

CONCEPTUAL  
PLANNING BOOKLET

# CARNEGIE-STOUT PUBLIC LIBRARY

DUBUQUE, IOWA



FEH DESIGN

JULY 2023



## TABLE OF CONTENTS

---

- 01 INTRODUCTION
- 02 ASSESSMENT
- 03 SPARK SESSION
- 04 NEXT STEPS
- 05 CONCLUSIONS





# 01

## INTRODUCTION

### CONTENTS

---

EXECUTIVE SUMMARY

GOALS FOR SUCCESS

# / EXECUTIVE SUMMARY

## SUMMARY

In 2023, the Carnegie-Stout Public Library Board of Trustees decided to look to the future to determine how to maximize the delivery of library services to the community. FEH Design was commissioned to study the Carnegie-Stout Public Library by conducting a facility assessment of the existing library and a space needs analysis and a study of conceptual options. The City of Dubuque has a total population of 59,667 and projections for the year 2043 are 61,200 persons. Library patrons who utilize the Carnegie-Stout Public Library reside in the City of Dubuque and surrounding communities that make up the total extended service population. The additional service population is 700 and projections for the year 2043 remain at 700 persons. This puts the total extended service population at 60,367 currently and 61,900 projected for 2043. As a result of the current census data, this is the ideal time to look at growth patterns and determine if the current library building is sized appropriately to best serve all community members. Answers to these important questions will provide the foundation to explore potential expansion concepts.

## INFORMATION

Information was gathered from multiple sources relating to collections and current inventory of library resources. The long-term space need of the library was projected to grow from the library's current, undersized space allotment ( $\pm 53,700$  square feet) into the library's long-term space needs (72,000 square feet). The substantial delta between what the library has and what the library needs, space-wise, was based on the underlying service goals. Our recommendation is for a collection inventory of 166,400 items with additional meeting / programming spaces.

The differential between the space the library has today and the space it needs tomorrow is made up of three distinct categories:

The library's current inventory of resources and services SHOULD occupy more space than is used to house the library today. Given the current service inventory and service population, the library's building should provide more than 53,700 square feet today. Like many libraries contemplating an expanded building, the Carnegie-Stout Public Library has managed to crowd more resources and services into its present building than that present building, by rights, should contain. The library is also restricted by the historic building and what that space can accommodate.

A second kind of space need lies beyond this estimate of immediate space need. This second category of space needs includes services or resources or spaces that SHOULD be offered today, but don't because there isn't enough space in the present building. For example, the children's area today is smaller than it should be, with the collection taking up the majority of the space, so there is inadequate space to devote to creative play. The current-day space need of 72,000 square feet creates a modest creative play space that is not currently provided within the existing building. The current building also does not have many enclosed spaces for individuals or small groups. This is a community need that is not above to be offered in the current facility.

Finally, the third category of space covers space to accommodate future resource and service inventory needs based on future population growth. As the community grows from today's population of 59,667+ to the year 2043 design population of 61,900, the collection will need to grow, the seating inventory will need to grow, and so on. Collections will round out to the 166,400 items projected, seating will round out to the projected 175. Based on the resource and service inventory the library should support to meet the library service needs of a community of 61,900, the library will need to be housed in a building of 72,000 square feet.

## FACILITY ASSESSMENT

A critical element in evaluating library services includes understanding the potential and limitations of reusing the existing library building. Major building systems were analyzed as part of a facility assessment including: building envelope, structural systems, mechanical, electrical, information technology, and plumbing systems. The building was also reviewed for conformance to ADA guidelines.

Items identified in the report are inputted into a spreadsheet and categorized into 'Urgent, Required, and Recommended'. 'Urgent' refers to items related to water intrusion or life safety. 'Required' refers to items that are code or accessibility (law) related (International Building Code or American with Disabilities Act items, respectively). 'Recommended' refers to items that are due for replacement or that need upgrades, as time allows.

This work is instrumental in future work phases when evaluating potential design options.

## PUBLIC ENGAGEMENT

An advisory task force committee was established from a cross section of community residents with the purpose of providing input and evaluating potential options. This group of more than 65 individuals met five times in 2023. They confirmed the recommended libraries service goals, developed project goals for success, established decision making criteria, prioritized and weighted the criteria to evaluate options.

The Goals for Success that were identified for the project are creating a library that...

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

A process that...

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

The group also participated in a two-day onsite SPARK Session design workshop which was held in the auditorium at the library. The workshop is where advisory committee members and interested citizens shared their thoughts, ideas, and opinions on what should be studied. Some of those ideas include:

- More efficient fit in existing site (shift collections and strategically access shrinking/growth areas)
- Expansion of existing site (up and or out)
- Build new, more efficiently at central location
- Move into old DB&T building
- Build a branch library
- Add stacks to the mezzanine
- Move makers space to the coffee bar area (or other use)
- Tier by loudness levels (Loras was cited as an example)
- Have clear barrier at rotunda floor opening and other spaces (to help with noise dampening)
- Replace desktop computers with laptops
- Libraries that are not staffed
- How can we merge loud and quiet areas better
- DVD vending machine (like Red Box)
- Have a nearby annex location (Masonic Temple)
- Repurpose the art gallery space

The effort of the design workshop resulted in 16 possible library expansion options located on the current or alternate site. For budget comparison at minimum, an option of a new building on a new site was priced. Each option addressed the projected library space needs, to differing degrees. The community provided real-time feedback throughout both days and during evening presentations provided direction regarding which options they preferred.



At the fourth public meeting, a survey was suggested to identify the top elements that should be included in the preferred design option. The public survey listed the following:

- Providing more access to parking within a city block
- Providing more meeting / study / tutor rooms
- Providing a second elevator
- Providing a larger multifunction room (1,800 – 3,000 sq ft)
- Providing designated quiet reading spaces
- Creating a teen computer gaming / e-sports area

At the final advisory task force meeting, each task force member and the public in attendance evaluated and ranked the expansion options against decision making criteria. They then voted for the option they preferred. The result of that tally was a preference first for option B.1, second for options F.2, G and K, with a vote also cast for not making any changes. The total 2025 project cost for the preferred options were in the \$13,000,000 to \$38,000,000 cost range. This tally was the recommendation of the task force to the library board.

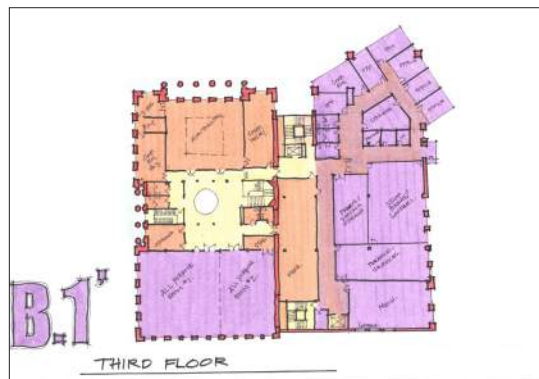
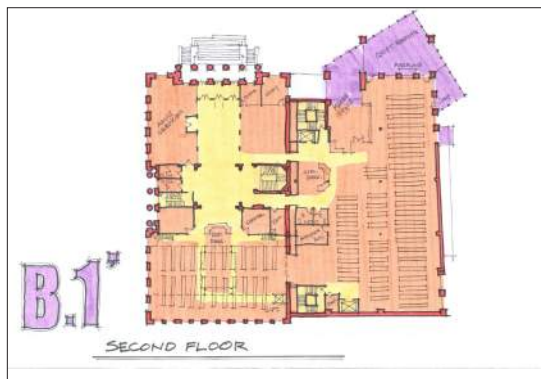
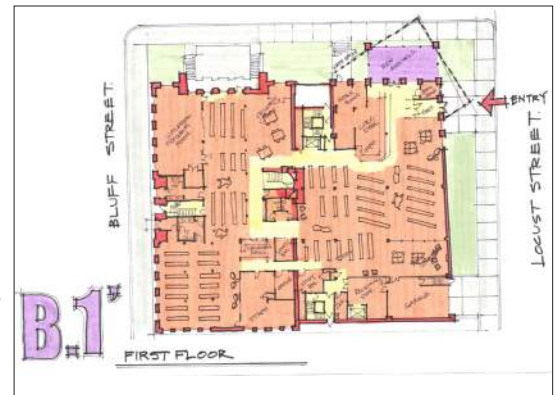
They also recommended the following be considered in any library expansion:

- More safe / free parking
- Integrate preferred design elements into design option B1
- East entrance
- Larger children’s play area (differentiated creative, interactive space)
- Partner with and include space for a social work / other resource people
- Kitchen space
- Outdoor green space (patio) / green roof (not necessarily as a patio)
- Second elevator

A description of the concepts are as follows:

**Option B.1. 68,930 SF)**

Option B.1 includes building additions to the north of the east wing of the first floor as well as a third floor of the 1980s building. An east entrance and a north addition on the first floor would incorporate more collection space. The addition to the north of the newer building would provide space for quiet reading and a conference room. The addition of a third floor over the historic building mezzanine would create space for all purpose meeting rooms. The addition of an east wing on the third floor would serve as staff spaces as well as provide office, study, and meeting rooms. This concept includes a second elevator.



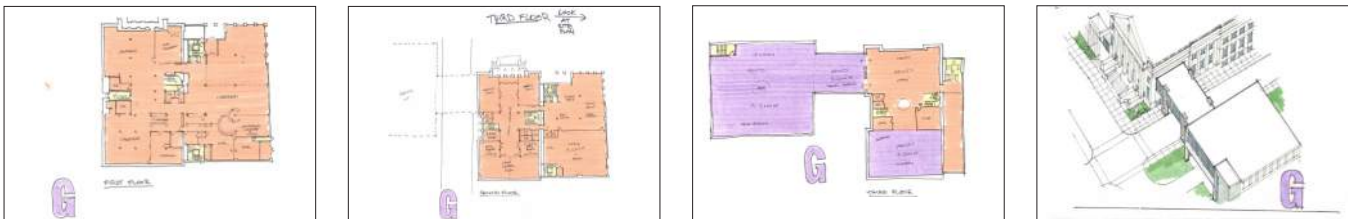
**Option F.2. (69,010 SF)**

Option F.2 is a three-story library that includes building additions to the east wing of the first floor, as well as the third floor of the existing building. The north addition would provide additional restrooms as well as all-purpose meeting spaces that could easily be accessed from the east building entrance. The roof of this addition would serve as outdoor terrace space on the second floor. The expansion of the west wing of the third floor over the mezzanine would create space for staff as well as collections. The addition of a third floor east wing on the third floor would allow for a rearrangement of collection space, allocating the entire third floor for youth and young adult.



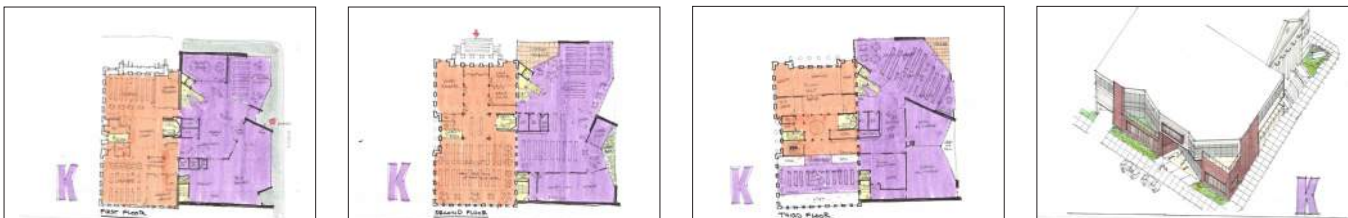
**Option G. (68,610 SF)**

Option G is a three-story library that includes an addition in the adjacent parking lot to the northwest and would connect to the library building at the third floor, over Bluff Street. The first floor would house the children's collection and the second floor would house offices and meeting spaces. The expanded third floor, over the historic building mezzanine and into the adjacent lot, would create space for the adult collection, seating, and technology.



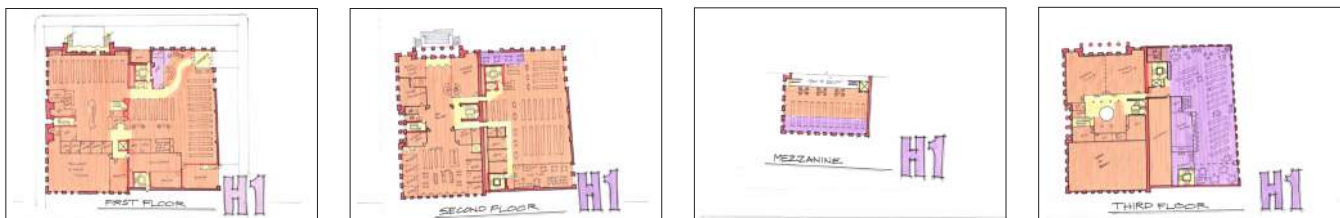
**Option K. (71,060 SF)**

Option K is a three-story library that includes demolishing the 1980s addition (east wing) and rebuilding it to include three floors with library spaces. The new façade could allow for pockets of outdoor space on the second floor as well as an indented east entrance on the ground floor. This option rethinks movement through the library, which is currently impacted by the existing stairs and elevator locations.



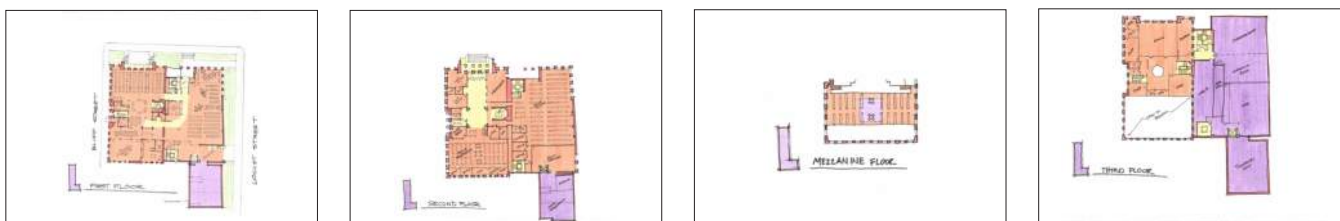
### Option H.1. (65,210 SF)

Option H.1 is a three-story library that includes building additions on the mezzanine and third floor of the east existing building. This option creates an east entrance to the library main level. The mezzanine expansion would extend that level to the south wall, creating more collection floor space. The addition of an east wing on the third floor would create new space for the youth collection and program room.



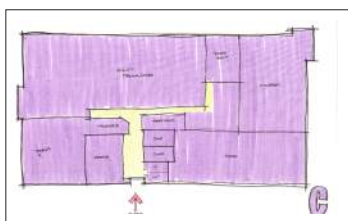
### Option L. (71,830 SF)

Option L is a three-story library that incorporates a building addition to the south of the east wing, by acquiring existing apartments, renovating their interior and connecting them to the existing floors. This addition would incorporate spaces for staff. The addition of an east wing on the third floor creates new space for storage and all-purpose meeting rooms.



### Option C. (70,000 SF)

Option C is a new one-story library on a different site. The program would vacate the existing library building and move to a new location with ample space, including a parking lot and the potential for outdoor programming space.



## BOOKLET ORGANIZATION

The following design process booklet layout follows the overall planning process structure:

- **Assessment** - Assess the existing facility and determine the space needs based on the collection and space needs.
- **SPARK Session** - Conduct a design workshop to identify concepts and get feedback to assist the library with a design direction.
- **Short-Term Steps** - An interim solution for more efficient use of the current space since the overall building expansion project is slated for some time in the future.
- **Conclusions** - Closing remarks.



## Carnegie-Stout Public Library Goals for Success

14 July 2023

### 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.

# 02

## ASSESSMENT

### CONTENTS

---

CONDITION ASSESSMENT NARRATIVE

FACILITY IMPROVEMENT MEASURES

21ST CENTURY LIBRARY

SPACE NEEDS

SPACE NEEDS COMPARISON

BRANCH LIBRARY PROGRAM

USAGE DATA

# / CONDITION ASSESSMENT NARRATIVE

## SUMMARY

The Dubuque Carnegie-Stout Public Library is an approximately 46,500 square foot building. Built in 1901, its most recent renovation was completed in 2011. While it is located next to a bluff, it is situated on a relatively level site. Metered parking is available along adjacent streets to the North, East and West of the building.

The foundation walls are Indiana Limestone. The main structural system is comprised of steel I-beams and columns. The roof assembly is a membrane over sheathing attached to wood roof joists and batt insulation. The original facades along the West and North of the building are built of Indiana Bedford limestone. The North and East walls added as a later addition are made of large limestone blocks as the exterior material. The South façade is made of CMU and brick masonry. The interior is elaborated with classical plaster denticulation, ornate copper railing and light fixtures, marble flooring and varnished white oak woodwork. An elaborate central rotunda with a 13-foot diameter light well in the dome facilitates circulation in the building. The building's mechanical systems were partially upgraded in 1981 and partially modified in 2011.

The library building is in relatively good shape but will require work to meet accessibility and code requirements, update finishes, reorganize the program and functional areas, and address maintenance issues due to efficiency and end of life expectancy on systems and equipment. The following is a report on the condition of the current building, along with estimated costs for corrections needed.



## APPLICABILITY

This report is intended to identify and describe potential modifications to the library. Some items are required conformance with building codes as adopted by the State of Iowa. Recommendations and requirements in this report are based on the presumption that any alterations in the building may reach a level of altering over 50% of the spaces within the library. If the proposed changes are above this percentage, all code changes will be required. If, however, the proposed changes are less than the 50% threshold, as described in the International Existing Building Code, code-related items should be addressed only if they are in an area affected by the alterations to the building. Any requirements related to the Americans with Disabilities Act (ADA) must be incorporated to comply with federal law. Other items presented in the report that are recommended or urgent are for general care and maintenance of the facility.

## SITE

The site on which the library building resides is on a gentle slope. There are stairs upwards to the main historic entrance that opens onto the second level as well as stairs downwards to the 1981 addition's main entrance on the first floor. The library building is surrounded to the East, West, and North with sidewalks and city streets, while the south is up against housing structures. Vegetation is present along the North and East façades with plantings of various nature. In several locations, the plantings are in very close proximity to the exterior walls of the building. On the East side, there is vegetation that is growing alongside the foundation wall. Generally, it appears that the site slopes away from the building, with the main entrance on the first floor being the exception. The sidewalk at the main entrance sloped towards the building entrance and a trench drain. The furnishings on site consist of a memorial bench, a statue, and a bike rack. There are also two monumental site signs located at the northeast and northwest corners of the site. All of these furnishings and decorative elements appeared to be in acceptable condition. There were no major site issues observed other than the water concerns at the main entrance.



## EXTERIOR

The exterior of the building is in relatively good condition but shows normal signs of aging around openings and on the finishes. There was no sign of efflorescence on the exterior brick, but there were some stains on the surface of the exterior that should be cleaned. [1] There was water damage on the upper surface above a window on the East façade [1]. There are a few places along the building where mortar has been washed away or is starting to fail [2]. It is presumed that this deterioration is the result of years' worth of salt, water, and cold weather. On the Southwest corner, the sealant along the base of the façade has deteriorated and needs to be replaced [3]. Some of the openings around the perimeter have sealant that is cracked and pulling away from the building [4] or that is not sealed completely. It was also observed that the exterior windows are generally in good condition. The gasketing on the windows appears to be intact.

Staff commented that there are issues with water pooling in front of the main entrance on the first floor due to the slope and trench drain in front of the entrance.





INTERIOR

Overall, the interior of the building appears to be well maintained. It was noted by staff that the book drop room has insufficient air circulation which leads to excess moisture [5]. The door in the room is rusting and there appears to be water damage on the wall [6-7].



In the mechanical room on the 3rd floor, there is no sweep along the bottom of the door that leads out to the rooftop and leaves a significant light and air gap [8].

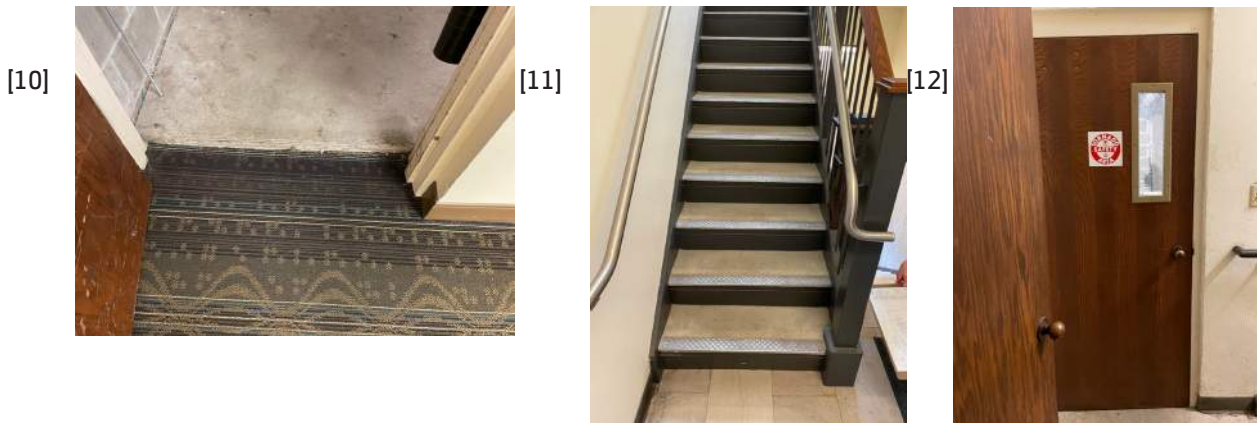
Some of the older restroom doors, including the Women's restroom on the 3rd floor, and 2nd floor do not shut all of the way on their own and need to be pressed closed and locked to remain in that position [9].



## CODE & ADA

The original building was constructed in 1901 long before the adoption of the American Disabilities Act. However, the building was renovated in 2011, utilizing ADA regulations from 2003. The City of Dubuque also has provided input to the library in the past regarding accessibility issues. A few elements were found to be non-compliant with the current regulations, with some noted in the older portion of the building.

The threshold into the maintenance room on the third floor is too high [10]. The clear width of the stairs on the west side of the building is 28" and the actual width is 34" [11]. Due to historic preservation efforts, there is no sprinkler system on the 2nd and 3rd floors. Doorknobs should be replaced with levers on the doors near the tornado safety area [12] in the basement, when the space is able to be fully accessible.



The FEH Design structural team reviewed the building and there were no significant items of note.

## EXECUTIVE MEP SUMMARY

The Carnegie-Stout Library and FEH Design worked with Design Engineers to evaluate the mechanical and electrical systems at the existing library building, 360 W 11th St, Dubuque, IA 52001.

Design Engineers conducted a review of all existing building plans, on-site investigation and interviews with operations and maintenance personnel to develop a detailed understanding of the configuration and condition of existing mechanical and electrical systems. The findings and recommendations are contained within this report.

**Mechanical, Heating, Ventilation, and Conditioning Systems**

Domestic Hot Water

Domestic hot water for the building is provided by an 85 gallon electric hot water heater with a recirculation pump. The water heater was manufactured in 2003. The expected service life for a water heater is 15-20 years so this water heater is at the end of its useful life. Replacement of this water heater prior to it failing would be recommended.

Domestic Cold Water

Drinking fountains are not ADA compliant. Drinking fountains are required to have dual height for accessibility. Drinking fountains in hallways without adjacent walls require cane aprons to maintain code compliance. Where space allows noncompliant drinking fountains should be replaced with dual height fountains with cane aprons.

Roof Drain

The 1981 addition does not have secondary roof drains. In the event of primary roof drains clogging there is no emergency overflow ability and water would begin to pond on the roof. The building should be reviewed for the addition of a properly sized secondary roof drain to allow an overflow of rainwater to escape the roof.

Cooling and Ventilation

Cooling and ventilation for the building is provided by five York water cooled air handling units. The air handling units were manufactured in 2009 and appear to be in good operating condition. Chilled water for the building is produced by a Trane 120-ton water cooled chiller. Chiller was manufactured in 2009 and appears to be in good operating condition. Condenser water for the chiller is provided by an Evapco cooling tower mounted on the roof. The cooling tower has some water scaling visible on the intake guard. The fill media and water distribution system for the tower should be inspected and reviewed for replacement. Scaling on the fill media and water spray nozzles can reduce the effectiveness of the cooling tower. The machine room that houses the chiller has a refrigerant leak detection



CHILLER



DRINKING FOUNTAIN



COOLING TOWER

system, but it does not have exhaust. The building should be reviewed for the option to add an exhaust system to the machine room to control the room's temperature as well as for evacuating any possible refrigerant leaks.

Existing chilled water pumps are operating at maximum capacity with no redundancy. Pumps should be reviewed to ensure that they are properly sized to handle the demand that is placed on them during peaking cooling requirements. Replacement of the existing chilled water pumps with pumps adequately sized to handle the load on a single pump would allow for redundancy so one pump failure would not cause a loss of cooling.

The existing condenser water system does not have a redundant pump. If the primary pump were to fail the system would be shut down until a replacement could be installed. Adding a redundant pump would allow for the building systems to continue normal operation until a repair has been made.

#### Building Heating

Building heating is provided by hot water fin tube radiators and terminal boxes with hot water coils. Two Bryan 1.2 Mbtu/h steam boilers manufactured in 2009 produce steam that is fed to a heat exchanger to produce the hot water that is used for building heating. Low pressure steam is routed up to the air handling units for humidification. There are ongoing maintenance items with the existing boilers. Heat exchanger coils have begun to fail and are being replaced as necessary. The existing system is undersized, when a call for humidification and heating occurs at the same time the humidification system is disabled to maintain building set point.

Providing independent steam generation would allow for the use of higher efficiency boilers for each system. Building heating system hot water boiler and a steam boiler for humidification system. Replacing the aging boilers with new boilers will reduce ongoing maintenance costs. Providing independent steam boilers would remove the requirement to produce steam unless there is a call for humidification. Locating individual steam generators at each air handling unit will provide redundancy.



*BRYAN BOILER*

Existing boilers have condensate return issues that cause the system to overflow periodically. Replacement of the boilers would allow for the piping to be reworked and remove the overflow issue.

#### Space Control

Existing fin tube heating located on the lower level is in a raised perimeter which is causing the space to stratify and does not permit proper circulation of warm air into the rest of the space. The windows wells are overheated, and the occupied space remains uncontrolled. Replacing the existing fin tube with a fan coil unit would allow for positive airflow thru the occupied area and allow better control of the space.

The technical services area reports the space temperature is poorly controlled. The existing thermostat is mounted on an interior wall a long distance from the glazing and building envelope. The thermostat should be relocated closer to the building envelope where the cooling and heating load is being generated. The space should also be reviewed for proper balancing as some occupants' report that their office spaces are poorly controlled.

The makers space area reports that its space temperature is poorly controlled. The makers space has many heating outputting pieces of equipment. The load profile of the makers space does not align with the adjacent library space that it shares a thermostat with. A dedicated VAV box for the makers space would allow it to have its own thermostat and control the space temperature independently of adjacent spaces.



*FIN TUBE HEATING AT PERIMETER*

### IT Room Conditioning

The existing ceiling unit serving the IT room has failed. Maintenance has redirected air flow from an adjacent VAV box to provide cooling to the IT room. Replacement of the failed ceiling cassette unit with an appropriately sized replacement will provide the cooling required to the IT room. Providing two units sized to handle the IT load would provide backup ability to continue the operation of the IT infrastructure if one unit were to fail. Providing new equipment to handle the IT room load would allow the duct changes to be undone and the redirected air to be returned to the space it was previously serving.

There is an existing wall mount FCU in the IT room. The FCU is a Sanyo KS1822 manufactured in 1994. This system is beyond its expected life span and should be considered for replacement.

### Book Drop

Book Drop room has moisture and conditioning issues. Providing a transfer fan with electric heat would allow warm air to circulate through the space and improve space conditions. Existing stone walls should be reviewed for possible sealing to limit moisture infiltration.



*VAV BOX TAP SERVING IT ROOM*



*FAILED COMPUTER ROOM UNIT*

**Electrical, Communication and Electronic Security Systems**

Electrical Distribution

The electrical service is provided by Alliant Energy. The utility pad mount transformer is located within an area well on the north side of the building. Access to the area well is from the north stair. The transformer secondary is routed through the bottom of the transformer and into the electrical room directly below.

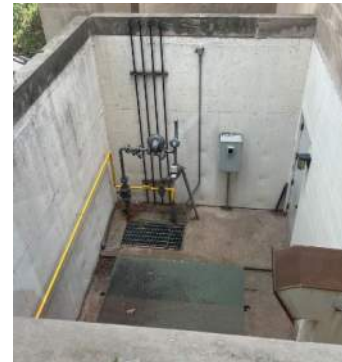
The electrical service to the building is 800 amp, 480y/277V, 3ph, 4 wire and terminates at a switch-fuse in the main switchboard. The feeder section of the switchboard is fusible type. There are no spares or future provisions for additional switch-fuses to be installed. The switchboard is Square D QMB type and was installed as part of the 1981 addition. The QMB products are still supported by Square D with parts readily available. There is a spare fuse cabinet installed adjacent to the switchboard with a good supply of spare fuses. The equipment is in good condition considering its age. Annual preventative maintenance of the switch-fuses should include exercising the mechanical switch open and closed. There is no immediate need to replace the switchboard. However, any future renovation projects should include replacement as reliable life expectancy for this equipment, based upon manufacturer’s recommendations, is generally 25 years.

The grounding electrode system, at a minimum, includes a connection to the water main. No other grounding electrodes were visible.

There are two motor control center panels (MCC) installed in the building. MSP-A is located in the basement and MSP-B is located in the Level 3 mechanical room. The MCC are Square D QMB Saflex type and were installed as part of the 1981 addition. The switch-fuse component of the MCC is still supported by Square D with parts readily available. The motor starter buckets are obsolete and not available through Square D but can be sourced through third-party vendors with used products. There are power capacitors installed for most of the motor loads supplied from the MCC. The capacitors are assumed to have been installed with the 1981 addition to provide power factor



MAIN SWITCHBOARD



ALLIANT TRANSFORMER AND METER IN AREA WELL.



