





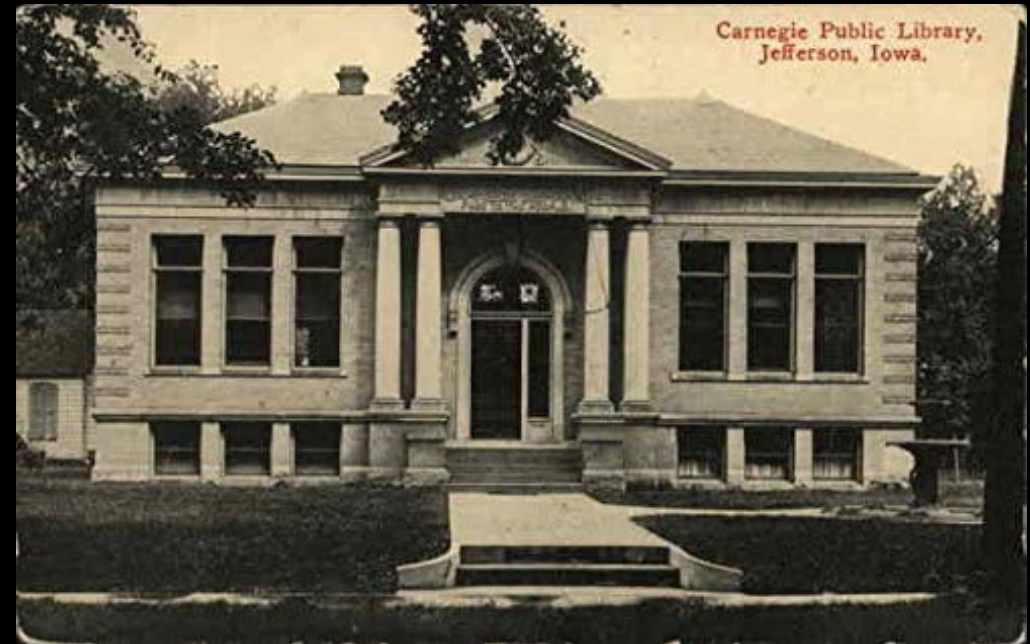
# Jefferson Public Library Architectural Feasibility Study Committee Report to the Library Trustees

Jefferson, Iowa  
4 October 2022

The Franks Design Group, PC

## Tonight:

- Introductions and background
- BLUF
- Study Committee Process
  - Existing facility
  - Existing library programs
  - Arch. Programming
  - Scheme A
  - Scheme B
  - Scheme C
  - Scheme D
- Evaluation
- Next steps/timeframe
- Recommendations
  
- Questions and Answers



*“Public Libraries have re-invented themselves as vibrant places where people connect, interact, learn and create. They are welcoming to all and are an important community asset.”*

- Jane Millard, Library Director



## Introductions and background

- Library Board of Trustees
- Susan Laehn, President
- Mary Jane Fields, Secretary
- Jane Martino
- Mike Piepel
- Jerry Roberts
- Hollie Roberts
- Tom Yepsen
- Adam Pedersen

## Architectural Feasibility Study Committee

- Connie Boyd
- Carole Custer
- Cindi Daubendiek
- Tracy Deal
- Craig Hertel
- Allee Hinote
- Amy Milligan
- Kate Neese
- Mary Pedersen
- Nancy Teusch
- Gavin Vander Linden
- Chad Stevens, City of Jefferson
- Darren Jackson, Jefferson City Council
- Matt Wetrich, Jefferson City Council
- Beth Vander Wilt, Jefferson Matters: A Main Street & Chamber Community
- Ginny Showman, Friends of the Library

## Library Administration

Jane Millard, Director

Stephanie Hall, Youth Services Librarian

Jo Byriel, Administrative Assistant

## Jefferson City Council & Administration

Matt Gordon, Mayor

Harry Ahrenholtz

Dave Sloan

Matt Wetrich

Darren Jackson

Pat Zmolek

Mike Palmer, City Administrator

- Friends of the Library Board of Directors
  - Jennifer Powers, President
  - Cheree Derry, Vice President
  - Kathy Marshall, Treasurer
  - Sarah Erickson, Secretary
  - Ada Ross, Historian
  - Ginny Showman
  - Cheryl Nailor
  - Rita Rasmussen
  - Tori Riley
  - Rita Hesson





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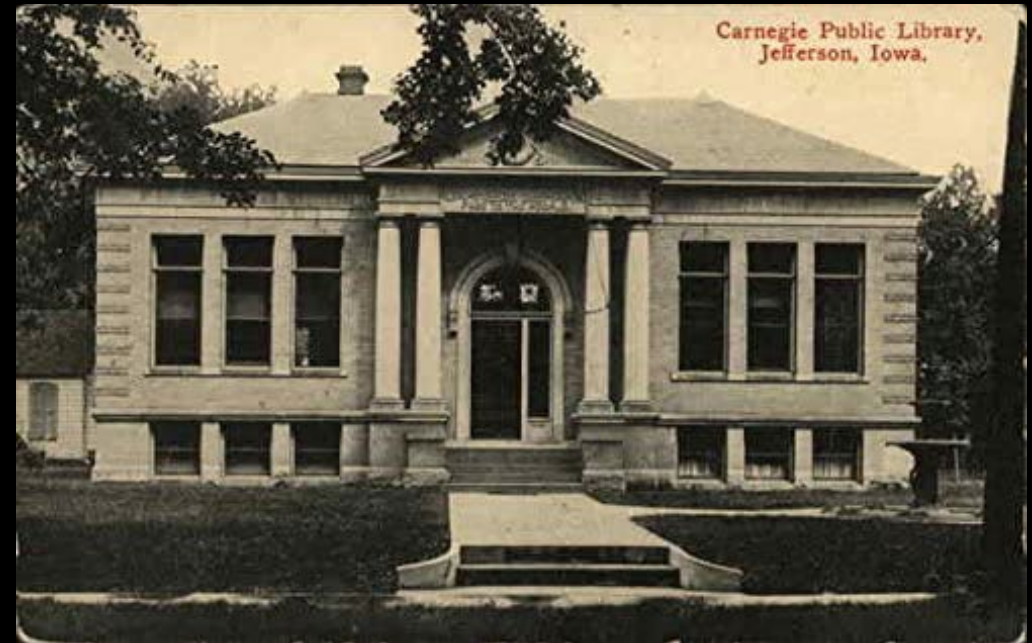




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*“Our decisions are for a future library, one that will last 75+ years.”*

Craig Hertel, Feasibility  
Committee Member



Background

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## Needs Assessment

### Jefferson Public Library



As Received  
May 3, 2018

Prepared with the assistance of  
George Lawson, Library Planner

## 2018 Lawson report:

- 21<sup>st</sup> Century Libraries
- JPL Library Profile
  - Service trends
  - Peer Data
  - Facility evaluation
  - Program space
  - Technology
  - Desired features
  - Bldg. Systems
  - Space Needs
  - Community input

Recommend a feasibility study

## Executive Summary

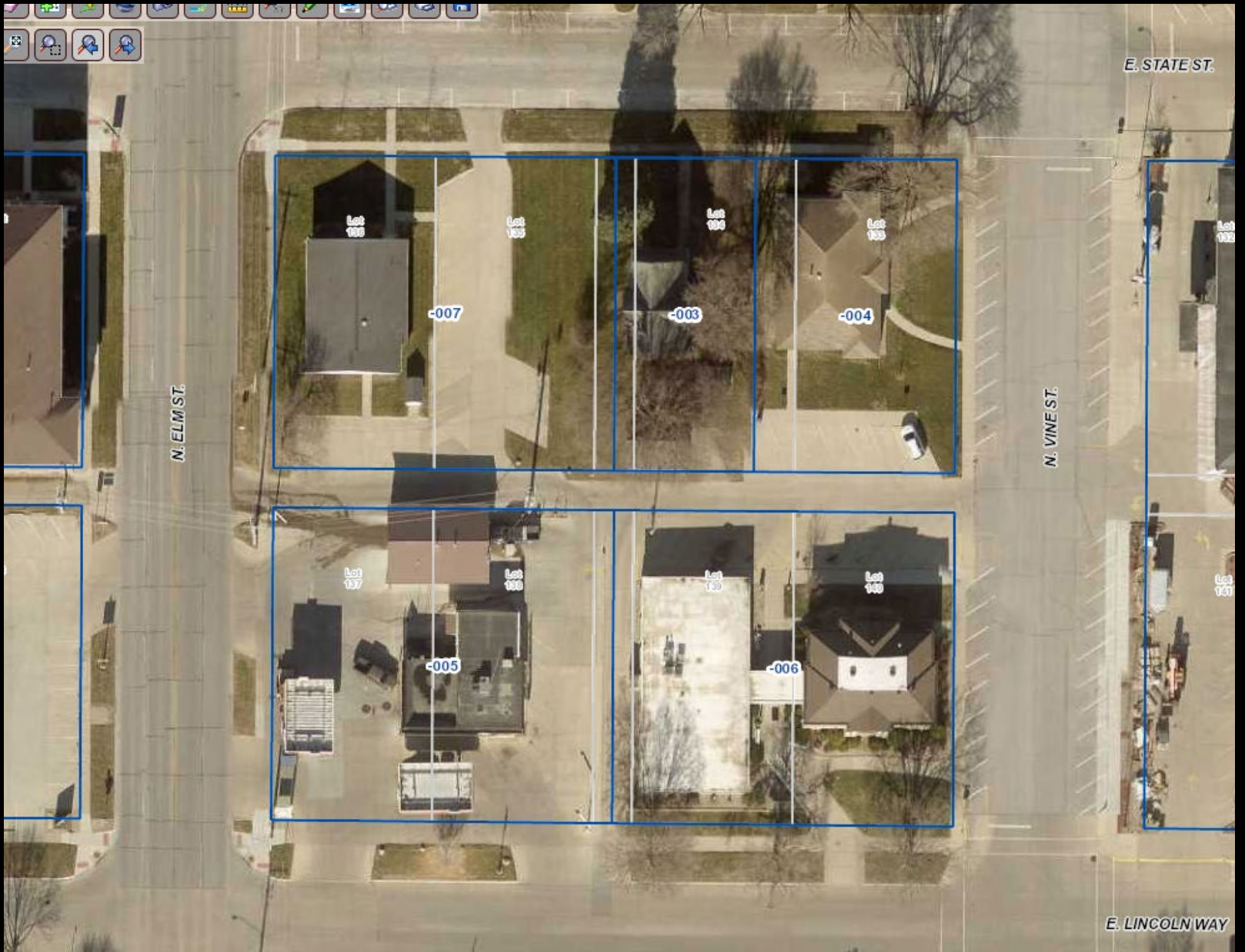
The Jefferson Public Library's building of 8,000 square feet is significantly too small to meet the community's existing and future library service needs. Further, it's layout and organization are obstacles to ease of use by residents and to efficient operation by staff. These needs were expressed by the public in community forums held as part of this study, have been confirmed by the library staff and trustees, and have been documented by the library consultant.

