**JPL 2021 ARCHITECTURAL FEASIBILITY STUDY COMMITTEE**

5th MEETING, February 24, 2022

Meeting called to order via Zoom with 12 committee members present, plus Architects Pete Franks and Ri Tobin of Franks Design Group.

ATTENDING: Members - (see list below)

Pete Franks opened this meeting stating the goal of tonight’s meeting to review more-developed Options A & B, with revisions made per last meeting’s committee members input, as well as Library Staff. **Remember, as we go through the design graphics, these are NOT construction designs, but graphic representations to give the committee an idea of concept.**

Tonight just the beginning of construction and project estimating and costs will be discussed. This is not a bottom line, but a process of discovery.

Program Scale Slide …..

23,400 square feet with parking – compare to HyVee and their parking lot.

Option A:

* Keeping the re-furbished Carnegie as an anchor point space for reading and “community living room” and constructing a new building to the west.
* This revised diagram moves the staff break room, Friends of the Library, Genealogy room, a lockable IT room for AV equipment and technology storage to the basement.
* Maker Space moved to the upper level near the Children’s area. Discussion around use of a Maker Space is not completely defined, as there is no such space in the Library now, but it depends upon what that space wants/needs to be. It is an area beyond the current “Innovation Station” in the Children’s activity area. Makerspaces are similar to STEM or STEAM spaces with supplies and equipment that help people learn using science, engineering, art, and math skills. A variety of technology, tools and instruments might be found in a Makerspace, i.e. 3-D printer, hobby tools, musical instruments, sewing machine, telescope, etc. Volunteers could staff/oversee this area just for the opportunity to use such tools. This space would need supervision but perhaps be open after school for several hours or by appointment. Many new public libraries are incorporating Makerspaces into their libraries, and activities in Makerspaces can be designed for all ages. Pete said there is a “Do” program/Maker Space in the Omaha Library.
* The offices of Library Director and Administrative Office are moved to the east wall.
* Rest rooms have been down-sized a bit on this level, according to code specifications.
* Question re: additional staff required to monitor? Franks: No, one librarian is possible. Millard stated that usually staff is scheduled for two and sometimes 3 staff at any time the library is open to the public for public safety reasons; also staff levels are determined by program schedule: when a program is going on, more staff and volunteers are on hand to assist with patron volume and needs.

Franks: At this point in the Study, all rooms, walls and partitions are super stretchy and flexible. Again, these are NOT even close to final designs.

Discussion of digging/building more basement space than partial basement proposed in earlier version of Option A.

“Basement” may need to be re-named, as the early Carnegie building photos (look at the title block upper right hand corner of the slides) show the original large windows. Changing the topography of the site (working with about 4 ½ foot of elevation) could add back those windows, which would add light to that lower level area, making it brighter and less “basement-like”.

SLIDE …. rendering of what south exterior MIGHT look like with a new addition stepped-back to pay visual respect to the Carnegie building. Roof lines and exteriors not yet in design. This drawing is just an expression of concept. A new two-story building to the east would be considerably taller than the existing roof of the Carnegie, with two 13 to 14 foot-high levels.

Option B:

* All new two-story building with 10 ft. ceilings (14 ft. roofs).
* Diagram shows “massing” (architectural term for showing how a 2-D drawing “masses” into seeing 3-D shapes – looking into the drawing).

Wells Fargo Building:

* Initial investigation: 13,400 square feet, with no basement.
* Diagram … SLIDE … shows a concept plan (not architectural drawings) with an odd space. The existing floor plan would lend itself well to another bank/financial building, but any other use would require substantial modifications.
* 3 existing toilets, Library usage concepts require a minimum of 8 toilets.
* No elevator.
* Suggested sale price at $1.2 million, but reality is that may not be saleable at a “bargain” price because of its design and workability. Committee member suggested that maybe Wells Fargo would lower price to the point that they might donate all or part, or pay to tear down the existing building.
* Vault would need to be repurposed or at considerable expense be demolished.
* Several committee members expressed a due diligence approach to further investigation before excluding this building and site as a workable option. Architects will continue to study the Wells Fargo building for viability to our project.

With the help of the County Assessor, other existing buildings over 20,000 sq. ft. in Jefferson were identified. These are not necessarily on the market, but they give an idea as to size envisioned.