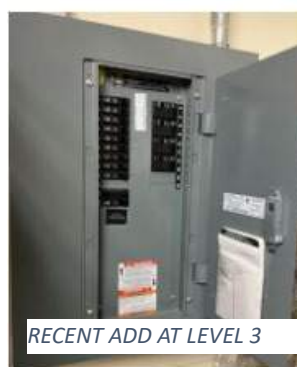
TYPICAL MOTOR CONTROL CENTER

correction. The equipment is in good condition considering its age. Annual preventative maintenance of the switch-fuses should include exercising the mechanical switch open and closed. There is no immediate need to replace the equipment, however, any future renovation projects should include replacement as reliable life expectancy for this equipment, based upon manufacturer's recommendations, is generally 25 years.

Low voltage transformers to reduce the service voltage to 208y/120V, 3ph, 4 wire distribution are in the Basement and Level 3 Mechanical Room. The transformers are Square D three-phase insulated type and were installed as part of the 1981 addition. The equipment is in good condition considering its age. There is no immediate need to replace the equipment, however, any future renovation projects should include replacement as reliable life expectancy for this equipment, based upon manufacturer's recommendations, is generally 25 years. There are also efficiency gains associated with newer transformers complying with DOE energy efficiency requirements.

Branch circuit panelboards are located throughout the facility. Panels installed as part of the 1981 addition and named P-# provide 120/208V circuits. Panels named L-# provide 277/480V circuits. The condition of them varies depending on the time of installation. Equipment installed as part of the 1981 addition and newer, is in good condition. Equipment installed prior to the 1981 addition is average or poor condition. Original panel locations near the open stair are well beyond their reliable life expectancy and sourcing replacement parts for them is difficult. Most of the post-1981 addition branch circuit panelboards did have spare breakers or provisions for additional breakers to be added. There is no immediate need to replace any of the equipment, however, any future renovation projects should include replacement as reliable life expectancy for this equipment, based upon manufacturer's recommendations, is generally 25 years.

The standby generator is located on the roof of the 1981 addition. The generator rating is 100kVA/80kW, 480y/277V, 3 phase, 4 wire. The production date on the generator is 2018 which aligns with the suggested installation date. The generator



TYPICAL BRANCH CIRCUIT PANELS



ROOF MOUNTED GENERATOR



is fueled by natural gas. The hours meter on the generator indicated 100 hours total run time. The run time averages approximately 25 minutes per week over the life of the generator. It is assumed that the generator tests weekly. The generator is in like-new condition and with proper maintenance, will continue to serve the building for an additional 20 years.

The generator is connected to a single automatic transfer switch (ATS) located in the Level 3 Mechanical Room. The ATS is rated for 480V, 200A, 3 phase, 3 pole. A third party (EMON DMON) demand meter is installed on the load side of the ATS. The ATS was installed with the generator in 2018. The generator remote annunciator is installed on the ATS cover and therefore alarms associated with the generator could be difficult to hear. The generator is a 4-wire system and it is assumed that the neutral is extended to the ATS. The normal power source for the ATS is supplied from MSP-B which is 3-wire 480V. The load side of the ATS is tapped and supplies two transformers. Transformer T1 is 480V to 480y/277V and supplies panel H3A & Panel E. Transformer T2 is 480V to 208y/120V and supplies panel P3A. Panels P3A, P2A, P1A were installed with the generator and provide standby power to miscellaneous loads throughout the building. Panel H3A and E supplies 480V and 277V loads throughout the building. Some loads are emergency lighting. The ATS and associated distribution is in like-new condition and with proper maintenance, will continue to serve the building for an additional 20 years.



*ATS AND DISTRIBUTION ARRANGEMENT*

Generally speaking, code violations were minimal as it related to equipment and working space clearances. The Level 3 electrical panel in the staff breakroom area is mounted behind a refrigerator which is not permitted per NEC. The single ATS arrangement with the generator does blend Emergency and Optional Standby Loads. During the 1981 addition, the building was constructed to use local batteries on designated light fixtures. As these products have failed, the battery has been removed and the fixture has been connected to the generator distribution system. Future improvements to the library should separate emergency (NEC700) and option standby (NEC 702) building loads onto separate transfer switches.



*BREAKROOM PANEL WORKING CLEARANCE ISSUE*

Arc flash labeling was missing from all electrical equipment. The facility can benefit from an arc flash and short circuit study as

they are directly associated with worker safety. It is recommended this be requested and completed ahead of any proposed renovations to the building.

Brach circuit wiring appeared to be in good condition. The staff noted some challenges with overloading circuits in the Level 1 program room where cooking demonstrations are performed. The building manager has requested that additional receptacles with dedicated circuits be provided to these areas to resolve the issue.

### Lighting & Lighting Controls

Interior lighting was replaced in the original building as part of the 1981 addition. Light fixtures throughout the building are incandescent, fluorescent, or compact fluorescent. The building manager noted that there are many lamp types to maintain. We believe there are more than 20 different types that are required to be inventoried by the library. Light fixture types vary from 2x2, 2x4, recessed downlights, concealed cove, decorative pendant, track lighting and historic replica type. Most of the lighting is in good condition. The building manager's office was one of the few areas where the lighting was in poor condition. Future renovation projects should consider replacement with LED source type fixtures. At a minimum, fixtures utilizing linear type T8 or T5 could easily be retrofitted with LED lamps as part of an energy efficiency project ahead of any major construction projects. Fixtures with historic significance can be retrofitted with LED lamps. Illumination levels throughout the interior seemed appropriate with no noticeable dark spots.

Exterior lighting is a mixture of HID and LED and is isolated to building entrances. There are two decorative light poles at the original building entrance. Exterior lighting is in good condition. The LED light fixtures are installed on the 1981 addition at the main entrance to Level 1. It is assumed the street lighting provides illumination to the sidewalks however in most cases the city street lighting is on the other side of the street and there are mature trees along the library sidewalks which could compromise the sidewalk illumination. As part of this report, we did not study the illumination levels at night.



EXAMPLES OF LUMINAIRES

Lighting controls in the building are a mixture of standalone and centrally controlled. Where appropriate, occupancy sensors are installed to automatically control the lighting. As part of the 1981 addition, a low voltage relay lighting control system was installed. The system has failed, and manual toggle switches were installed, within the relay enclosures, as direct replacements for the programmable relays. The open circulation and stack areas did not appear to have any means for automatic control.

Exterior lighting and the building signs is controlled by an Intermatic astronomical timeclock located on Level 1 and Level 2.

Wiring Devices

Receptacles installed around the building are in good condition. Convenience receptacles for device charging at seating areas was OK but future projects may look to increase the density. GFCI type devices were installed in all places required by the National Electric Code.

Structured Cabling System (voice/data)

The building’s structured cabling system is distributed from the main telecom room on Level 2 within the original building. The system utilizes CAT5 cabling and is configured as a universal cabling system. Available patch panel space for future cables is limited.

Cable management within the room is good. A communications grounding system is installed with a ground bus bar installed behind the equipment racks. Equipment racks and cable management racks all appeared to be connected to the grounding system.



EXAMPLE OF RELAY PANEL CONVERSION



MAIN TELECOM ROOM RACKS

ISP fiber is provided to the Level 3 telecom room and terminated on ISP equipment. Building fiber is extended from the Level 3 ISP demarcation to the Level 2 main telecom room. The ISP fiber pathway from the exterior to Level 3 was unknown.

As part of the 1981 addition, a coaxial TV cable system was installed. This cabling system does not appear to have ever been used. The amplifier and splitter still exist in the north wall but there are not video inputs to the system.

### Paging

A paging system is installed throughout the facility. The system head end is in the Level 2 main telecom room. The paging system is interconnected with the telephone system. The system is 70V type by Bogen Communications. The condition of the system was not tested but it was our understanding the paging through the phone system was still being utilized.

### Audio Visual Systems

AV systems are in the Level 3 Meeting Room and Boardroom.

The Meeting Room utilizes an Extron control system to manage multiple inputs and outputs. The ceiling mounted projector and motorized projection screen are in working condition. There are multiple user input options throughout the room. Program and voice lift audio are provided from ceiling mounted speakers. A wireless microphone appears to be available. Assisted listening type system was not present. The system electronics are in either the room lectern/equipment enclosure or within the Level 3 telecom room. It was noted that the meeting room does not accommodate virtual meetings well due to the only microphone option being installed on the user's device. Future renovations to the room should consider assisted listening and room microphones to improve virtual meetings.



*LEVEL 3 ISP DEMARCATION*



*UNUSED COAXIAL CABLE SYSTEM*



*MEETING ROOM*

The Board Room utilizes a Crestron control system to manage user inputs. A wall mounted flat panel display is installed and in good condition. A video conferencing camera is installed above the display. There are multiple user inputs within the room including a wireless connectivity option through Clickshare devices. The wireless connectivity system was noted to work well. The system electronics are in either the room casework rack or within the Level 3 telecom room. A sound bar mounted above the flat panel display provides program audio for the room. All functions and features of the room are in good condition.



BOARDROOM

Video Surveillance

The video surveillance system appears to have been upgraded since the 1981 addition. The current system utilizes PoE cameras connected to the structured cabling system. The network video recorder (NVR) is in the Level 2 main telecom room. The cameras are primarily by Axis Communications and the NVR is an ExacqVision device. Capacity and storage were not discussed but the system was noted to be in working condition. All system components appeared to be in good condition. Interior camera coverage was good with many cameras placed throughout the facility. Exterior coverage was good and utilized multi-sensor cameras.



RACK MOUNT NVR

Access Control & Intrusion Detection

A combination access control and intrusion detection system is installed in the building. The system head end components are in the Level 2 main telecom room. Access control is limited to two doors. Intrusion detection is located throughout utilizing motion, door position and glass break devices. The system was noted to be in working condition.



SYSTEM CONTROL PANELS AND POWER SUPPLIES

## Fire Alarm

An addressable, horn-based, fire alarm system is installed throughout the building. Automatic detectors (smoke, heat, projected beam) are installed within the original building but not the 1981 addition. It is assumed that this was done to provide a level of protection in the original building since it is not sprinklered. The 1981 addition is sprinklered and therefore automatic detectors in open areas are not installed. The main fire alarm control panel is installed within the north stairwell of the addition at Level 1. It is atypical to have this equipment installed in a stair well. Additionally, the stairwell has significant overheating issues. It is likely the backup batteries for the control panel are being operated well beyond the acceptable temperature limits of the batteries. Future projects should move the main control panel to a more controlled space. A remote annunciator is installed in the Level 1 main entry of the building addition. The fire alarm system is by Notifier and other than the temperature issues, is in good condition.



*MAIN FIRE ALARM CONTROL PANEL*

# / FACILITY IMPROVEMENT MEASURES

BUILDING AREA	CODE/ MAINTENANCE ITEM	RECOMMENDATION TO CORRECT	URGENCY LEVEL	COSTS
<b>INTERIOR</b>				
Second and Third Floor	Building not fully sprinklered	Consider providing sprinklers in the building for full coverage	Recommended	To Be Determined
Upper Level	Water issue in Children's Program Room	Provide waterproofing at building exterior, below grade	Recommended	\$5,000
Upper Level	Door sweep missing at roof access door	Provide door sweep	Urgent	\$150
Lower Level	Raised floor slab into third floor mechanical room	Provide threshold at door frame	Required	\$150
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
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
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
<b>SUBTOTAL</b>				<b>\$85,300</b>
<b>EXTERIOR</b>				
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
Building Addition	No roof overflow drains	Provide overflow scuppers	Required	See Line 28
Building Addition	Water drainage concerns at main entrance with trench drain, water directed towards building	Consider rework of the sidewalk slope at this entrance and overall drainage strategies	Recommended	\$27,000
Perimeter	Deterioration at stone mortar and gaps in mortar at pipe penetrations	Repair mortar and seal around pipe penetrations	Urgent	\$1,500
East Façade	Soffit finish deterioration	Repair paint finish	Recommended	\$300
<b>SUBTOTAL</b>				<b>\$29,800</b>

BUILDING AREA	CODE/ MAINTENANCE ITEM	RECOMMENDATION TO CORRECT	URGENCY LEVEL	COSTS
<b>ACCESSIBILITY (ADA)</b>				
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
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
<b>SUBTOTAL</b>				<b>\$50,000</b>
<b>MECHANICAL</b>				
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
Chilled Water Pumps	Capacity	Increase capacity to have improved redundancy	Recommended	\$50,000
Condenser Water Pump	Redundancy	Add 2nd pump to provide redundancy	Recommended	\$60,000
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
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
Temperature control	Space Comfort	Revise thermostat locations and add space heating equipment at exterior envelope load (qty=1)	Recommended	\$6,000
IT Equipment cooling	Failure and Redundancy	Install new cooling equipment and add redundancy	Recommended	\$25,000
Mechanical Room Exhaust	Refrigerant leak exhaust	Install exhaust for temperature relief and refrigerant leak exhaust.	Required	\$10,000
Book Drop	Temperature and Moisture Issues	Add ventilation and heat source at book drop area.	Urgent	\$5,000
Maker's Space	Ventilation	Add ventilation to improve space conditions.	Recommended	\$5,000
<b>SUBTOTAL</b>				<b>\$511,000</b>



BUILDING AREA	CODE/ MAINTENANCE ITEM	RECOMMENDATION TO CORRECT	URGENCY LEVEL	COSTS
<b>PLUMBING</b>				
Domestic Water Piping	Build up	Replace domestic water piping due to build-up inside pipes, provide allowance	Recommended	\$75,000
Domestic Water Heater	Age	Replace domestic water heater due to age.	Recommended	\$5,000
Electric Water Coolers	Non-ADA compliant	Install ADA compliant water coolers	Required	\$30,000
Roof Drainage	No overflow drains/scuppers on low roof (east)	Add overflow roof drains.	Required	\$10,000
<b>SUBTOTAL</b>				<b>\$120,000</b>
<b>ELECTRICAL</b>				
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
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
Generator Distribution	Code Requirement	Separate emergency and standby loads onto dedicated transfer switches.	Recommended	\$10,000.00
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
Lighting	Energy upgrade	As fixtures fail, replace with LED versions	Recommended	\$250 per location
<b>SUBTOTAL</b>				<b>\$25,000.00</b>
<b>ANTICIPATED TOTAL</b>				<b>\$821,100</b>
<b>Total Cost Expectation (includes General Conditions, Overhead and Profit &amp; 1 year inflation, excludes design fees, FF&amp;E)</b>				<b>\$985,320</b>

# / 21ST CENTURY LIBRARIES



## TWENTY FIRST CENTURY LIBRARY DESIGN

Public libraries continue to evolve as services, media, and our culture changes. A well-planned library anticipates these changes and is flexible enough to accommodate current and future paradigm shifts. We believe there are 5 key areas of focus in a 21st century library : People Focused, Flexibility in Space and Furnishings, Tech-Rich in Services and Building Design, Community Centers and Sustainable in Design and Operation.

The design of any library is always a unique process with each client. This is increasingly true with advanced integration of technology, collaboration opportunities and flexibility needs. These elements also have different needs based on the user. These needs are carefully evaluated and discussed throughout the design process to help guide the development of each space within the building and beyond the four walls of a traditional structure. At the conclusion of the design process, each library is given a book with specific library-focused solutions to address these needs in their project(s). This book helps ensure the design process incorporates these solutions into a new or renovated facility that is prepared for the future.



### People Focused

- Self-directed user services
- Creating spaces for all users to call their own, from active to contemplative
- Spaces for user engagement and learning
- Areas for business and career minded individuals



### Flexibility In Space And Furnishing

- Design for maximum flexibility and environments that allow for continuous change
- Multi-use spaces, maker spaces, community event spaces
- Provide a variety of furnishings to allow for user preferences



### Tech-Rich In Services And Building Design

- Allow for collaboration spaces that easily integrate technology
- Technology infusion throughout the library and furnishings
- Electronic publishing and e-books
- Spaces for user engagement and learning



### Community Centered

- Through community relationships and partnerships
- Design to be a reflection of the community
- Spaces for community use



### Sustainable In Design And Operations

- Design to minimize operating costs
- Green design and environmental sustainability
- Lower height collection shelving and displays for increased visibility and daylighting



# / SPACE NEEDS

## SUMMARY OF ESTIMATED SPACE NEEDS - FEH DESIGN

BASIC INFORMATION	
Library Name	Carnegie-Stout Public Library
Year Space Needs Analysis Performed	2023
Space Needs Calculation Target Year	2043
Design Population Applied	61,900

COLLECTION SPACES	Square Footage
Adult Collection Space Required	11,779
Children's Collection Space Required	5,323
Young Adult Collection Space Required	644
<b>TOTAL COLLECTION SPACE REQUIRED</b>	<b>17,745</b>

RUNNING TOTAL  
71,975 GSF

SEATING SPACES	User Seats	Square Footage
Recommended Total User Seating Base (not including computer or meeting room seating). NOTE: Total number of seats may differ from sum of counts for individual areas due to rounding.	175	
<b>CASUAL AND STUDY SEATING</b>		
Adult Casual and Study Seating Suggested Based on Population Served	105	4,189
Children's Casual and Study Seating Suggested Based on Population Served	52	1,571
Young Adult Casual and Study Seating Suggested Based on Population Served	17	698
<b>TOTAL CASUAL AND STUDY SEATING REQUIRED</b>		<b>6,459</b>
<b>COMPUTER/ TECHNOLOGY SEATING</b>		
Adult Desktop Computer Workstations	16	720
Children's Desktop/ Early Literacy/ Educational Game Workstations	10	450
Young Adult Desktop Computer Workstations	5	225
Laptop Bar Stations	0	-
<b>TOTAL COMPUTER/ TECHNOLOGY SPACE REQUIRED</b>		<b>1,395</b>
<b>TOTAL USER SEATING SPACE REQUIRED</b>		<b>7,854</b>

RUNNING TOTAL  
71,975 GSF

STAFF SPACES	Square Footage
Director's Office	220
Other Enclosed Offices	1520
Circulation Workstations	540
Reference/ Information Desk Workstation(s)	300
Children's Service Desk Workstation(s)	330
Young Adult Service Desk Workstation(s)	120
Other Service Desks	310
General Staff Workspace	6480
Staff Lunch/ Break Room	1360
<b>TOTAL STAFF WORKSPACE REQUIRED</b>	<b>11,180</b>

MEETING AND GATHERING SPACES	Occupancy	Square Footage
Conference Room #1	20	660
Conference Room #2	30	960
All-Purpose Room #1	120	1,800
All-Purpose Room #2	80	1,200
Children's Program Area	65	880
Children's Craft Area	40	540
Children's Creative Play Space	12	240
Maker Space	20	700
Computer Lab	4	220
Tutoring Space(s)	16	610
Group Study Space(s)	12	470
Other Meeting Space #1	0	-
Other Meeting Space #2	0	-
<b>TOTAL MEETING &amp; GATHERING SPACE</b>		<b>8,280</b>

RUNNING TOTAL  
71,975 GSF

SPECIAL USE SPACES	Square Footage
Coffee Bar	-
Café	-
Art Gallery	1,802
Friends' Book Sale Area	225
Friends' Gift Shop	-
Friends' Office/ Book Sorting Area	2,253
Co-Working Space	600
Office for another organization/ agency	-
AMH (RFID) sorting equipment	483
<b>TOTAL SPECIAL USE SPACES</b>	<b>5,363</b>

RUNNING TOTAL  
71,975 GSF

MISCELLANEOUS SPACES	Square Footage
<p>Space for areas such as restrooms, mechanical rooms, janitorial storage are included in the percentage that is applied in the Structural Space/ Non-Assignable Space category. However, there are some some important spaces that are not included in the functional categories above that are important to library operations. These are broken out below.</p>	
Self Checkout Unit(s)	240
Copy Machine(s)	150
Dictionary Stand(s)	50
Atlas Stand(s)	35
Map Case(s)	0
Microform Cabinet(s)	60
Vertical File Cabinet(s)	24
Lateral File Cabinet(s)	0
<b>TOTAL MISCELLANEOUS SPACES</b>	<b>559</b>

<b>UNCATEGORIZED SPACE</b>	
	Square Footage
Supply Storage	447
General Storage	1522
Entrance Lobby(ies)	1522
Service/ Loading Entrance	507
<b>TOTAL UNCATEGORIZED SPACE</b>	<b>3,999</b>

**TOTAL FUNCTIONAL SPACE** 54,980

STRUCTURAL SPACE/ NON-ASSIGNABLE SPACE PERCENTAGE APPLIED 28 %

**GRAND TOTAL ESTIMATED TOTAL SPACE NEED  
(GROSS SQUARE FEET) 71,975 GSF**

# / SPACE NEEDS COMPARISON

FUNCTIONAL AREA	Minimum Acceptable User-Friendliness	Moderate User-Friendliness	Ample User-Friendliness	Hyper User-Friendliness	Existing	Program SF	Difference
<b>COLLECTION SPACES</b>							
Adult Collections (108,000 vol.)	5,678	7,762	11,949	15,416	7,451	11,779	(4,328)
Children's Collections (52,600 vol.)	2,764	3,627	5,346	6,761	3,009	5,323	(2,314)
Young Adult Collections (5,800 vol.)	369	525	649	1,093	375	644	(269)
<b>SEATING SPACES</b>							
Adult Casual & Study (105 seats)	3,142	3,666	4,189	4,713	3,413	4,189	(776)
Children's Casual & Study (52 seats)		1,309	1,571	1,833	409	1,571	(1,162)
Young Adult Casual & Study (17 seats)	524	611	698	786	639	698	(59)
Adult Computer/Technology (16 seats)	560	640	720	800	656	720	(64)
Children's Computer/Technology (10 seats)	300	350	400	450	345	450	(105)
Young Adult Computer/Technology (5 seats)		200	225	250	135	225	(90)
<b>STAFF SPACES</b>							
Director's Office (1 office)	180	190	210		439	220	219
Other Enclosed Offices (8 offices)	1,280	1,360	1,440	1,520	1,407	1,520	(113)
Circulation Workstations (3 Checkout Positions)		480	510	540	190	540	(350)
Reference/Information Desk (2 Positions)	240	260	280	300	274	300	(26)
Children's Service Desk (2 positions)		290	310	330	127	330	(203)
Young Adult Service Desk (1 position)		100	110	120	74	120	(46)
Other Service Desks (2 positions)		270	290	310	237	310	(73)
General Staff Workspaces (Distributed Among Departments)		5,400	5,940	6,480	3,367	6,480	(3,113)
Staff Lunch/Break Room		1,360	1,360	1,360	521	1,360	(839)
<b>MEETING &amp; GATHERING SPACES</b>							
Conference Room #1 (20 seats)		660	660	660	581	660	(79)
Conference Room #2 (30 seats)		960	960	960	0	660	(660)
All-Purpose Room #1 (120 seats)		1,800	1,800	1,800	1,480	1,800	(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	880	(183)
Children's Craft Area (40 seats)		540	540	540	0	540	(540)
Children's Creative Play Space (occupancy 12)	240	240	240		439	240	199
Maker Space (20 seats)		700	700	700	492	700	(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	118	470	(352)
Whisper Room					172		172
<b>SPECIAL USE SPACES</b>							
Art Gallery		1,467	1,779	2,062	978	1,802	(824)
Friend's Book Sale Area	159	183	222		305	225	80
Friend's Office/Sorting Space		1,834	2,224	2,578	381	2,253	(1,872)
Co-Working Spaces/Zoom Room (6 seats total)		600	600	600	0	600	(600)
Automated Materials Handling		483	483	483	0	483	(483)
<b>MISCELLANEOUS SPACES</b>							
Self Checkout Units (4)		240	240	240	100	240	(140)
Public Copy Machines (3)		150	150	150	38	150	(112)
Dictionary Stands (2)		50	50	50	25	50	(25)
Atlas Stands (1)		35	35	35	25	35	(10)
Genealogy/Microform Cabinets (4)	60	60	60		80	60	20
Genealogy/Vertical Files (2)	24	24	24		81	24	57

<b>MISCELLANEOUS SPACES</b>							
Self Checkout Units (4)		240	240	240	100	240	(140)
Public Copy Machines (3)		150	150	150	38	150	(112)
Dictionary Stands (2)		50	50	50	25	50	(25)
Atlas Stands (1)		35	35	35	25	35	(10)
Genealogy/Microform Cabinets (4)	60	60	60		80	60	20
Genealogy/Vertical Files (2)	24	24	24		81	24	57
<b>UNCATEGORIZED FUNCTIONAL SPACE</b>							
Supply Storage (Distributed Among Departments)		388	418	447	37	447	(410)
General Storage (Distributed Throughout Building)	1,087	1,247	1,503	1,736	1105	1,522	(417)
Entrance Lobby/Lobbies		1,247	1,503	1,736	524	1,522	(998)
Service/Loading Entrance		416	501	579	0	507	(507)
<b>TOTAL FUNCTIONAL SPACE</b>							
	39,379	45,104	54,269	62,600	30,726	54,679	
<b>NET TO GROSS PERCENTAGE APPLIED</b>	28%	28%	28%	28%		28%	
<b>SQUARE FOOTAGE RESULTING FROM 28%</b>	11,026	12,629	15,195	17,528		15,310	
<b>VERTICAL CIRCULATION (STAIRS &amp; ELEVATOR)</b>	2,500	2,500	2,500	2,500		2,500	
<b>STRUCTURAL/NON-ASSIGNABLE SPACE</b>	13,526	15,129	17,695	20,028		17,810	
<b>TOTAL GROSS SQUARE FEET</b>	52,905	60,233	71,964	82,628	53,723	72,489	(18,766)



Space Needs Program - one story

## Dubuque, Iowa PUBLIC LIBRARY BRANCH



Area/Room Name	Space Needs			Remarks
	No. of Seats/Rooms	Room Size (sf)	Total Area	
Collections - Adult	1	2401	2401	
Seating - Adult	25	35	875	
Quiet Reading area	1	300	300	seats 6
Computer/printer stations	4	40	160	3 seats plus a printer
Collections - Young Adult/Teens	1	600	600	
Seating - Young Adult	8	47	376	
Computer/printer stations	4	40	160	3 seats
Lap top bar	2	24	48	
Collections - Childrens	1	2489	2489	
Seating - Childrens	16	30	480	
Children's computer stations	4	35	140	
Children's toilet room	1	64	64	in children's area
Periodicals	1	0	0	Included above
Non-print	1	0	0	Included above
Other collections	1	100	100	games, baking pans, puzzles, etc.
Coffee bar	1	64	64	with sink
Circulation Desk stations	1	240	240	
Self Check stations	1	60	60	
General Staff work area	1	880	880	
Office supply storage	1	76	76	in work area
Branch Director's Office	1	210	210	
Children's Office	1	180	180	
IT Equipment closet	1	36	36	
Staff restroom	1	72	72	
Staff lunch break area	1	300	300	
Friends book sale area	1	62	62	
Friends book sorting area	1	150	150	
Maker/recording studio Space	1	900	900	seats 25
Tutoring room	3	90	270	seats 2 each
Study room	2	140	280	seats 4
Conference/Board room	1	540	540	seats 16
Business Center copy/print/scan	1	100	100	Copy machine only, near computer stations
Men's Restroom	1	195	195	on common lobby
Women's Restroom	1	195	195	on common lobby
Family Restroom	1	72	72	on common lobby
Janitor's Closet	1	58	58	on common lobby
Entry Vestibule	1	110	110	to common lobby
Multi-purpose meeting room	1	1125	1125	accessed from common lobby, seats 75
Children's Program room	1	700	700	Next to meeting room with movable wall, seats 50
Common Lobby	1	300	300	

A/V equipment closet	1	24	24	for meeting rooms
Story Time room storage	1	72	72	off of children's program room
Meeting room storage	1	72	72	off of multipurpose room
Drinking fountain alcove	1	10	10	on common lobby
meeting room coat closet	1	20	20	on common lobby
Stroller parking	1	30	30	in children's area
Book drop	1	32	32	at entrance or drive up
Local History/Genealogy	0	540	0	In Board Room or Quiet Reading in Cases
Art Display in Lobby	1	84	84	display cases
Art Display in Library	1	84	84	display cases
Art gallery Storage	1	12	12	closet
General building Storage	2	125	250	
Kitchenette	1	180	180	on common lobby, for serving large events
Fire Sprinkler Entrance room	1	80	80	if sprinklers are required
Receiving area	1	138	138	
Staff entrance airlock	1	60	60	
Recycling & trash room	1	80	80	
Stair #1	0	280	0	
Stair #2	0	280	0	
Elevator	0	110	0	
Mechanical & Electrical rooms	2	350	700	
<b>Total Net Square Footage</b>			<b>17296</b>	
<b>Multiplier for Corridors, Chases, and Walls = +20%</b>			<b>3459.2</b>	
<b>Gross Square Footage of above listed rooms</b>			<b>20755.2</b>	

<b>GENERAL LIBRARY ACTIVITIES</b>	<b>Jun 23</b>	<b>Jun 22</b>	<b>YTD FY-23</b>	<b>YTD FY-22</b>
<b>Total Library Circulation</b>	47,860	46,058	450,653	433,532
<i>Percentage Change</i>	4%		4%	
<b>Total Reference Inquiries</b>	940	740	9,282	8,357
<i>Percentage Change</i>	27%		11%	
<b>Library Registrations (New)</b>	427	374	3,961	7,710
(5,498 School Library Cards Added 03/2022)				
<b>Library Registrations (Total)</b>			44,178	47,771
<b>Visitor Count</b>	19,534	18,881	184,852	162,178
<i>Percentage Change</i>	3%		14%	
Curbside Visits	70	108	1,067	1,300
<b>Total Internet and Wireless Usage</b>				
Total Number of Uses	11,231	8,684	97,310	83,152
<i>Percentage Change</i>	29%		17%	
<b>Social Media Engagements</b>				
YouTube	378	1,549	14,739	9,504
Facebook	835	1,932	18,631	20,427
Twitter	88	183	3,142	3,427
Instagram	142	148	1,657	2,540
Pinterest	27	10	308	420
Good Reads (Total # in Book Club & Friends)	350	327		
New Adult e-Newsletter Registrations	3	4	37	30
New Children's e-Newsletter Registrations	0	0	8	520
New Teen e-Newsletter Registrations	0	0	4	96
<b>Maker Space</b>			<b>YTD</b>	<b>YTD</b>
	<b>Jun 23</b>	<b>Jun 22</b>	<b>FY-23</b>	<b>FY-22</b>
<b>Patron Use Only:</b>				
Number of Activities/Programs	9	7	107	87
Number of Attendees	189	73	2,345	1,236
Number of New Certified Makers	0	0	0	20
Number of Visitors	886	589	6,175	3,642
Number of Events Outside the Library	0	0	6	0
Interactions Outside the Library	0	0	1,252	0
Whisper Room Total Minutes Used	4,579	3,450	32,938	25,825
Number of Whisper Room Uses	39	27	284	212
<b>Staff Use Only:</b>				
Whisper Room Total Minutes Used	100	90	1,570	1,890
Number of Whisper Room Uses	2	2	29	33