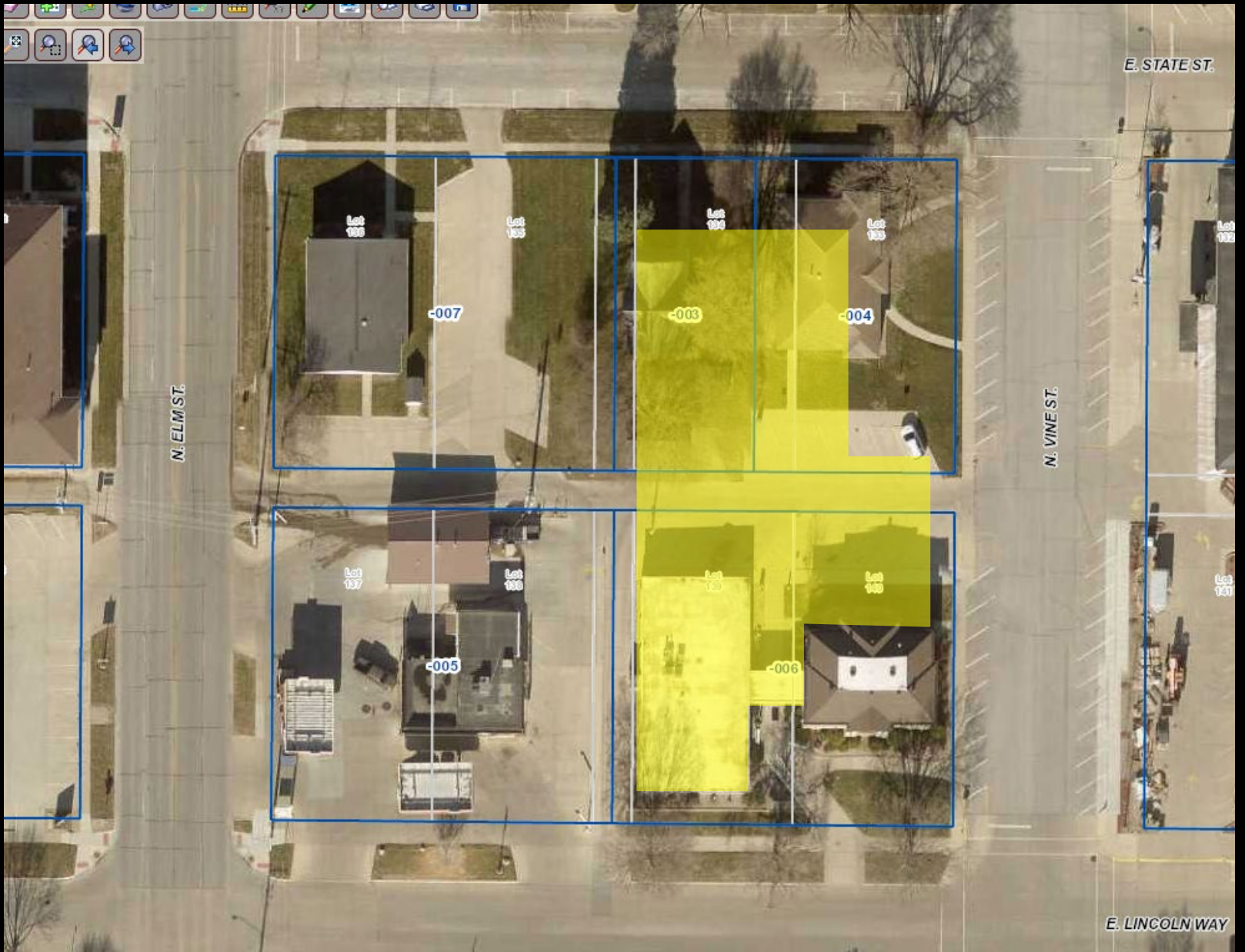


BLUF

*Bottom line up front*

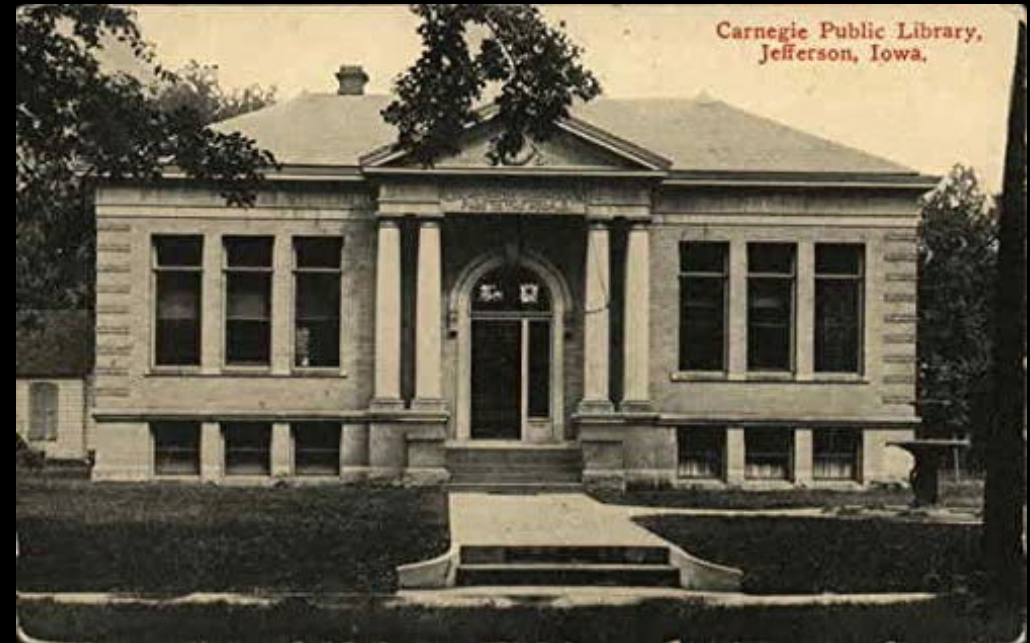
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*“The women of Jefferson are believers in the promotion of literature, science and the arts, not only in theory, but in practice. They never had a chance to make a public record until Monday of this week, but they seized that opportunity to make it with a vengeance. The vote on the library proposition was: for the library tax – 144; against the library tax – 1.”*

- The Bee.
- March 21, 1901
- Jefferson, IA



## Study Committee Process



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## Phase I – Kickoff & Documentation

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

## 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: All Options to be compared 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

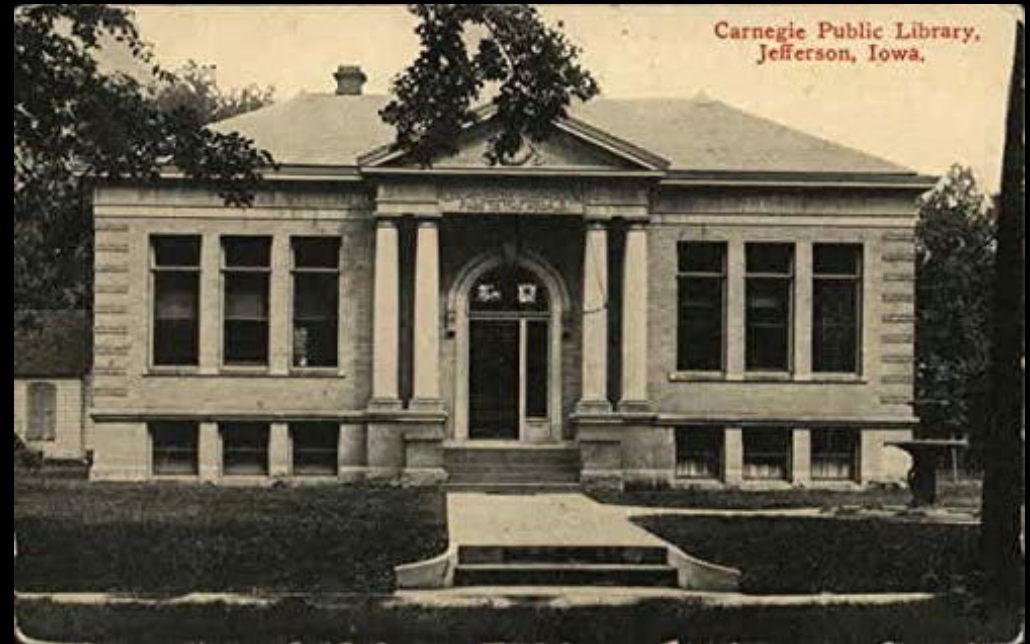
Meeting #8: Final Report drafted, incorporating stakeholder input, findings and viable options are reviewed before presenting to public for Trustees/City/Community consideration

Meeting #9 Hybrid Option D

Presentation to Library Trustees

*“Sixty years ago, the Library needed more space for books. Now, the Library needs more space for people. With additional space, we know our Library can become an even more exceptional community resource.”*

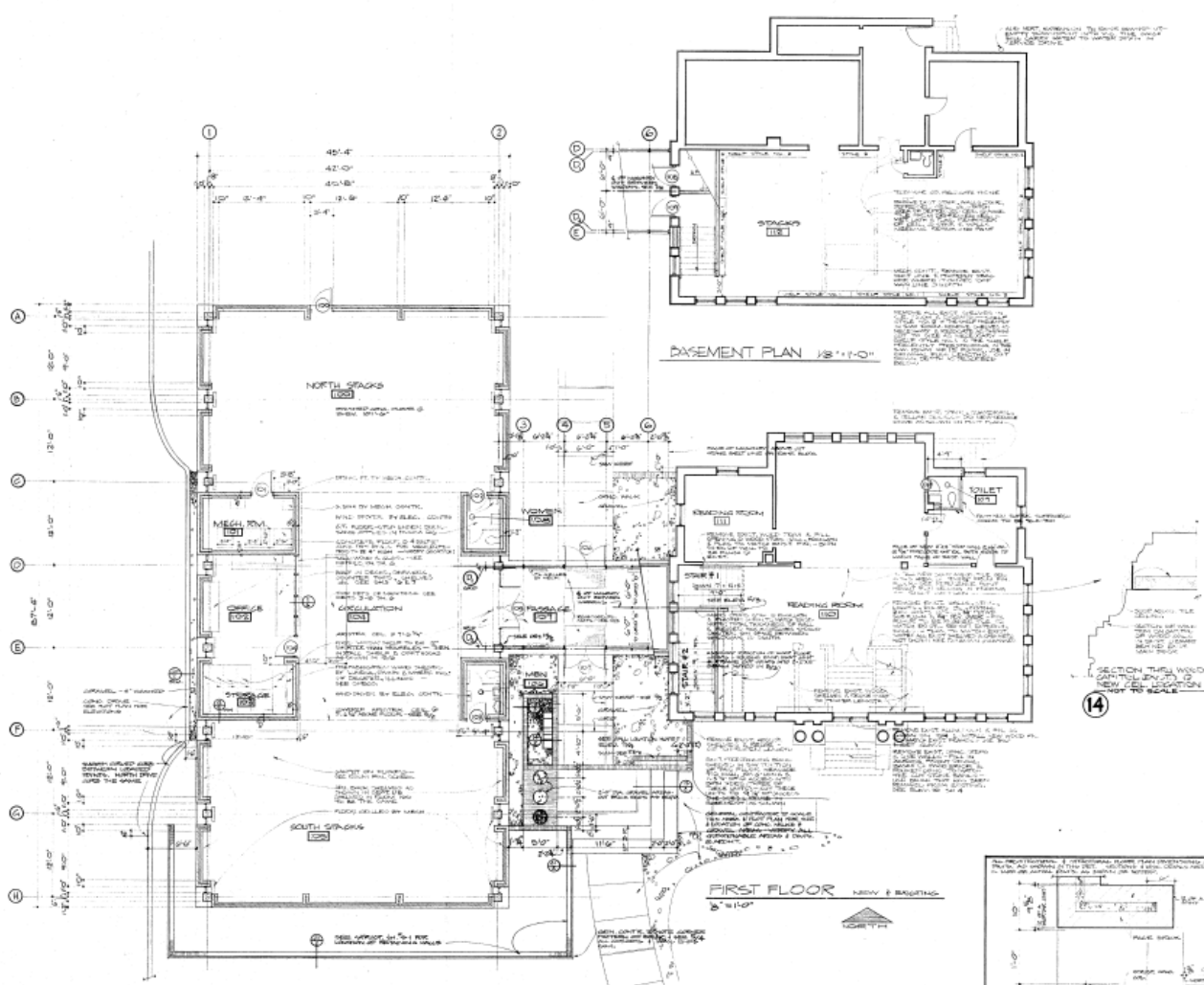
- Jane Millard, Library Director



Existing facility

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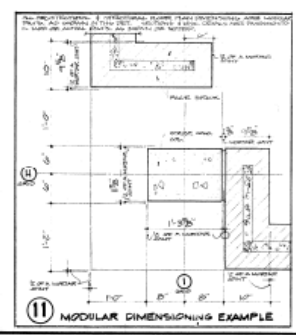
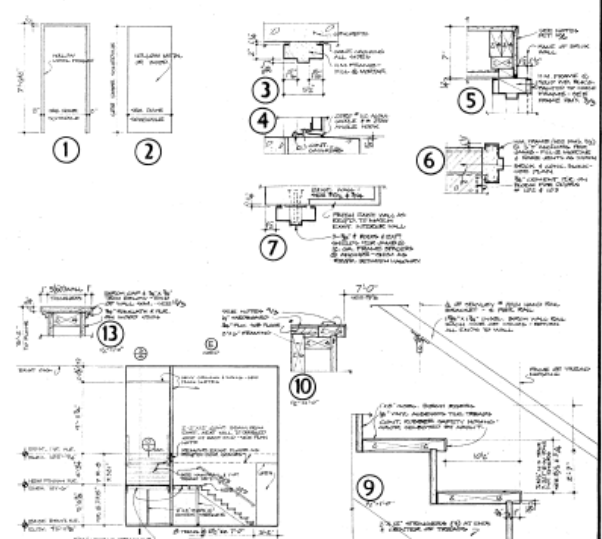


### DOOR SCHEDULE

DOOR NO.	DOOR			FRAME				LINTEL		REMARKS
	SIZE	ELEV.	MAT.	ELEV.	MAT.	HGT.	HEAD	JAMB	MAT.	
101	2'-0" x 7'-4 1/2" x 1 1/2"	5/8"	H.M.	5/8"	H.M.	7'-0 1/2"	5/8"	5/8"	CONC.	ALL SET 1/2" MIN. OVER DOOR
102	2'-0" x 7'-4 1/2" x 1 1/2"	5/8"	H.M.	5/8"	H.M.	7'-0 1/2"	5/8"	5/8"	WOOD	
103	2'-0" x 7'-4 1/2" x 1 1/2"	5/8"	WOOD	5/8"	H.M.	7'-0 1/2"	5/8"	5/8"	WOOD	
104	2'-0" x 7'-4 1/2" x 1 1/2"	5/8"	WOOD	5/8"	H.M.	7'-0 1/2"	5/8"	5/8"	WOOD	
105	2'-0" x 7'-4 1/2" x 1 1/2"	5/8"	ALUM.	5/8"	ALUM.	7'-0 1/2"	5/8"	5/8"	CONC.	
106	2'-0" x 7'-4 1/2" x 1 1/2"	5/8"	ALUM.	5/8"	ALUM.	7'-0 1/2"	5/8"	5/8"	CONC.	ALL SET 1/2" MIN. OVER DOOR
107	2'-0" x 7'-4 1/2" x 1 1/2"	5/8"	ALUM.	5/8"	ALUM.	7'-0 1/2"	5/8"	5/8"	CONC.	ALL SET 1/2" MIN. OVER DOOR
108	2'-0" x 7'-4 1/2" x 1 1/2"	5/8"	H.M.	5/8"	H.M.	7'-0 1/2"	5/8"	5/8"	WOOD	
109	2'-0" x 7'-4 1/2" x 1 1/2"	5/8"	H.M.	5/8"	H.M.	7'-0 1/2"	5/8"	5/8"	WOOD	
110	2'-0" x 7'-4 1/2" x 1 1/2"	5/8"	WOOD	5/8"	WOOD	7'-0 1/2"	5/8"	5/8"	WOOD	

### ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	FINISH	N. WALL		E. WALL		S. WALL		W. WALL		CEILING		REMARKS
				MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	
101	NORTH ENTRANCE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
102	MERCANTILE ROOM	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
103	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
104	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
105	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
106	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
107	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
108	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
109	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
110	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
111	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
112	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
113	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
114	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
115	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
116	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
117	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
118	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
119	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
120	OFFICE	1ST	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	



<b>REVISIONS</b>		<b>FLOOR PLANS DOOR &amp; ROOM FINISH SCHEDULES DOOR DETAILS</b> 1-12-11-07 1-12-11-07	DRAWN BY: CHECKED BY: DATE: 01/11/06 REV.
JEFFERSON PUBLIC LIBRARY ADDITION JEFFERSON, IOWA			
<b>Brown, Healy and Bock</b> ARCHITECTS - ENGINEERS		<b>3</b>	



1 BASEMENT - PHOTO KEY PLAN  
 1/4" = 1'-0"  
 0 1 2 4 8 16  
 SCALE IN FEET  
 N



FIRST FLOOR

① MAIN FLOOR - PHOTO KEY PLAN  
 1" = 10'-0"



# SPACE PROGRAMMING: COLLECTION & READING



C5



Left: C17  
Right: C15



FIRST FLOOR

## EXISTING SPACES:

- Children Stacks 440 SF
- Children Reading 480 SF
- Children Activity 404 SF

## SPACES FOR LIBRARY FUNCTION:

- Children Stacks 600 SF
- Children Reading 800 SF
- Children Activity 800 SF

## SPACE CONDITIONS:

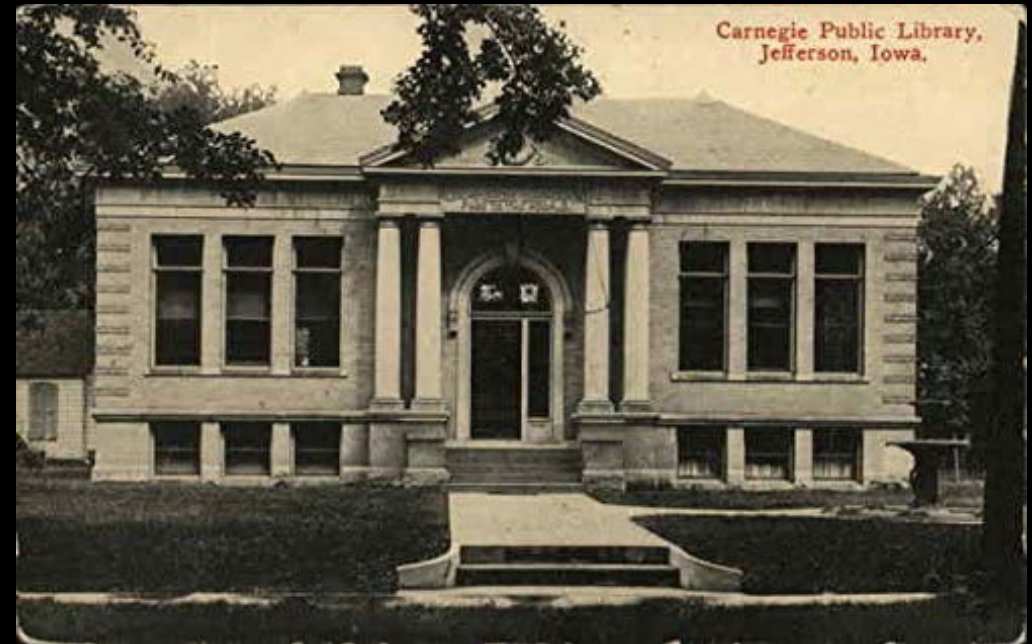
- Many spaces are pulling double duty or have a lot of overlap
- No dedicated Story Time space or set up for puppet shows
- No dedicated craft area and craft storage
- No adult seating or space for caretakers when children playing/ visiting library
- Play area needs more separation between book checkout and craft areas

## QUESTIONS?

- Ideal set up for craft and story hour spaces?

*“It’s so important to get teens excited about books and reading especially in the world we live in today. It’s a little escape that I believe every teen should experience. This is why we need a larger teen section dedicated to the growth of teenagers in Greene County.”*

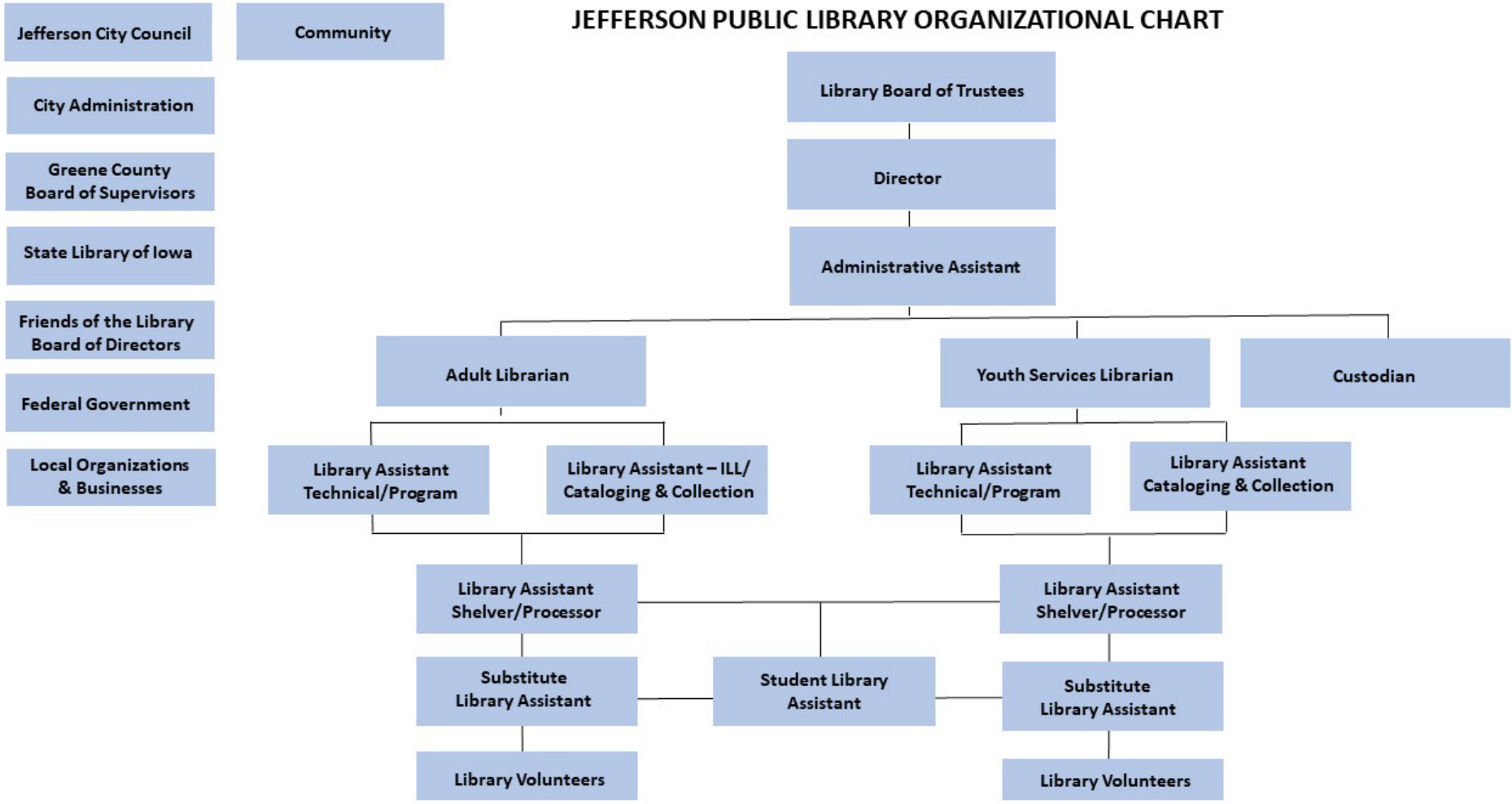
Allee Hinote  
Feasibility Committee Student Member



## Existing library programs

The Franks Design Group, PC

## JEFFERSON PUBLIC LIBRARY ORGANIZATIONAL CHART



- 2 Full Time Librarians
- 11 Part Time Staff
- Various Volunteers

- Library Open 36 hrs Weekly
- Staff Employed 53 hrs
- Shifts 9am – 9pm

- Currently 3 shelvers but need 2 per department
- Wednesday busiest day
- Morning and 3pm rush

## Lessons from Staff Meeting

### Staff Spaces

- More Offices/ Worktables
- More adequate Storage
- Dedicated AV / IT
- Dedicated Custodial Room

### Expanded Programming

- Large Teen Space
- Dedicated Story Hour Space
- Friends of the Library Space
- Self-Checkout of Materials
- Drive thru window service

### Public Spaces

- ADA accessibility
- Creative lounge and work seating
- Meeting / Study Rooms
- Better Wayfinding

# PHASE I

The Franks Design Group, PC

# Lessons from Staff Meeting

- Total building square footage 8,226 SF
- Addition square footage 3,772 SF
- Main Floor square footage 1,812 SF
- Basement square footage 1,812 S



## PHASE I

The Franks Design Group, PC



# Lessons from Staff Meeting


## LEGEND


ADJACENT: 

SEMI - ADJACENT: 


NON - ADJACENT: 

## PROGRAM TYPE


Media (Physical) 

Media (Digital) 


Alternative Programming 


Seating/Lounge 

Meeting/ Study 

Activity Area 

Offices 

Support Areas 

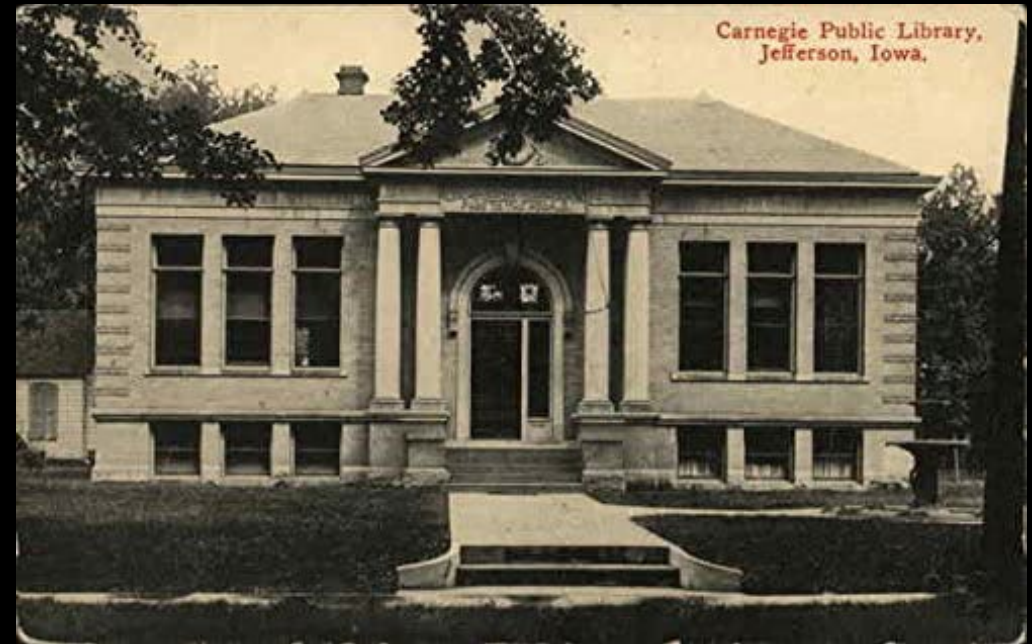
Back of House 

	Book Stacks	Computer Area	Geneology Computers	Geneology	Adult Reading	Teen Reading	Children Reading	Meeting Room	Children's Activity Area	Librarian Office(s)	Circulation Desk(s)	Breakroom	Janitor Closet	Restrooms	Entry	Storage	Mechanical/ Electrical
Book Stacks		X	X	X	X	X	X	X	X	X	X				X	X	
Computer Area	X		X		X	X	X		X	X	X						
Geneology Computers	X	X			X	X	X		X	X	X			X			
Geneology	X				X	X	X	X	X	X	X	X	X	X	X	X	
Adult Reading	X	X	X			X	X		X	X	X			X	X		X
Teen Reading	X	X	X		X		X		X	X	X					X	
Children Reading	X				X	X		X	X	X	X			X	X		
Meeting Room	X			X					X	X	X	X	X	X	X	X	X
Children's Activity Area	X						X	X		X	X			X	X		
Librarian Office(s)	X	X	X		X	X	X	X	X		X					X	X
Circulation Desk(s)	X	X	X		X	X	X	X	X	X				X	X	X	X
Breakroom				X				X	X	X		X	X	X	X	X	X
Janitor Closet				X				X	X	X		X		X	X	X	X
Restrooms	X	X	X	X	X	X	X	X	X	X	X	X	X				
Entry	X				X	X	X	X	X	X	X			X			
Storage				X		X	X	X	X	X	X	X	X	X	X	X	X
Mechanical/ Electrical					X			X		X	X	X	X			X	X

# PHASE I

*“The importance of this study and the resulting recommendations cannot be overstated. As Jefferson and Greene County work to expand our population and create a diverse community in which to live, work, and play, we must also understand the vital part a first-class library will play in the community. The services offered by an expanded library will be accessible to everyone, regardless of income levels, cultural differences, and abilities. We need this to support our efforts to flip the narrative from “Dying rural America” to “Thriving Greene County.””*

Ginny Showman,  
Friends of the Library Representative on the  
Feasibility Committee



