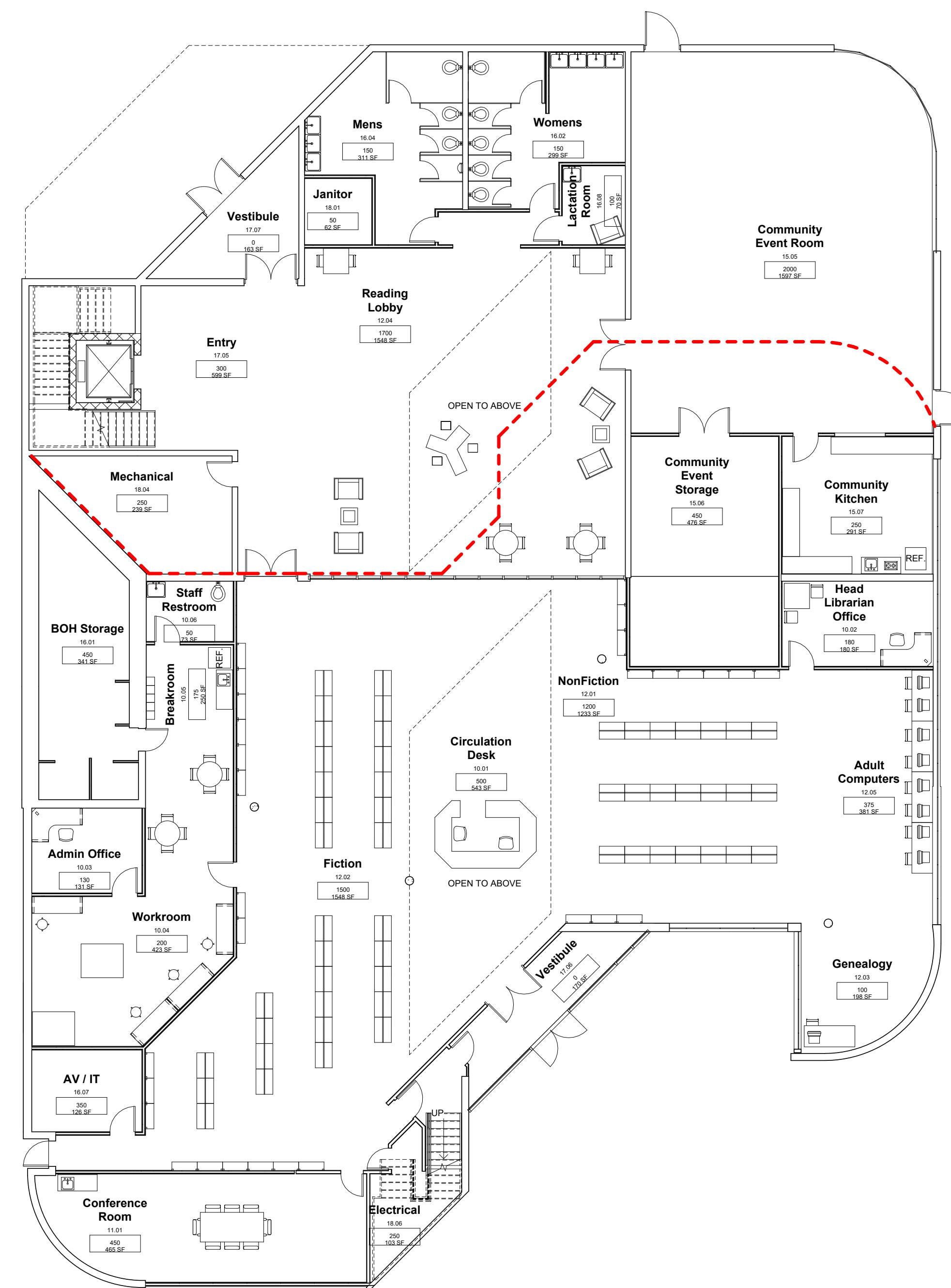
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FIRST FLOOR PLANS

A101



① FIRST FLOOR  
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"