<b>ADULT SERVICES</b>	<b>Jun 23</b>	<b>Jun 22</b>	<b>YTD FY-23</b>	<b>YTD FY-22</b>
<b>Total Reference Questions</b>	694	474	7,398	5,457
<b>Internet Use</b>				
Total Number of Desktop Uses	1,141	969	12,970	11,008
Total Number of Wireless Uses	9,647	7,170	79,976	70,020
<b>Programs</b>				
Number Held in the Library	6	5	80	79
Number of Attendees	130	84	2,542	1,285
<i>Percentage Change</i>	<i>55%</i>		<i>98%</i>	
Number Held Outside of the Library	0	1	5	3
Number of Attendees	0	20	183	438
<b>Bicycle Library</b>				
Number of Stops	2	4	4	36
Number of Interactions	15	74	70	465
Number of Circulations, all materials	0	0	36	134
<b>YOUTH SERVICES</b>	<b>Jun 23</b>	<b>Jun 22</b>	<b>YTD FY-23</b>	<b>YTD FY-22</b>
<b>Total Reference Questions</b>	246	266	1,884	2,900
<b>Desk Top Internet Usage Children</b>				
Total Number of Uses	341	479	3,361	1,939
<b>Desk Top Internet Usage Young Adult</b>				
Total Number of Uses	102	66	1,003	185
<b>Children's Programs</b>				
Number Held in the Library	46	22	403	272
Number of Attendees	1,934	991	12,996	6,114
<i>Percentage Change</i>	<i>95%</i>		<i>113%</i>	
Number Held Outside of the Library	14	22	198	180
Number of Attendees	1,122	1,068	7,405	4,059
<b>Teen Programs</b>				
Number Held in the Library	13	11	106	90
Number of Attendees	77	78	942	658
<i>Percentage Change</i>	<i>-1%</i>		<i>43%</i>	
Number Held Outside of the Library	1	2	47	37
Number of Attendees	19	85	2,232	400

CIRCULATION SERVICES	Jun 23	Jun 22	YTD FY-23	YTD FY-22
<b>Library Circulation</b>				
Dubuque Residents	41,018	38,173	389,942	370,581
Non-residents	6,842	7,885	60,711	62,951
<b>TOTAL CIRCULATION</b>	<b>47,860</b>	<b>46,058</b>	<b>450,653</b>	<b>433,532</b>
<hr style="border-top: 1px dashed black;"/>				
<b>Adult Circulation</b>				
Print Materials	9,666	9,787	100,432	101,033
Other Materials	1,268	1,406	13,875	15,759
Lap Tops	23	38	350	442
Digital Material	9,779	7,602	105,938	89,455
DVD-Blu-ray Materials	5,529	6,258	68,427	74,330
<b>Total Adult Circulation</b>	<b>26,265</b>	<b>25,091</b>	<b>289,022</b>	<b>281,019</b>
<i>Percentage Change</i>	<i>5%</i>		<i>3%</i>	
<hr style="border-top: 1px dashed black;"/>				
<b>Teen Circulation</b>				
Print Materials	1,214	1,212	8,081	8,189
Other Materials	8	9	79	93
Digital Material	679	619	6,818	5,809
<b>Total Teen Circulations</b>	<b>1,901</b>	<b>1,840</b>	<b>14,978</b>	<b>14,091</b>
<i>Percentage Change</i>	<i>3%</i>		<i>6%</i>	
<hr style="border-top: 1px dashed black;"/>				
<b>Children Circulation</b>				
Print Materials	17,080	16,392	122,478	111,718
Other Materials	180	127	1,451	1,327
DVD-Blu-ray Materials	1,672	1,857	15,435	17,670
Digital Material	762	751	7,289	7,707
<b>Total Children Circulation</b>	<b>19,694</b>	<b>19,127</b>	<b>146,653</b>	<b>138,422</b>
<i>Percentage Change</i>	<i>3%</i>		<i>6%</i>	



# 03

## SPARK SESSION

### CONTENTS

---

DESIGN PROCESS

ATF TIMELINE

AERIAL OF SITES

HEAT MAP

SITE CONCEPTS & DESIGN OPTION SKETCHES

COMMENTS

ATF SURVEY

VOTING RESULTS

CRITERIA

BUDGETS

ATF MEETING MINUTES

# / FEH DESIGN SPARK SESSION



## OUR DESIGNERS COME TO YOU

A unique service offered by FEH Design is our well-refined Spark Session. FEH sets the standard for collaborative design with this intense and interactive design session. We engage large numbers of participants, listen to their ideas, study and evaluate options in a way that builds ownership by all those involved. The result is consensus building and clear design direction to move your project forward.

We tailor the timeline to leverage other community events, issues and gatherings to maximize participation. The FEH team facilitates and participates in a way that is most appropriate to the specific need or event. In today's digital world, we also can adapt this process online through virtual meetings, live website updates, and online surveys.

We customize the Spark process to best meets your project goals.

## A FAST-PACED, ENGAGING, HIGHLY-FOCUSED DESIGN SESSION

### FAST-PACED

In a 1 - 2 day Spark session we create concept drawings based on your ideas. These concepts are then presented back to the participating group to build consensus and gather feedback. Participants are able to come and go throughout the sessions.

### ENGAGING

Input is gathered 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 ownership in the project.

### HIGHLY-FOCUSED

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

### DESIGN

During the Spark Session, multiple design concepts are created. We continuously step back, reflect and refine the designs. The best concepts move forward and then continues toward more refined design.



## WHAT DOES A SPARK SESSION LOOK LIKE?

### OUR TEAM STARTS AHEAD OF THE SPARK SESSION BY...

- Evaluating needs and priorities
- Defining the scope of the project
- Developing a building program that charts the specifics of the project
- Developing space requirements
- Conducting site visit(s)

### THEN, WE PACK UP OUR DESIGN BAGS AND MOVE INTO YOUR SPACE!



01



02



#### STEP ONE

- Site Identification and Analyses
- Circulation Issues
- Square Footage Requirements
- Site Development Concepts
- Formal Review

#### STEP TWO

- Bubble Diagrams
- Block Planning
- Floor Plan/Site Plan Relationships
- Formal Review



### FORMAL REVIEW...

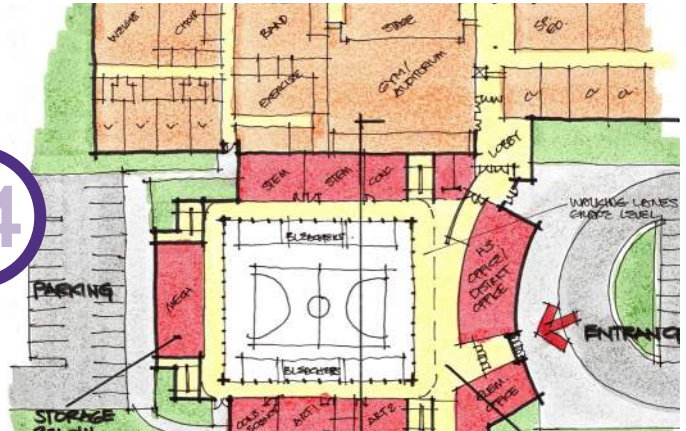
Periodically, everyone steps back, takes a deep breath, and reviews all drawings and progress to ensure it's headed in the right direction.



03



04



**STEP THREE**

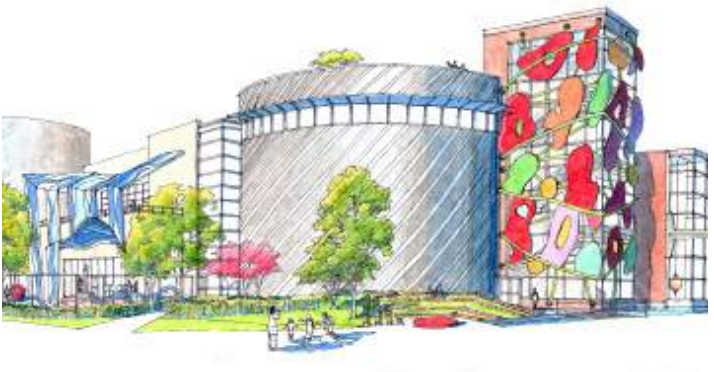
- Conceptual Floor Plans
- Site Plan Refinements
- Site Amenities
- Building Massing Studies
- Exterior Elevation Sketches
- Capital Cost Comparisons
- Formal Review

**STEP FOUR**

- Floor Plans
- Site Plans
- Elevations
- Feature Sketches
- Operating Cost Comparisons
- Formal Review



**SPARK FINALES**

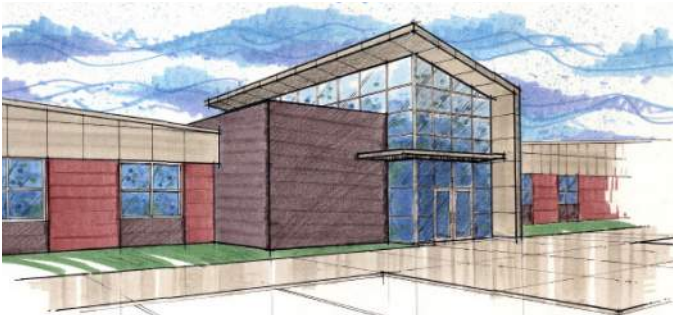


## WHAT PROJECTS ARE BEST FOR A SPARK SESSION?

Spark is ideal for clients who are looking to create:

- a master plan
- public use projects
- a condensed design timeline
- visuals for capital campaigns
- community support

A Spark Session brings people together and ensures voices will be heard. Plus, the resulting artwork at the conclusion of the Session often times closely resembles the completed building... And you were an integral part of the creation!



WEST DES MOINES PUBLIC SERVICES / WEST DES MOINES, IOWA



OAK VIEW BRANCH LIBRARY / SIOUX FALLS, SOUTH DAKOTA



KEMIN INDUSTRIES WORLD WIDE HEADQUARTERS / DES MOINES, IOWA



# / FEH DESIGN SPARK SESSION



**FEH DESIGN**  
ARCHITECTURE / ENGINEERING / INTERIORS

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Carnegie-Stout Public Library Planning Timeline

Dubuque, Iowa

2023.07.13

Kick-off meeting with the Core Planning Committee Review Scope, Create Goals for Success, Review Timeline	11:00AM Thurs Board Room	13 July 2023
Core Planning Committee Meeting #2 Space Needs Planning Begin, ATF List	9:00AM Tues Board Room	18 July 2023
Review Building Issues with Staff and Facility Manager	8AM-12PM	26 July 2023
Space Needs Analysis with Director and Key Staff Inventory Library's services, programs, collections, staffing, parking Review service goals	2-5PM Board Room	2 August 2023
Core Planning Committee Meeting #3 Present an initial review of the library's updated space needs, the departmental level space analysis Review condition assessment, ATF recruitment and prep	10:30AM Wed	16 August 2023
Recruitment of public Advisory Task Force (ATF)	Ongoing	August 2023
Public Meeting/Advisory Task Force (ATF) mtg #1 at Library	6:00 PM Wed	23 August 2023
Core Planning Committee meeting #4	7:30 PM Wed	23 August 2023
Library Board meeting (In Person and Virtual) Present Preliminary Space Needs Assessment, Spark Update	4:00 PM Thurs	24 August 2023
Public meeting/Advisory Task Force (ATF) mtg #2 at Library	6:00 PM Wed	6 September 2023
Core Planning Committee meeting #5	7:30 PM Mon	6 September 2023
Public Design SPARK Session DAY 1 Explore Options with Community Noon and Evening Presentations	Wed Auditorium	13 September 2023
Public Meeting/Advisory Task Force (ATF) mtg #3	6:00 PM Wed	13 September 2023
Core Planning Committee meeting #6 (after workshop)	7:30 PM Wed	13 September 2023
Public Design SPARK Session DAY 2 Explore Options with Community Noon and Evening Presentations Develop Project Budgets	Wed Auditorium	20 September 2023
Public Meeting/Advisory Task Force (ATF) mtg #4	6:00 PM Wed	20 September 2023



Core Planning Committee meeting #7 (after workshop)	7:30 PM Wed	20 September 2023
Public meeting/Advisory Task Force (ATF) mtg #5 Make recommendation of preferred design option(s)	6:00 PM Tues	3 October 2023
Core Planning Committee meeting #8 Review ATF recommendation, Review survey, Refined solutions, budgets	9:00 AM Wed	4 October 2023
Design team to complete report & recommendations Send Digital Report to Library Director		16 October 2023
<b>SPECIAL Library Board meeting</b> Review Results with Library Board	Noon	<b>19 October 2023</b>

