

Jefferson Public Library

Architectural Feasibility Study

Feasibility Study Committee

Meeting #5

February 24th , 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: 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



This presentation:



Option A - Renovation



Option B - New Construction



Option C - Adaptive Re-Use



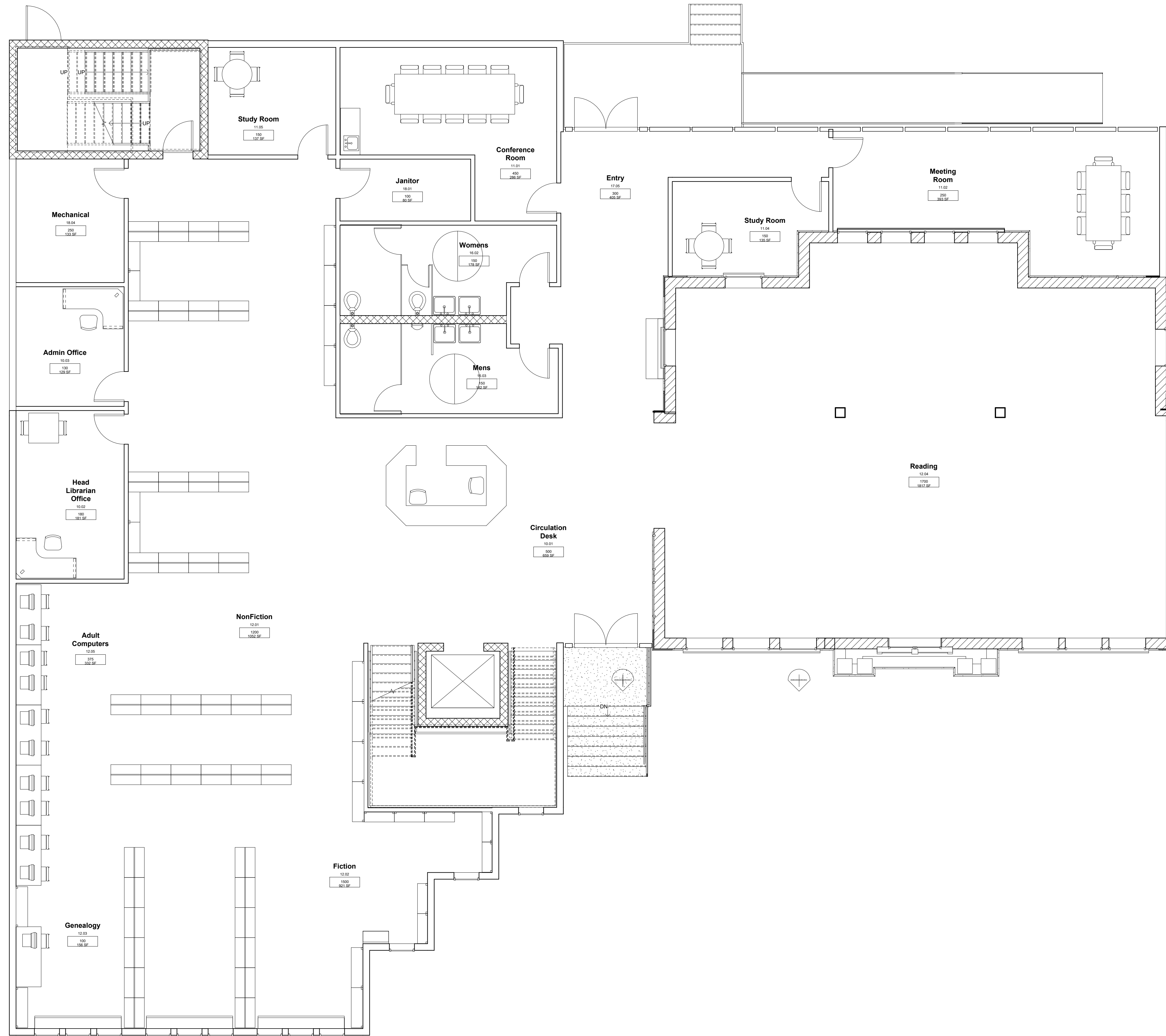
Project Costs



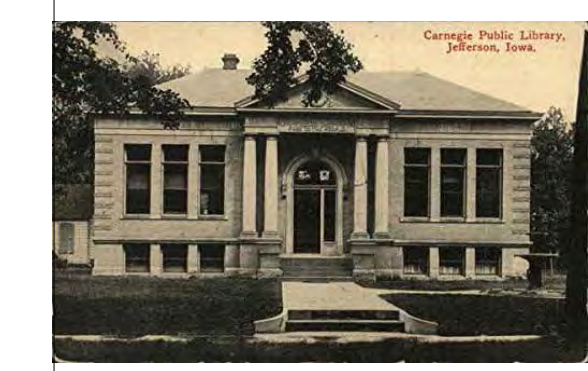
Program Scale

OPTION A

- Reworked entire Main Floor driven by the want to encapsulate the entire Reading room area in the Carnegie building; also drive by massing and architectural elements
- Added Breakroom and Staff Workroom into Basement locating near Staff Toilet
- Added Maker Space Storage
- Adjusted number of toilets to more accurately align with Building Code