## Arch. Programming

**JEFFERSON, IOWA PUBLIC LIBRARY**

**EXISTING SPACE USE ANALYSIS**

<b>BASEMENT CARNEGIE</b>			<b>QTY.</b>	<b>EXIST. AREA</b>	<b>NSF</b>	<b>REMARKS</b>
001	Geneology		1.0	284 NSF	284 NSF	
002	Meeting Room		1.0	545 NSF	545 NSF	
003	Storage		3.0	330 NSF	990 NSF	
004	Breakroom		1.0	84 NSF	84 NSF	
005	Mechanical Room		1.0	45 NSF	45 NSF	
006	Restroom		1.0	20 NSF	20 NSF	
007	HC Lift		1.0	40 NSF	40 NSF	
008	Stairs		1.0	67 NSF	67 NSF	
009	Janitor Closet		1.0	51 NSF	51 NSF	
010	Circulation		1.0	98 NSF	98 NSF	
	<b>Floor Total</b>		12 spaces		2,224 NSF	
<b>MAIN FLOOR</b>			<b>QTY.</b>	<b>AREA</b>	<b>NSF</b>	<b>REMARKS</b>
101	Librarian Office		1.0	158 NSF	158 NSF	
102	Adult Reading		1.0	841 NSF	841 NSF	
103	Teen Reading		1.0	89 NSF	89 NSF	
104	Book Storage		3.0	1,533 NSF	4,599 NSF	
105	Computer area		1.0	250 NSF	250 NSF	
106	Geneology Computers		1.0	58 NSF	58 NSF	
107	Circulation desk		1.0	311 NSF	311 NSF	
108	Mechanical		1.0	86 NSF	86 NSF	
109	Storage		2.0	116 NSF	232 NSF	
110	Entry		1.0	676 NSF	676 NSF	
111	Children Reading		1.0	479 NSF	479 NSF	
112	Activity Area		1.0	405 NSF	405 NSF	
113	Children's Librarian Office		1.0	120 NSF	120 NSF	
114	Restrooms		3.0	120 NSF	360 NSF	
115	Stairs		1.0	48 NSF	48 NSF	
116	HC Lift		1.0	40 NSF	40 NSF	
	<b>Floor Total</b>		21 spaces		8,752 NSF	

**JEFFERSON PUBLIC LIBRARY - FEASIBILITY STUDY  
SCHEMATIC DESIGN PROGRAM STATEMENT**

**JEFFERSON, IOWA  
THE FRANKS DESIGN GROUP, P.C.**

10.00		Administrative Functions	QTY.	AREA	NSF	Existing	REMARKS
Admin	10.01	Circulation Desk	1.0	500 NSF	500 NSF	240 NSF	
Admin	10.02	Head Librarian Office	1.0	180 NSF	180 NSF	185 NSF	
Admin	10.03	Admin Office	1.0	130 NSF	130 NSF		
Admin	10.04	General Work Area	1.0	200 NSF	200 NSF	61 NSF	
Admin	10.05	BOH Work Area	1.0	800 NSF	800 NSF		
Admin	10.06	Staff Breakroom	1.0	175 NSF	175 NSF	65 NSF	
Admin	10.07	Staff Restroom	1.0	50 NSF	50 NSF	45 NSF	
		<b>Administration</b>	<b>7 spaces</b>		<b>2,035 NSF</b>	<b>576 NSF</b>	
11.00		Meeting Rooms	QTY.	AREA	NSF	Existing	REMARKS
MTG	11.01	Conference Room	1.0	450 NSF	450 NSF	575 NSF	
MTG	11.02	Med. Meeting Room (Group Work)	1.0	250 NSF	250 NSF		
MTG	11.03	Med. Meeting Room (Group Work)	1.0	250 NSF	250 NSF		
MTG	11.04	Sm. Meeting Room (Study Rm)	1.0	150 NSF	150 NSF		
MTG	11.05	Sm. Meeting Room (Study Rm)	1.0	150 NSF	150 NSF		
MTG	11.06	Sm. Meeting Room (Study Rm)	1.0	150 NSF	150 NSF		
MTG	11.07	Sm. Meeting Room (Study Rm)	1.0	150 NSF	150 NSF		
		<b>Meeting Rooms</b>	<b>7 spaces</b>		<b>1,550 NSF</b>	<b>575 NSF</b>	
12.00		Adult Services	QTY.	AREA	NSF	Existing	REMARKS
AS	12.01	Adult - NONFICTION (35% of stacks)	1.0	1,200 NSF	1,200 NSF	617 NSF	
AS	12.02	Adult - FICTION (40% of stacks)	1.0	1,500 NSF	1,500 NSF	745 NSF	
AS	12.03	Genealogy Section	1.0	100 NSF	100 NSF	80 NSF	
AS	12.04	Adult Reading/Lounge (10)	1.0	1,700 NSF	1,700 NSF	1,035 NSF	
AS	12.05	Adult Computers (7)	1.0	375 NSF	375 NSF	245 NSF	
		<b>Adult Services</b>	<b>5 spaces</b>		<b>4,875 NSF</b>	<b>2,702 NSF</b>	
13.00		Teen Services	QTY.	AREA	NSF	Existing	REMARKS
TS	13.01	Young Adult Section	1.0	100 NSF	100 NSF	110 NSF	
TS	13.02	Teen Study/Table Seating (20)	1.0	400 NSF	400 NSF		
		<b>Teen Services</b>	<b>2 spaces</b>		<b>500 NSF</b>	<b>110 NSF</b>	
14.00		Child Services	QTY.	AREA	NSF	Existing	REMARKS
CS	14.01	Children (25% of stacks)	1.0	600 NSF	600 NSF	400 NSF	
CS	14.02	Children Reading (3)	1.0	800 NSF	800 NSF	515 NSF	
CS	14.03	Children Activity (19)	1.0	800 NSF	800 NSF	480 NSF	
CS	14.04	Children Computers (2)	1.0	75 NSF	75 NSF	31 NSF	
CS	14.05	Children Librarian Offices	1.0	140 NSF	140 NSF	132 NSF	
CS	14.06	Children's Circulation Desk	1.0	150 NSF	150 NSF	61 NSF	
CS	14.07	Restroom	1.0	100 NSF	100 NSF	27 NSF	
		<b>Child Services</b>	<b>7 spaces</b>		<b>2,665 NSF</b>	<b>1,626 NSF</b>	

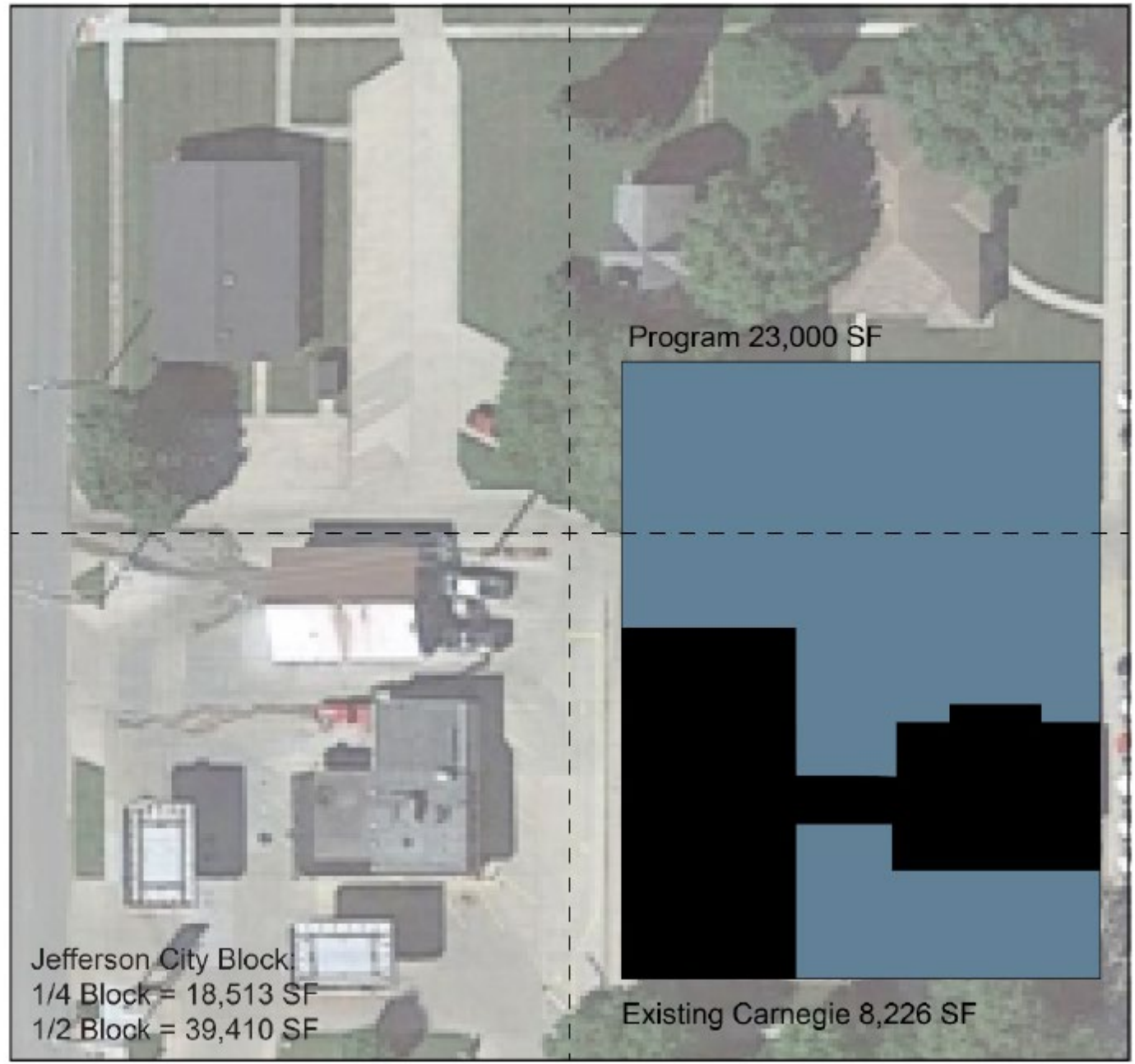
15.00		Special Programs	QTY.	AREA	NSF	Existing	REMARKS
Spec	15.01	Maker Space	1.0	300 NSF	300 NSF		
Spec	15.02	Genealogy - Green Cnty Hist. Society	1.0	300 NSF	300 NSF	265 NSF	
Spec	15.03	Community Event Room	1.0	2,000 NSF	2,000 NSF		
Spec	15.04	Friends of the Library	1.0	800 NSF	800 NSF		
		Special Programs	4 spaces		3,400 NSF	265 NSF	
16.00		Storage & Support	QTY.	AREA	NSF	Existing	REMARKS
Support	16.01	BOH Storage	1.0	450 NSF	450 NSF	470 NSF	
Support	16.02	Public TLT - Women	1.0	150 NSF	150 NSF	45 NSF	
Support	16.03	Public TLT - Men	1.0	150 NSF	150 NSF	24 NSF	
Support	16.04	Family Restroom	1.0	100 NSF	100 NSF		
Support	16.05	AV / IT Room	1.0	350 NSF	350 NSF		
		Storage & Support	5 spaces		1,200 NSF	539 NSF	
17.00		Circulation	QTY.	AREA	NSF	Existing	REMARKS
SERVICE	17.01	Elevator	1.0	50 NSF	50 NSF	42 NSF	
SERVICE	17.02	Elevator Equipment	1.0	50 NSF	50 NSF		
SERVICE	17.03	Stair 1	1.0	100 NSF	100 NSF	172 SF	
SERVICE	17.04	Stair 2	1.0	100 NSF	100 NSF		
SERVICE	17.05	Entry/Lobby	1.0	500 NSF	500 NSF	300 SF	
SERVICE	17.06	Entry/Lobby	1.0	300 NSF	300 NSF		
		Circulation	6 spaces		1,100 NSF	514 NSF	
18.00		Maintenance	QTY.	AREA	NSF	Existing	REMARKS
SERVICE	18.01	Janitor/Custodial closet	1.0	50 NSF	50 NSF	60 NSF	
SERVICE	18.02	Janitor/Custodial Storage	1.0	100 NSF	100 NSF		
SERVICE	18.03	Mechanical Room	1.0	250 NSF	250 NSF	100 NSF	
SERVICE	18.04	Mechanical Room	1.0	250 NSF	250 NSF	64 SF	
SERVICE	17.05	Electrical Room	1.0	250 NSF	250 NSF		
		Maintenance	5 spaces	17 NSF	900 NSF	224 NSF	