# / AERIALS OF SITES

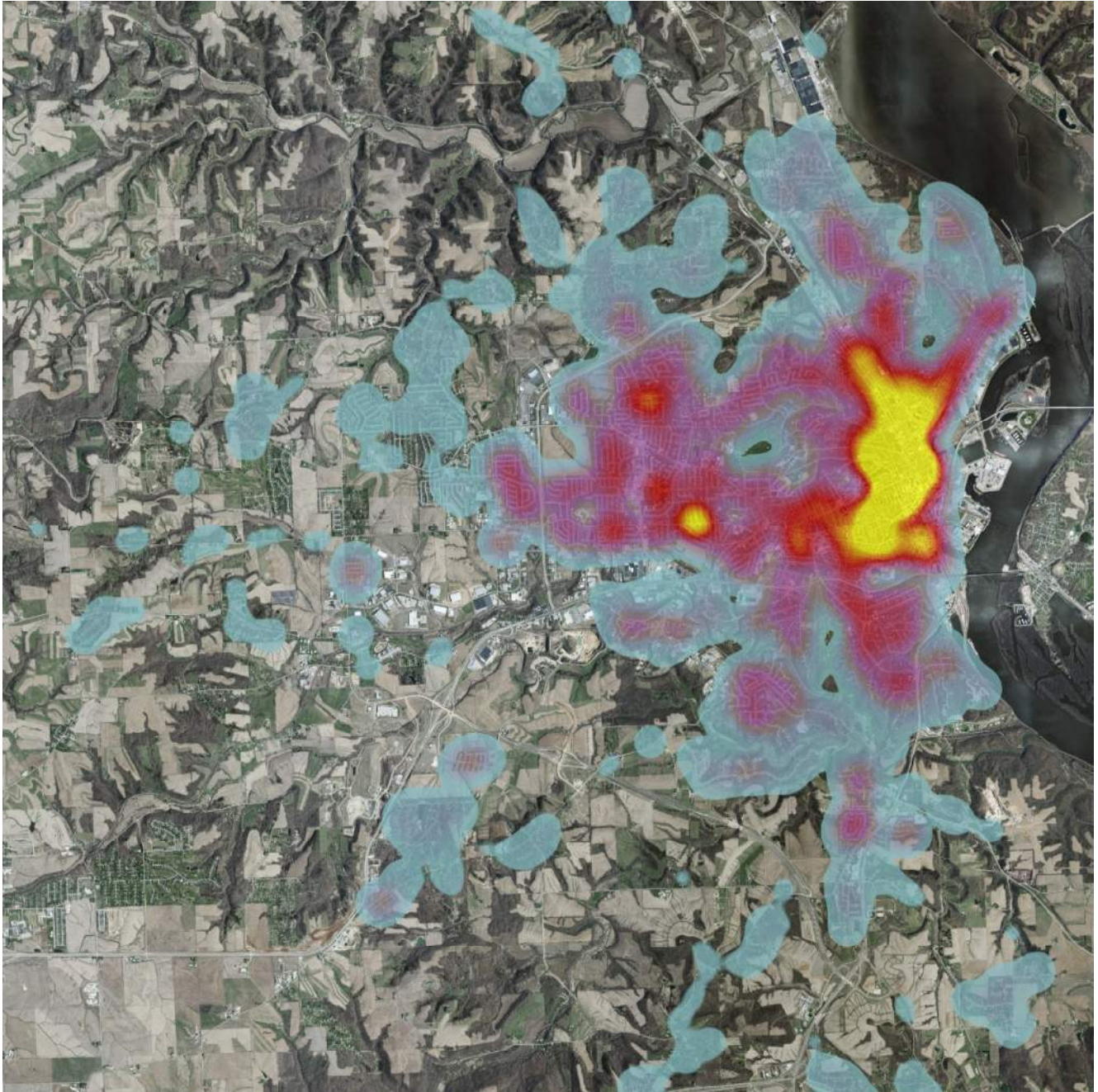
Existing Library Site



### Former Dubuque Bank & Trust Site

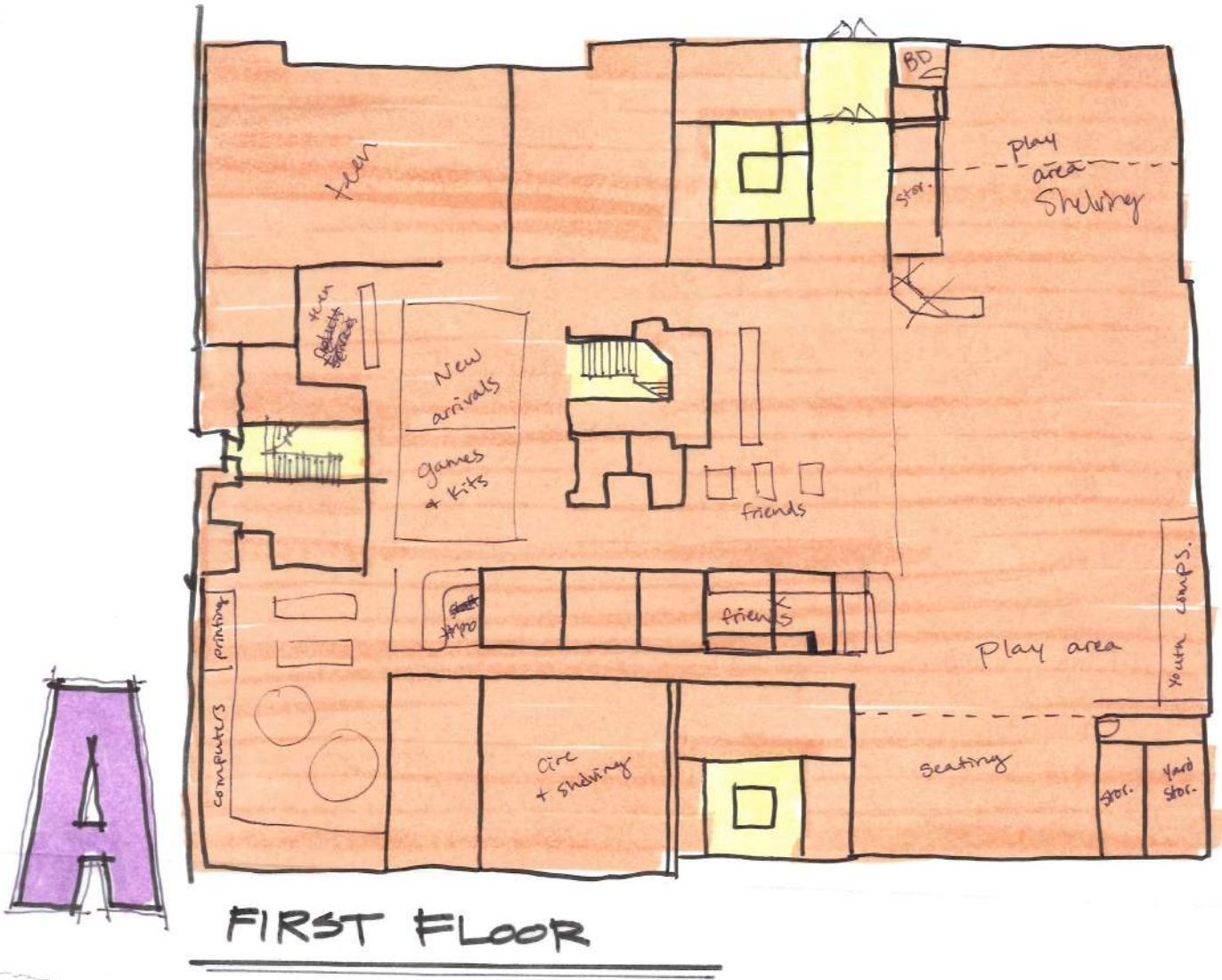


# / HEAT MAP OF LIBRARY CARD HOLDERS



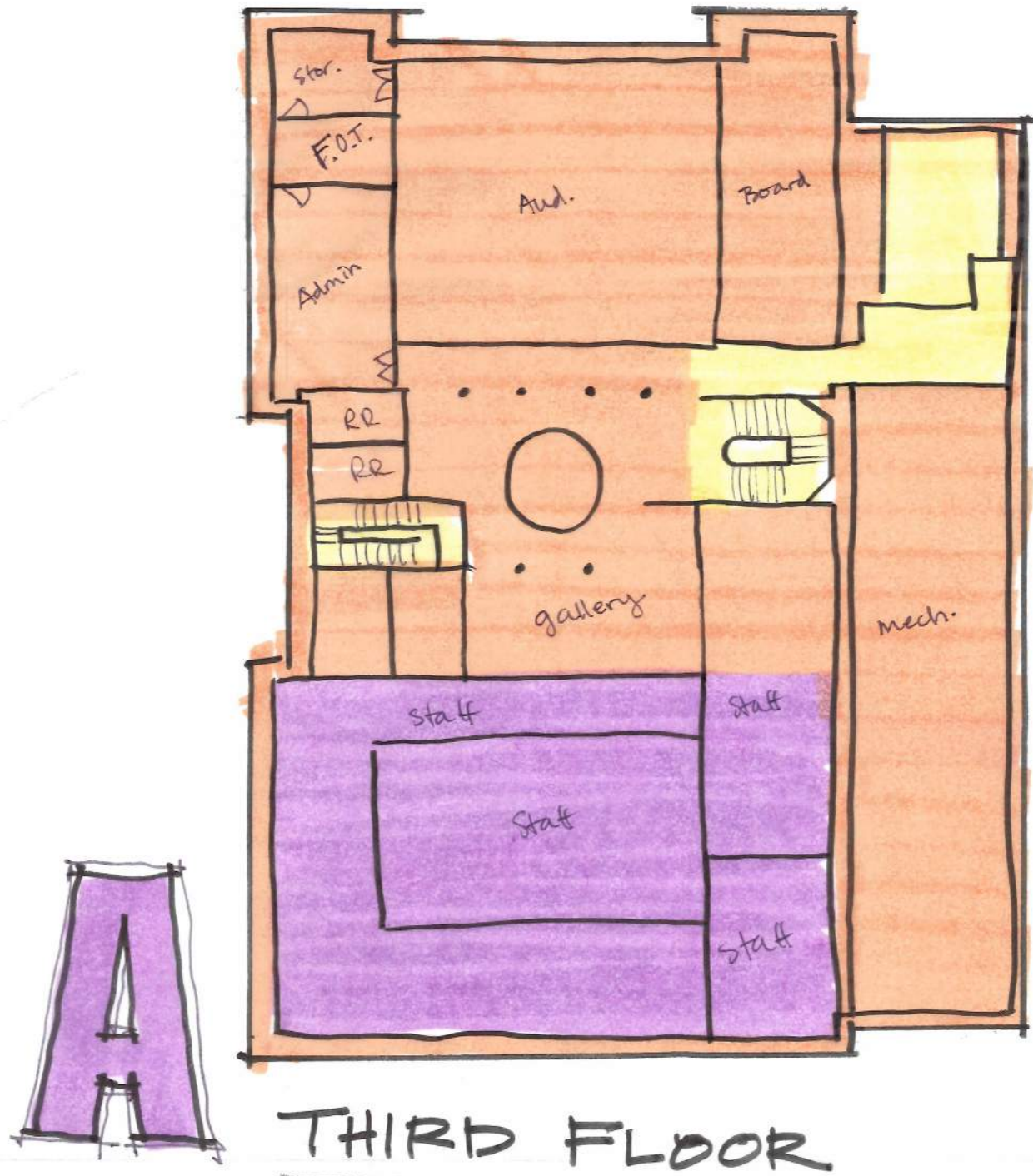


# / SITE CONCEPTS & DESIGN OPTION SKETCHES

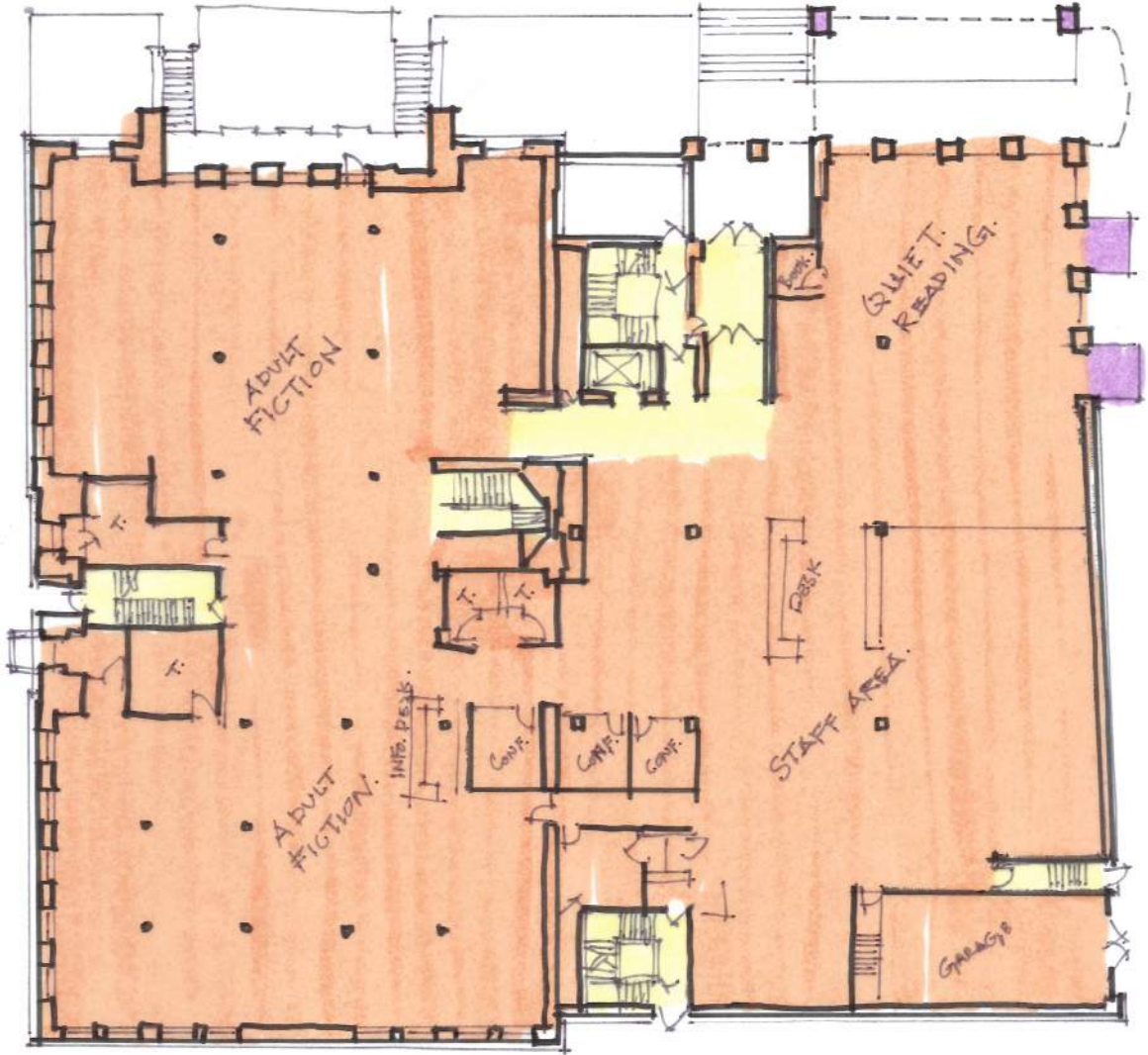




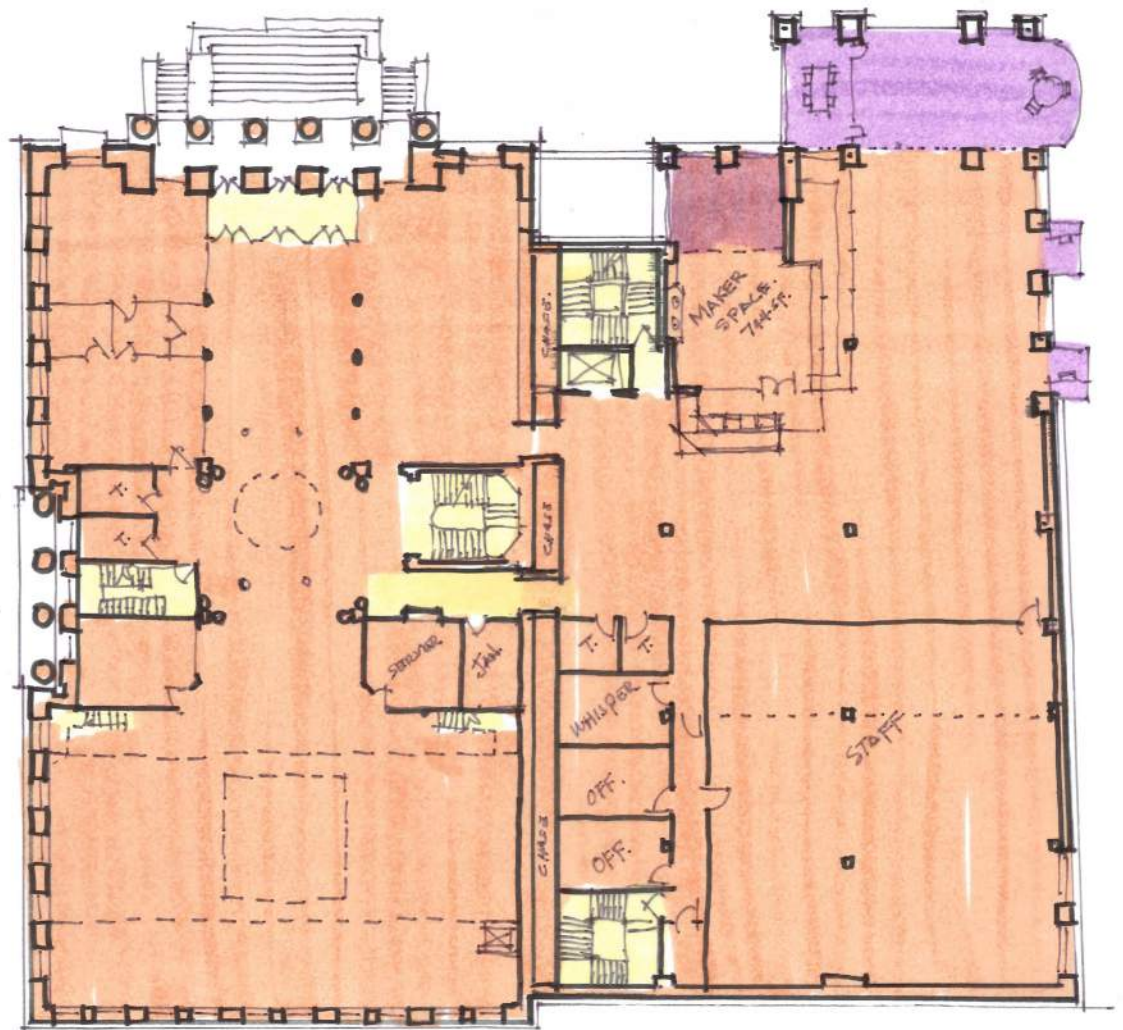
**SECOND FLOOR**



B



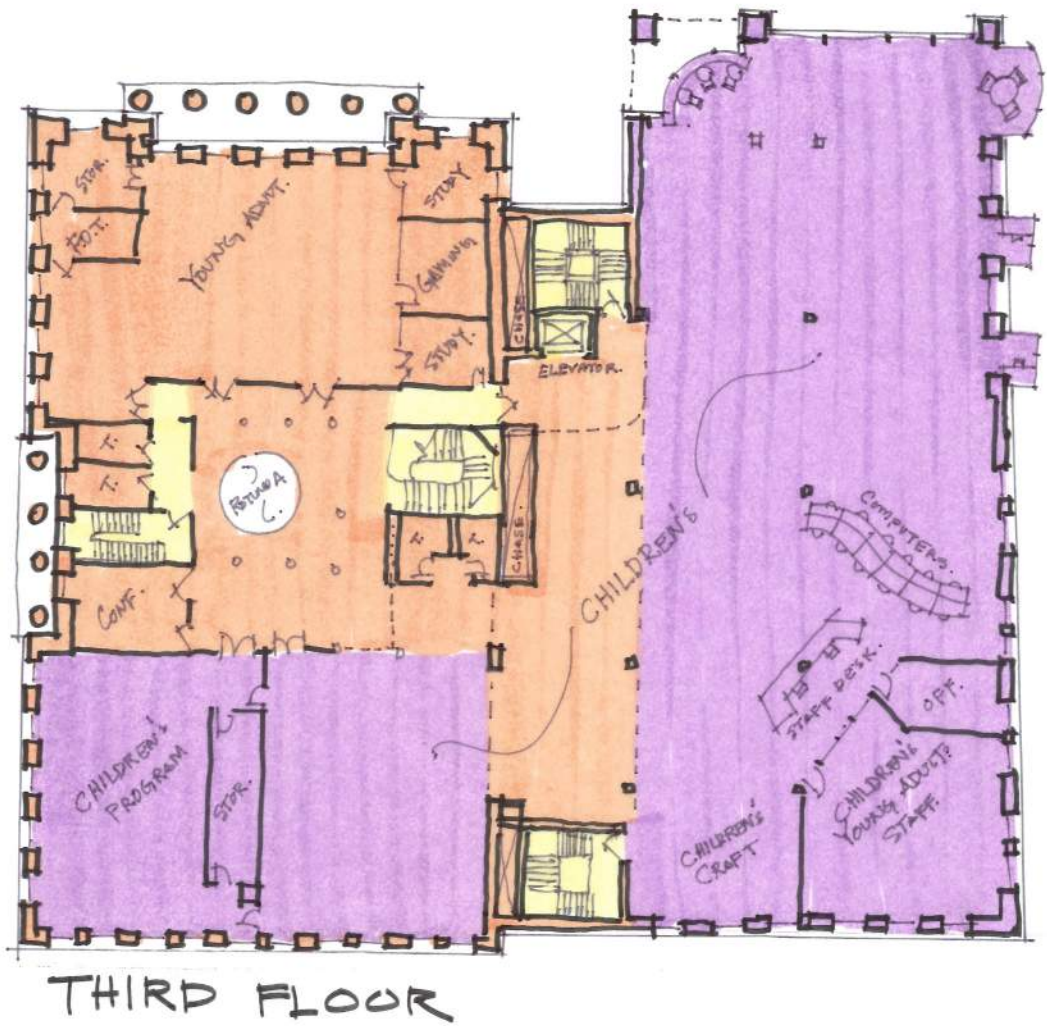
FIRST FLOOR

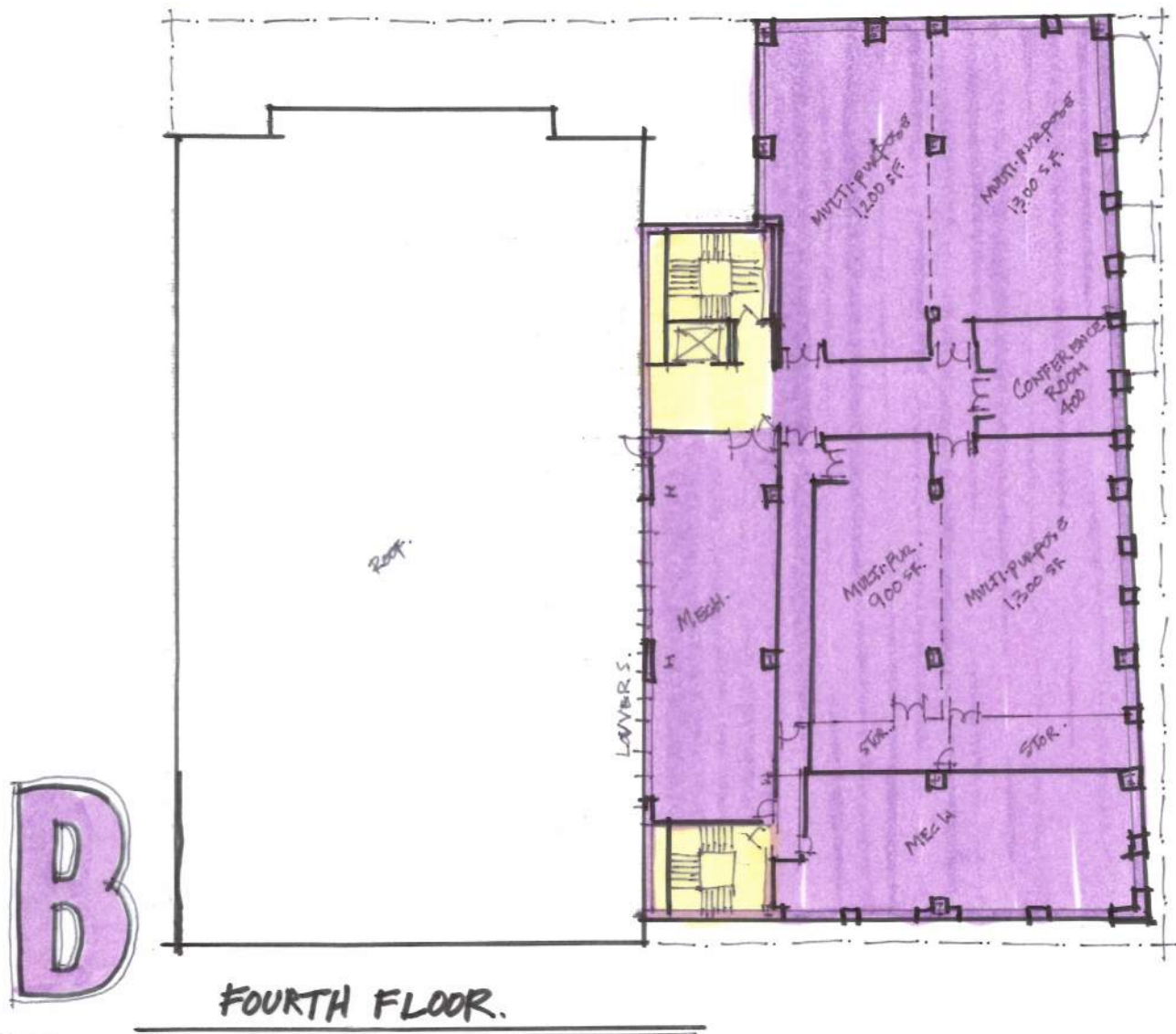


**SECOND FLOOR**

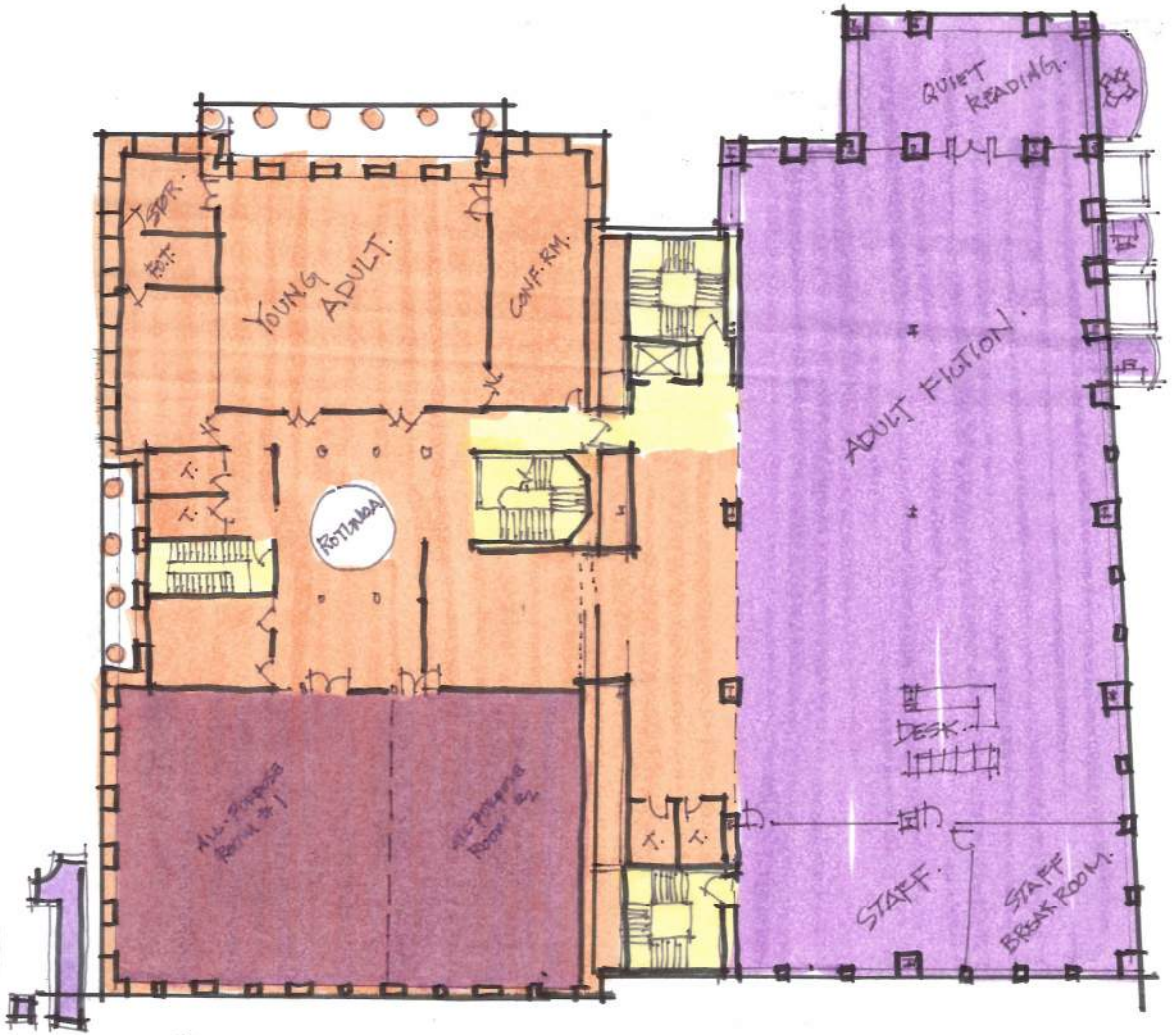
**B**

B





B



THIRD FLOOR



**B**

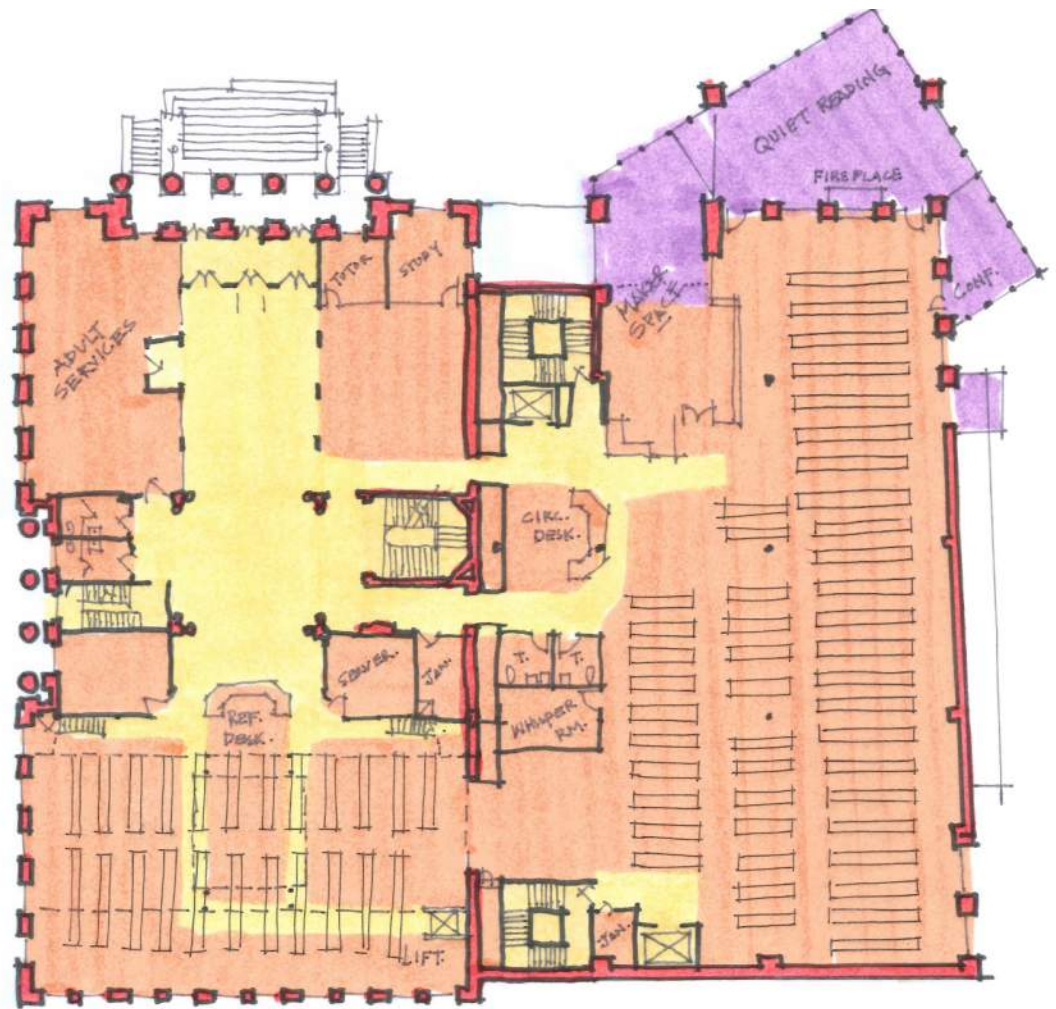
BLUFF STREET.



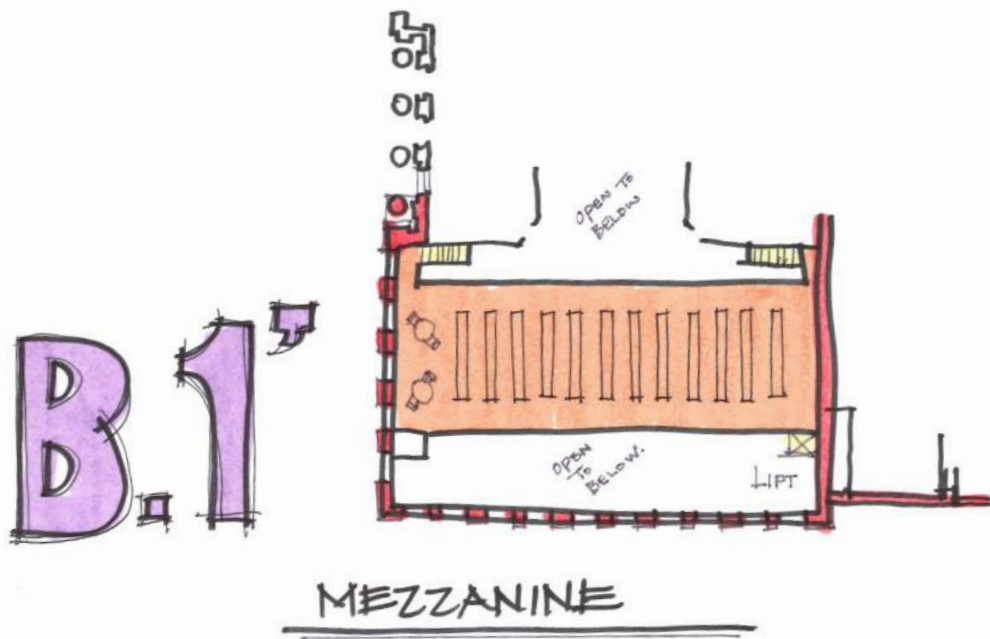
LOCUST STREET.