① MAIN LEVEL PLAN
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

07/22/02

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First Floor Plan

A1



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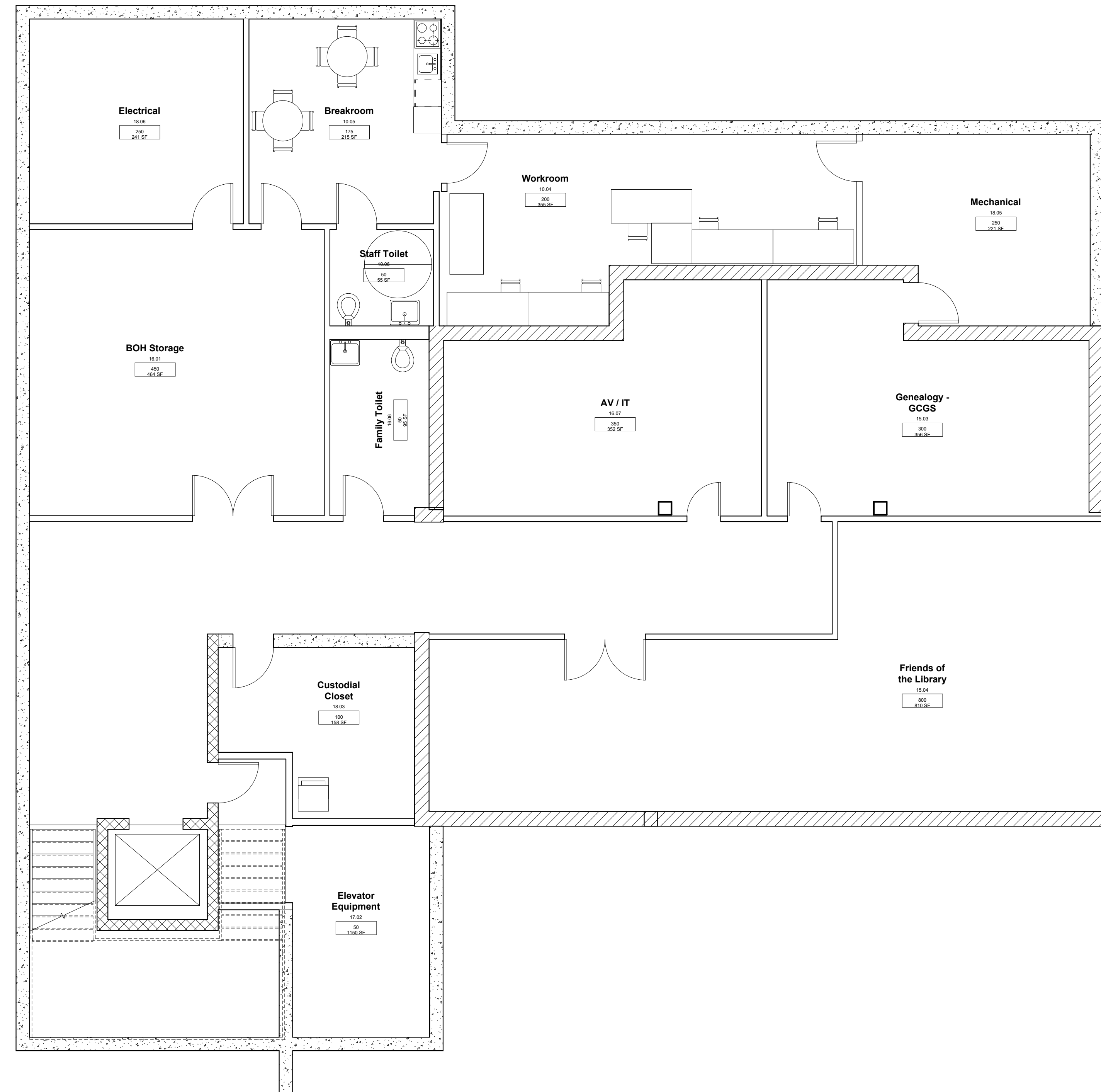
REVISION	DATE

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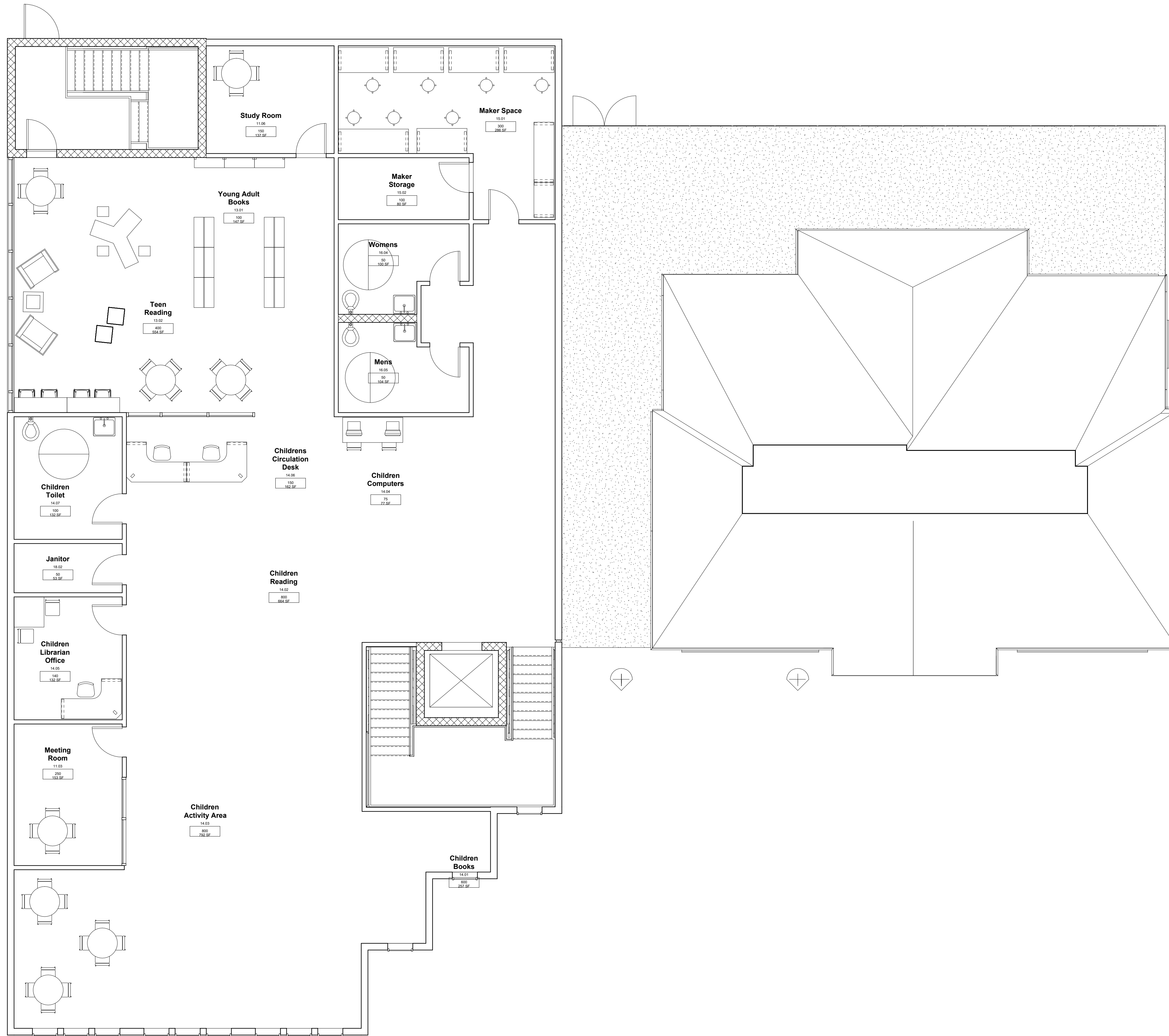
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Basement Floor Plan

A3



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



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



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Second Floor Plan

A2



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02/17/2022

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Elevations

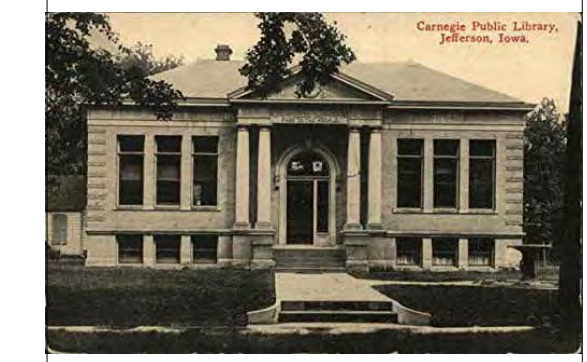
A4



① South
1/4" = 1'-0"

OPTION B

- Conference and Study Room block switched places with Friends of the Library
- Relocation of Custodial Room
- Added in Maker Space Storage
- Added Community Event Space Storage
- Added Community Event Kitchen
- Removed Meeting/Study Rooms from Teen Reading;
Added more general seating