* Ace Hardware (the new building on Elm/Hwy 4)
* Bomgaars
* AAI
* The “old” middle school gym area
* Regency Nursing Home
* Fareway (the new building on Elm/Hwy 4)
* Genesis
* McAtee Tire

Need for lots of thought and envisioning as to where the Library wants/needs to be:

* Build near the Rec Center? Comment about Perry being given property for their Rec Center, but due to it being “off the beaten path”, it appears to be underused. Another comment: Jefferson’s Rec Center project was put on hold for a long time until a suitable, near-downtown site was decided.
* Stay at existing location? What are the possibilities; what are the constraints? Comment: Jefferson’s “main street” is prime location
* Library close to the downtown “business district” or as a “destination” on edge of town? Consider the merits of staying downtown (within the 12-16 block core area) or moving out: traffic, foot traffic, parking, close proximities.
* Question about availability of GCDC land on Elm/Hwy 4.
* Library attached to Rec Center? Might increase use of what is perceived as under-use of the Rec Center currently.
* Proximity to schools as a desired location for Libraries; it was noted that wherever the Library is located, children who reside on the other side of Hwy 4 may have difficulty getting to the library due to safety issues crossing a 4-lane highway
* Before Covid concerns, Early Learning Center used to walk children to the Library.
* Recreation Center, pool, Library complex (example North Liberty, IA)
* Cultural center – Library, historical museum, community art facility
* City services complex – City Hall, Library, Fire and Police (example Carroll, IA)
* Would there be Community buy-in?
* Parking
* Building on one of Jefferson’s many parks and re-purposing existing Library site as a park.
* Open eyes and minds to other possibilities; look for other conducive sites in the community; weigh the pros and cons; look at aerial maps of Jefferson
* Could the core building of the Carnegie be physically moved?
* Remember about ½ block is required as a minimum for building and parking.
* Could streets/alleys be closed for building site?

Property acquisition is realistically 1 – 3 years out.

SLIDES …..

Pete gave an “Architecture 101” brief overview of how costs are estimated and budgeted.

* Hard Costs (General Contractor for building, parking, topography) amounts to about 72% of total costs.
* Soft Costs (defined as non-construction costs of developing the plan/site, water, gas, sewer. lighting, sidewalks, parking, site acquisition, temporary location) are approximately 28% of total costs. These soft costs could actually be anywhere from 10-50% of overall costs.
* As a rule, cost estimates include 10% for unexpected overages
* Other contingencies: Geotech services may need to do soil boring to establish the load engineering “buildability” of a site. Soil boring informs the size of the foundations.
* Hazard materials may need tear-down/disposal.
* Dumpsters, disposal costs.
* Mechanical/Electrical takes up 25-45% of total costs
* Public bids are required for a general contractor
* Current cost of new construction = approx. $300/sq ft
* Smaller/denser buildings are more expensive

SEE SLIDES …

Construction Costs: a Schedule of values will be developed for a General Contractor for bidding purposes.

There are resources to help develop these costs: Design Cost Data for example publishes building costs (since 1970s) … based on similar projects, comparable criteria. Projected costs would be as of 2024 since it would realistically be that long before any construction would begin. Numbers are not entirely arbitrary, but are informed by other examples. But, at this point, everything is fluid and will change as space and design issues are revised. Either Franks Design or a cost estimating consultant will eventually hone in on numbers.

A point was made that building “from scratch” can be as costly as remodeling. There are many variables. e.g. a re-furbished building might have less site development. Finishes (exterior and interior) vary widely.

Question: If a new building is constructed on the 1966 site, what happens to the functioning Library in the interim? That needs to be part of this Committee’s discussions and costs would be included for moving, storage, etc. for the Library to remain operable for 12-18 months on a smaller program scale.

Next two meetings are scheduled for March 10th and 24th at the Golf Course Clubhouse in person and available on Zoom. NOTE: since this meeting date, the in-person meeting dates on the 10th and 24th of March have been relocated to City Hall upstairs meeting room.

5th MEETING February 24,2022

ATTENDEES:

|  |
| --- |
| **Architect Pete Franks, Franks Design Group, Glenwood IA** |
| **Ri Toben, Architect, Franks Design Group, Glenwood IA**  Beth Vander Wilt  Cindi Daubendiek  Craig Hertel  Ginny Showman, Friends of the Library  Jane Martino, Library Trustee  Jane Millard, Library Director  Jo Byriel, Library Administrative Assistant  Matt Wetrich  Nancy Teusch  Stephanie Hall, Youth Services Librarian  Susan Laehn, Library Trustee  Tracy Deal |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |