

ARCHITECTURE / ENGINEERING / INTERIORS

ATF MEETING #1

CARNEGIE-STOUT PUBLIC LIBRARY



FEH DESIGN

INTRODUCTION

- Continuous operation since 1898
- Offices in Sioux City, Des Moines, Dubuque (Iowa) and Oconomowoc (Wisconsin)

Extensive experience throughout the Midwest Region, over 150 library projects

Outstanding record for cost and schedule control

- Design approach that focuses on the owner, staff and community involvement



FEH Design offers experience provided by our four offices including architecture, structural engineering, interior design, WELL and LEED accredited professionals.

THE FEH TEAM



Christy Monk, AIA, LEED AP
BD+C
Principal



Ema Kuhlmann
Architectural Designer



Kevin Eipperle, AIA, LEED AP
Principal in Charge



Andrew McCready
Architect



FEH DESIGN

03 / ADVISORY TASK FORCE ROLE

The Advisory Task Force serves as a sounding board, providing guidance, advice, and feedback to the Board. Task Force members will gain knowledge of , or experience with, the facilities, and are capable of articulating the views of the community. They understand the Goals for Success for the Library, can evaluate possible implementation options, will consider the potential cost of proposed options, make advisory recommendations to the Board.



04 / GOALS FOR SUCCESS

A Library that...

- Is welcoming to all and serves the needs of all, especially teens and underserved populations.
- Is efficiently and functionally organized for staff, service, programming, patrons, and a curated collection.
- Utilizes all existing and future spaces to the full extent of their capabilities with flexibility and multipurpose use in mind.
- Maintains and respects the historic character of the building.
- Allows for all types of uses, quiet and loud, without causing disruptions from one to another.
- Is timeless in its design and use of low maintenance materials, finishes, furniture, and equipment.
- Has updated infrastructure to support new and future technologies and building systems.
- Creates awareness, enthusiasm, attracts more users and increases use.

A Process that...

- Develops and evaluates a variety of solutions.
- Gathers, considers, and utilizes input from staff, patrons, public, and planners.
- Builds upon partnerships with local and regional organizations.
- Identifies a long-term vision and prioritizes short-term steps that are implementable and fundable.

04 / REVIEW AGENDA

1. **Introductions**
2. **Review agenda and today's goals**
3. **Advisory Task Force Role**
4. **Review Draft Goals for Success**
5. **Relevance of a 21st Century Public Library**
6. **Review process**
 - a. Space Needs Evaluation & Program of Spaces
 - b. Condition Assessment
 - c. Advisory Task Force input, what would you like us to study?
 - d. Design workshop – SPARK (September 13 and 20)
7. **Review Schedule**
 - a. Dates & location for future meetings & workshops, virtual & hybrid
8. **Next steps, assignments, and next meeting – September 6, 2023, ATF meeting at 6:00 PM**
 - a. Think about needs and key participants who should be added

05 / 21ST CENTURY LIBRARIES



- Young adult, youth spaces
- Flexible spaces & furnishings
- Integrated technology
- Marketplace/neighborhood
- Makerspaces
- Collaboration, gathering



05 / 21ST CENTURY LIBRARIES



- Young adult, youth spaces
- Flexible spaces & furnishings
- Integrated technology
- Marketplace/neighborhood
- Makerspaces
- Collaboration, gathering