JEFFERSON PUBLIC LIBRARY - FEASIBILITY STUDY  
SCHEMATIC DESIGN PROGRAM STATEMENT

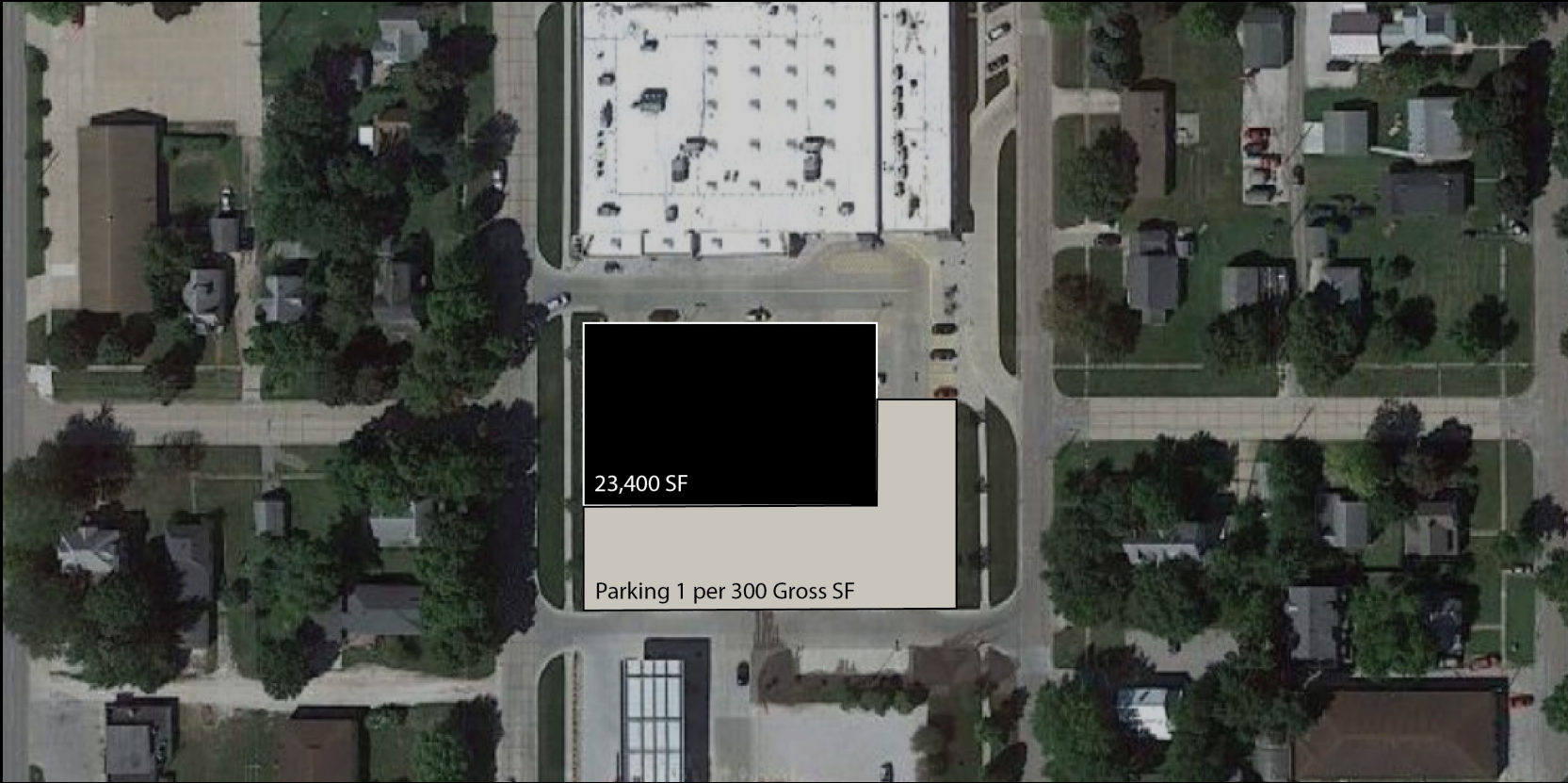
JEFFERSON, IOWA  
THE FRANKS DESIGN GROUP, P.C.

Dept.	Description								
<b>10.00</b>	<b>Administrative Functions</b>		<b>QTY.</b>	<b>NSF</b>	<b>GROSSING</b>	<b>GSF</b>			<b>REMARKS</b>
	Administration		7 spaces	2,035 NSF					
	Grossing Increment				1.35				
	Programmed GSF					2,747 GSF			
<b>11.00</b>	<b>Meeting Rooms</b>		<b>QTY.</b>	<b>NSF</b>	<b>GROSSING</b>	<b>GSF</b>			<b>REMARKS</b>
	Meeting Rooms		7 spaces	1,550 NSF					
	Grossing Increment				1.15				
	Programmed GSF					1,783 GSF			
<b>12.00</b>	<b>Adult Services</b>		<b>QTY.</b>	<b>NSF</b>	<b>GROSSING</b>	<b>GSF</b>			<b>REMARKS</b>
	Adult Services		5 spaces	4,875 SF					
	Grossing Increment				1.25				
	Programmed GSF					6,094 GSF			
<b>13.00</b>	<b>Teen Services</b>		<b>QTY.</b>	<b>NSF</b>	<b>GROSSING</b>	<b>GSF</b>			<b>REMARKS</b>
	Teen Services		2 spaces	500 NSF					
	Grossing Increment				1.25				
	Programmed GSF					625 GSF			
<b>14.00</b>	<b>Child Services</b>		<b>QTY.</b>	<b>NSF</b>	<b>GROSSING</b>	<b>GSF</b>			<b>REMARKS</b>
	Child Services		1 spaces	2,665 NSF					
	Grossing Increment				1.25				
	Programmed GSF					3,331 GSF			
<b>15.00</b>	<b>Special Programs</b>		<b>QTY.</b>	<b>NSF</b>	<b>GROSSING</b>	<b>GSF</b>			<b>REMARKS</b>
	Special Programs		4 spaces	3,400 NSF					
	Grossing Increment				1.25				
	Programmed GSF					4,250 GSF			
<b>16.00</b>	<b>Storage &amp; Support</b>		<b>QTY.</b>	<b>NSF</b>	<b>GROSSING</b>	<b>GSF</b>			<b>REMARKS</b>
	Storage & Support		4 spaces	1,200 NSF					
	Grossing Increment				1.15				
	Programmed GSF					1,380 NSF			
<b>17.00</b>	<b>Circulation</b>		<b>QTY.</b>	<b>NSF</b>	<b>GROSSING</b>	<b>GSF</b>			<b>REMARKS</b>
	Circulation		8 spaces	1,100 NSF					
	Grossing Increment				1.15				
	Programmed GSF					1,265 NSF			

SUPER SUMMARY			QTY.	NSF	GROSSING	GSF	REMARKS
10	Administration		7 spaces	2,035 NSF		2,747 GSF	
11	Meeting Rooms		7 spaces	1,550 NSF		1,783 GSF	
12	Adult Services		5 spaces	4,875 NSF		6,094 GSF	
13	Teen Services		2 spaces	500 NSF		625 GSF	
14	Child Services		1 spaces	2,665 NSF		3,331 GSF	
15	Special Programs		4 spaces	3,400 NSF		4,250 GSF	
16	Storage & Support		4 spaces	1,200 NSF		1,380 GSF	
17	Circulation		6 spaces	1,100 NSF		1,265 GSF	
18	Maintenance		5 spaces	900 NSF		1,035 GSF	
	<b>TOTAL</b>		<b>26 spaces</b>	<b>18,225 NSF</b>		<b>22,510 GSF</b>	
	Exterior Wall grossing increment				1.03		
	Projected Building GSF					23,185 GSF	









Scheme A

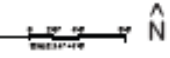
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*Disclaimer: Plan denotes diagrammatic test-fit option and does not represent a final design scheme.*



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Jefferson Public Library

Architectural Feasibility Study

200 N. Liberty Hwy  
Jefferson, VA 24378

The Franks Design Group, PC

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3/1/14 2014

ARCHITECT  
THE FRANKS DESIGN GROUP, P.C.  
418 WEST 5TH ST  
GLENNVILLE, GA 30528  
TEL: 706.633.3888

CONCEPT PLAN - NOT FOR CONSTRUCTION

REVISION DATE

NOTED

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Basement Floor Plan

A0



Disclaimer: Plan denotes diagrammatic test-fit option and does not represent a final design scheme.



Jefferson Public Library

Architectural Feasibility Study

300 W Lincoln Hwy  
Jefferson, VA 24363

The Franks Design Group, PC

4/27/2016  
General Area 1004  
3/14/16 JDF

**PROJECT**

THE FRANKS DESIGN GROUP, P.C.  
415 WEST 9TH ST  
SUEWYWOOD, VA 24304  
TEL: 703.671.2898

**CONCEPT PLAN -  
NOT FOR  
CONSTRUCTION**

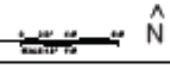
REVISION DATE

NOTED

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First Floor Plan

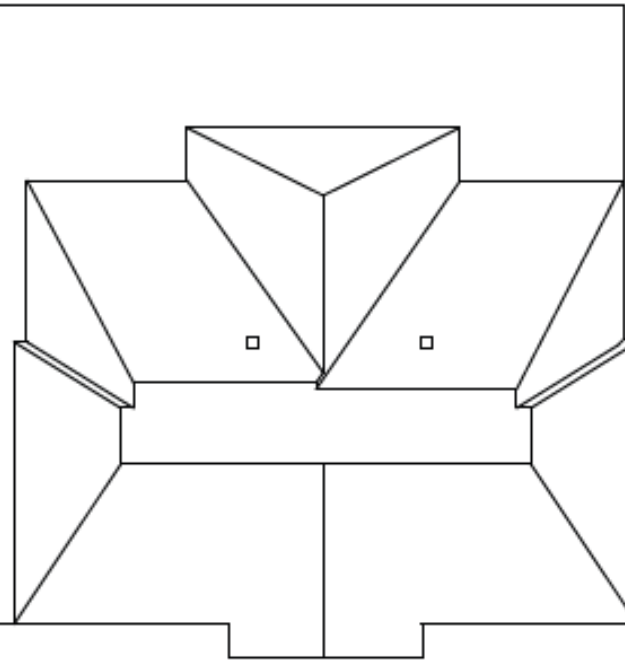
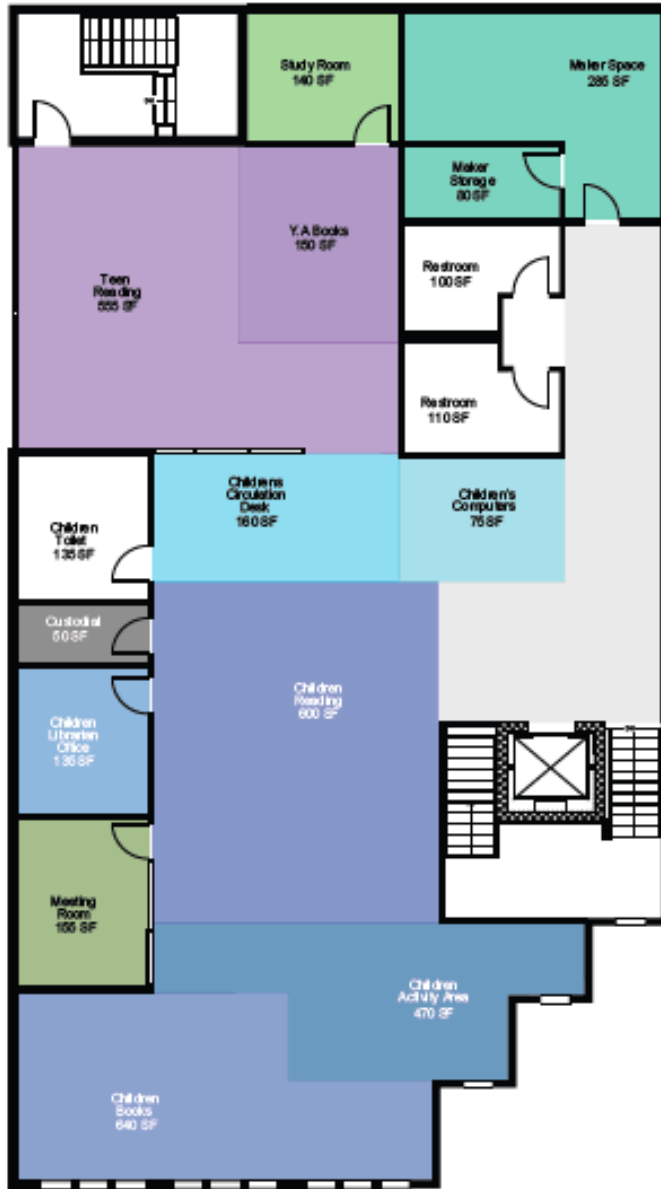
A1



Scheme A

The Franks Design Group, PC

Disclaimer: Plan denotes diagrammatic test-fit option and does not represent a final design scheme.



Jefferson Public Library

Architectural Feasibility Study

200 W. Line & Hwy  
Jefferson, VA 24350

The Franks Design Group, PC

4000 S.W. 11th St.  
Miami, FL 33135

THE FRANKS DESIGN GROUP, PC  
415 S. FINE LINE  
ELMWOOD PARK, ILL. 60120  
TEL: 708.527.3888

CONCEPT PLAN -  
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CONSTRUCTION

REVISION DATE

6/12/2012

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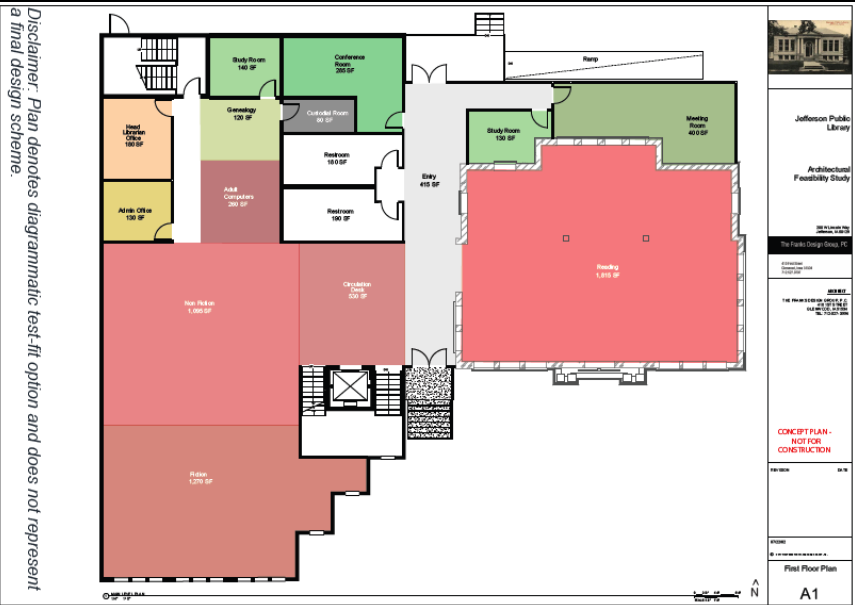
Second Floor Plan

A2



Scheme A

The Franks Design Group, PC



# OPTION A

This Option looks into renovating the existing Carnegie Library and demolition of current addition. A new three-story addition would be added to the West of the Carnegie where the current 1967 addition sits.