JEFFERSON PUBLIC LIBRARY

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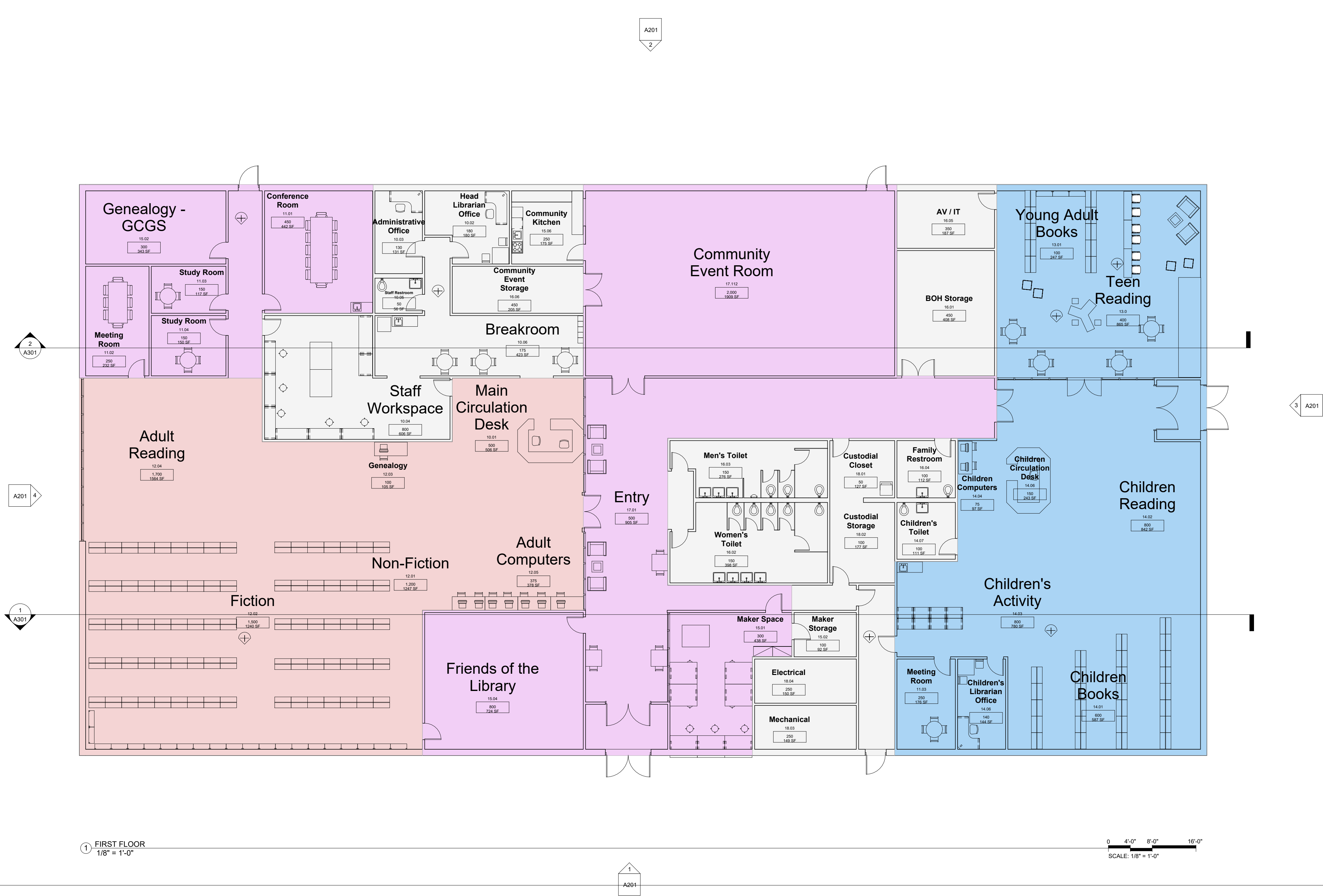
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FIRST FLOOR PLANS

A101



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

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

MEETING RM	STAFF WORK & BREAKROOM	COMMUNITY EVENT RM		TEEN AREA
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Roof
14' - 0"

Ceiling
10' - 0"

FIRST FLOOR
0' - 0"

② Section 2
1/8" 1'-0"

CHILDREN'S BOOKS	ACTIVITY AREA		MAKERSPACE	FRIENDS OF THE LIBRARY	ADULT FICTION
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Roof
14' - 0"

Ceiling
10' - 0"

FIRST FLOOR
0' - 0"

① Section 1
1/8" 1'-0"



OPTION C

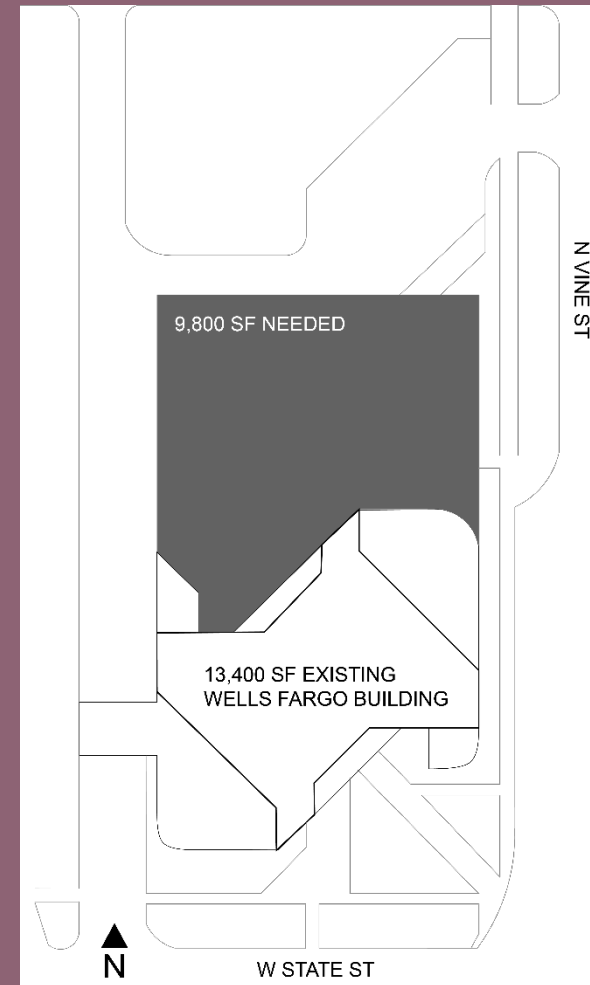
Wells Fargo

- 13,400 SF
- Drive Thru Area
- No Elevator
- 3 Toilets
- HVAC sized for Business use
- No Sprinkler System
- Parking (25 on-site)
- 1 block from Downtown