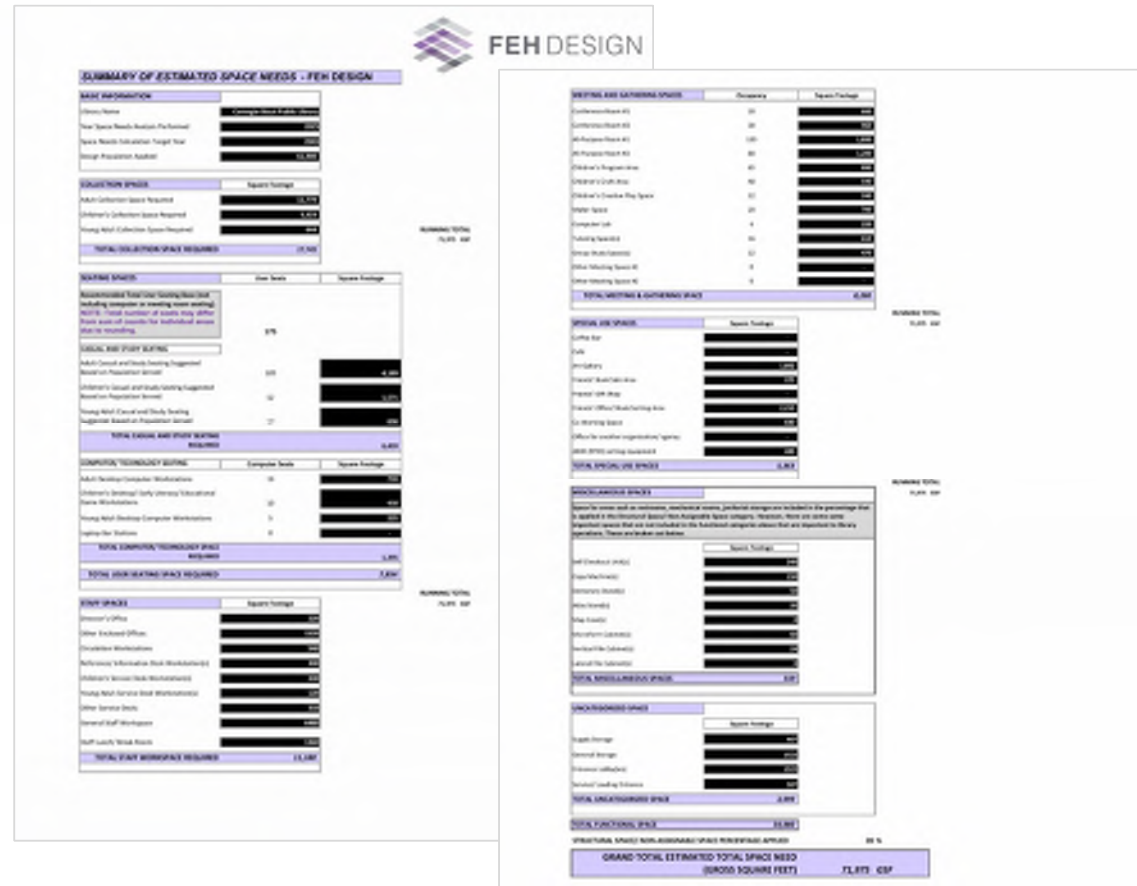
05 / COMMUNITY MEETING SPACES



- Meeting rooms
- Gathering spaces
- Event spaces
- Celebration venues
- Quiet places
- Classroom and training spaces

05 / SPACE NEEDS PROGRAM

- Existing Square Footage – 53,723 GSF
- Projected Square Footage – 71,975 GSF



05 / SPACE NEEDS PROGRAM

Existing Square Footage Comparison to Recommended Square Footage

FUNCTIONAL AREA	Minimum Acceptable User-Friendliness	Ample User-Friendliness	Mean Value	Existing	Difference From Minimum	Difference From Mean
COLLECTION SPACES						
Adult Collections (108,000 vol.)	5,678	11,949	10,201	7,451	1,773	(2,750)
Children's Collections (52,600 vol.)	2,764	5,346	4,625	3,009	245	(1,616)
Young Adult Collections (5,800 vol.)	369	649	659	375	6	(284)
SEATING SPACES						
Adult Casual & Study (105 seats)	3,142	4,189	3,928	3,411	271	(515)
Children's Casual & Study (32 seats)	1,047	1,571	1,440	409	(638)	(1,031)
Young Adult Casual & Study (17 seats)	524	698	655	619	115	(16)
Adult Computer/Technology (16 seats)	560	720	680	656	96	(24)
Children's Computer/Technology (10 seats)	300	400	375	345	45	(30)
Young Adult Computer/Technology (5 seats)	175	225	213	135	(40)	(78)
MEETING & GATHERING SPACES						
Conference Room #1 (20 seats)	660	660	660	583	(75)	(75)
Conference Room #2 (30 seats)	960	960	960	0	(960)	(960)
All-Purpose Room #1 (120 seats)	1,800	1,800	1,800	1,480	(320)	(320)
All-Purpose Room #2 (80 seats)	1,200	1,200	1,200	0	(1,200)	(1,200)
Children's Program Area (65 seats)	880	880	880	697	(183)	(183)
Children's Craft Area (40 seats)	540	540	540	0	(540)	(540)
Children's Creative Play Space (occupancy 12)	240	240	240	419	199	199
Maker Space (20 seats)	700	700	700	492	(208)	(208)
Teen Gaming (4 seats)	220	220	220	0	(220)	(220)
Tutoring Spaces (16 seats distributed)	610	610	610	0	(610)	(610)
Group Study Space (12 seats)	470	470	470	318	(152)	(152)
Whisper Room				272		
SPECIAL USE SPACES						
Art Gallery	1,273	1,779	1,645	978	(295)	(667)
Friend's Book Sale Area	159	222	206	305	146	100
Friend's Office/Sorting Space	1,591	2,224	2,057	381	(1,210)	(1,676)
Co-Working Spaces/Zoom Room (5 seats total)	600	600	600	0	(600)	(600)
Automated Materials Handling	483	483	483	0	(483)	(483)

Questions?