FIRST FLOOR

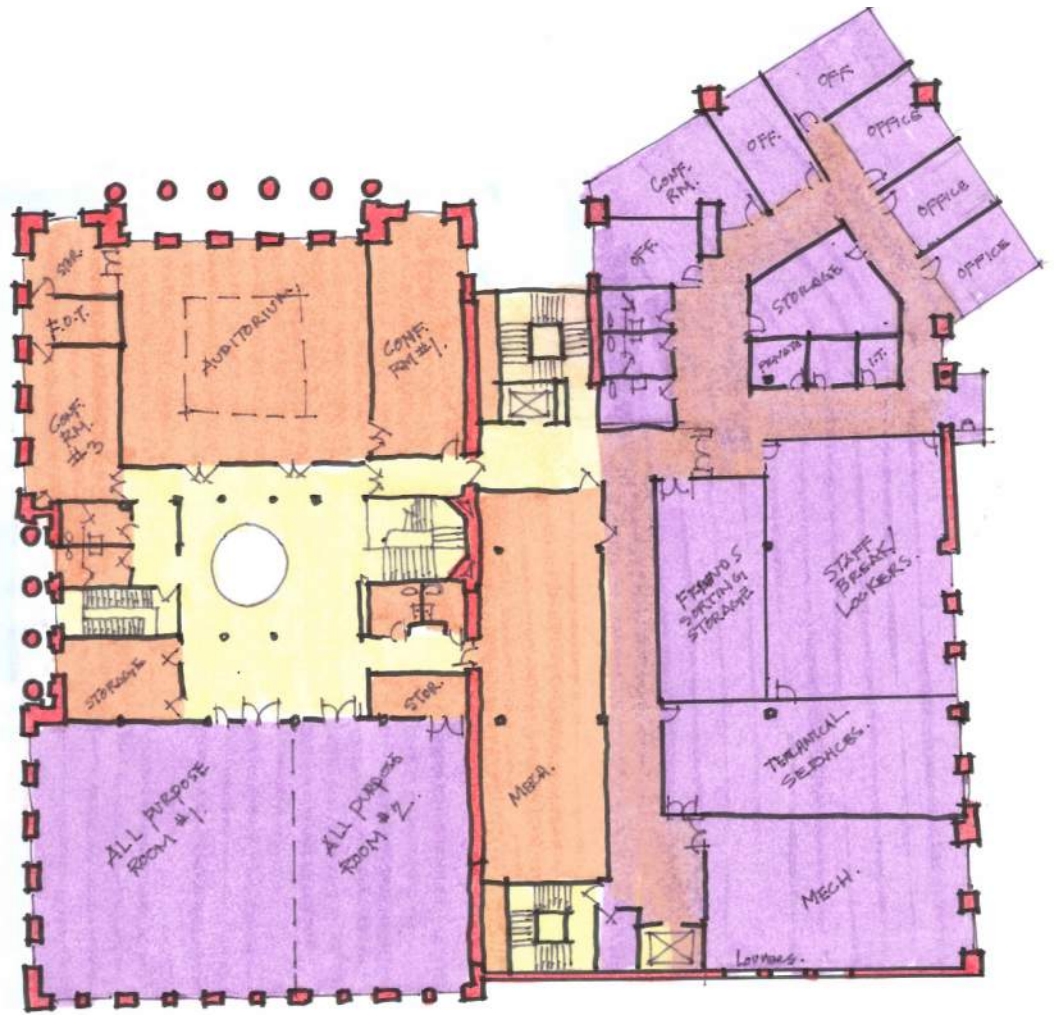
B1



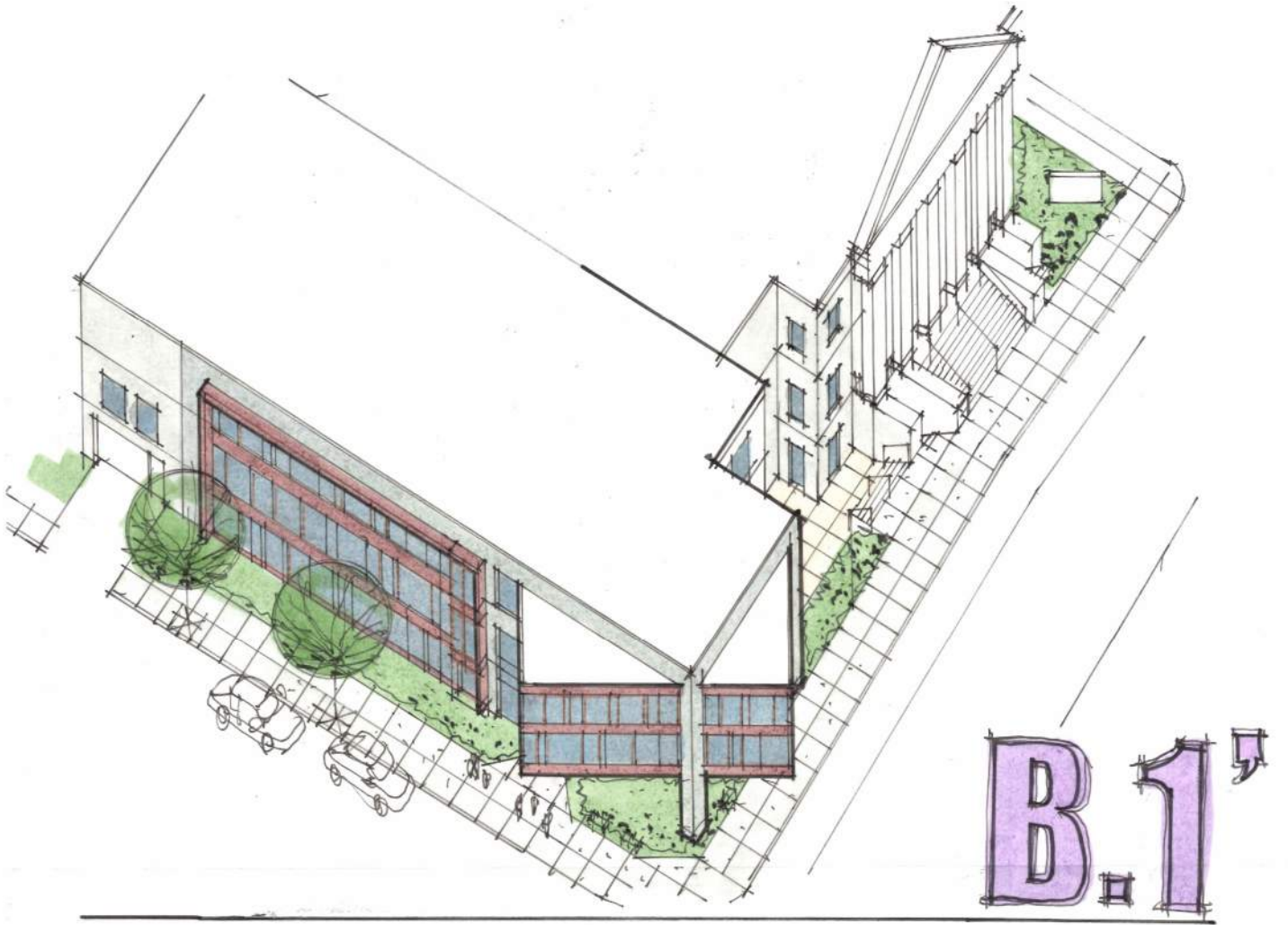
SECOND FLOOR

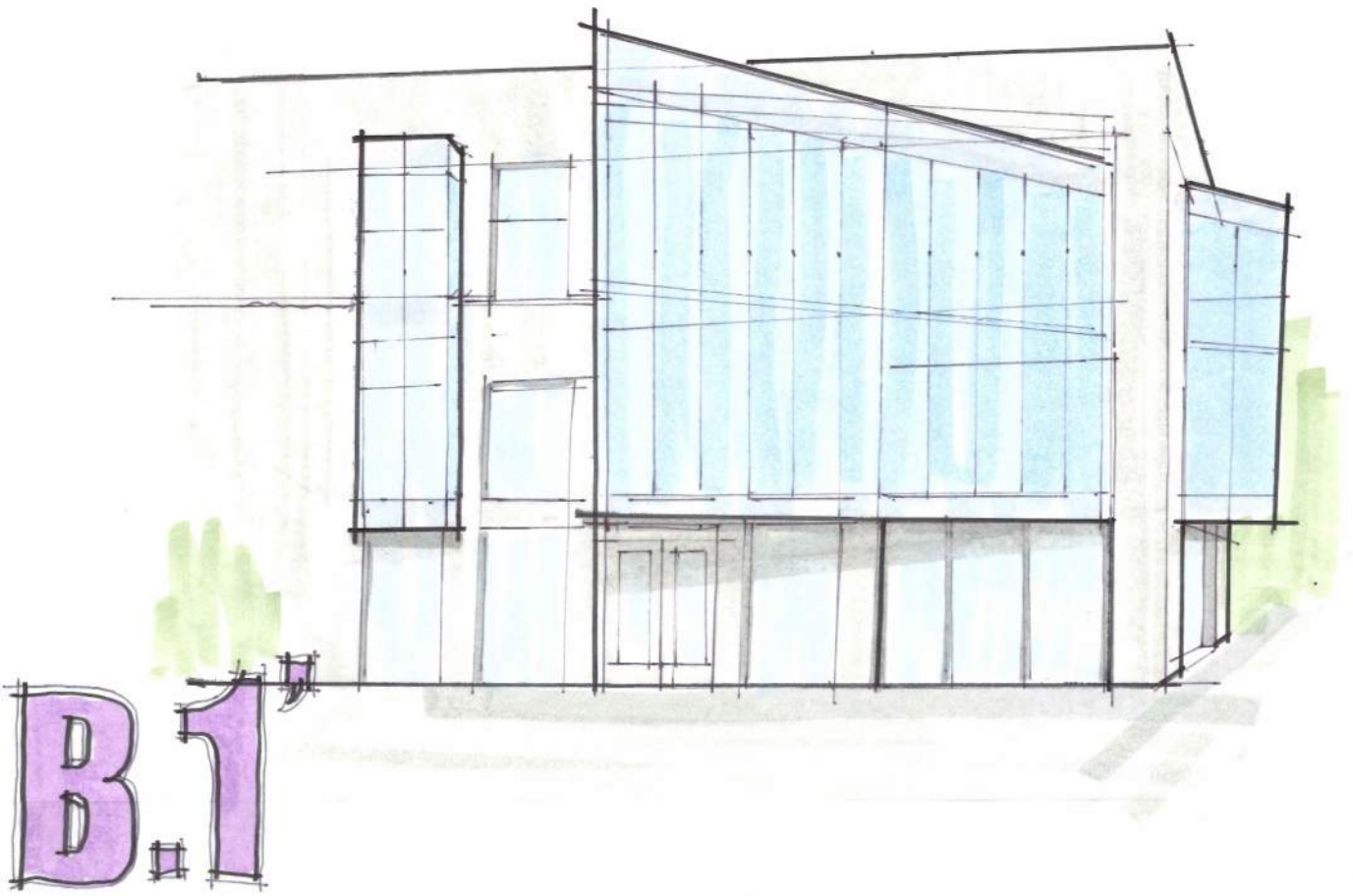


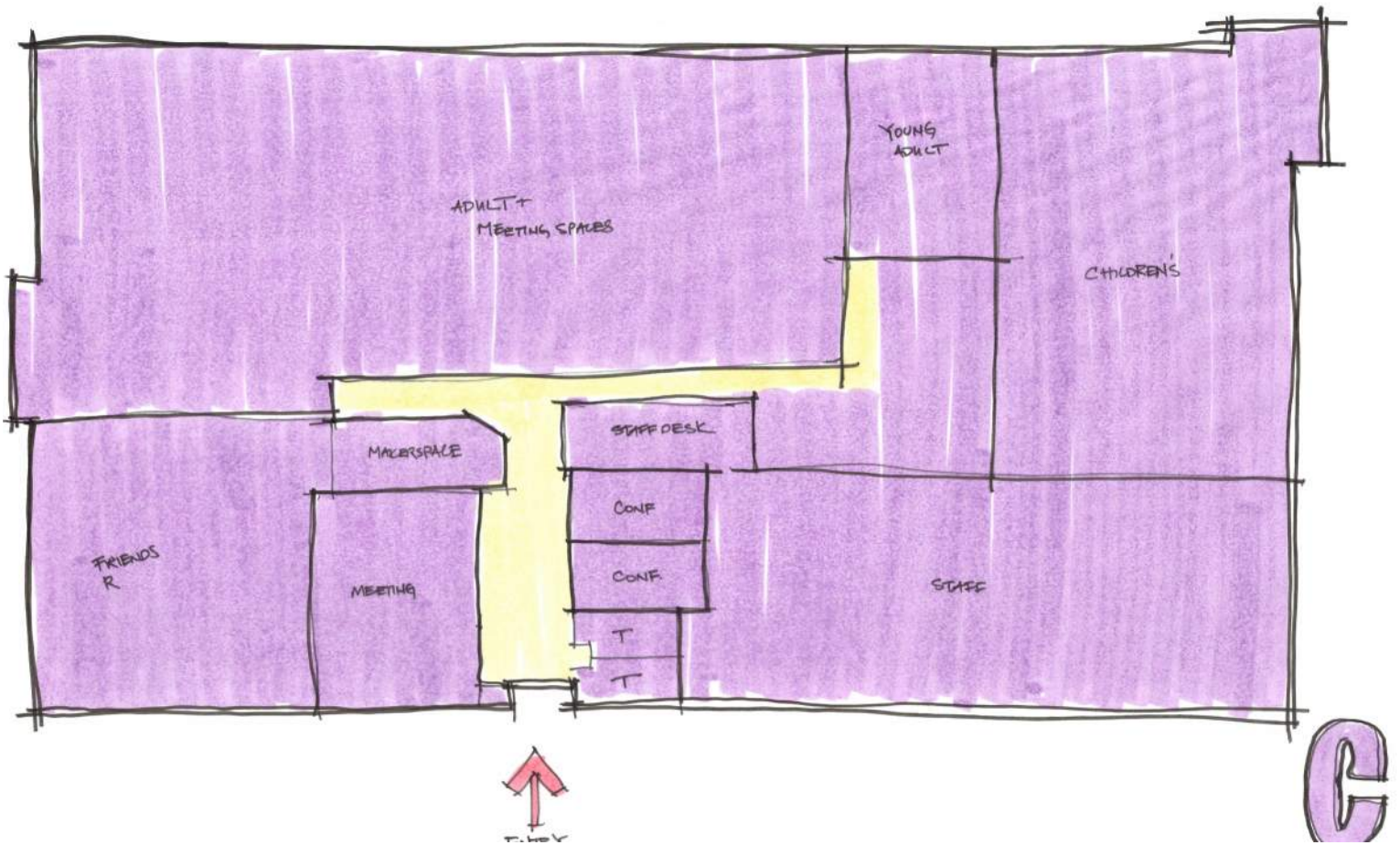
B1

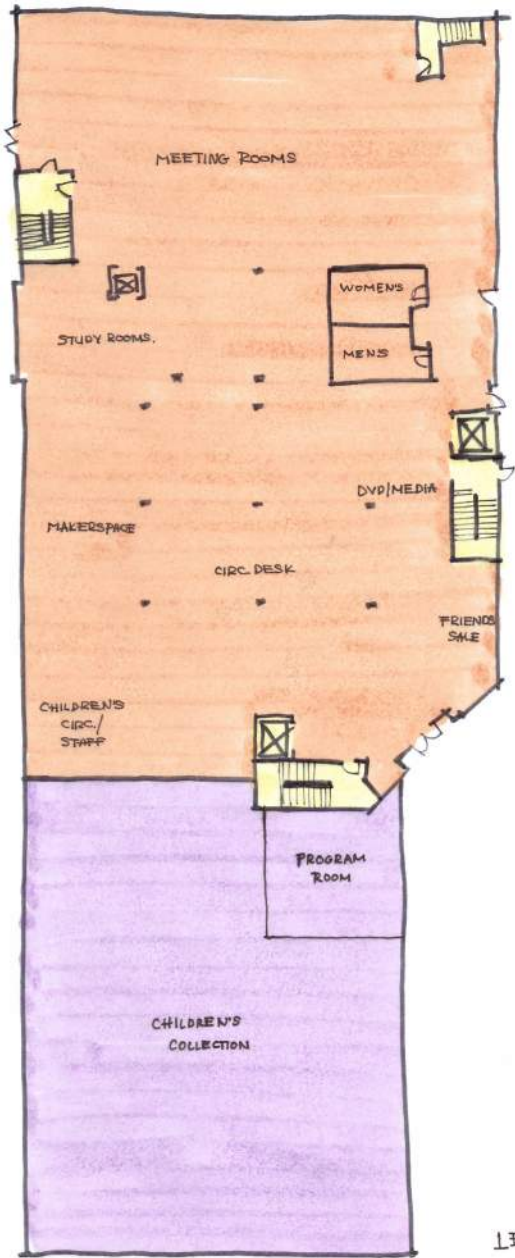


THIRD FLOOR







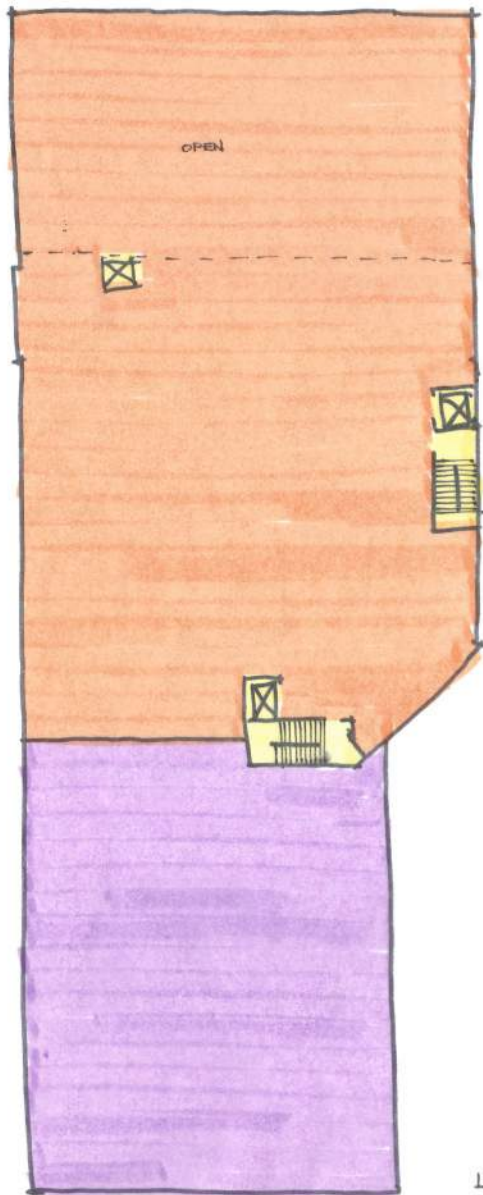


PARKING

LEVEL 1  
1/16" SCALE

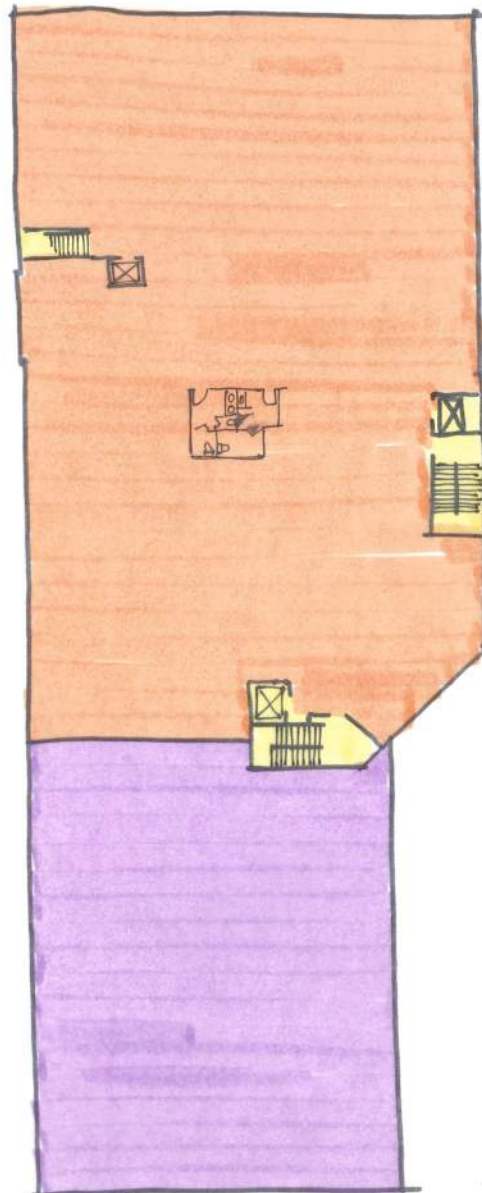
D





LEVEL 2

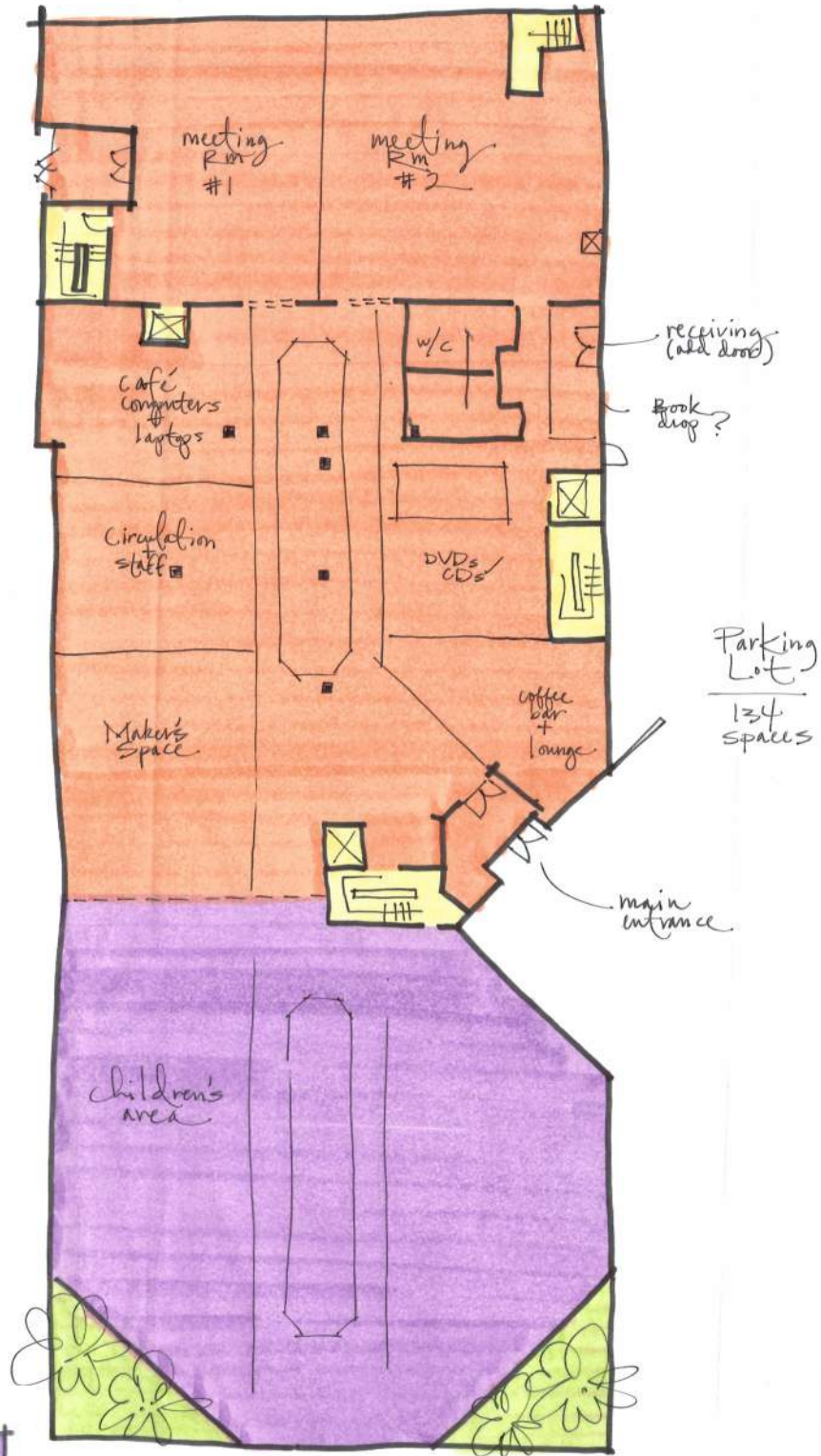
1/16" SCALE



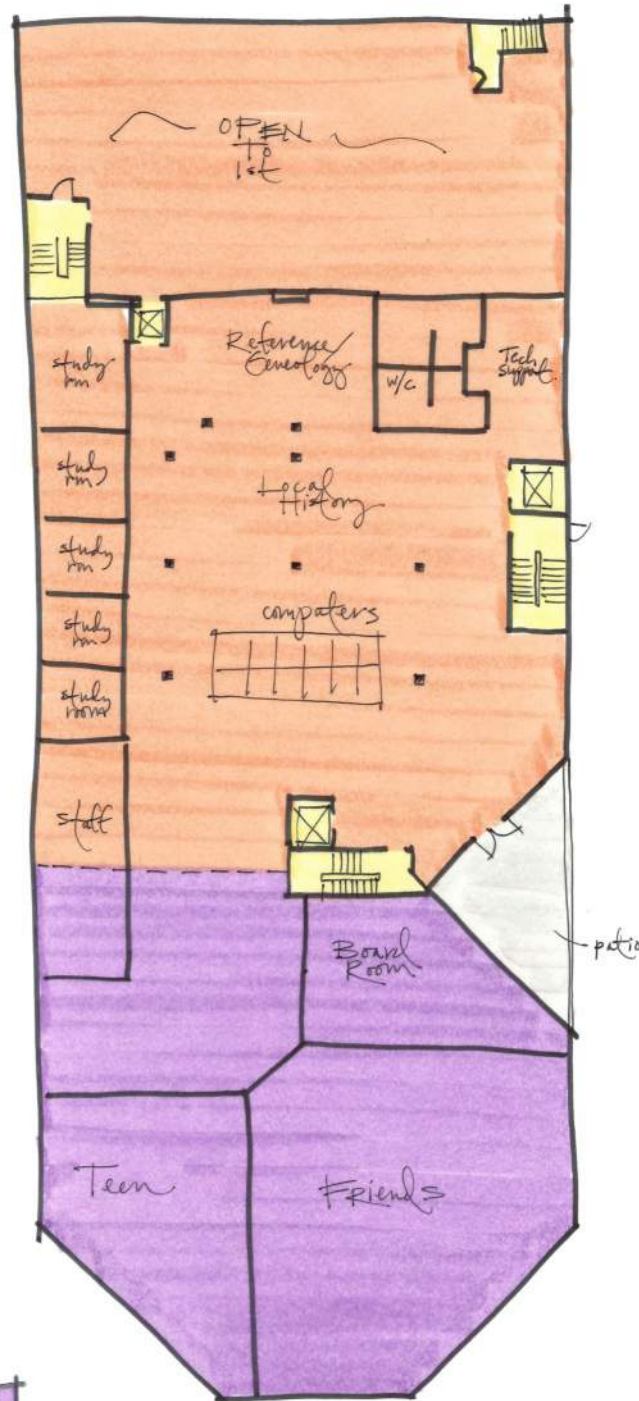
LEVEL 3

1/16" SCALE

D

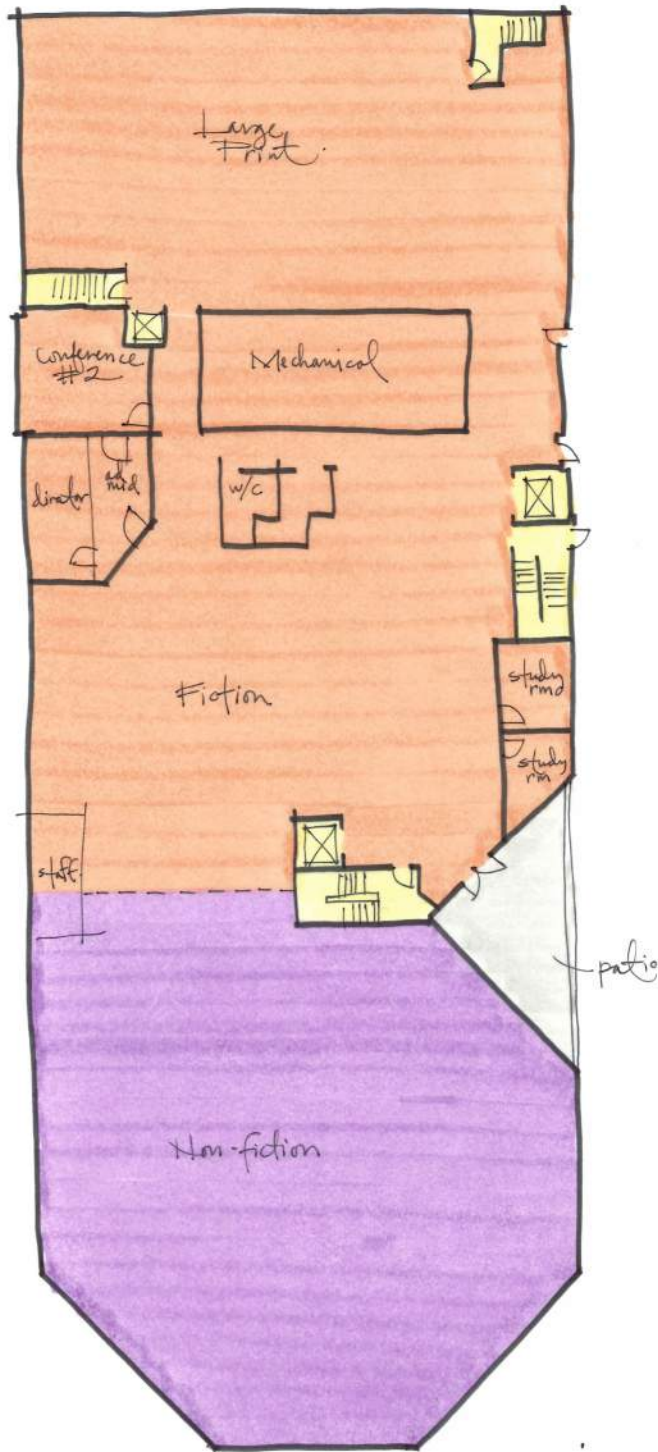


D.1



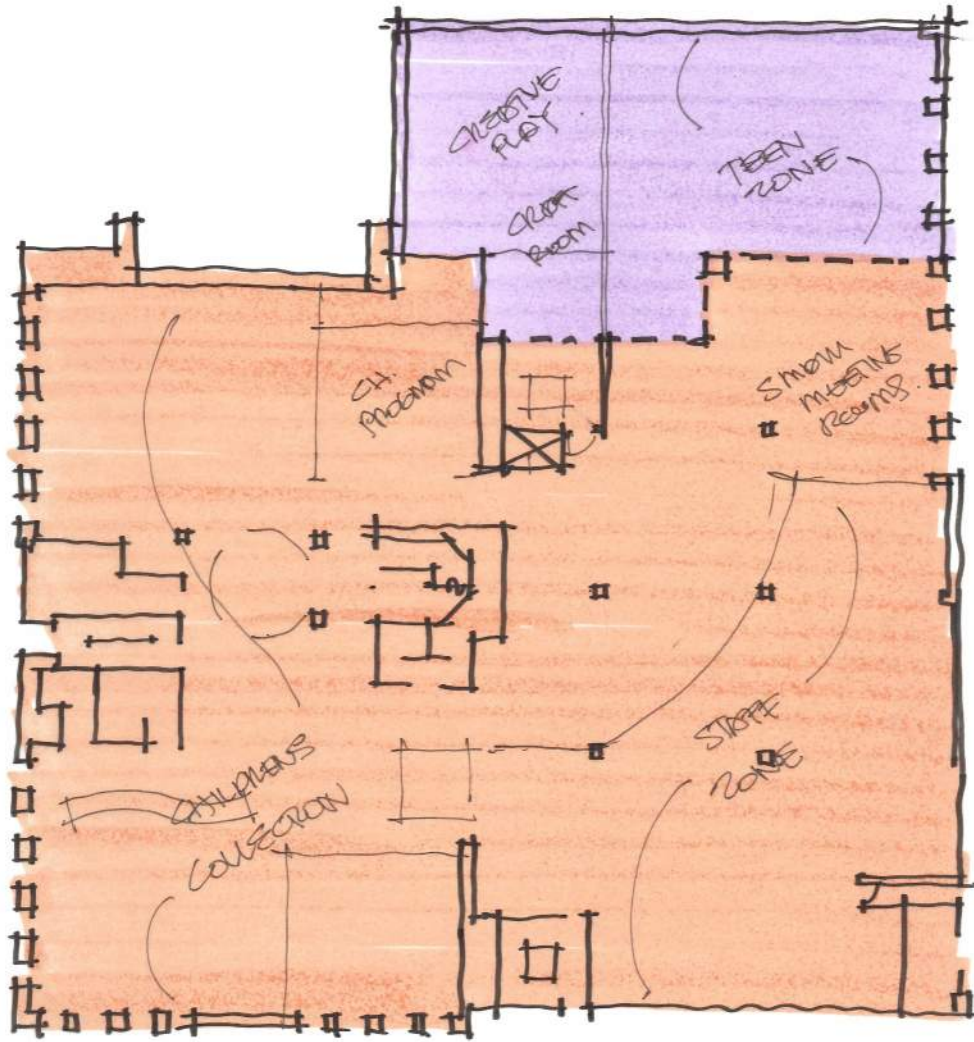
**D.1**

DB+T  
SECOND FLOOR  
1/16" = 1'-0"

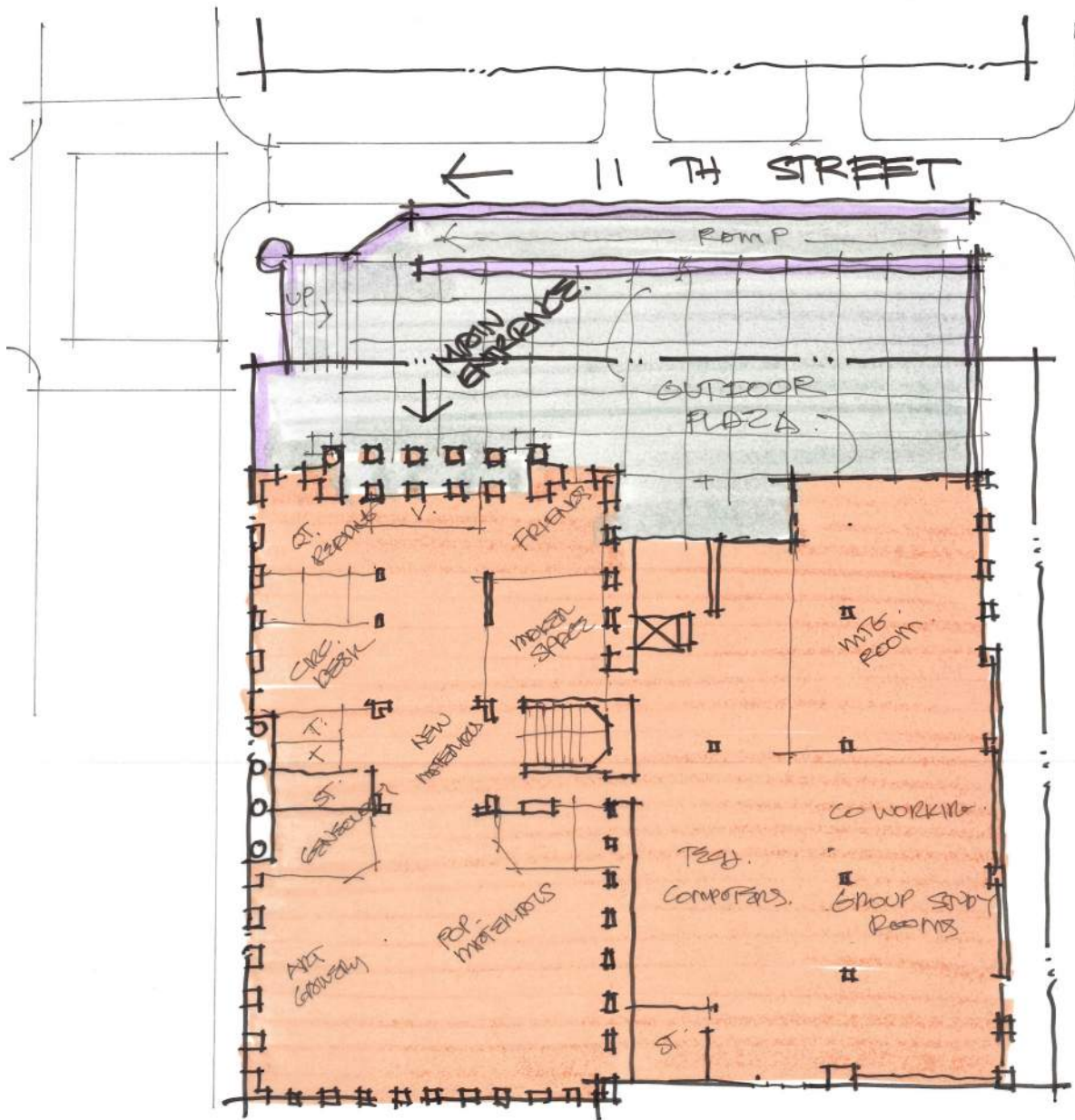


# D.1

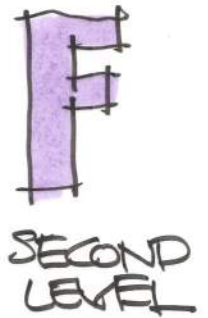
DB+T  
THIRD FLOOR  
1/6" = 1'-0"