INSERT PROJECT IMAGE

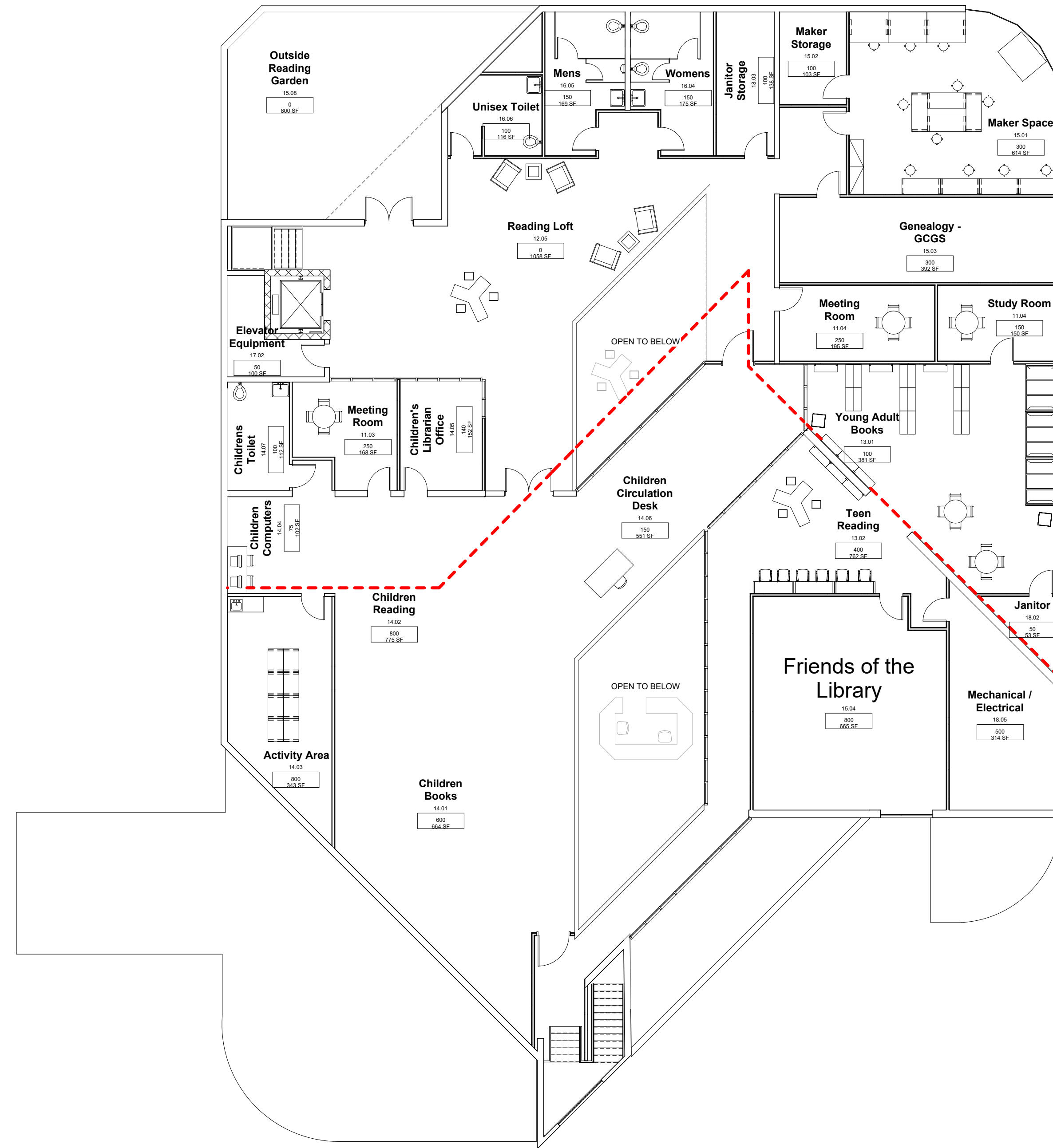
Jefferson Public Library Option C: Wells Fargo Site

PROJECT DESCRIPTION

Jefferson, IA

The Franks Design Group, PC

410 First Street  
Glenwood, Iowa 51534  
712.527.0797



① SECOND FLOOR  
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"

REVISION DATE

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SECOND FLOOR PLANS

A102

# Comparisons

	OPTION A CARNEGIE RENOVATION & ADDITION		OPTION B NEW CONSTRUCTION		OPTION C WELLS FARGO RENOVATION & ADDITION	
	PRO	CON	PRO	CON	PRO	CON
Location Near Downtown	Y			N	Y	
Site Acquisition Needed	N			Y		Y
Temporary Site		Y	N		N	
Capacity for Future Expansion		N	Y		Y	
Use of Community Asset		N		N	Y	
Use of Historic Carnegie	Y			N		N
Existing Building Constraints		Y	N			Y
Deascensioning of Carnegie Library	N			Y		Y
Full Program Capacity		N	Y		Y	
Use Flexibility w/ After Hours		N	Y		Y	
Most Functional Clarity		N	Y			N
Additional Criteria						