FEH DESIGN

04 / CONDITION ASSESSMENT

Building Area	Code/ Maintenance Item	Recommendation to Correct	Urgency Level	Costs
INTERIOR				
5 Second and Third Floor	Building not fully sprinklered	Consider providing sprinklers in the building for full coverage	Recommended	To Be Determined
2 Upper Level	Water issue in Children's Program Room	Provide waterproofing at building exterior, below grade	Recommended	\$5,000
3 Upper Level	Door sweep missing at roof access door	Provide door sweep	Urgent	\$150
4 Lower Level	Raised floor slab into third floor mechanical room	Provide threshold at door frame	Required	\$150
4 Lower Level	Drive up book drop return room has moisture issues and freezing in the winter	Provide air circulation in the room, provide perimeter waterproofing to prevent water infiltration	Urgent	See Line 23
5 Lower Level	Water infiltration noted at exterior wall finish in children's area, adjacent to book drop	Provide perimeter waterproofing to prevent water infiltration through foundation wall	Urgent	\$15,000
6 Interior	After-hours movable, security partitions are at their end of life and no longer have parts available	Replace movable, security partitions with new units that are serviceable.	Recommended	\$65,000
7 SUBTOTAL				\$85,300
EXTERIOR				
8 Historic Building	Exterior masonry corbels and detail elements have periodic failures due to age	Conduct annual review of the exterior masonry elements to evaluate for loose elements	Recommended	\$1,000
9 Building Addition	No roof overflow drains	Provide overflow scuppers	Required	See Line 28
10 Building Addition	Water drainage concerns at main entrance with trench drain, water directed towards building	Consider tework of the sidewalk slope at this entrance and overall drainage strategies	Recommended	\$27,000
11 Perimeter	Deterioration at stone mortar and gaps in mortar at pipe penetrations	Repair mortar and seal around pipe penetrations	Urgent	\$1,500
12 East Façade	Soffit finish deterioration	Repair paint finish	Recommended	\$300
12 SUBTOTAL				\$29,800
ACCESSIBILITY (ADA)				
13 Interior	Drinking fountains are not dual-height and do not have detectable aprons	Where possible, install dual-height drinking fountains. At all locations, install detectable aprons under the drinking fountains to meet ADA requirements	Required	\$2,500 and line item 27
14 Upper Level	Basement space is not ADA compliant and still has door knobs	When updates are made to the basement equipment, consider providing ADA compliant spaces. This is currently a staff-only space and, as such, is not required to be compliant	Recommended, Staff-Only Space	\$50,000
14 SUBTOTAL				\$50,000



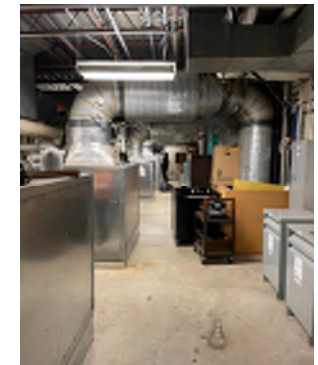
04 / CONDITION ASSESSMENT

MECHANICAL

15	Boilers	Capacity and maintenance	De-couple heating and humidification to separate systems, improve capacity requirements, increase redundancy. Revise boilers to be hot water and remove steam to hot water heat exchanger to simplify	Recommended	\$200,000
16	Chilled Water Pumps	Capacity	Increase capacity to have improved redundancy	Recommended	\$60,000
17	Condenser Water Pump	Redundancy	Add 2nd pump to provide redundancy	Recommended	\$60,000
18	Humidifiers	Maintenance and redundancy	Provide separate dedicated humidifiers(steam generator) for each AHU to improve redundancy and remove from boilers. (qty=5)	Recommended	\$100,000
19	Heat Stratification	Space Comfort	Revise space heating equipment to reduce stratification where current heating components are high in the space and trap the heat. (qty=4)	Recommended	\$50,000
20	Temperature control	Space Comfort	Revise thermostat locations and add space heating equipment at exterior envelope load (qty=1)	Recommended	\$6,000
21	IT Equipment cooling	Failure and Redundancy	Install new cooling equipment and add redundancy	Recommended	\$25,000
22	Mechanical Room Exhaust	Refrigerant leak exhaust	install exhaust for temperature relief and refrigerant leak exhaust.	Required	\$10,000
23	Book Drop	Temperature and Moisture Issues	Add ventilation and heat source at book drop area.	Urgent	\$5,000
24	Maker's Space	Ventilation	Add ventilation to improve space conditions	Recommended	\$5,000
SUBTOTAL					\$611,000