Site manipulation will be required to create a level first floor between the existing Carnegie and the first floor of the new construction. This allows a seamless transition between old and new that is currently lacking. This transition is echoed through a glass link which wraps around the existing building while still respecting the grandiose and historic nature of the Carnegie.

The Carnegie will house a large community reading room with the first floor new addition housing the adult department. The children and teen departments, along with a new maker space would be located on the second floor of the new addition.

Site excavation is also required to add a new basement to be level with the existing Carnegie basement floor. This space would be mainly storage and workspace for staff. Much of the remaining square footage would be designated as storage which allows for future flexibility and adaptability for future program space. This option would also entail temporary relocation of the current library while construction/renovation take place.

**20,983**

TOTAL SQUARE FOOT

Gross area of the building situated on the existing Carnegie site; may need additional site for landscape and parking

**15,690**

NEW CONSTRUCTION SQUARE FOOT

Area of newly constructed addition to existing building

**3**

NUMBER OF FLOORS

Basement and first floor Carnegie renovation; 1st, 2nd, and basement floor addition



## Scheme B

The Franks Design Group, PC



*Disclaimer: Plan denotes diagrammatic test-fit option that is not site specific and does not represent a final design scheme.*



JEFFERSON PUBLIC LIBRARY

ARCHITECTURAL FEASIBILITY STUDY

200 W. Lincoln Hwy  
Jefferson, VA 20793

The Franks Design Group, PC

417 Franklin  
Charlottesville, VA 22904  
703.733.8888

**ARCHITECT**

THE FRANKS DESIGN GROUP, P.C.  
417 S. 1ST ST. SUITE 200  
CHARLOTTESVILLE, VA 22904  
TEL: 703.733.8888

**CONCEPT PLAN - NOT FOR CONSTRUCTION**

REVISION

DATE

REVISED

FIRST FLOOR PLANS

A1

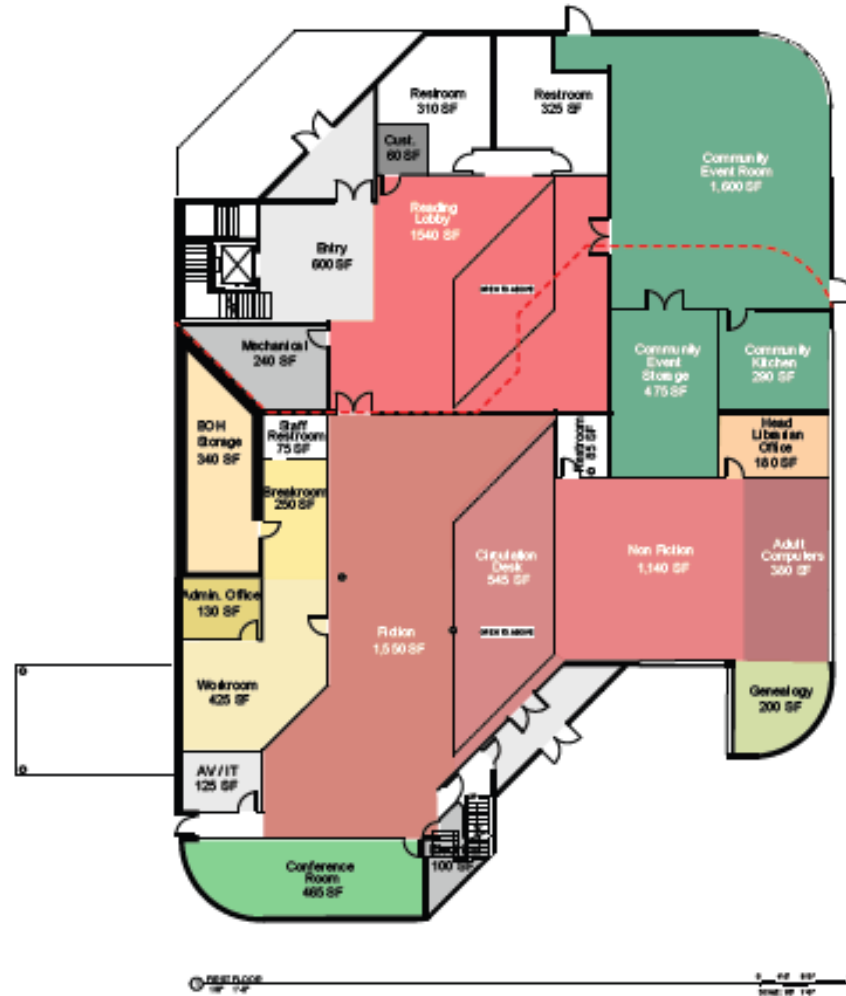
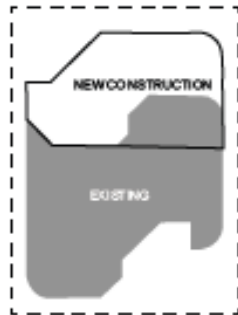




## Scheme C

The Franks Design Group, PC

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Jefferson Public Library Option C: Wells Fargo Site

Architectural Feasibility Study

Jefferson, IA

The Franks Design Group, PC

415 West 10th Street  
Des Moines, IA 50319

PROJECT

THE FRANKS DESIGN GROUP, P.C.  
415 WEST 10TH STREET  
DES MOINES, IOWA 50319  
TEL: 515.281.2000

CONCEPT PLAN - NOT FOR CONSTRUCTION

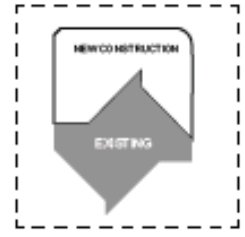
REVISION DATE

ISSUED

FIRST FLOOR PLANS

A1

Disclaimer: Plan denotes diagrammatic test-fit option and does not represent a final design scheme.



Scale: 1/8" = 1'-0" (1/4" = 3'-0")



Jefferson Public Library Option C: Wells Fargo Site

Architectural Feasibility Study

Jefferson, VA

The Franks Design Group, PC

4/21/2014  
 Revised: 04/21/2014  
 7/14/2014

REVISED

THE FRANKS DESIGN GROUP, P.C.  
 414 S. 15th Street  
 Old Market, VA 22954  
 TEL: 703-457-0000

CONCEPT PLAN - NOT FOR CONSTRUCTION

REVISION DATE

REVISION DATE

SECOND FLOOR PLANS

A2





Scheme D

The Franks Design Group, PC







JEFFERSON PUBLIC LIBRARY

ARCHITECTURAL  
FEASIBILITY STUDY

Sheet 001 of 001

The Franks Design Group, PC

ARCHITECT  
10000  
LIBRARY

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10000  
LIBRARY

CONCEPT PLAN -  
NOT FOR  
CONSTRUCTION

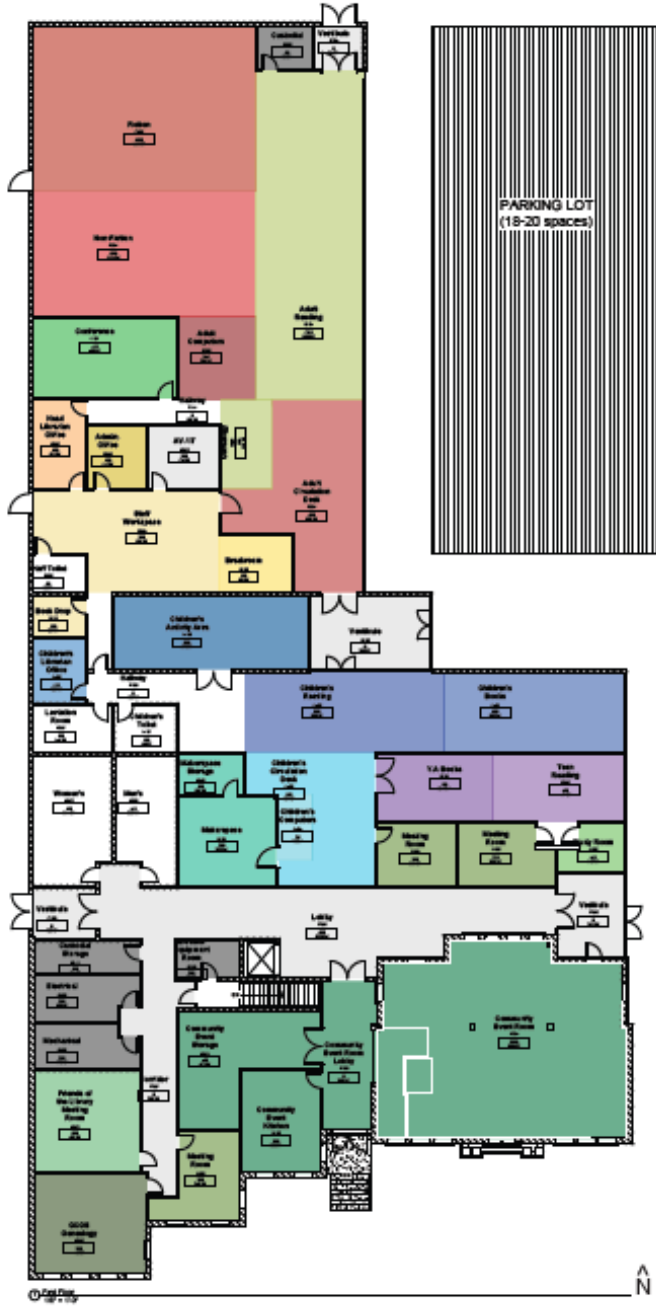
REVISION DATE

NOV 2022

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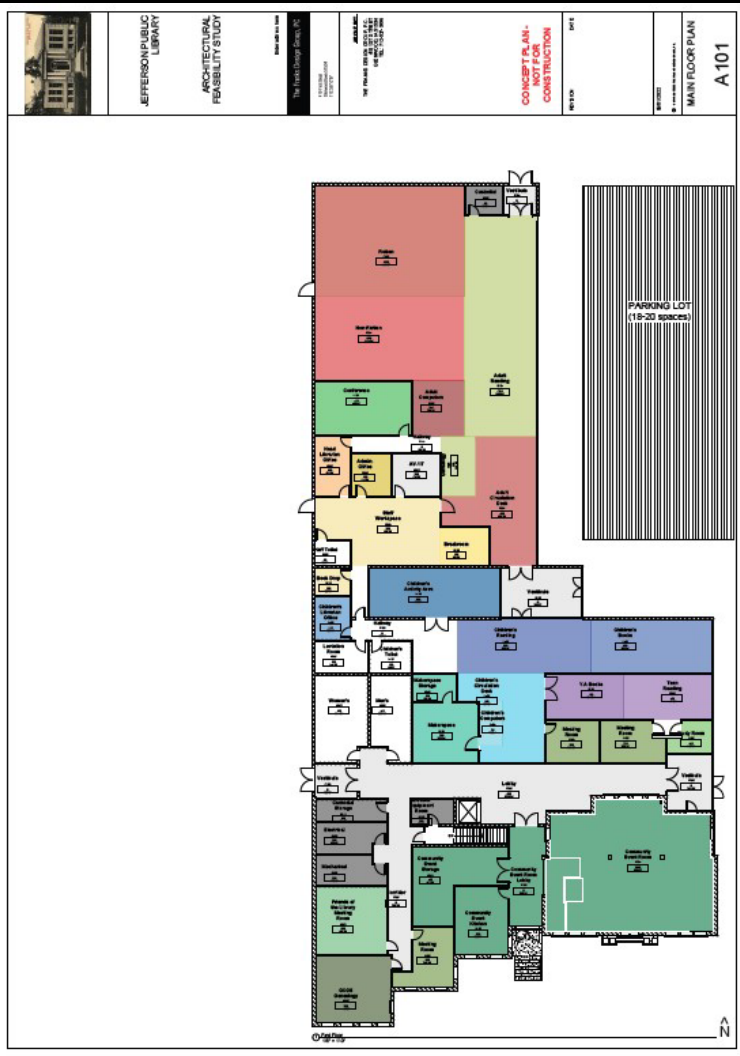
MAIN FLOOR PLAN

A 101



# Scheme D

The Franks Design Group, PC



# OPTION D

This Option looks into renovating the existing Carnegie Library and demolition of current addition. A new addition and basement would be added to the West of the Carnegie where the current 1967 addition sits.

Site manipulation will be required to create a level first floor between the existing Carnegie and the first floor of the new construction. This allows a seamless transition between old and new that is currently lacking. This addition would attempt to respect the grandiose and historic nature of the Carnegie.

First floor of the Carnegie will house the community event room and the basement housing storage and utility rooms. The southern half of the new addition would be an after-hours block of programming and circulation. The addition continues with the Children's department then the Adult Department at the Northern end.

Site excavation is also required to add a new basement to be level with the existing Carnegie basement floor. This space would be mainly storage and future programming space which offers flexibility and adaptability for a future library.