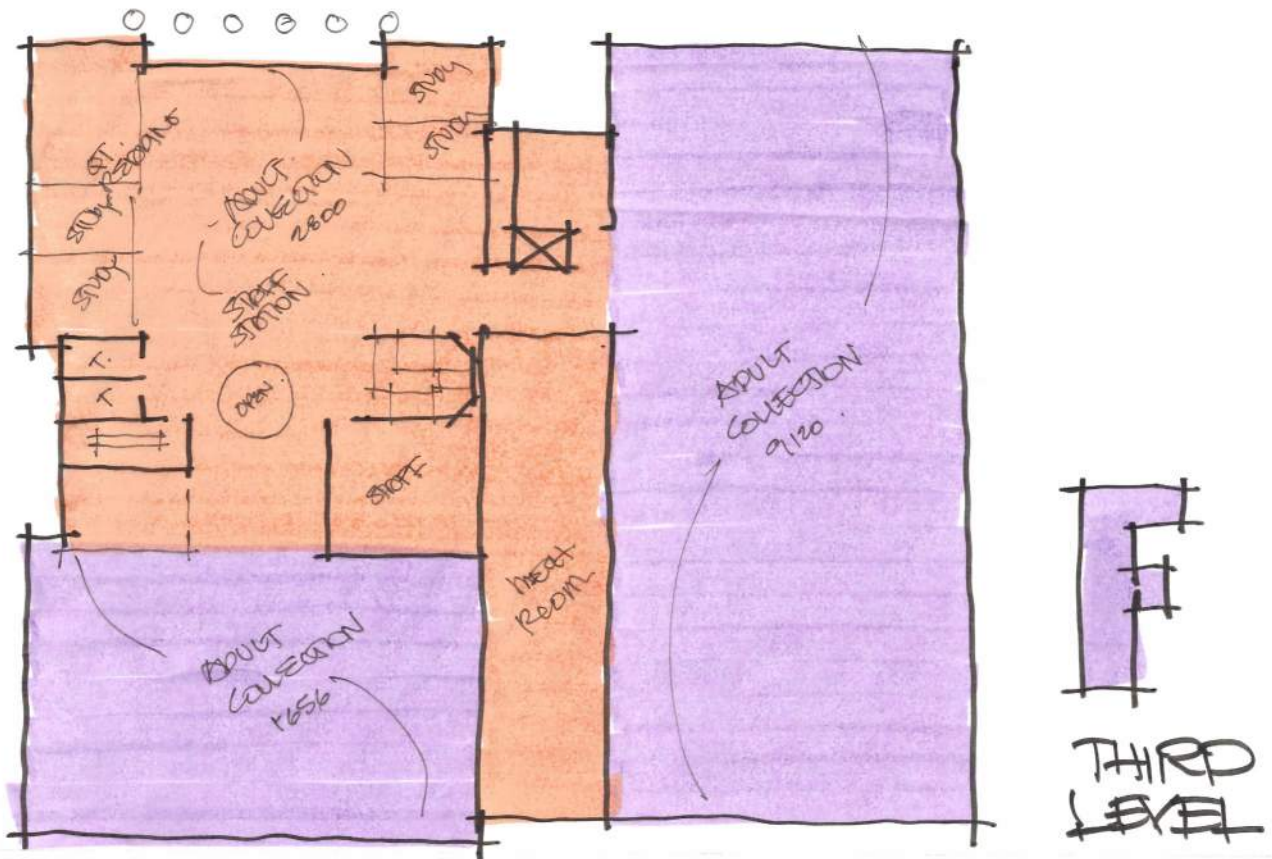
F  
FIRST LEVEL



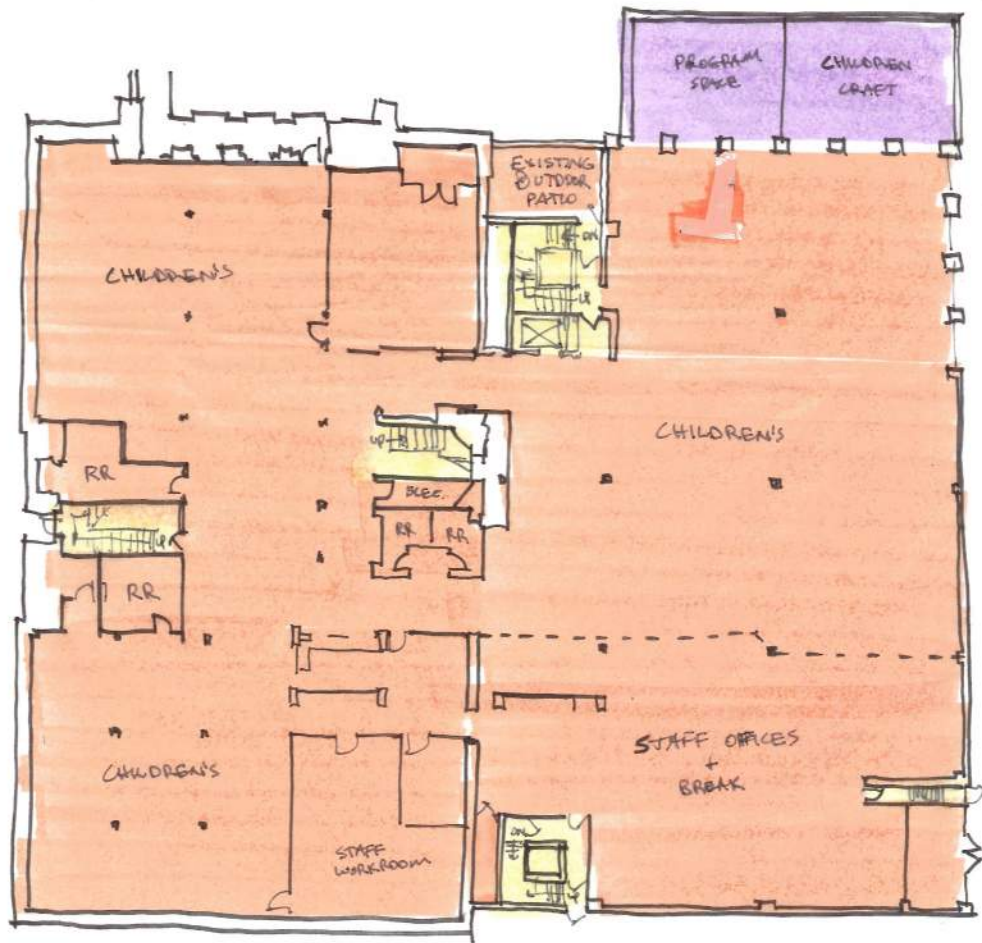
LOCUST



SECOND LEVEL

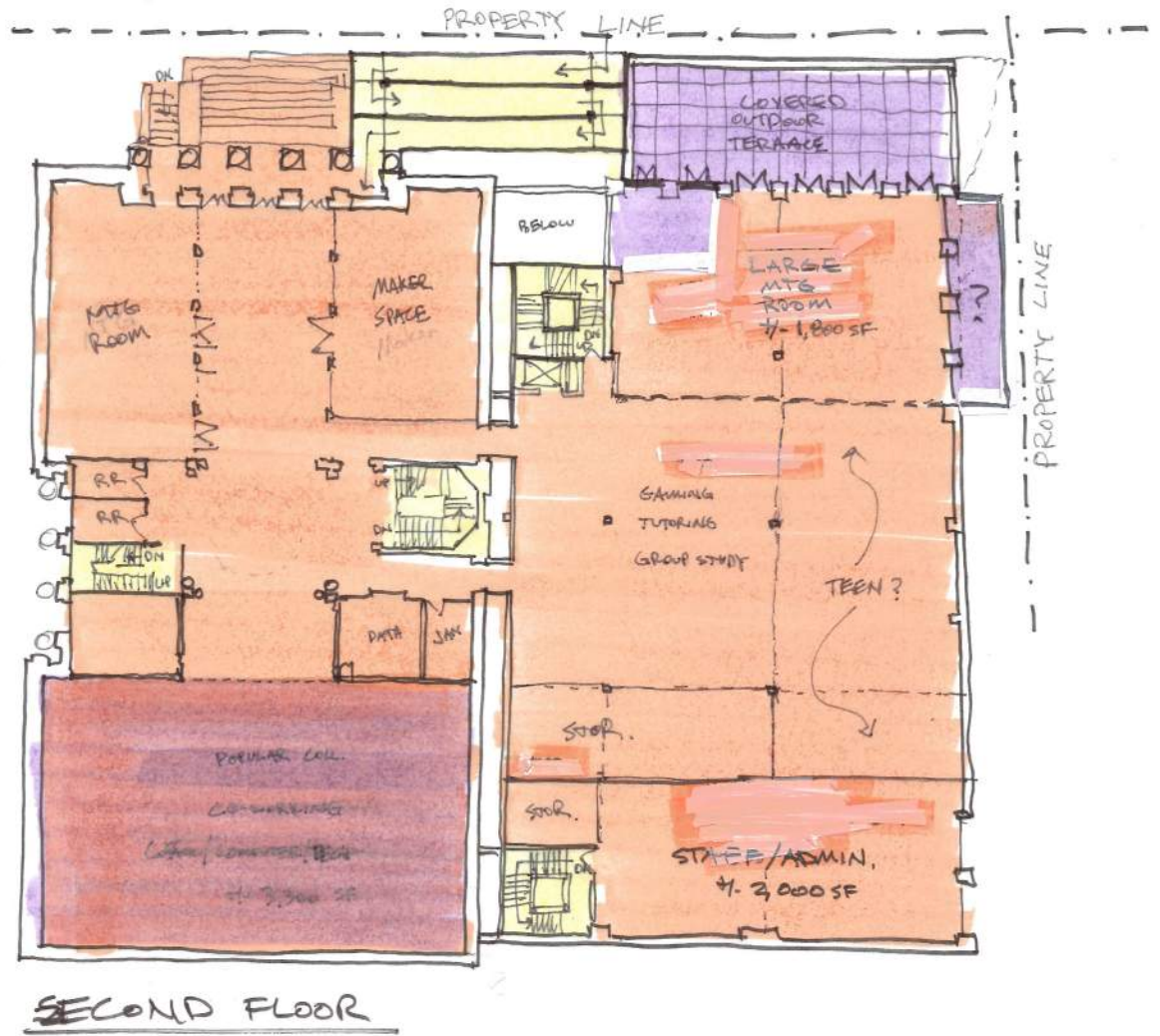


F1



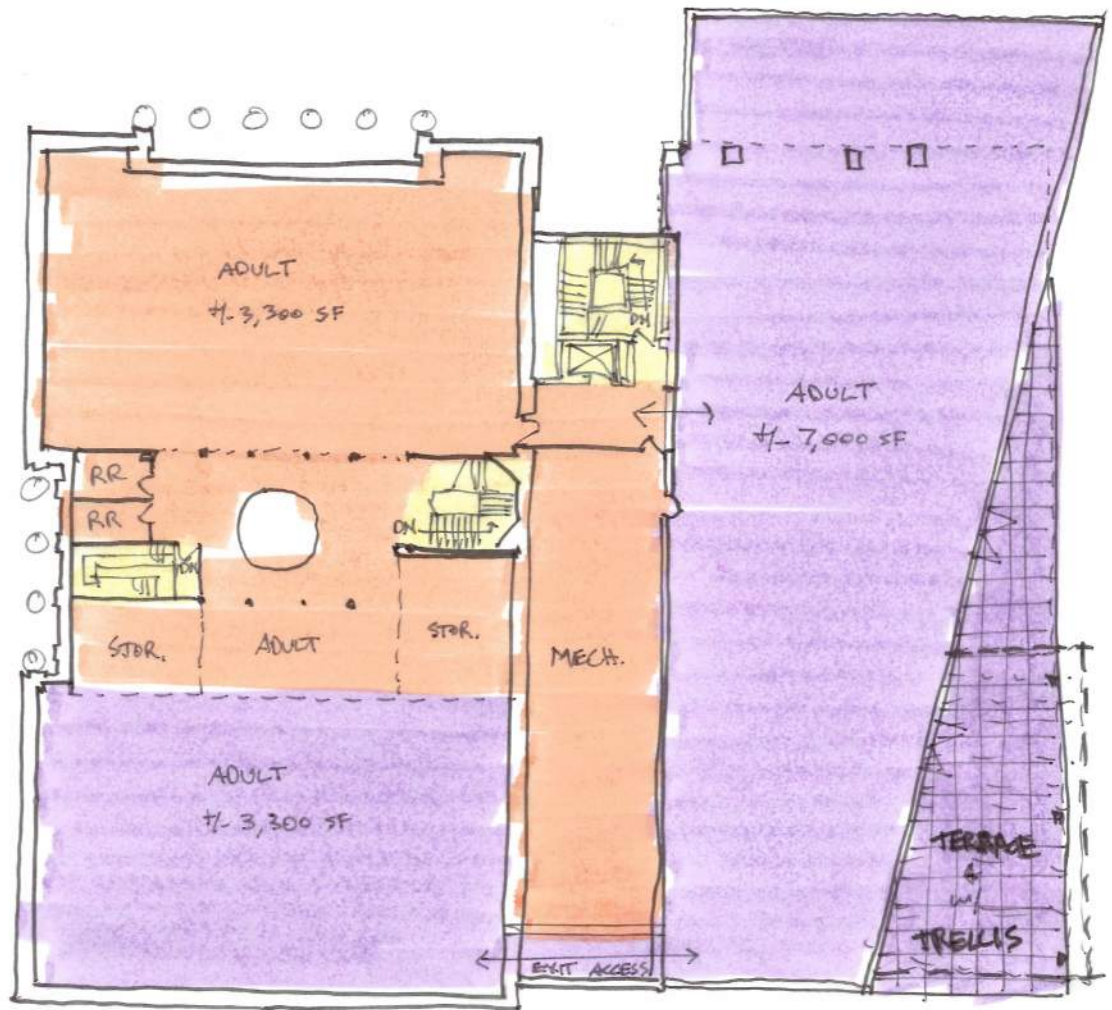
FIRST FLOOR



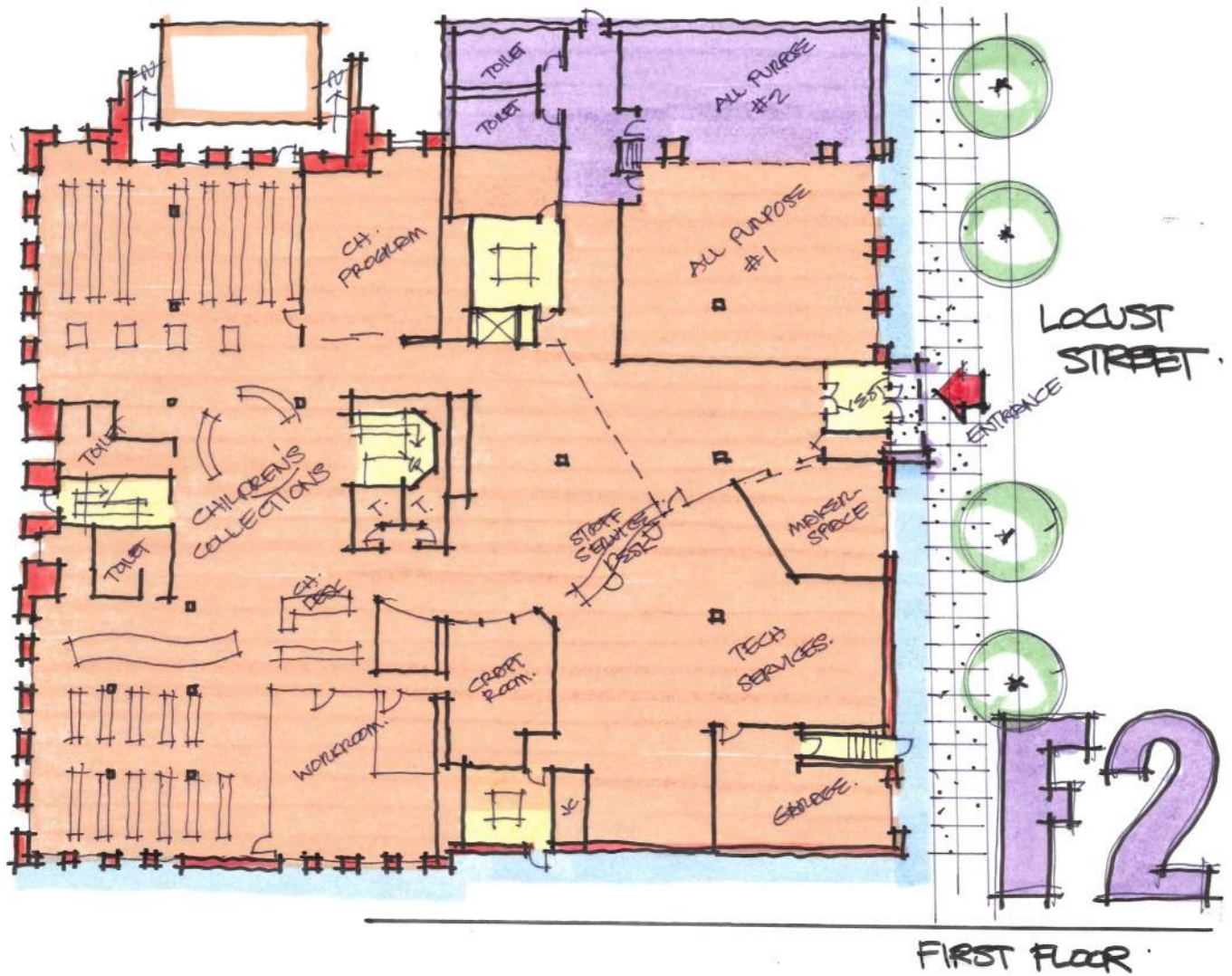


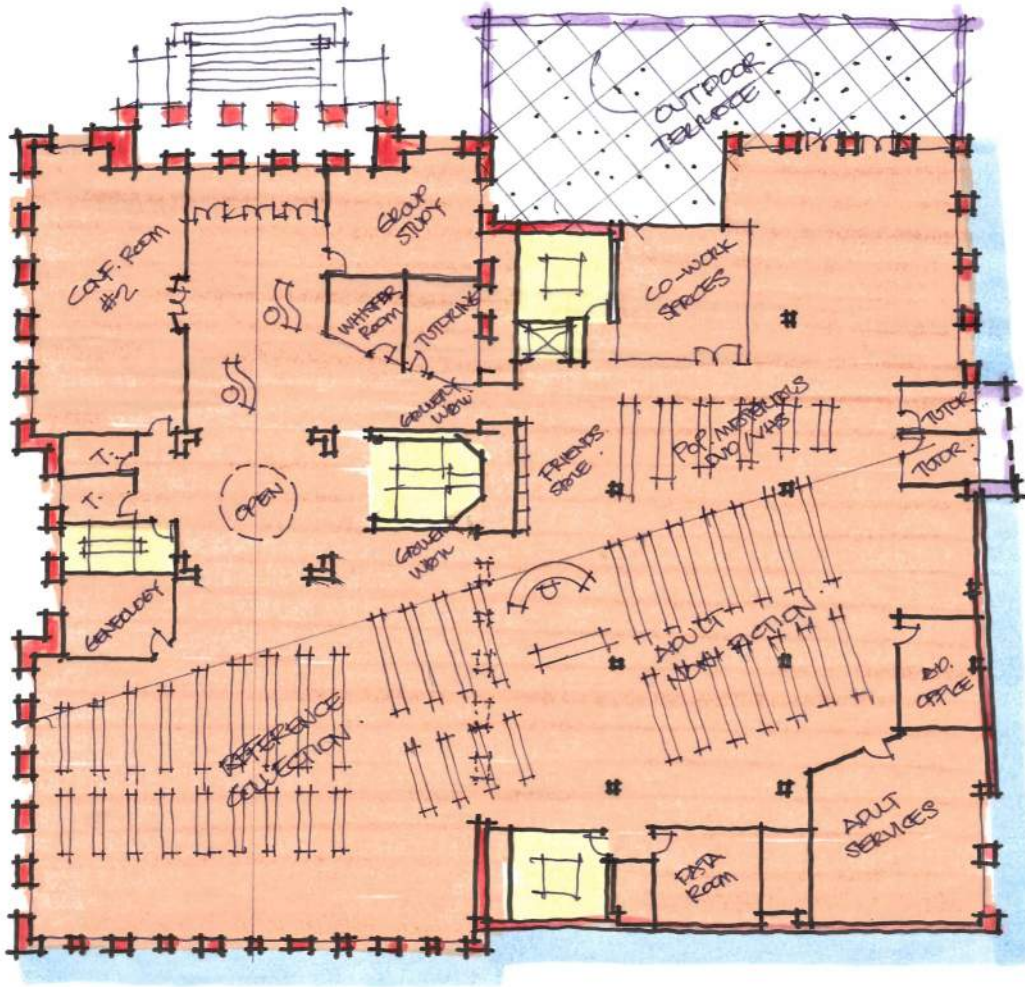
**F.1**

F1



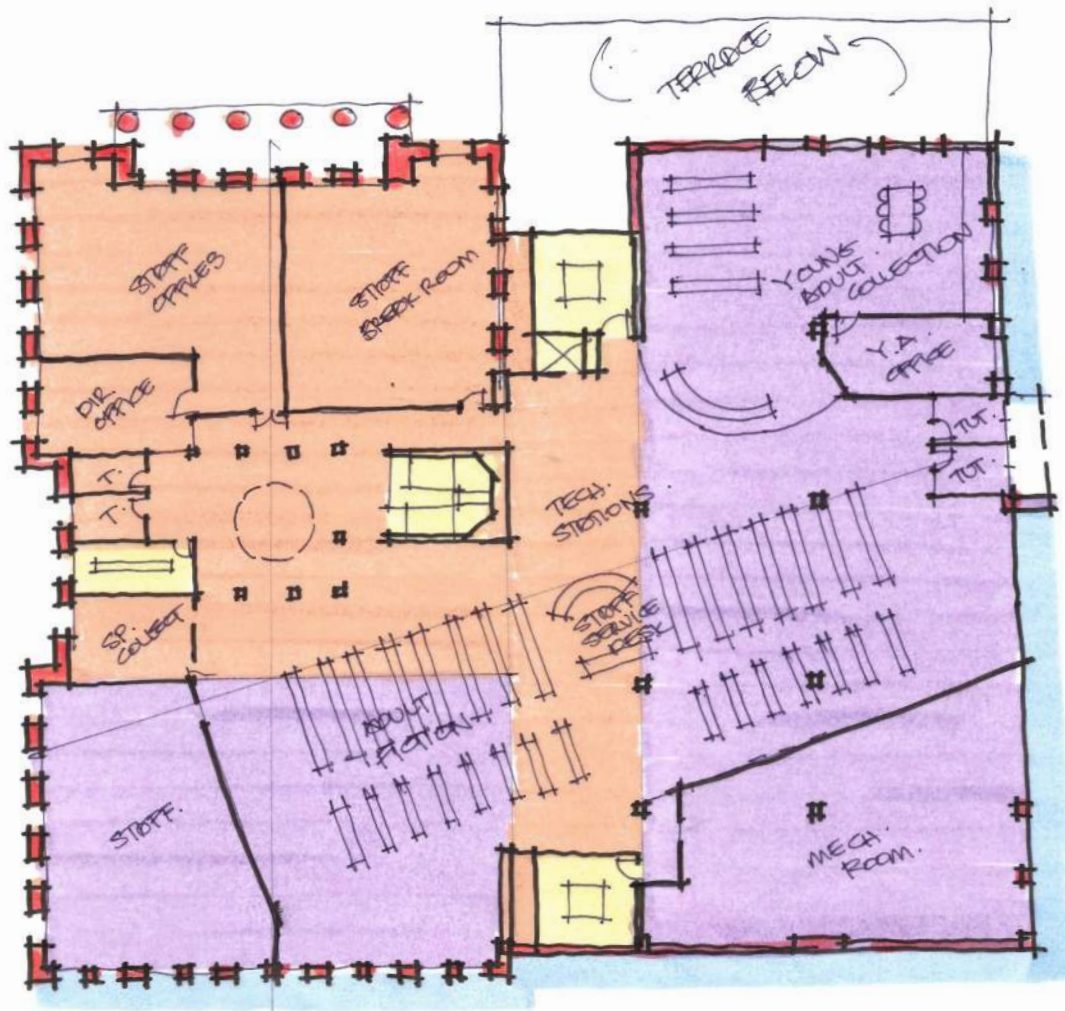
THIRD FLOOR





F2

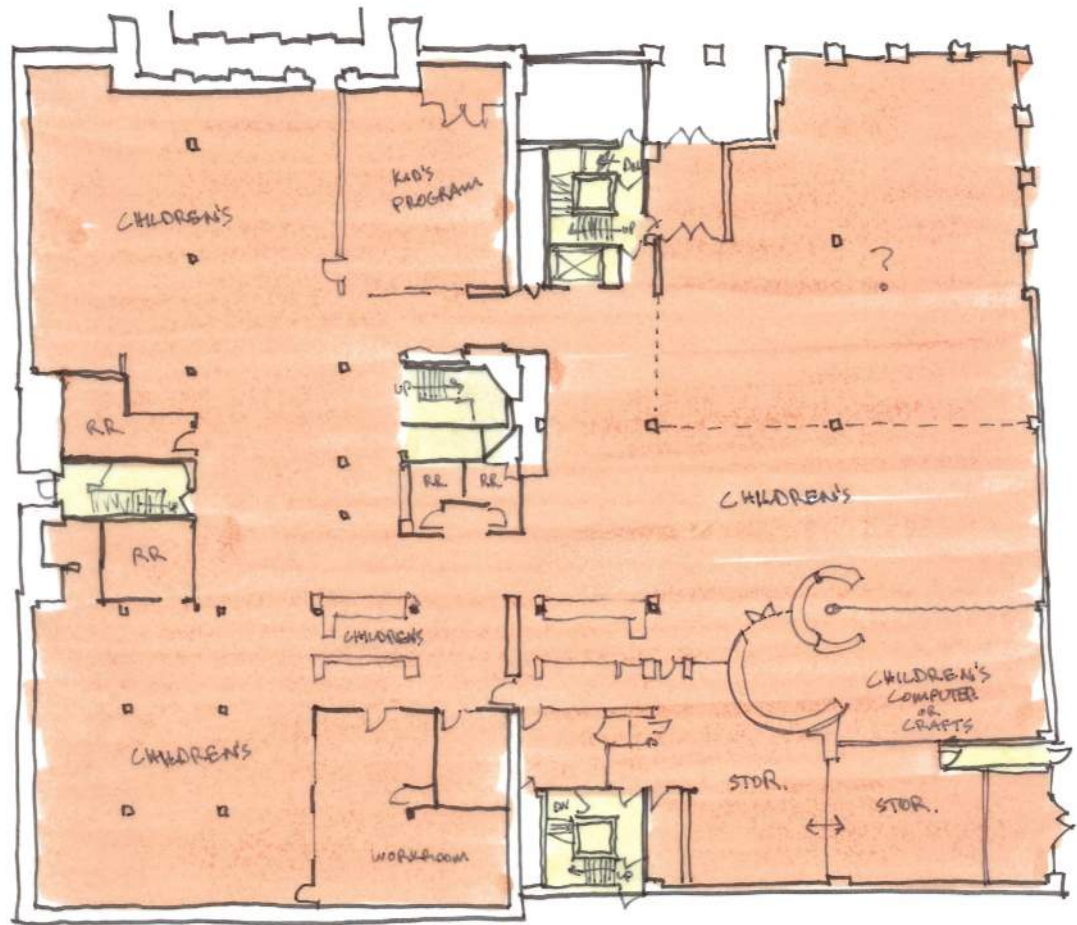
SECOND FLOOR



F2

THIRD FLOOR





FIRST FLOOR

G

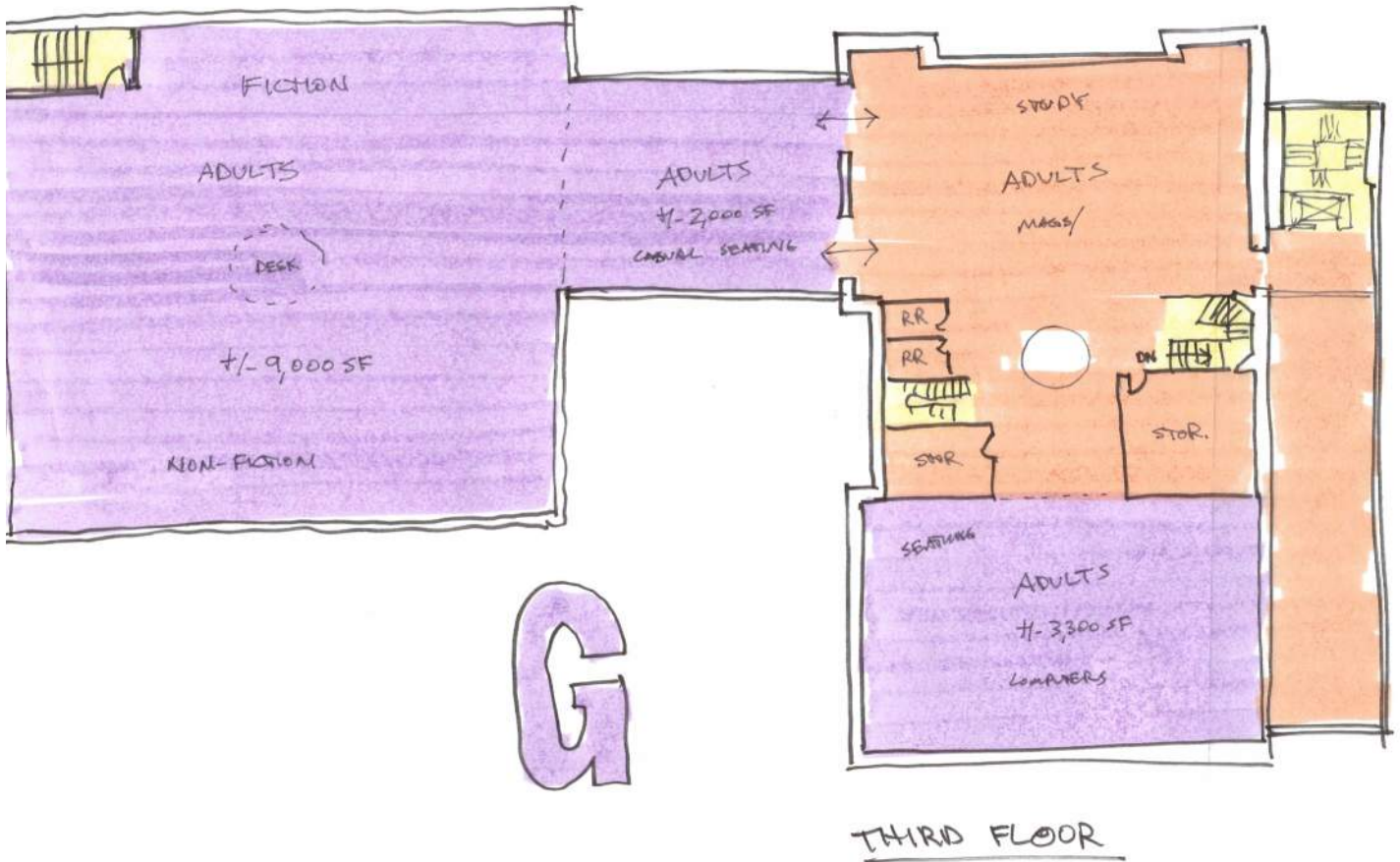
THIRD FLOOR    LOOK →  
AT  
SITE  
PLAN