Requirements

- 23,400 SF
- Book Drop
- Accessible Access
- 8 Toilets
- HVAC system sized for larger space
- Sprinkler System
- Est. 80 parking spots
- Proximity to Downtown

- **9,800 SF Addition**





Jefferson Public Library Option C: Wells Fargo Site

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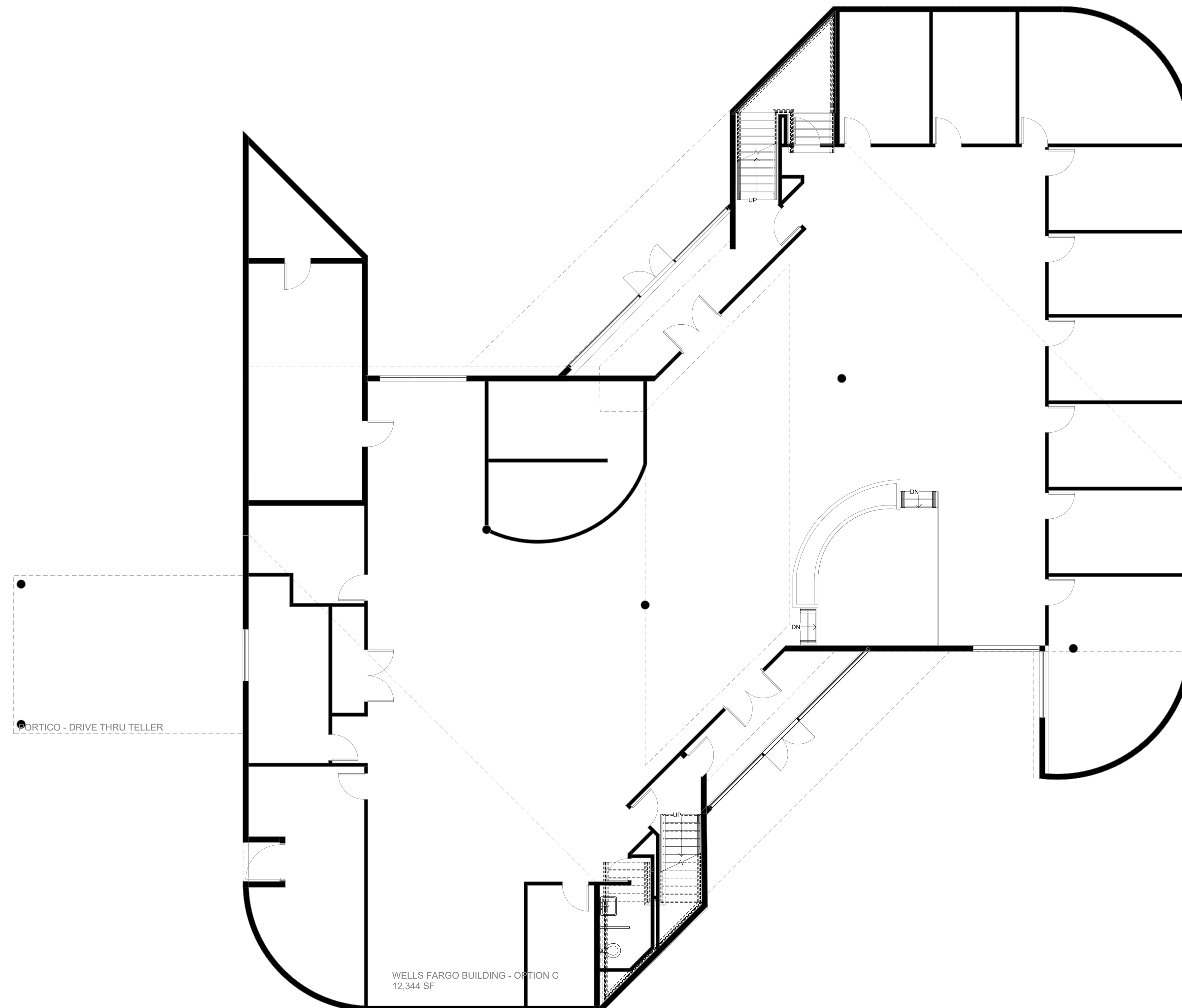
REVISION DATE

00/00/2022

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FIRST FLOOR PLANS

A101



① FIRST FLOOR
3/16" = 1'-0"