## 28,539

TOTAL SQUARE FOOT

Gross area of the building situated on the existing Carnegie site

## 24,483

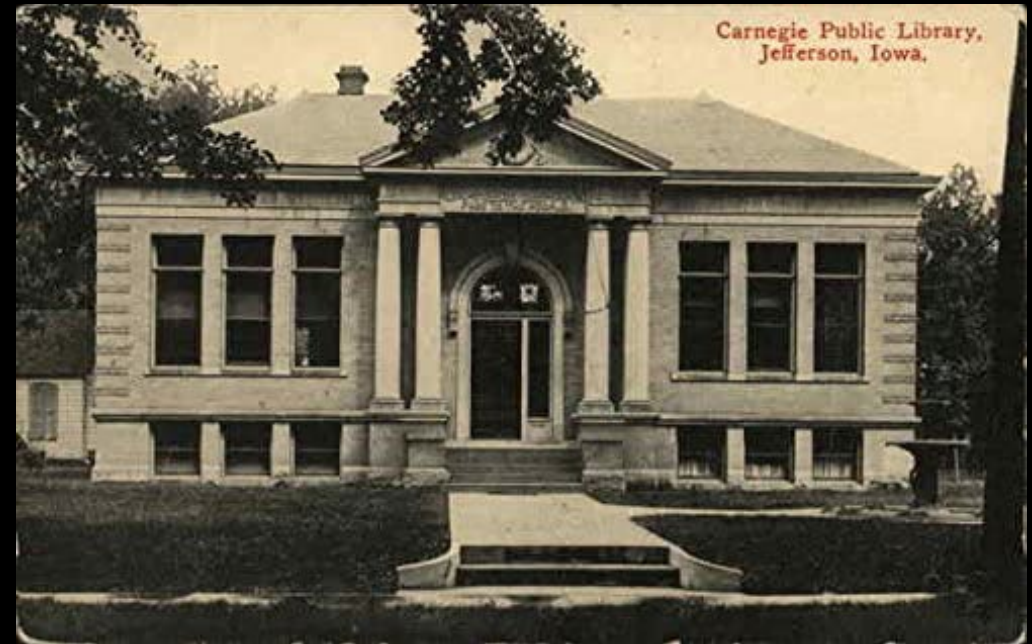
NEW CONSTRUCTION SQUARE FOOT

Area of newly constructed addition to existing building

## 2

NUMBER OF FLOORS

First floor and basement renovation of existing and new construction



## Comparison and Evaluation

## Construction

- Site
- Structure
- Enclosure
- Systems
- Finishes

## Non-Construction

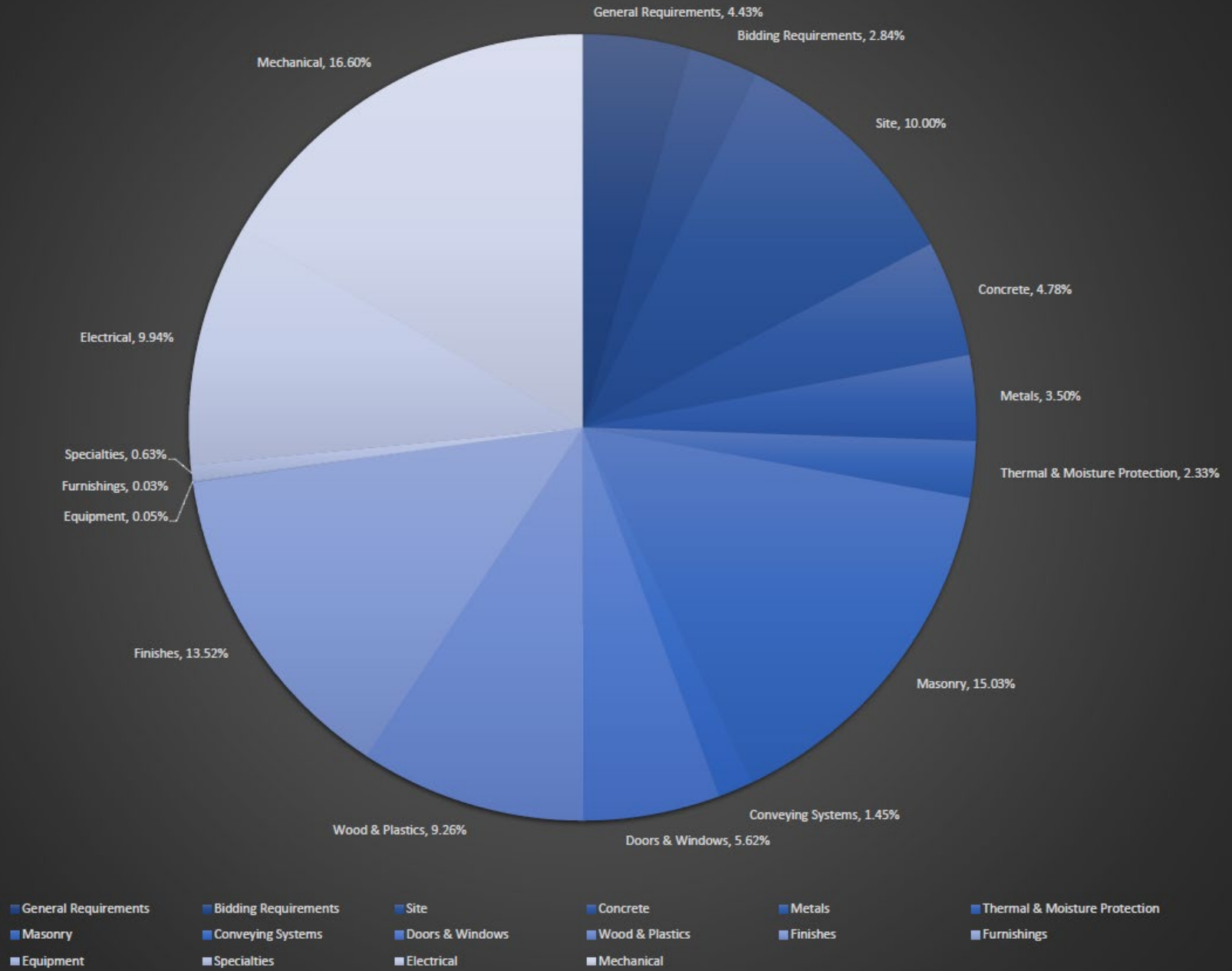
- Contingency
- Furnishings
- Equipment
- Moving
- Window Treatments
- IT/ Surveillance
- Signage

## Fees

- Fees
- Permit/ Inspections
- Hazmat – Asbestos, Contaminated Soils, etc.

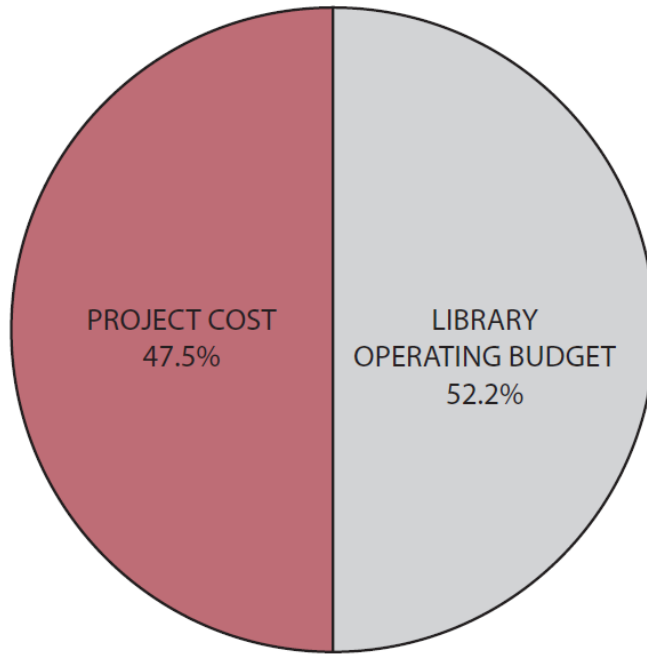
# Anatomy of Project Costs

## Construction Costs Distribution

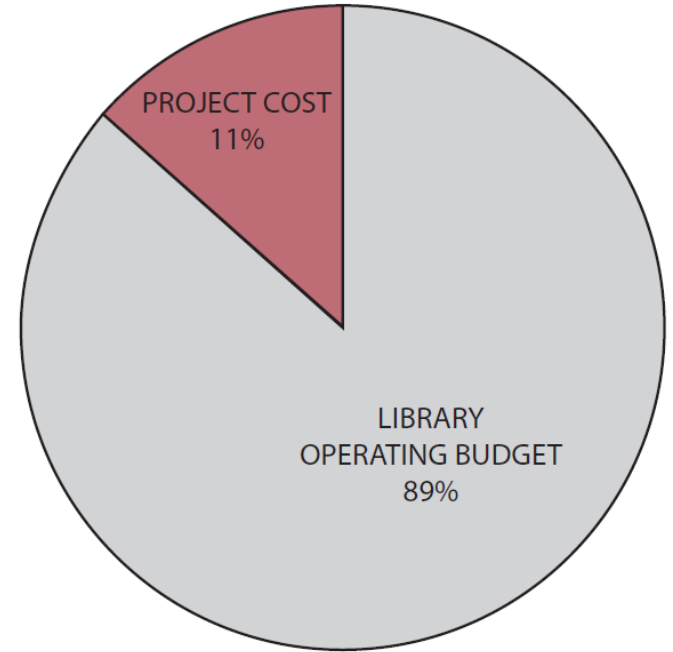




NO PROJECT



25 YEAR PROJECTION



50 YEAR PROJECTION

# Comparison and Evaluation - Costs

**ARCHITECT**

MORRISON KATTMAN MENZE, INC.  
 119 W. Wayne Street  
 Fort Wayne, IN 46802  
 www.MKMdesign.com

**FILE UNDER**

CIVIC  
 CV040560  
 Culver, Indiana

**CONSTRUCTION TEAM**

**GENERAL CONTRACTOR: WA Sheets & Sons, Inc.**  
 1336 Polk Street, Fort Wayne, IN 46808

**STRUCTURAL ENGINEER:**  
**Engineering Resources, Inc.**  
 9835 Auburn Road, Fort Wayne, IN 46825

**ELECTRICAL & MECHANICAL ENGINEER:**  
**Matson Consulting Engineers, Inc.**  
 3131 Engle Road, Fort Wayne, IN 46809

**GENERAL DESCRIPTION**

**SITE:** 0.75 acre.  
**NUMBER OF BUILDINGS:** One.  
**BUILDING SIZES:** First floor, 9,200; second floor, 9,200, total, 18,400 square feet.  
**BUILDING HEIGHT:** First floor, 10'6", second floor, 13'6"; floor to floor, 11'10"; total, 36'.  
**BASIC CONSTRUCTION TYPE:** Addition.  
**FOUNDATION:** Cast-in-place.  
**EXTERIOR WALLS:** Masonry.  
**ROOF:** EPDM, metal.  
**FLOORS:** Carpet.  
**INTERIOR WALLS:** Gypsum.

**CULVER-UNION TOWNSHIP PUBLIC LIBRARY**

**Date Bid: Nov 2000 • Construction Period: Jan 2001 to May 2002 • Total Square Feet: 18,400**

C.S.I. Divisions (1 through 16)	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
BIDDING REQUIREMENTS	89,072	3.89	4.84	Bonds & certificates, general conditions.
1. GENERAL REQUIREMENTS	—	—	—	1
3. CONCRETE	195,448	8.54	10.62	3 Cast-in-place, precast.
4. MASONRY	193,790	8.46	10.53	4 Masonry & grout, accessories, unit, masonry restoration & cleaning.
5. METALS	195,748	8.55	10.64	5 Materials, coatings, structural metal framing, joists, decking, cold formed metal framing, fabrications.
6. WOOD & PLASTICS	115,578	5.05	6.28	6 Rough carpentry, architectural woodwork.
7. THERMAL & MOIST. PROTECT	206,435	9.02	11.22	7 Vapor retarders, air barriers, insulation, roof specialties & accessories.
8. DOORS & WINDOWS	217,995	9.52	11.85	8 Metal doors & frames, wood & plastic doors, hardware.
9. FINISHES	242,332	10.58	13.17	9 Tile, resilient flooring, carpet, painting.
10. SPECIALTIES	26,693	1.17	1.45	10 Visual display board, compartments & cubicles, fireplaces & stoves, identifying devices, lockers, fire protection, operable partitions, toilet & bath accessories.
11. EQUIPMENT	154,780	6.76	8.41	11 Library.
12. FURNISHING	4,246	0.19	0.23	12 Window treatment, rugs & mats.
13. SPECIAL CONSTRUCTIONS	—	—	—	13
14. CONVEYING SYSTEMS	48,739	2.12	2.65	14 Elevators (1).
15. MECHANICAL	336,202	14.68	18.27	15 Basic materials & methods, insulation, plumbing, HVAC, air distribution, controls, testing, adjusting & balancing.
16. ELECTRICAL	262,651	11.47	14.28	16 Basic materials & methods, service & distribution, lighting, communications, controls.
<b>TOTAL BUILDING COST</b>	<b>2,289,709</b>	<b>100%</b>	<b>\$124.44</b>	
2. SITE WORK	205,912	—	—	2 Subsurface investigation, demolition, earthwork, paving & surfacing, restoration of underground pipe.
LANDSCAPING & OFFSITE WORK	—	—	—	—
<b>TOTAL PROJECT COST</b>	<b>2,495,621</b>			(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO JUNE 2004: \$143.45 PER SQUARE FOOT**

DCD Subscribers: Access this case study and hundreds more for instant date and location calculations at [www.dcd.com](http://www.dcd.com).

**Project Data**

Case Number:	CV040560	Public Library
Building Use:	Civic/Gov.	
Target Building Size:	18,400	Site Size: 32,670
Target Building Cost:	\$ 5,334,092	Target Building Sc \$ 289.90
Target Project Cost:	\$ 5,813,784	Non-Building Cost \$ 479,691
Foundation:	Concrete	Interior Walls: Gypsum
Exterior Walls:	Masonry	Floor Type: Concrete
Roof Type:	Metal	Project Type: Addition
Target Location:	IA - Other	Target Date FEBRUARY 2024

**Targeted Building Costs**

Code	Name	Percent	S/F Cost	Cost
00	Bidding Requirements	3.89%	11.28	\$ 207,502
03	Concrete	8.54%	24.75	\$ 455,314
04	Masonry	8.46%	24.54	\$ 451,452
05	Metals	8.55%	24.78	\$ 456,013
06	Wood & Plastics	5.05%	14.63	\$ 269,250
07	Thermal & Moisture Protection	9.02%	26.14	\$ 480,910
08	Doors & Windows	9.52%	27.60	\$ 507,840
09	Finishes	10.58%	30.68	\$ 564,535
10	Specialties	1.17%	3.38	\$ 62,184
11	Equipment	6.76%	19.60	\$ 360,575
12	Furnishings	0.19%	0.54	\$ 9,891
14	Conveying Systems	2.13%	6.17	\$ 113,542
15	Mechanical	14.68%	42.57	\$ 783,214
16	Electrical	11.47%	33.25	\$ 611,870
	<b>Total Building Costs</b>	<b>100.00%</b>	<b>\$ 289.90</b>	<b>\$ 5,334,092</b>

Code	Name	Cost
02	Site Work	\$ 479,691
	<b>Total Non Building Costs</b>	<b>\$ 479,691</b>
	<b>Total Project Costs</b>	<b>\$ 5,813,784</b>

# Comparison and Evaluation - Costs



	Total Area in square feet (SF) Demolition	Total Area in square feet (SF) Renovation	Total Area in square feet (SF) New Construction	Total Building Area in square feet (SF)	Total Building Investment	Percentage for Site Manipulation	Total Construction Investment including Site Manipulation *	Non-Construction Investment (30%)	Total Project Investment *
OPTION A CARNEGIE RENOVATION & ADDITION	4,126	4,056	15,690	25,512	\$7,316,444	10%	\$8,048,088	\$2,414,427	\$10,462,515
OPTION B NEW CONSTRUCTION	0	0	25,371	25,371	\$6,105,039	12%	\$6,837,644	\$2,051,293	\$8,888,937
OPTION C WELLS FARGO RENOVATION & ADDITION	2,994	13,710	9,845	23,755	\$6,812,783	10%	\$7,494,061	\$2,248,218	\$9,742,280
OPTION D CARNEGIE RENOVATION & ADDITION W/ NORTH LOTS	4,126	4,056	24,483	28,539	\$6,877,899	9%	\$7,496,910	\$2,249,073	\$9,745,983

\* DOES NOT INCLUDE SITE ACQUISITION AND THE RELATED COSTS

	OPTION A CARNEGIE RENOVATION & ADDITION		OPTION B NEW CONSTRUCTION		OPTION C WELLS FARGO RENOVATION & ADDITION		OPTION D CARNEGIE RENOVATION & ADDITION W/ NORTH LOTS	
	PRO	CON	PRO	CON	PRO	CON	PRO	CON
Location Near Downtown	Y			N	Y		Y	
Site Acquisition Needed	N			Y		Y		Y
Temporary Site		Y	N		N		N	
Capacity for Future Expansion		N	Y		Y		Y	
Use of External Community Assets		N		N	Y			N
Use of Historic Carnegie	Y			N		N	Y	
Existing Building Constraints		Y	N			Y		Y
Deascensioning of Carnegie Library	N			Y		Y	N	
Full Program Capacity		N	Y		Y		Y	
Use Flexibility w/ After Hours		N	Y		Y		Y	
Most Functional Clarity		N	Y			N	Y	
Drive-thru Book Drop		N	Y		Y		Y	
Adequate On-site parking		N	Y		Y		Y	

# Comparison and Evaluation



# Scheme A

# OPTION A

This Option looks into renovating the existing Carnegie Library and demolition of current addition. A new three-story addition would be added to the West of the Carnegie where the current 1967 addition sits.

Site manipulation will be required to create a level first floor between the existing Carnegie and the first floor of the new construction. This allows a seamless transition between old and new that is currently lacking. This transition is echoed through a glass link which wraps around the existing building while still respecting the grandiose and historic nature of the Carnegie.

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## 20,983

TOTAL SQUARE FOOT

Gross area of the building situated on the existing Carnegie site; may need additional site for landscape and parking

## 15,690

NEW CONSTRUCTION SQUARE FOOT

Area of newly constructed addition to existing building

## 3

NUMBER OF FLOORS

Basement and first floor Carnegie renovation; 1st, 2nd, and basement floor addition

## \$10.4 mil.

ESTIMATED COST

Estimated cost including Project and Non-Project costs; does not include Site Acquisition (See Page 30 for breakdown)







# OPTION D

This Option looks into renovating the existing Carnegie Library and demolition of current addition. A new addition and basement would be added to the West of the Carnegie where the current 1967 addition sits.

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Site excavation is also required to add a new basement to be level with the existing Carnegie basement floor. This space would be mainly storage and future programming space which offers flexibility and adaptability for a future library.

## 28,539

**TOTAL SQUARE FOOT**  
Gross area of the building situated on the existing Carnegie site

## 24,483

**NEW CONSTRUCTION SQUARE FOOT**  
Area of newly constructed addition to existing building

## 2

**NUMBER OF FLOORS**  
First floor and basement renovation of existing and new construction

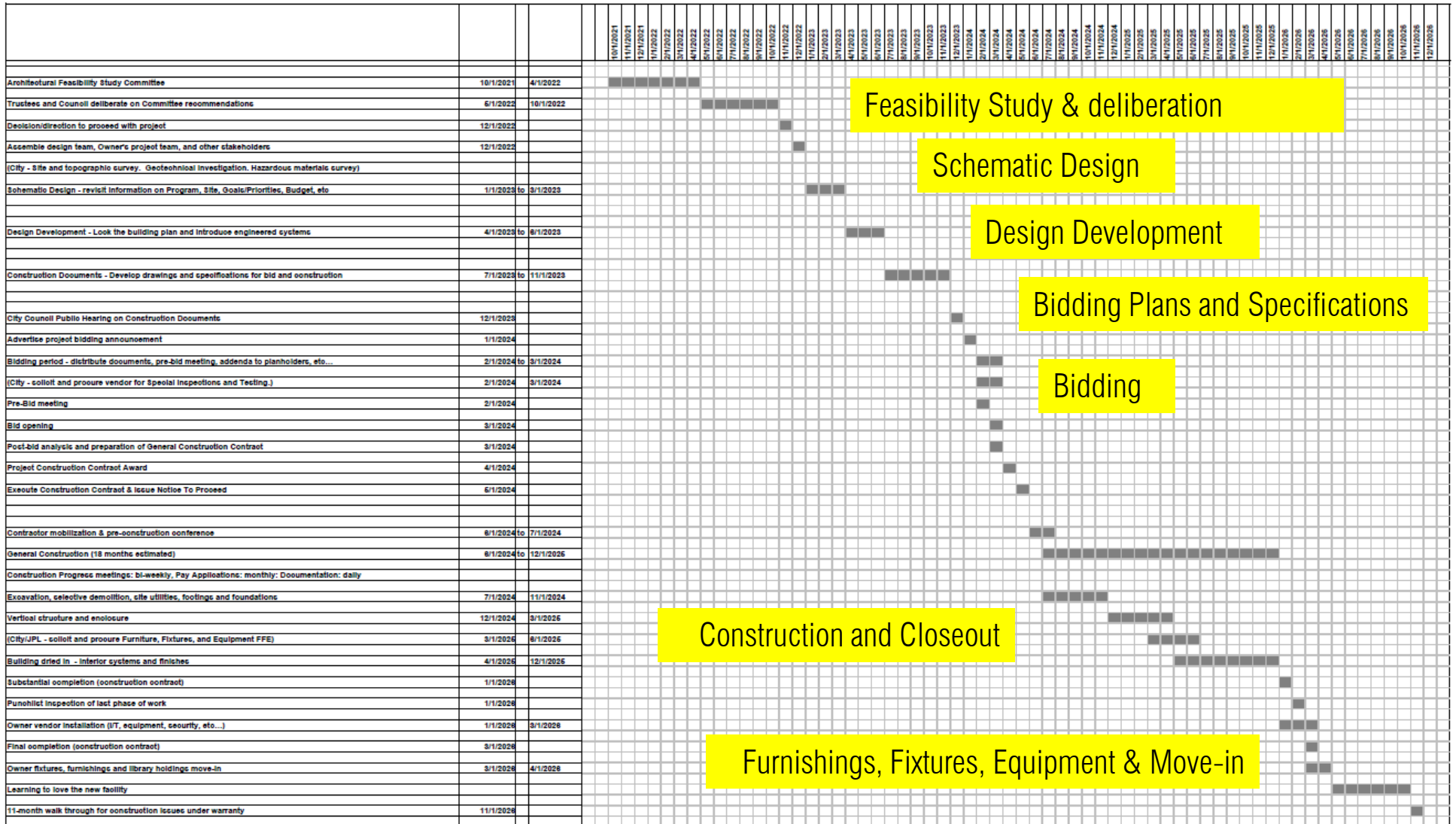
## \$9.7 mil.

**ESTIMATED COST**  
Estimated cost including Project and Non-Project costs; does not include Site Acquisition (See Page 30 for breakdown)



Next steps

The Franks Design Group, PC



← 4-6 years, depending on fundraising →

Looking ahead

The Franks Design Group, PC





# Recommendations

The Franks Design Group, PC

The Committee has found the need for an improved library facility is indisputable. Current facilities limit the library's capacity to serve the community's needs and offer new programs and services.

Each of the options investigated is feasible. Any one of them would represent a significant improvement. That said, the location of the existing Carnegie Library brings a great many benefits to the Jefferson Public Library, as an institution, and to the Jefferson community.

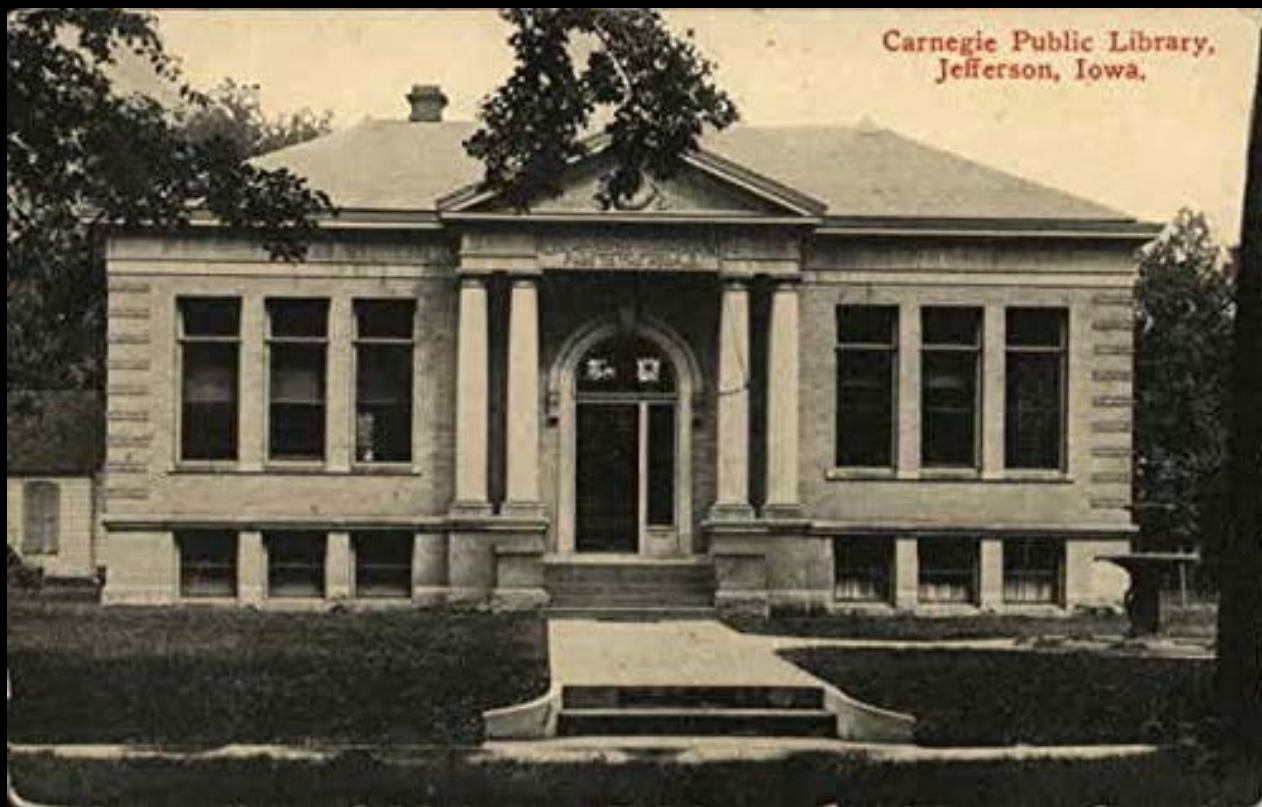
Therefore, the Committee recommends that option D be communicated to the City Council as the strongly preferred option, with further exploration needed so far as the potential acquisition of expansion property to the north of the Carnegie parcel.

We further recommend that, with the Trustees' consent and support from the City Council, that a new project committee be established to direct and oversee continued design for Option D beyond the feasibility 'test-fit' work done for this Study. A complete design will allow more accurate estimated costs as well as presentation images of a proposed facility to support the advocacy for the project's financial and community support.

We believe that Option D has the makings of a superior next-generation facility, in the optimal location, for the Jefferson Public Library to serve the full spectrum of our local population well into the future. It is a concept worthy of the Jefferson community and its aspirations.



## Questions and Answers



**Thank You for your interest!**

The Franks Design Group, PC