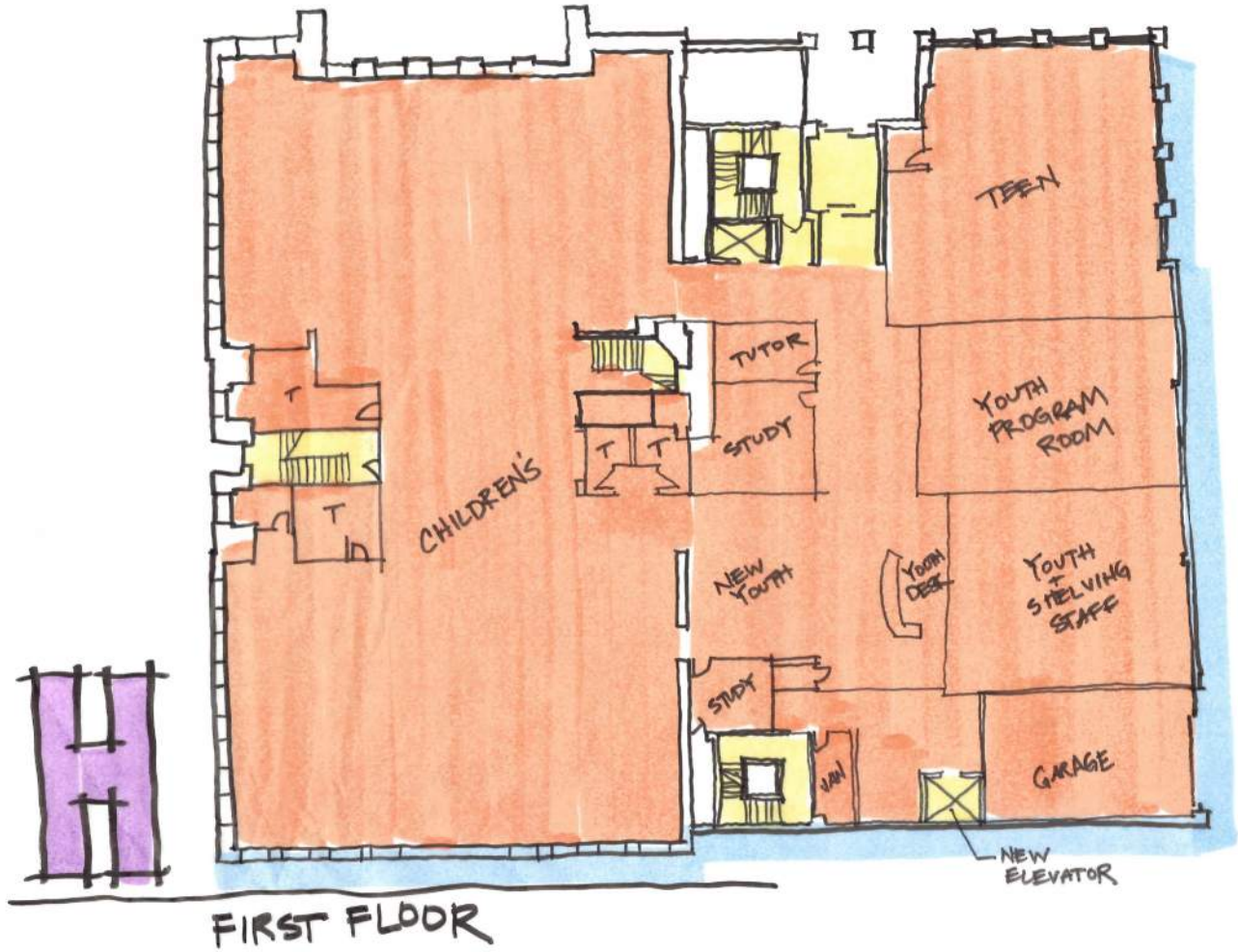
G

SECOND FLOOR

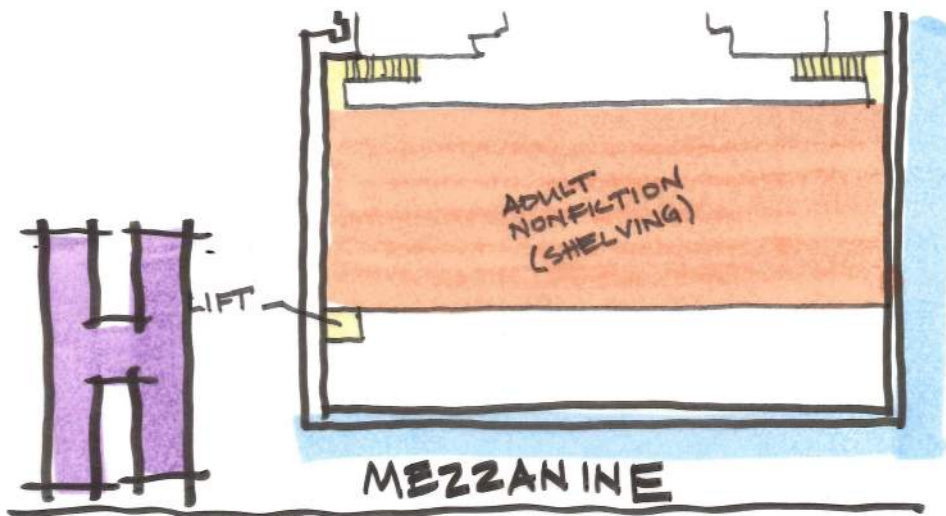




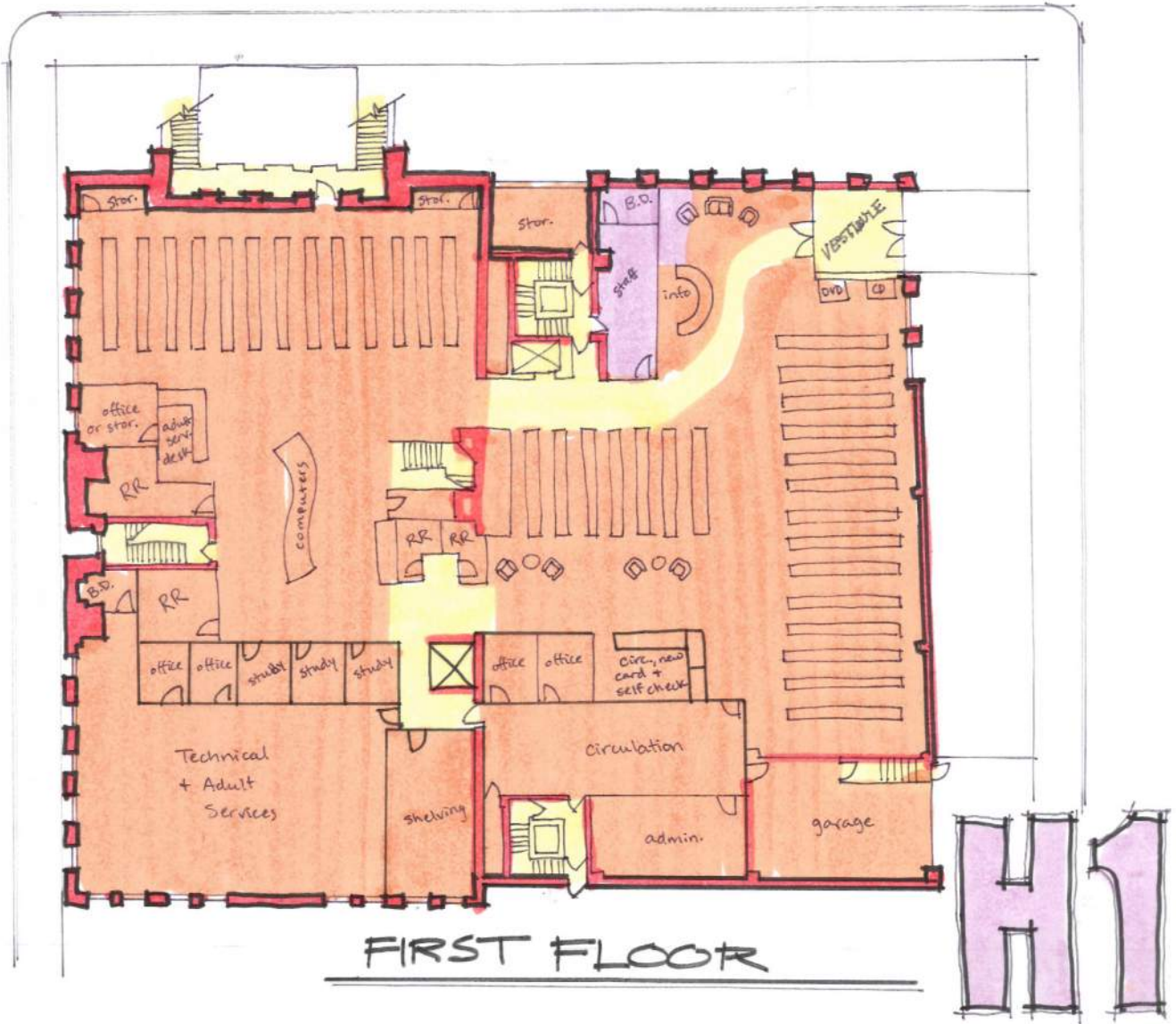










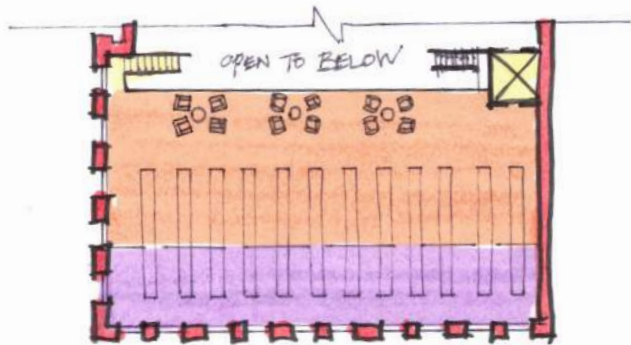




SECOND FLOOR

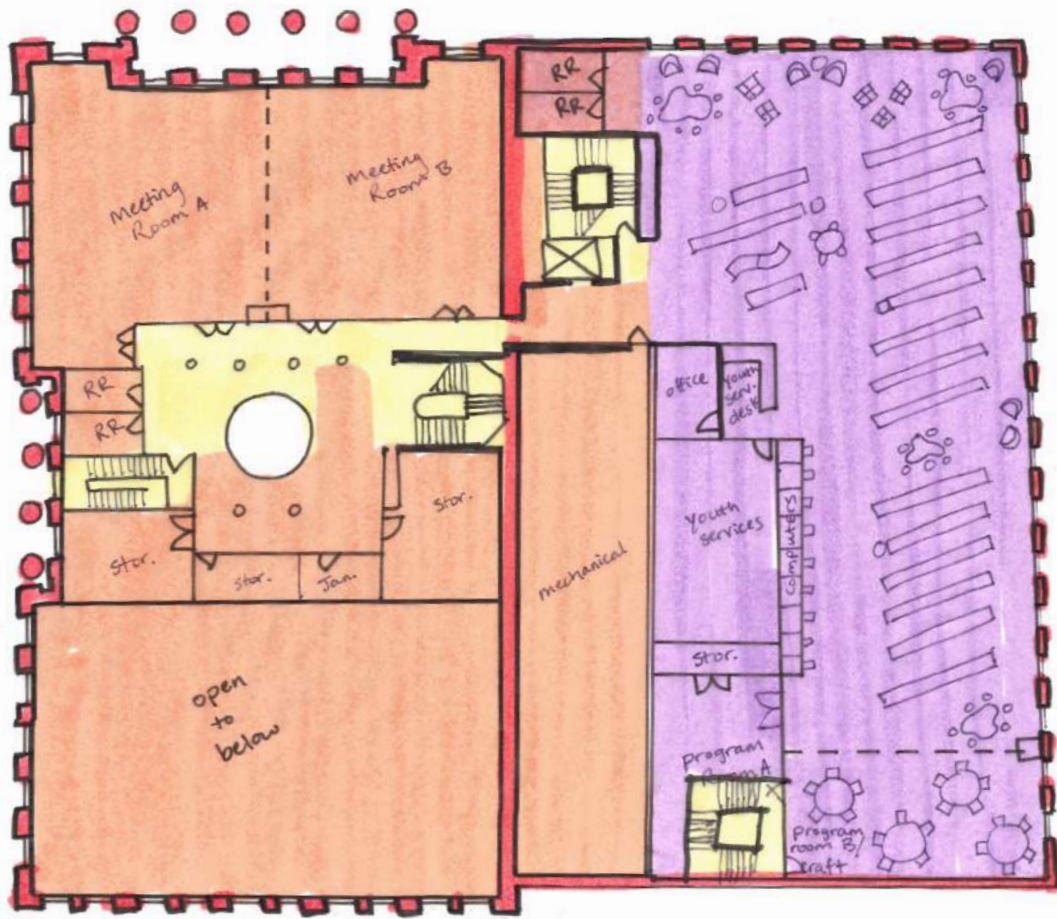
HI





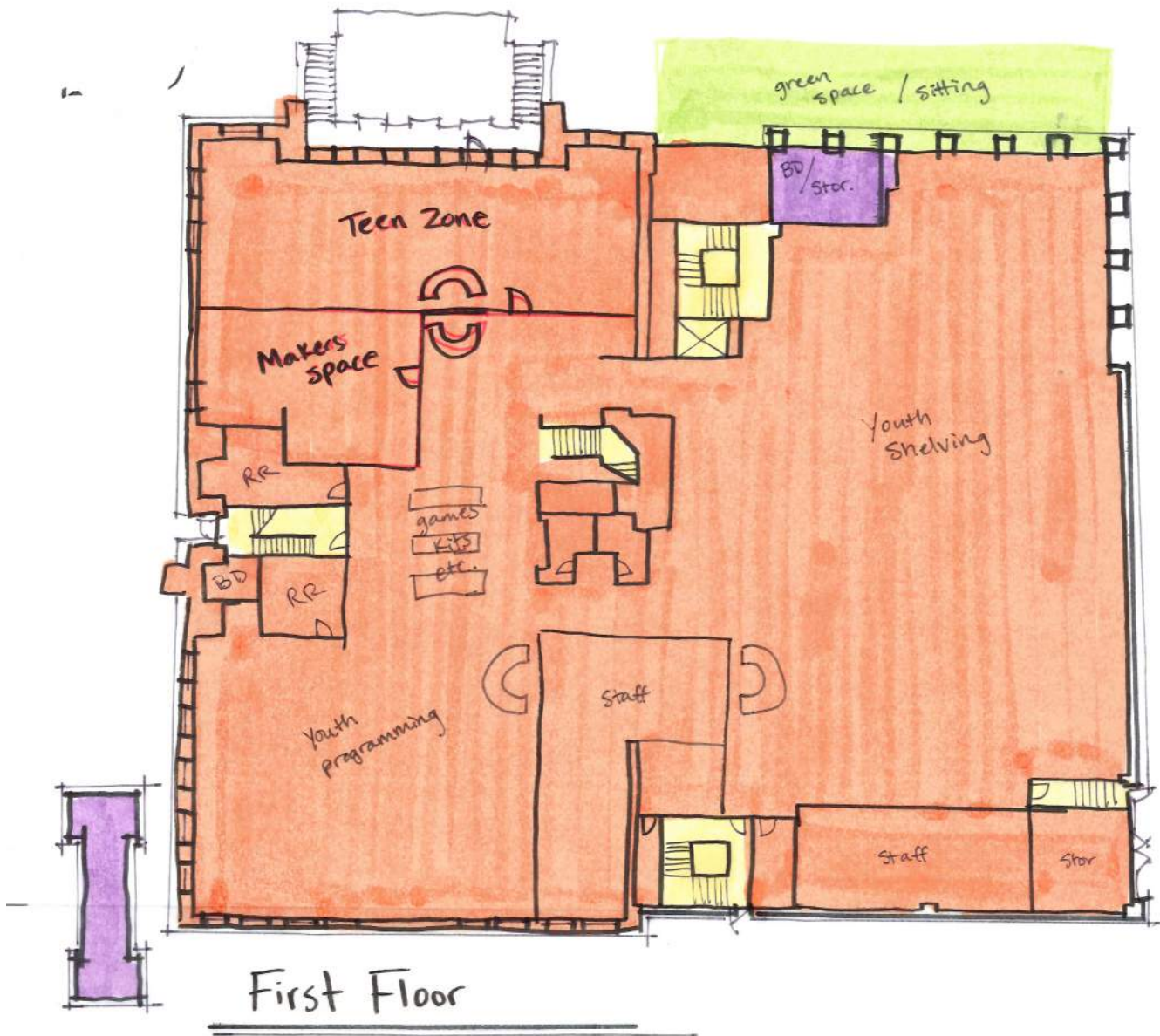
MEZZANINE





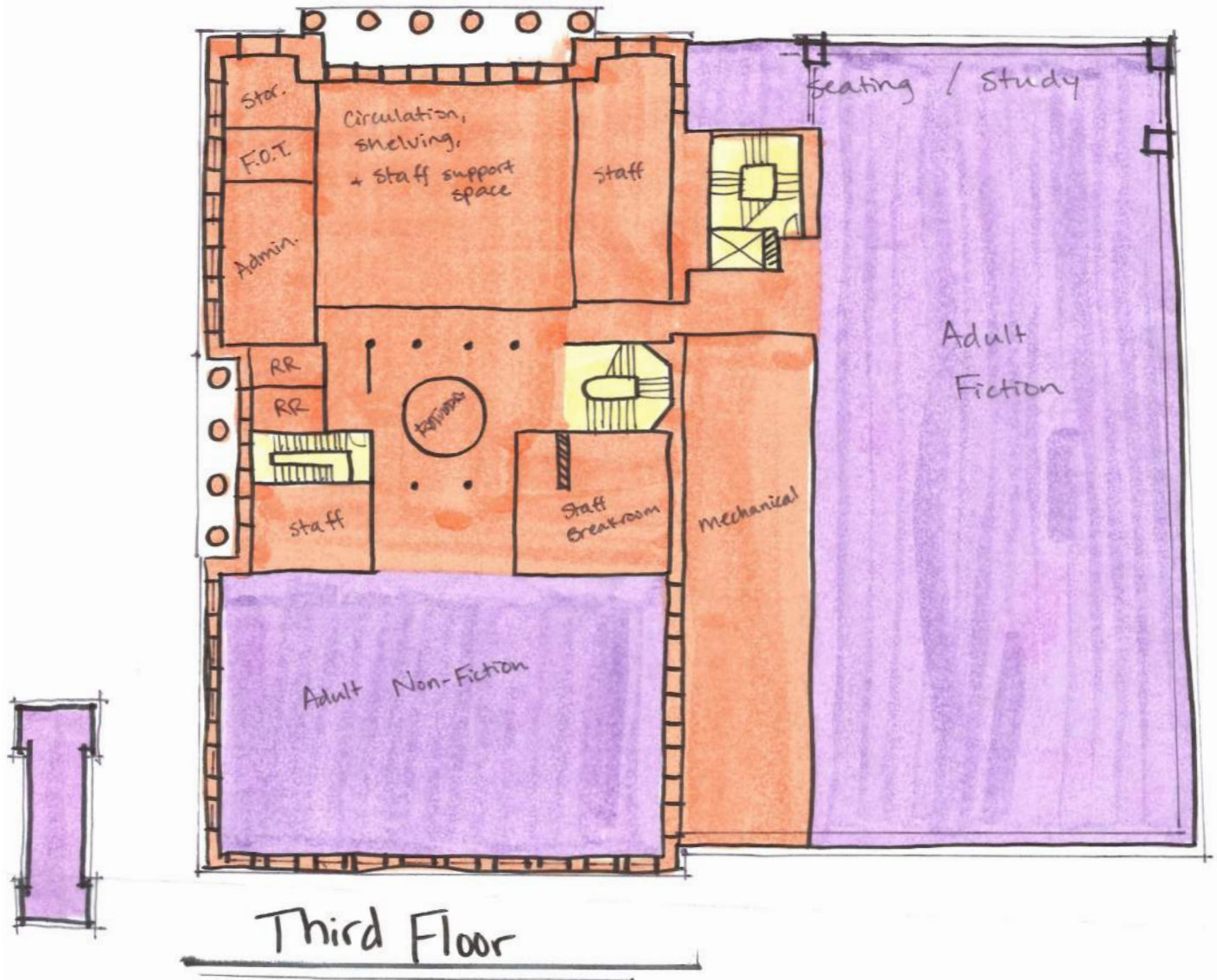
THIRD FLOOR







Second Floor



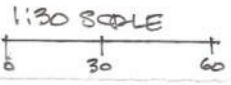
STREET



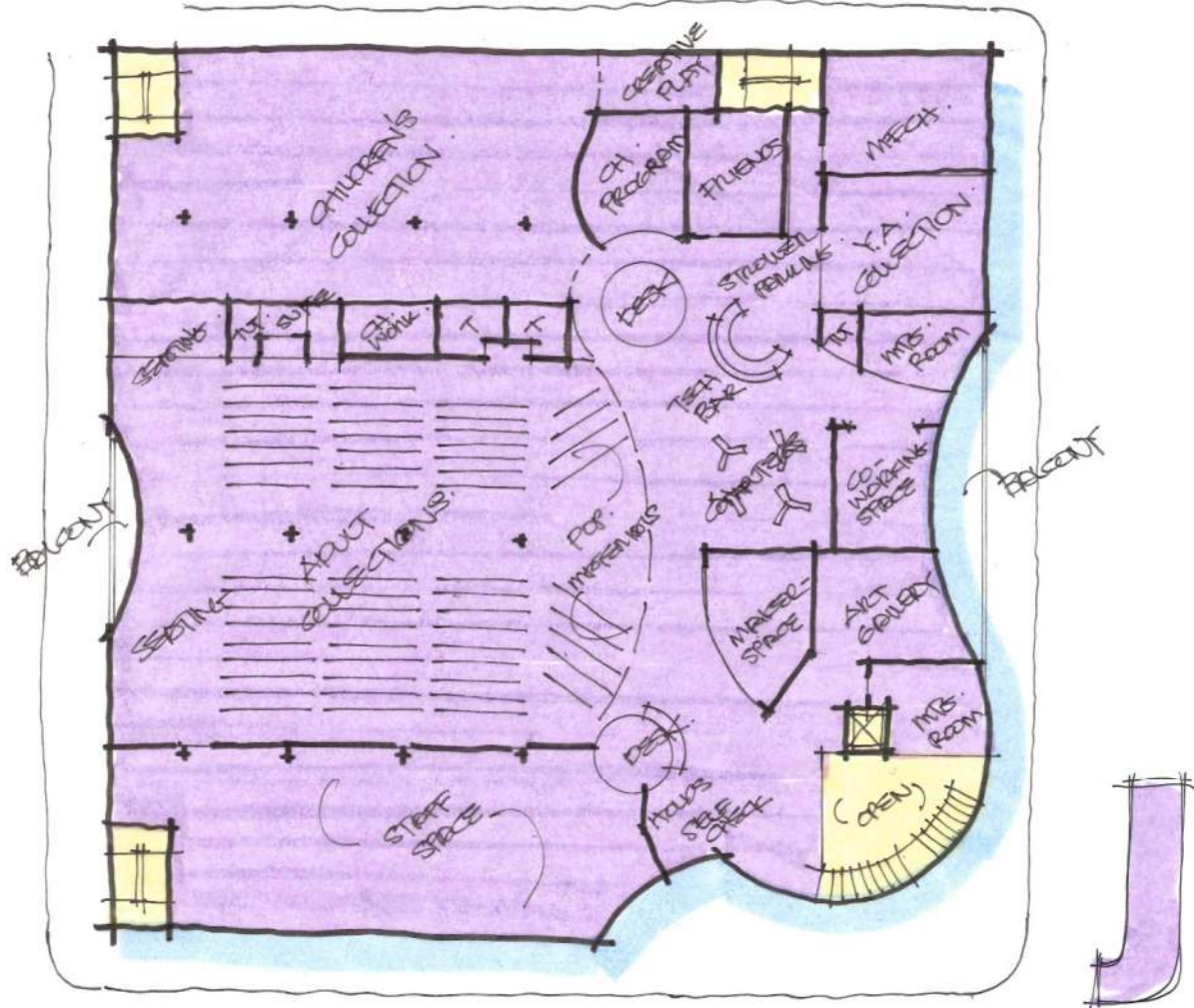
STREET

STREET

MAIN LEVEL



± 800 SF

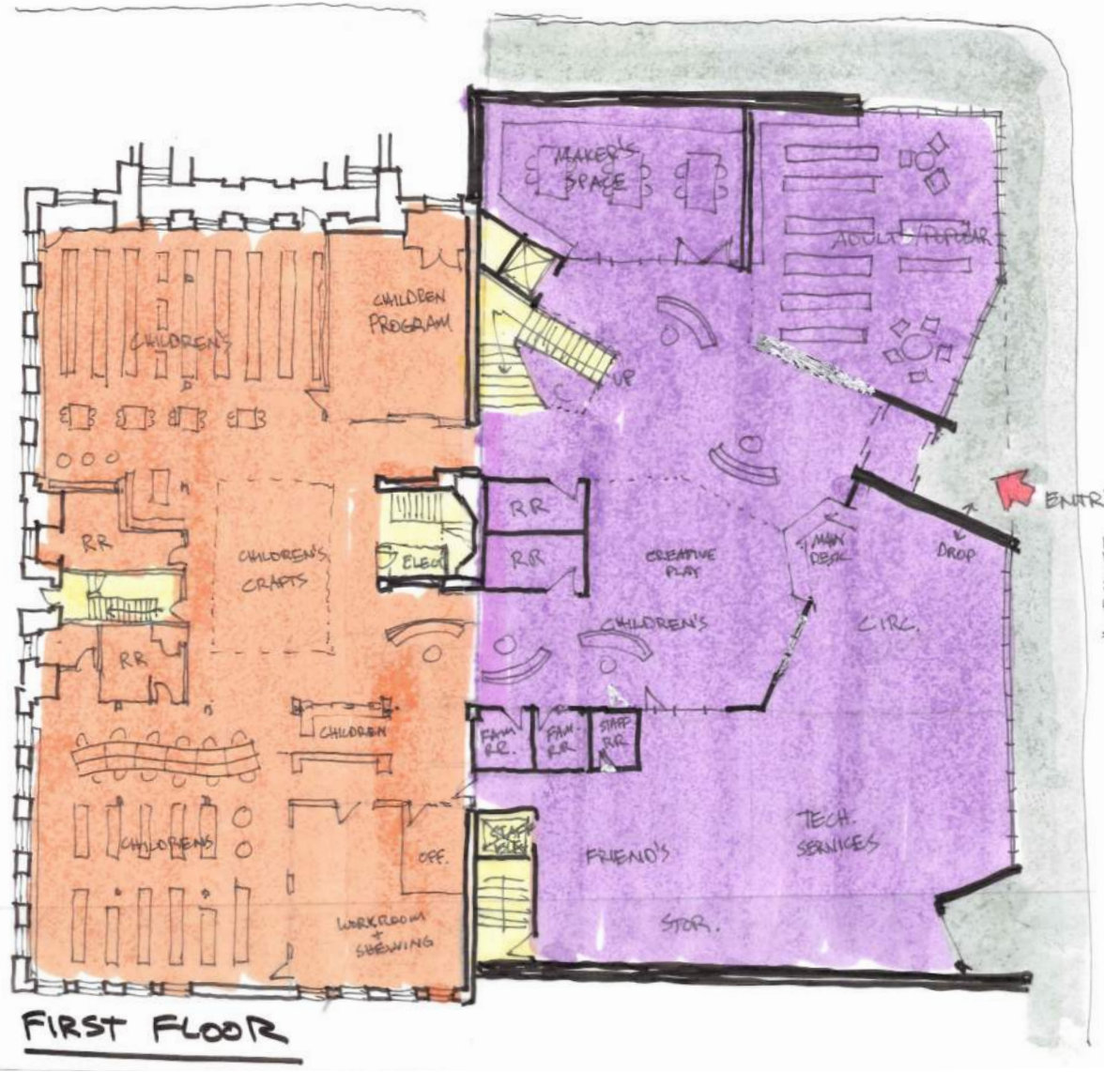


1:30 SCALE  
0 30 60

### UPPER LEVEL

± 65,000 GSF

K



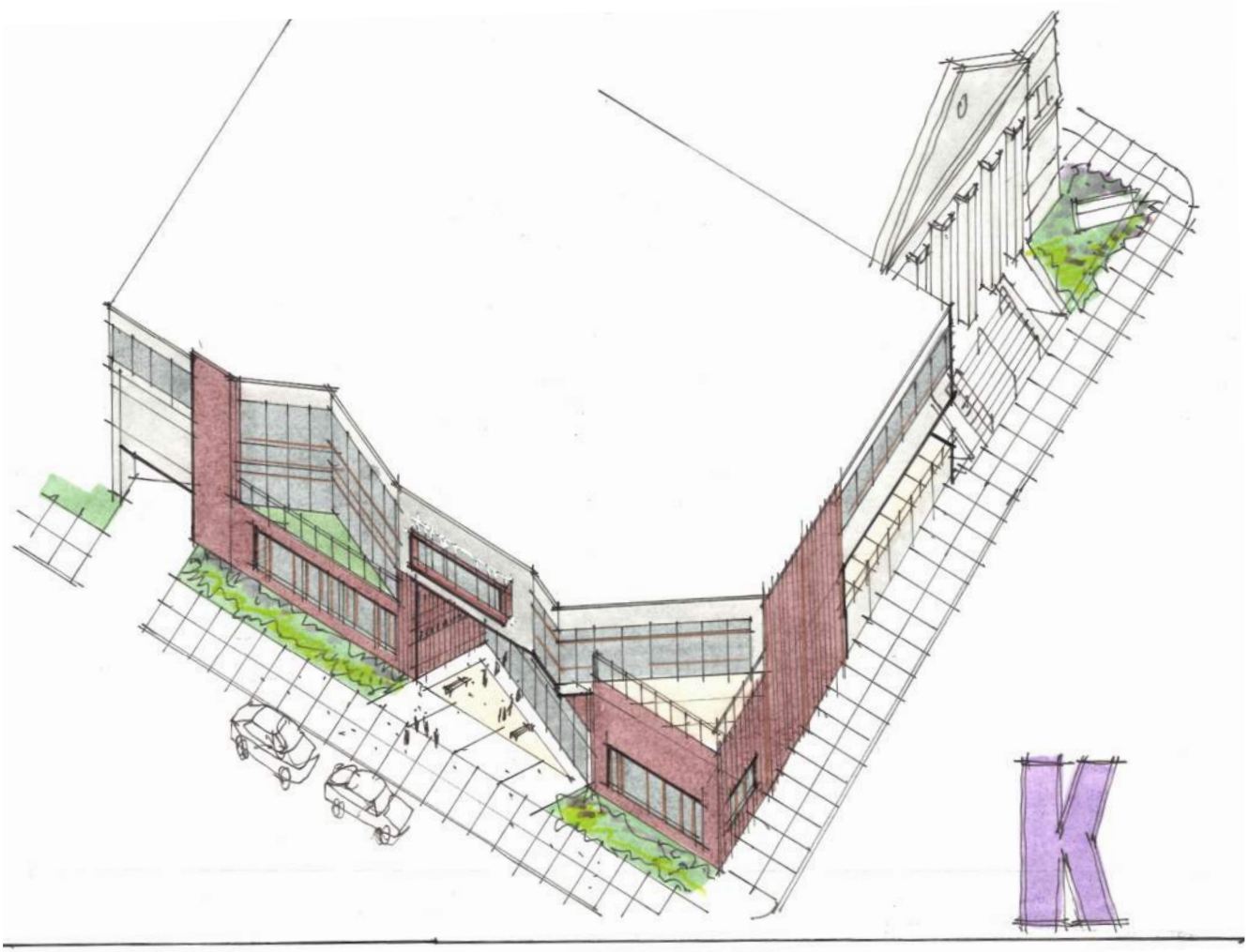


K



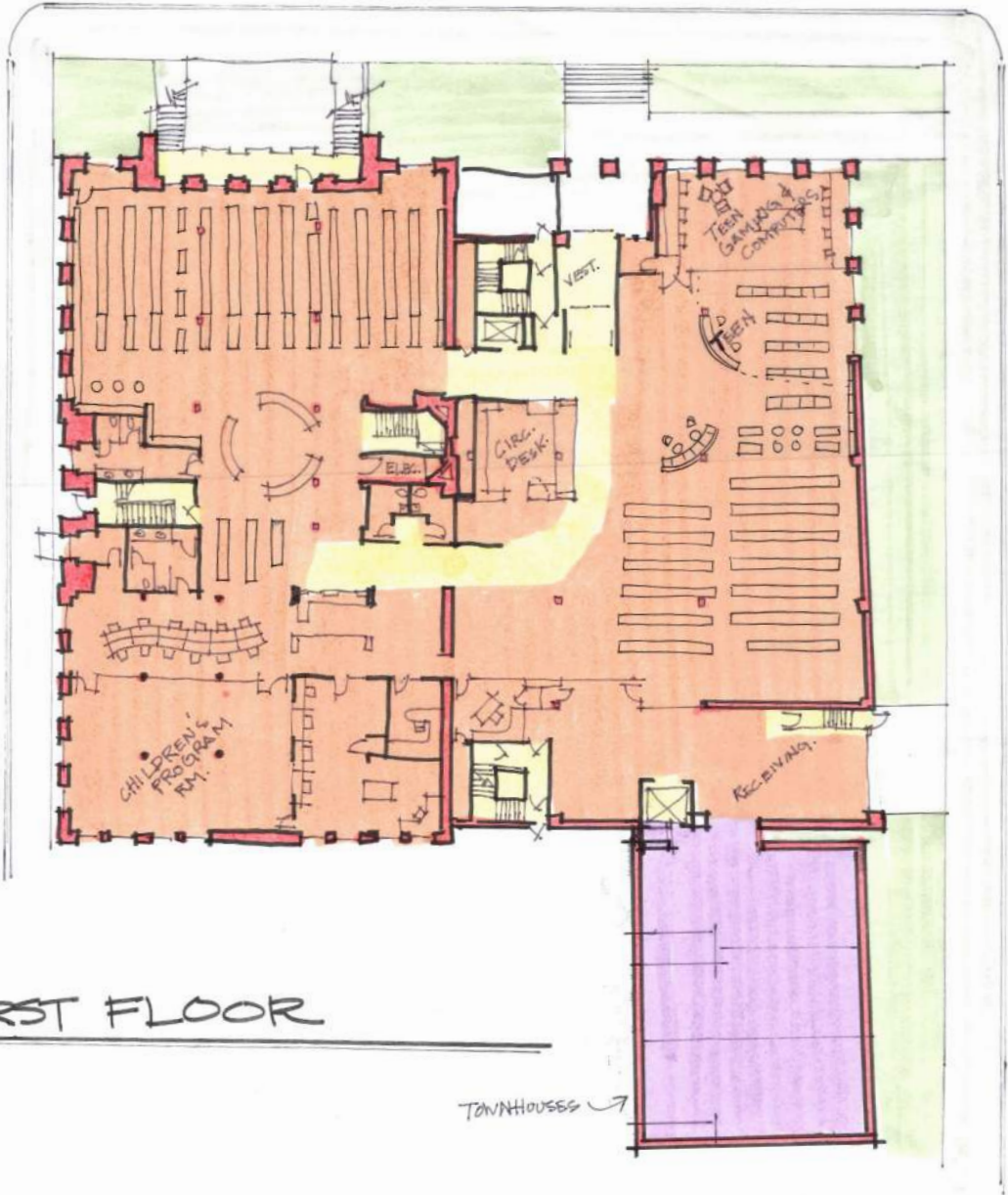
K





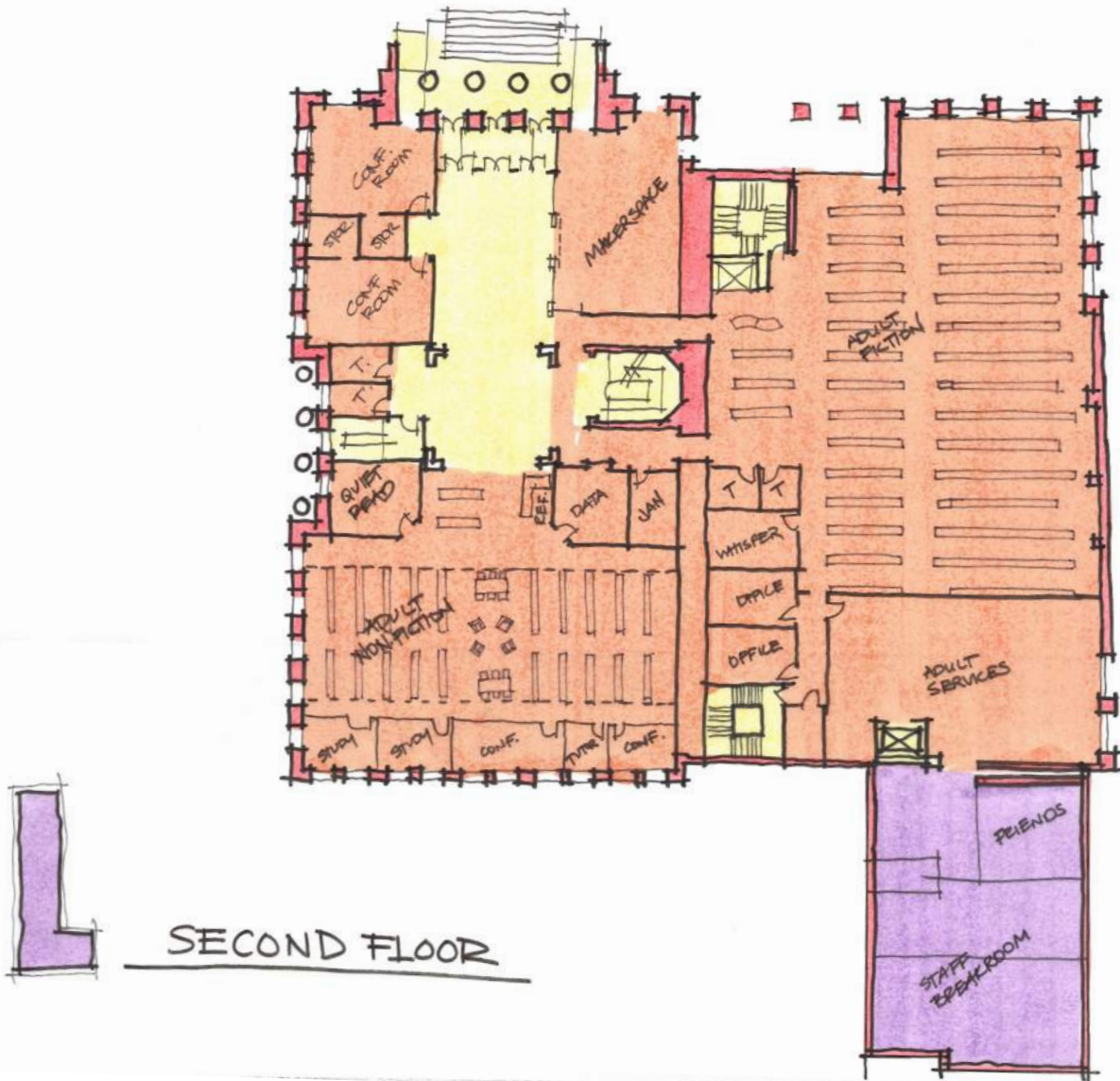
BLUFF STREET.

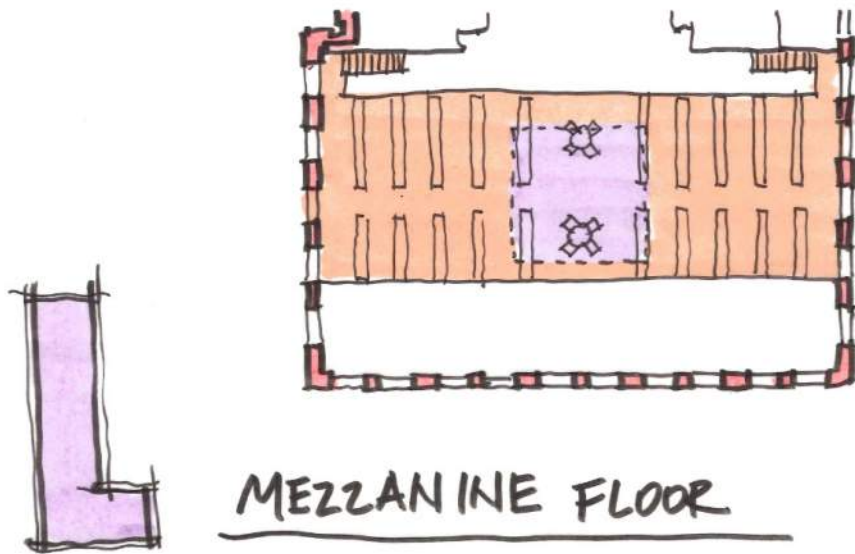
LOCUST STREET



FIRST FLOOR

TOWNHOUSES









## Dubuque Carnegie-Stout Public Library

### SPARK

#### General Comments

---

- Interested in staff entrance/after hours entrance that is ADA compliant/for wheelchairs
- Push button door entries for all restrooms
- staff private restroom!
- Push button entries for all staff work areas (not only for someone w/mobility issues, but it will be easier to push carts into our work areas if we don't have to hold the door to push carts through.)
- No construction, buy DB+T, gain parking + move departments over there. \$3 million to buy + just reshuffle AND get parking.
- public computers need privacy - screens should be facing a wall or hidden from general library traffic
- computer lab/separate space for computer use in youth areas
- LOVE IDEA OF OPENING EASTWARD
  - more space
  - Don't Literally Reduce Access by closing entrances





951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Dubuque Carnegie-Stout Public Library

### SPARK

### General Comments

- larger multifunction room - Bookfairs/events
- lots of natural light.
- Book mobile 😊
- Community space → might off set some cost
- one entrance → safety
- Children's on upper level
  - Safety!
  - set away from other programs
- Children's area

Makerspace near the  
Children's  
section.

- Natural colors
- Natural light
- Cozy reading areas
- Furniture - easy to clean & durable
- Sensory areas
- re-use what you can
- plexiglass as walls
- Big outside windows (seats??)
- Nature

### Outside !!

- Helps with Health, learning, Focus, interest, Curiosity, Offers more airflow and space to help with germs, Sense of place, Civic Pride, and well it's just Fun!
- Book storage / Reading nooks under stairs

- Areas you can speak not just quiet space

ARCHITECTURE / ENGINEERING / INTERIORS



FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Dubuque Carnegie-Stout Public Library

SPARK

General Comments

---

\* Bed bug baking room

How about a door in/out of childrens to help prevent wandering children & carrying sand?

I miss desks w/ barriers that helped me focus vs tables where it's easy for my eyes to wander.

Overall, I prefer kids on the first floor to help prevent noise distraction for other patrons

NOT "J" CAN'T ABANDON HISTORIC BLDG!

ARCHITECTURE / ENGINEERING / INTERIORS



FEH DESIGN



951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Dubuque Carnegie-Stout Public Library

### SPARK

#### General Comments

Would be good to swap TV shows/Westerns with Checkout desk: Put stacks where checkout desk is, put ~~at~~ two circulation staff at a counter where westerns are. Move self-serve ~~staff~~ holds shelf to be next to checkout (where westerns are now). Pro's - improved visibility among staff + faster service for checking out (Backup staff is right there). Same number of staff.

Would be good to have an entrance at NE corner (where large print is now) and move circulation workroom + offices to front (north) of building. That way material returns are in same place they are processed.

ARCHITECTURE / ENGINEERING / INTERIORS



## Dubuque Carnegie-Stout Public Library

### SPARK

#### General Comments

---

- Laundry, showers, & case/social worker space for growing homeless community!
- ID/DOT kiosk
- space for more hands-on assistance for people needing computer help applying for jobs & housing
- office space for partnering orgs offering above services: Hillcrest, CSEI, SNAP, etc.
- to library staff: emphasize importance of employing a social/case worker!
- definitely love opening up acceptance of more noise/communal space for those who have nowhere else to gather. Quiet is an important library provision too, but can exist in smaller/closed off spaces.
- bring back the bookmobile to help better serve various areas of Dubuque
- Really, really like the idea of kids on top/3rd floor & having (east) entrance on ground/1st level - spot where ALL go through (aside from those who may walk to old entrance).
- Also, more vegetation around & ON library would be nice - mitigate against heat - could vegetation go on roof level?





FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Dubuque Carnegie-Stout Public Library

SPARK

General Comments

Would be nice adding a  
"Book Nook" In the  
Childrens area with  
Seating, maybe a  
drawing table  
- Beanbags  
- Pillows  
- Couch  
- Bouncing chairs  
- ~~Seating~~

Would be cool  
to have a  
Sensory area  
with fidgets,  
things tactics  
to help calm  
down, etc

who has the audience that you want to cross the  
threshold? What would happen if CSPL + MFC  
partnered on space use rather than competed for  
city \$. Don't they have the kind of contemp ~~rewards~~ that  
you are dreaming of?

ARCHITECTURE / ENGINEERING / INTERIORS



## Dubuque Carnegie-Stout Public Library

### SPARK

#### General Comments

---

Outdoor spaces would be great! Love the terrace/trellis/plaza ideas. Needs plants, birdhouses, nature play

we need a staff area on 1st floor near the main entrance. This is where materials are returned. we need to process them in the same place - maybe swap the quiet reading + staff areas from plan B? Also curbside pickup needs to be near Circulation

~~Circulation~~  
Staff desks need more visibility. whichever staff desks are on a floor/area need to see each other easily.

Self serve hold shelf should be next to checkout desk.

Think about Locust TRAFFIC + main street if you stay in this BIDG



FRANKEN-PLAN

FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Dubuque Carnegie-Stout Public Library

SPARK

General Comments

B1 + H

East Entrance

\* B1 prime w/ each floor  
with its own collection  
(~~adults~~ adults on  
2nd, kids on 1st)

Like the architectural  
details on Locust St  
to make this  
building "pop"

The town houses  
could be added  
to most plans.

ARCHITECTURE / ENGINEERING / INTERIORS

Carnegie-Stout Public Library Spark Session

**Q1 Please write any comments, positive and negative, ideas and or suggestions about the Options. The more feedback the Design Team gets, the better!**

Answered: 12 Skipped: 1

#	RESPONSES	DATE
1	Very impressed with the designs. Moving the bottom floor entrance to the Locust street and taking over the old entrance stairs and ramp for building expansion is genius!	9/26/2023 11:32 AM
2	Please keep the old metal stacks and glass floor in the original building.	9/22/2023 2:31 PM
3	Circulation needs a large workroom on first floor out of view of the public with the circulation manager office in the same area. Circulation is not a flashy department it has the smallest budget but it is the most basic function of the library getting the items out and back in. It requires a large staging space for carts of items waiting to go back to the shelves and a space for item inspection and a bedbug oven. The circulation manager shouldn't be separated from the area because this manager has more interactions with the public than others. The nature of circulation means patrons will have accounting issues that they want to speak with a manager about also staff often have policy and procedure questions, circulation has the most policies and procedures that staff must follow to meet accreditation requirements. I didn't think most of the plans gave circulation the space they need on the first floor.	9/21/2023 3:47 PM
4	I like having community spaces by the first floor corner windows - this meant many things on different designs, but play areas, quiet reading spaces or even the teen area. Makerspace needs a large, committed space. It is such a great value to our library and community and should be given more space than not to really spread its wings. As a staff member (one who has worked in almost every department!) please give some true mindfulness to desk locations - how they serve patrons and staff. Direct sight lines are imperative for the safety of our staff and patrons, and so many of our desks are blocked from multiple sight lines. This also goes for placing communal sitting areas in places that staff can easily observe.	9/21/2023 1:51 PM
5	The most realistic option seems to be to reorganize the existing library spaces without any major renovations or construction. This could be done in a way that makes future additions possible, for example in stages or phases, but my concern is overly ambitious plans would just result in nothing happening for years. Space should be proportional to use. If print circulation is what most people use the library for, do not cut that space too deeply or move print collections to areas that may be more difficult to access, like the third floor. It'd be helpful if spaces were designed to be as flexible and easily re-configurable as possible, for example to display and highlight our newest and best materials rather than storing them on immovable, hard-to-browse shelves. Staff and administrative workspaces could be organized in a way to improve interdepartmental communication and collaboration. Departments and managers could share common spaces, and admin could be adjacent to staff rather than across the building, etc. Highlight the historical aspects of the library, and increase natural light and open spaces whenever possible. Patrons on a daily basis ask about the availability of library study spaces with large tables, chairs, charging outlets, and enclosed private rooms. The library could be a unique local destination if we offered more of these free public spaces. It's important to maintain a large, flexible space for community programs and events. So much good goes on in our current auditorium, but it's not easy to recognize this specific space in some of the Spark sketches. It would be a huge mistake to give this space up. Try to design spaces that discourage behavior issues like theft, sleeping and noise.	9/21/2023 12:02 PM
6	The glass floor is something really unique that we've already altered, so I'd like to see what is left of it remain. When I tell people I work at Carnegie-Stout, they almost, without fail, mention how they remember the glass floor from visiting as a child.	9/21/2023 9:27 AM
7	H. Seems the most practical, but Admin/Director should be on 1st or 2nd floor. I. DVD/CD vending sounds good in theory, but that is a very browsable collection and there would be a bottle neck at vending machine screens. Putting collections on the 3rd floor without multiple	9/16/2023 2:25 PM



## Carnegie-Stout Public Library Spark Session

accessible ways to get to that floor would kill circulation. Admin/Director should not be on the 3rd floor, should be more visible.

8	This is Mike Kerth. Love all three Fs with .1 and .2 being the best. Would only ask not to move the server room if possible especially not to an external wall. Cable runs can go 300 feet, that's not straight but as it bends and winds around the building. We could have an IDF with equipment to repeat the signal but it'd be better to keep it centrally. Also it will be a huge headache to move and re-run all the cables. I wouldn't put the maker space near an entrance. We are loud. Also would not put us near kids or teens. We are an adult focused space. We tried being a kids craft space for a few years and the space did terrible. Kids can craft at home and teens have always caused problems. Nothing wrong with teens being teens, except when they're around lasers and hot surfaces. Since 2020 we started moving to an adult focused space and we have never been busier.	9/15/2023 11:33 AM
9	I feel strongly that the Children's area should be on the 1st floor. Ease of access is the main reason. Especially when dozens of kids might come for a program.	9/14/2023 4:23 PM
10	I like the idea of an entrance on the East side of the building. I don't think that any of the collection should be on the third floor, it isn't accessible or practical from a patron stand point. People are shocked to find out there are books on the second floor, they would never go to the third. It would kill circulation. Staff spaces and meeting rooms make more sense on a third floor.	9/14/2023 10:12 AM