PLUMBING

25	Domestic Water Piping	Build up	Replace domestic water piping due to build-up inside pipes, provide allowance	Recommended	\$75,000
26	Domestic Water Heater	Age	Replace domestic water heater due to age	Recommended	\$5,000
27	Electric Water Coolers	Non-ADA compliant	Install ADA compliant water coolers	Required	\$30,000
28	Roof Drainage	No overflow drains/scuppers on low roof (east)	Add overflow roof drains.	Required	\$10,000
SUBTOTAL					\$120,000



04 / CONDITION ASSESSMENT

ELECTRICAL

29	Circuit Breakers	Recommended Maintenance	Exercise breakers per manufacturer's recommendations. If not already done annually, thermally scan bus and cable connections or consider de-energizing the switchboard for a brief period to allow the mechanical connections to be retorqued to ensure no loose connections exist which can lead to arcing and premature equipment failure	Required	\$1,000 ANNUALLY
30	Arc Flash Labeling	Recommended Safety Improvement	Have an arc flash and short circuit current study performed and label equipment with working hazards.	Recommended	\$10,000.00
31	Generator Distribution	Code Requirement	Separate emergency and standby loads onto dedicated transfer switches.	Recommended	\$10,000.00
32	Panelboard Working Clearances	Code Requirement	Future renovations should remove original panel in staff breaker area on Level 3. It is behind a refrigerator.	Recommended	\$5,000.00
33	Lighting	Energy upgrade	As fixtures fail, replace with LED versions	Recommended	\$250 per location
SUBTOTAL					\$25,000.00
ANTICIPATED TOTAL					\$821,100
Total Cost Expectation (Includes General Conditions, Overhead and Profit & 1 year inflation, excludes design fees, FF&E)					\$985,320



04 / CONDITION ASSESSMENT

LIBRARY NEEDS:

URGENT = \$21,650

REQUIRED = \$51,150

RECOMMENDED = \$749,300

TOTAL INVESTMENT = \$985,320

* Total Cost Expectation (includes General Conditions, Overhead and Profit & 1 year inflation, excludes design fees, FF&E)



Questions?



FEH DESIGN



FEH DESIGN

SPARK SESSION



WHAT IS A SPARK SESSION?

It is a **F**ast-paced, **E**ngaging, **H**ighly-focused **D**esign Session.



FAST-PACED

In a 1 or 2 day session we create concept drawings in a short span of time based on your ideas. These concepts are then presented creating awareness and enthusiasm.



ENGAGING

Input comes from your selected committee or from the collective thoughts of your entire community or business. Having a broad base of support, reflects the needs and desires of the community, school or business, and develops built-in ownership.



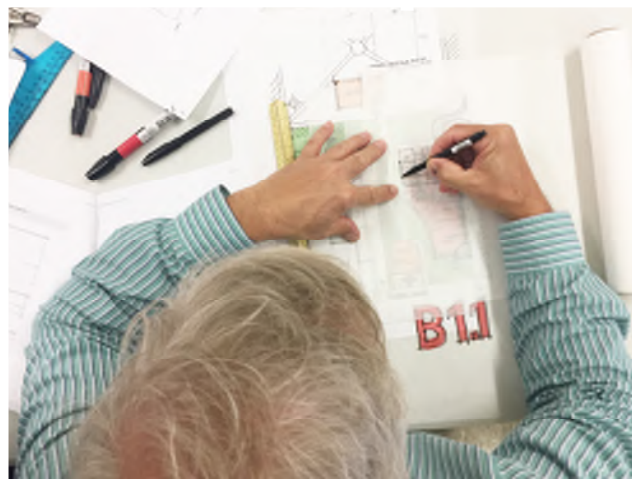
HIGHLY-FOCUSED

Our team of designers set up shop in your space with their design toolkits. There, we focus all our attention on listening and responding to your suggestions. We bring our tools, our creativity but no preconceived notions as we work with you.



DESIGN

Through the Spark Session, multiple design concepts are created. During the day we step back, reflect and then refine the designs. The best move forward and a concept moves to a more refined design.



07 / REVIEW SCHEDULE & TIMELINE

- Advisory Task Force (ATF) Meeting #1 – 6:00PM Wed August 23, 2023
- Advisory Task Force (ATF) Meeting #2 – 6:00PM Wed September 6, 2023
- Advisory Task Force (ATF) Meeting #3 – 6:00PM Wed September 13, 2023
 - All Day SPARK Design Workshop (9AM-5PM)
- Advisory Task Force (ATF) Meeting #4 – 6:00PM Wed September 20, 2023
 - All Day SPARK Design Workshop (9AM-5PM)
- Advisory Task Force (ATF) Meeting #5 – 6:00PM Tues October 3, 2023
 - To make recommendations of preferred option

Questions?



FEH DESIGN



Next Meeting:
Wednesday September 6, 2023
@ 6:00 PM

**THANK
YOU**