WELLS FARGO BUILDING - OPTION C
12,344 SF

Construction

- Site
- Structure
- Enclosure
- Systems
- Finishes

Non-Construction

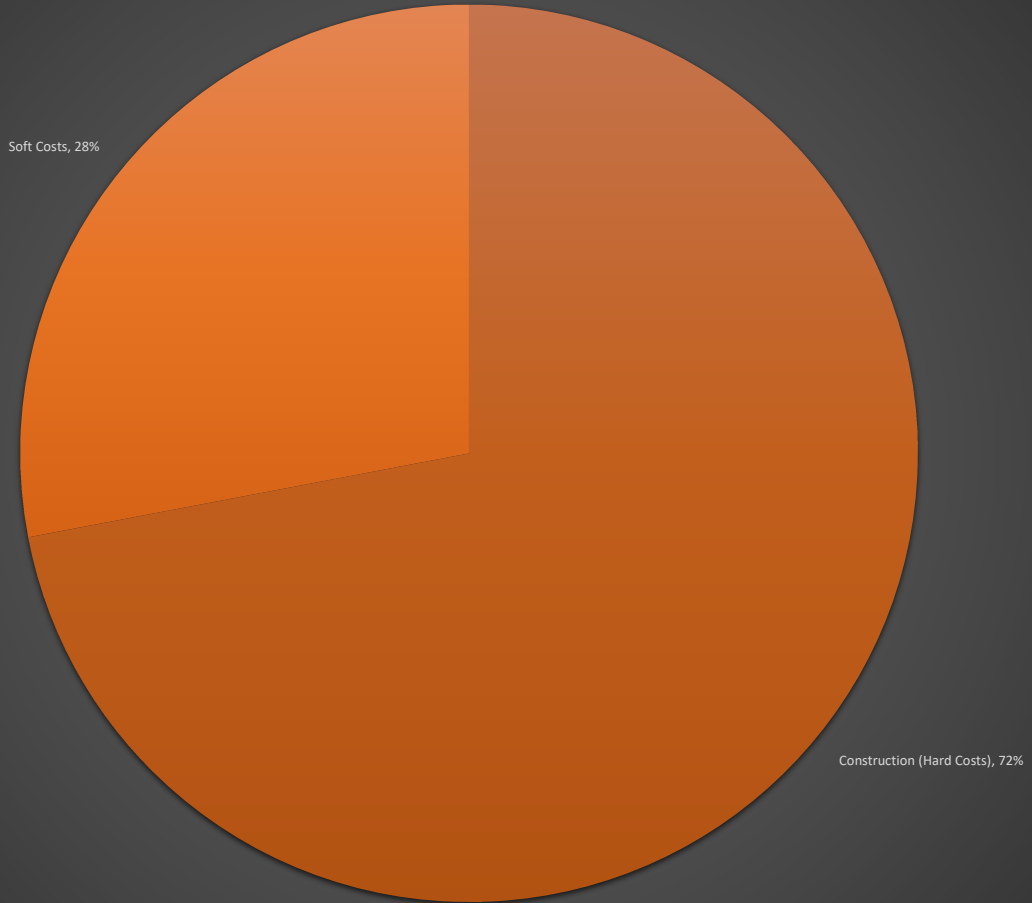
- Contingency
- Furnishings
- Equipment
- Moving
- Window Treatments
- IT/ Surveillance
- Signage

Fees

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

Anatomy of Project Costs

Total Project Costs Distribution



■ Construction (Hard Costs) ■ Soft Costs ■

PUBLIC LIBRARY EXPANSION & RENOVATION PROJECT

PROJECT BUDGET,

Project Summary

	<i>estimated</i>		
Base bid			
Add Alternate #1 - Exterior Program Area			
Add Alternate #2 - Masonry Restoration			
Add Alternate #3 - Remove & Replace west sidewalk			
Total construction estimate			