# Project Costs

JEFFERSON PUBLIC LIBRARY - FEASIBILITY STUDY  
COST ESTIMATES

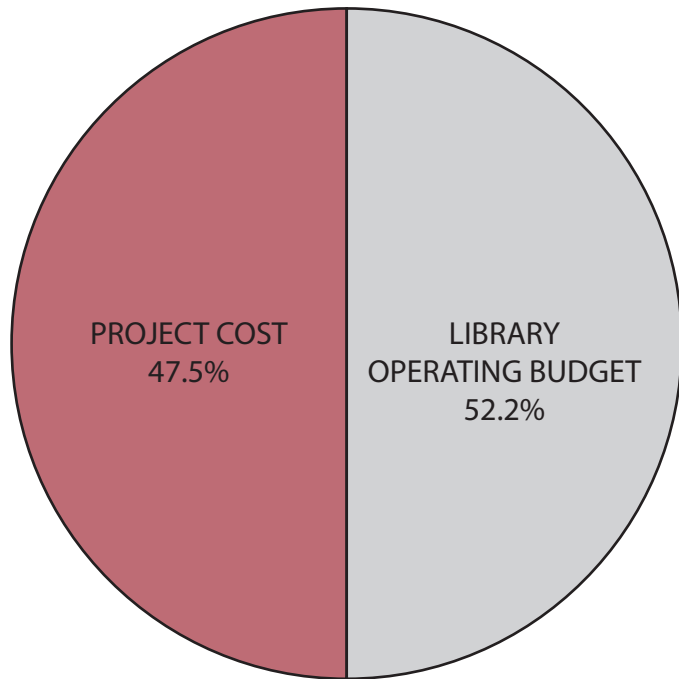
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	Total Area in squarefeet (SF) Demolition	Total Area in squarefeet (SF) Renovation	Total Area in squarefeet (SF) New Construction	Total Building Area in squarefeet (SF)	\$/SF	Total Building Costs	Site Costs	Total Construction Costs includes Site Costs *	Non-Construction Costs (30%)	Total Project Costs *
<b>OPTION A CARNEGIE RENOVATION &amp; ADDITION</b>	4,126	4,056	15,690	20,983	\$286.79	\$6,017,612.76	10%	\$6,619,374.04	\$1,985,812.21	\$8,605,186.25
<b>OPTION B NEW CONSTRUCTION</b>	0	0	25,371	25,371	\$240.63	\$6,105,038.89	12%	\$6,837,643.56	\$2,051,293.07	\$8,888,936.62
<b>OPTION C WELLS FARGO RENOVATION &amp; ADDITION</b>	2,994	13,710	9,845	23,876	\$286.79	\$6,847,477.05	10%	\$7,532,224.76	\$2,259,667.43	\$9,791,892.18

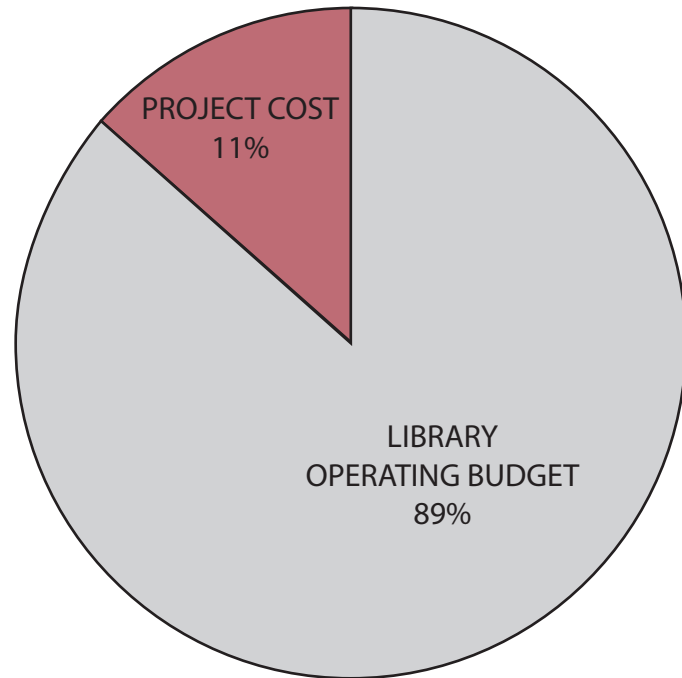
\* DOES NOT INCLUDE SITE ACQUISITION AND THE RELATED COSTS



NO PROJECT



25 YEAR PROJECTION



50 YEAR PROJECTION



# Next Steps...

What else does the committee need from us?

What kind of questions will constituents raise?

How will committee begin to establish a procedure for deciding a committee recommendation?

**Jefferson Public Library**

**Architectural Feasibility Study**

**Feasibility Study Committee**

**March 10<sup>th</sup> , 2022**