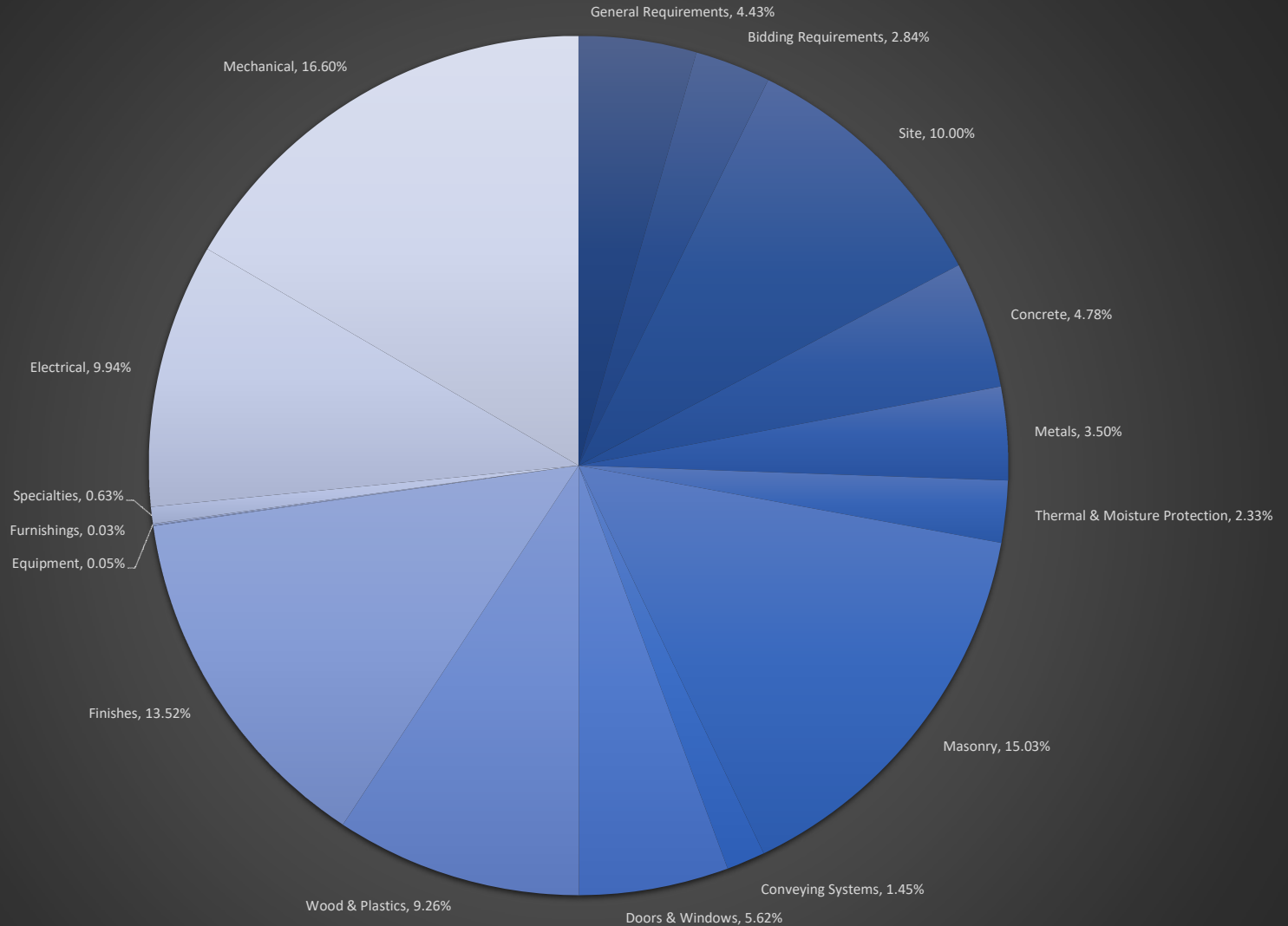
Change order & Cost issue Items

Construction contingency \$ budget	7-10% of construction		
Cost issues 1 & 2 - Change Order #1			
Approved Cost Issues 3,5,6 - Change order #2			
Approved Cost issues 7-13 - Change order #3			
Approved Cost issues 15-19 - Change order #4			
total change orders to-date			

PROJECT SOFT COSTS

	Budget	Estim. Spent	
Temporary Location Expenses			
Relocation expenses			
Site Acquisition			
Site Development			
Furnishings & Equipment, not incl. in General Construction			
Technology Integration/installation			
Technology Cabling			
Surveying - topo survey			
Geotechnical investigation			
Asbestos Survey and Testing			
Allowance for Asbestos Abatement			
Special inspections & testing (construction) REVISED			
Interior signage			
Interior window treatments			
Bid printing allowance			
Utility connection fees?			
Other Owner Inspection Fees?			
Telephone system			
Other expenses:			
Commisioned art			
Landscaping			
Site irrigation			
Owner furnished Owner Installed items			
Owner Furnished Contractor Installed items			
Referendum expenses			
Opening expenses			
Professional Fees - Arch. & Engineering contract			
Consultant Reimbursable expenses allowance			
Interior Design fees			
Subtotals	\$ -	\$ -	\$ -
Allowance reserved for Owner Contingencies - unforeseen issues and requested changes. (10% of constr. bid)		\$ -	\$ -
soft costs and contingency	\$ -		

Construction Costs Distribution



- General Requirements
- Bidding Requirements
- Site
- Concrete
- Metals
- Thermal & Moisture Protection
- Masonry
- Conveying Systems
- Doors & Windows
- Wood & Plastics
- Finishes
- Furnishings
- Equipment
- Specialties
- Electrical
- Mechanical

Culver-Union Township Public Library

Culver, Indiana

Architect: Morrison Kattman Menze, Inc.

The quintessential Midwestern town of Culver, Indiana is only quintessential by first glance. Hosting the Culver Academies – a private military college preparatory high school that has history and prestige brings alumni and legacies to town from all over the world – has exposed Culver to the styles, designs, and culture of east and west coasts. One walking tour would acclimate a person to a coast-town feel with Midwestern roots. This unique cultural environment was cornerstone to the approach the library board and Morrison Kattman Menze, Inc. endeavored upon.

The accelerating collection growth and land-locked situation of the Culver-Union Township Public Library had reached a boiling point when the library board decided to move forward with expansion of its 4,000-square-foot Carnegie Library, circa 1910, to a planned 18,400-square-foot facility. The new library was planned to house triple the adult and children's collection space as well as providing future growth areas.

The design was created with the goal of saving the view of the original Carnegie Library on the three sides exposed to Main Street. This was accomplished by adding directly onto the west side of the original building, creating a small link from the south to the north halves, and a large mass of building on the north half of the site.

Saving the Carnegie Library was a must from the beginning. Its presence as a downtown anchor was publicly pronounced. The challenge was tying into a building of that age, maintaining as much as possible, and making any renovations to it invisible to the public eye. As the building was not on the Historic Register, some latitude was allowed, but the public's demand of maintaining the Carnegie was most important.

The Carnegie Building foundations were stabilized with additional concrete and reinforcement, as the original lower level walls were bowing and structurally unsound. The integral gutter/dentil/soffit work was replaced with custom matching pre-molded fiberglass.

Many of the construction materials and types were arrived upon for the sole purpose of maintaining the relatively minimal existing floor-to-floor heights throughout the building. One of the major components involved in making this



Photos Courtesy of Howard E. Doughty

possible was to utilize a precast, stress core floor – only 14-inches deep at the largest span – and a second was installing a new 4-pipe heating and cooling system that allowed decentralization of the air handling that kept large ductwork to a minimum.

The exterior material selections for the addition involved finding a brick blend that would complement the existing, yet identify itself as a new. A multitude of options were researched, and a Belden Blend was selected that performed the task. The roofing was planned to be a standing seam metal roof that could both accommodate a radiused roof as well as the existing hip roof, without becoming a focal point.

The true focus and gem of the building is the entry axis. The main entrance from the parking is on a raised platform, referring to history of the public prominence of the library and a place for higher learning. Upon entry the patron is thrust into a tall space that is rich in color with high, vaulted, wood ceilings and great expanses of light flooding in. At the far end of the hall the first floor to roof glazing system allows a view out to the new plaza, historic main street, and out to the lake a couple of blocks away.

From start to finish, the goal was to design and build a library that reflected this unique community's makeup . . . a historic town with progressive and worldly perspective. Maintaining an historic building while adding a warm, contemporary, large addition that would continue to anchor the north end of Main Street with the public prominence and presence a library should have.



MANUFACTURERS/SUPPLIERS

DIV 04: Masonry: The Belden Brick Company.

DIV 06: Architectural Woodwork: Fypon.

DIV 07: EPDM: Carlisle; Metal: Berridge.

DIV 08: Curtainwall: YKK AP America; Wood Windows: Andersen; Wood Doors: Graham Manufacturing; Finish Hardware: Corbin Russwin.

EXTENDED PRODUCT INFORMATION

Masonry:

The Belden Brick Company.
See advertisement on page 2.
Curtainwall: YKK AP America.
See advertisement on page 25.

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

Upper Floor Plan

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
1. BIDDING REQUIREMENTS	89,072	3.89	4.84	Bonds & certificates, general conditions.
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.
TOTAL BUILDING COST	2,289,709	100%	\$124.44	
2. SITE WORK	205,912			2 Subsurface investigation, demolition, earthwork, paving & surfacing, restoration of underground pipe.
LANDSCAPING & OFFSITE WORK	—			—
TOTAL PROJECT COST	2,495,621			(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.

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 Cost: \$ 289,900
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
	Total Building Costs	100.00%	\$ 289,900	\$ 5,334,092

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

DCD Comparisons

Construction Cost Case Study	Bid year		Main Level Area in square feet (SF)	Total Area in square feet (SF)	\$/SF adjusted to 2024 value	Building Costs	Site Costs	Total Construction Costs incl. Site Costs	Site %	\$/SF with site costs
Fairfield, IA	1994	One story with partial basement	21,000	24,672	\$ 232.79	\$ 5,743,342.00	\$ 752,290.00	\$ 6,495,632.00	12%	\$ 263.28
Newton, IA	1991	One story with partial basement	19,600	21,124	\$ 214.41	\$ 4,529,221.00	\$ 446,300.00	\$ 4,975,521.00	9%	\$ 235.54
Pella, IA	1998	One story with partial basement	21,000	27,000	\$ 292.29	\$ 7,891,753.00	\$ 881,459.00	\$ 8,773,212.00	10%	\$ 324.93
Jefferson City, TN	2014	One story simple rectangle form	16,000	16,000	\$ 223.04	\$ 3,568,648.00	\$ 331,069.00	\$ 3,899,717.00	8%	\$ 243.73

average \$ 240.63

average \$ 266.87

Construction Cost Case Study	Bid year		Main Level Area in square feet (SF)	Area in square feet (SF)	\$/SF adjusted to 2024 value	Building Costs	Site Costs	Total Construction Costs incl. Site Costs	Site %	\$/SF with site costs
Oskaloosa, IA	1996	Two-story addition to historic Carnegie	12,450	25,900	\$ 283.68	\$ 7,347,343.00	\$ 604,511.00	\$ 7,951,854.00	8%	\$ 307.02
Culver, IN	2000	Two-story addition to historic Carnegie	9,200	18,400	\$ 289.90	\$ 5,334,092.00	\$ 479,691.00	\$ 5,813,783.00	8%	\$ 315.97

average \$ 286.79

average \$ 311.49

Jefferson Public Library

Architectural Feasibility Study

Feasibility Study Committee

February 24th , 2022