11	Website: I'm sure you have reasons for disabling this function, but the ability to right-click and open drawings in a new tab would make it much easier to compare different options than waiting for the main page to load all those images over and over. Overall thoughts: I wouldn't like having only one entrance. Assuming a plan that solves the accessibility issues with the main entrance, I still prefer having more than one entrance because it allows for multiple focus points. As it is now, walking into the 1st floor is a much different experience than walking into the 2nd floor. If we want the library to be many things to many people, I think that's something worth leaning into, rather than funneling everyone through one entrance/experience. If we do something different with the existing 1st floor entrance (build out, add green space, etc), an east-side entrance on Locust would be a great alternative. It also seems like a branding opportunity, since 11th St. doesn't get as much through traffic. I missed if this was addressed in the meeting, but since it's closer to existing parking, are there structural (or other) reasons an entrance on Bluff wouldn't work instead?	9/13/2023 10:24 PM
12	A couple designs move the server room. Please don't. Lots of cool ideas.	9/13/2023 6:01 PM

3



FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Dubuque Carnegie-Stout Public Library

SPARK

Pros and Cons Sheet



3

Pros/Likes

Cons/Dislikes

1

Seems like the most manageable expansion.

Affordable + manageable

Circulation work room needs to be by a circulation desk

For Teen Zone - I would like Teen Service Desk to be in the Teen Zone. Based on experience, teens would prefer hangout/study area in Teen Zone vs. YA collection being housed there. I think YA graphic can stay there because they like reading them there. I would like for there to be some kind of a glass wall to enclose the area because they enjoy playing on computers and socialize with each other. High chairs/tables (cafe style) would be great! TIA!

Play area too, close to sliding doors.

Would like Tech services / processing on 1st floor

ARCHITECTURE / ENGINEERING / INTERIORS



951 MAIN STREET  
 DUBUQUE, IOWA 52001  
 563 583 4900

**Dubuque Carnegie-Stout Public Library**  
 SPARK  
 Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

2

*seems the most feasible*

**GUMDROP BOOKS™** A


Exceptional Service, Unconditionally Guaranteed

- Children Not by entrance / *stairs*
- Storage + children staff by child area
- Class wall to block off teens.
- Need 3 person gaming room <sup>- see main</sup> by teen + child area. (glass wall)

Demo kitchen in Program Rooms.  
 STORAGE. (camera from ceiling)

Kids ~~are~~ Play area away from Staff Desk. - see Coralville

Kids Desk needs to be able to have 3+4 carts behind it and/or counter.



802 N 41st Street | PO Box 505 | Bethany, MO 64424  
 Toll Free: 800.821.7199 | Direct Tel: 660.425.7777  
 Toll Free Fax: 866.321.7199 | Fax: 660.425.3929  
 wecare@gumdropbooks.com | www.gumdropbooks.com

ARCHITECTURE / ENGINEERING / INTERIORS

Carnegie-Stout Public Library Spark Session

**Q2 Please write any comments, positive and negative, ideas and or suggestions about Option A. The more feedback the Design Team gets, the better!**

Answered: 4 Skipped: 9

#	RESPONSES	DATE
1	If we can't get funding A is a step in the right direction.	9/26/2023 11:32 AM
2	I like the play area by the windows, but am unsure of a play area/open space by the computers. Our youth computers are typically used by older elementary kids, while play spaces are used by younger patrons. I really like the makerspace size and location on this one. Study stations along the back wall make me nervous - would staff be able to monitor? I like having the art gallery around the rotunda upstairs.	9/21/2023 1:51 PM
3	Like all of kids and teens on the first floor. Like all of adult on the 2nd floor, plus ref desk closer to entrance on 2nd. Like MakerSpace close to 2nd floor entrance. Don't like Admin on the 3rd floor, Director and Admin should be on 2nd or 1st.	9/16/2023 2:25 PM
4	Maybe it's just because it was the first one presented, but once I saw the children/teen areas basically take over the entire first floor, nothing else could top that for me. (With the possible exception of including the maker space in close proximity to the teen area.)	9/13/2023 10:24 PM



951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

# Dubuque Carnegie-Stout Public Library

SPARK

Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

• Like the craft space  
• feels open so kids will feel independent  
Love 1st floor accessibility

Childrens areas up-stairs feel difficult to access w/ small kids + less in viting.  
↳ can we incorporate a quiet/nursing/sensory room in any design?

I like the maker space expansion

Incremental change to this Bldg seems like it doesn't address any issues about welcoming or increasing # of ppl who cross threshold  
Concerned about height of 4 floors on east, would like to see 3D rendering

I like the idea of a 4th floor - I don't like children's collection on 3rd floor

Feels like the simplest solution but I'd like this to incorporate the east entrance.

Love the idea of one ground entrance where all bodies pass through + kids/kens make their way to transformed 3rd floor  
wish more plans had children/kens on top

ARCHITECTURE / ENGINEERING / INTERIORS



951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

**Dubuque Carnegie-Stout Public Library**  
**SPARK**  
**Pros and Cons Sheet**



Pros/Likes

Cons/Dislikes

---

ARCHITECTURE / ENGINEERING / INTERIORS

## Carnegie-Stout Public Library Spark Session

**Q3 Please write any comments, positive and negative, ideas and or suggestions about Option B. The more feedback the Design Team gets, the better!**

Answered: 2 Skipped: 11

#	RESPONSES	DATE
1	Not sure that the desk locations here work, but I love the reading space and fiction side. Makerspace seems too small. I like the children and teens as one floor. Not crazy about the 4th floor all meeting spaces - again, staff monitoring?	9/21/2023 1:51 PM
2	Don't like Children on the 3rd floor. No collections on the 3rd floor. The 3rd and possible 4th floor should be meeting space and staff space. Would need a 2nd elevator to make getting up and down faster.	9/16/2023 2:25 PM

**1** Dubuque Carnegie-Stout Public Library  
SPARK  
Pros and Cons Sheet



**1** Pros/Likes

Cons/Dislikes

East Entrance

**1**

**1** East Entrance  
2nd Elevator

**1**

**1** East Entrance  
2nd Elevator  
Kids on 1st  
Adults on 2nd

**2**

**1** GLOSS WALL TO  
SEPARATE CHILDREN'S  
FROM ENTRY.

**2**

**1** EAST ENTRY  
WE NEED  
2 ELEVATORS!

**1**

**1**

**1**

**2**

**1**



## Carnegie-Stout Public Library Spark Session

**Q4 Please write any comments, positive and negative, ideas and or suggestions about Option B.1. The more feedback the Design Team gets, the better!**

Answered: 3 Skipped: 10

#	RESPONSES	DATE
1	I think this is the best design/choice. Gives the library all the sqft it needs and really makes it an attractive building. I love the library but the look of it is very 'meh'. This would make it a destination and with the entrance on Locust it's very clear that this is the library as you drive by and notice/remember instead of another blasé office building downtown.	9/26/2023 11:32 AM
2	I like the location of the children's program space here. Not sure about the Makerspace size. Yay, fireplace! I like keeping the auditorium and adding multi-purpose areas on the back. Shelving on the Mezzanine freaks me out - this goes for any plan that has mezzanine shelving!	9/21/2023 1:51 PM
3	#2 vote for B.1', not the original B1 design from 9/13 meeting. I appreciate how the revamped design incorporated feedback and I love how the new entrance enhances the visual appeal on that Locust St side of the building.	9/21/2023 10:45 AM



FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

New Building New Site

## Dubuque Carnegie-Stout Public Library

SPARK

Pros and Cons Sheet



2

Pros/Likes

Cons/Dislikes

Love keeping the historic parts of building if possible.

Like the idea of everything being on 1 floor

Does this assume this is a 2nd location or replaces current?

LiK

The building itself is priceless. Beautiful.

Offering service downtown to those with limited transportation is critical!

Dislike

New building is a depressing Idea-Boo!

Purpose - Build the Building that is welcoming

I like the idea of a new specific space, but I think it needs to remain two floors to provide separation.

ARCHITECTURE / ENGINEERING / INTERIORS



951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

**Dubuque Carnegie-Stout Public Library**  
**SPARK**  
**Pros and Cons Sheet**



Pros/Likes

Cons/Dislikes

---

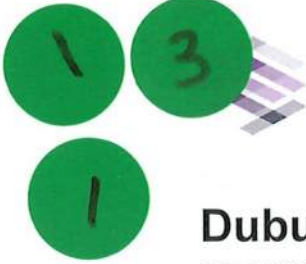
ARCHITECTURE / ENGINEERING / INTERIORS

Carnegie-Stout Public Library Spark Session

**Q5 Please write any comments, positive and negative, ideas and or suggestions about Option C. The more feedback the Design Team gets, the better!**

Answered: 3 Skipped: 10

#	RESPONSES	DATE
1	I really don't think it would be good for the library to move. That feels like throwing the baby out with the bathwater just because people want more parking.	9/26/2023 11:32 AM
2	Not a complete plan?	9/21/2023 1:51 PM
3	Love the idea of starting from scratch & having meeting rooms that the public can use outside of library hours. Also love the idea of designing spaces with better work flow.	9/16/2023 2:25 PM



FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

Old DB&T Bldg.

Dubuque Carnegie-Stout Public Library

SPARK  
Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

• Buy this building, keep existing + have two locations

Additional Location is near current one (if keeping both)

• THIS SPILT BETWEEN ADULTS CHILDREN IS EXCELLENT.

I like that it open you up to more of city N/B S/B traffic, relationship to school

Truly Flex, welcoming spaces that change.

Like the location, parking helps accessibility,

This building offers a lot of space and resolves the long time parking issue I believe. The 2-story space in the original bank building had a 2nd floor at one time



The world will melt down if we try to move out of the current Library and abandon it. Just don't invite the chaos.

Advantages of space and parking but it's not a new custom build.

ARCHITECTURE / ENGINEERING / INTERIORS



FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

**Dubuque Carnegie-Stout Public Library**  
**SPARK**  
**Pros and Cons Sheet**



Pros/Likes

Cons/Dislikes

---

*I love the patio, would like to see  
it incorporated into other designs*

ARCHITECTURE / ENGINEERING / INTERIORS

Carnegie-Stout Public Library Spark Session

**Q6 Please write any comments, positive and negative, ideas and or suggestions about Option C.1. The more feedback the Design Team gets, the better!**

Answered: 2 Skipped: 11

#	RESPONSES	DATE
1	I don't see that design on the website.	9/26/2023 11:32 AM
2	Didn't see C1	9/21/2023 1:51 PM

Carnegie-Stout Public Library Spark Session

**Q7 Please write any comments, positive and negative, ideas and or suggestions about Option D. The more feedback the Design Team gets, the better!**

Answered: 3 Skipped: 10

#	RESPONSES	DATE
1	I really don't think it would be good for the library to move. That feels like throwing the baby out with the bathwater just because people want more parking.	9/26/2023 11:32 AM
2	separate building seems unobtainable	9/21/2023 1:51 PM
3	The library does not need a coffee bar, or any space that sells food/drink. I like the parking availability and the possibility of green space. I like the 2nd floor outdoor patio. Collection shouldn't be on the third floor unless there are multiple ways to access that floor (I might have missed that in the drawing)	9/16/2023 2:25 PM





951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

# Dubuque Carnegie-Stout Public Library

SPARK  
Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

*Addt'l location - brings parking that we need*

Carnegie-Stout Public Library Spark Session

**Q8 Please write any comments, positive and negative, ideas and or suggestions about Option D.1. The more feedback the Design Team gets, the better!**

Answered: 2 Skipped: 11

#	RESPONSES	DATE
1	I really don't think it would be good for the library to move. That feels like throwing the baby out with the bathwater just because people want more parking.	9/26/2023 11:32 AM
2	separate building seems unobtainable	9/21/2023 1:51 PM



951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

**Dubuque Carnegie-Stout Public Library**  
**SPARK**  
**Pros and Cons Sheet**



Pros/Likes

Cons/Dislikes

---

ARCHITECTURE / ENGINEERING / INTERIORS

Carnegie-Stout Public Library Spark Session

**Q9 Please write any comments, positive and negative, ideas and or suggestions about Option F. The more feedback the Design Team gets, the better!**

Answered: 4 Skipped: 9

#	RESPONSES	DATE
1	In the right direction, looks like in future iterations the idea was really nailed down. Instead of a giant ramp moving the lower entrance to Locus makes lots of sense.	9/26/2023 11:32 AM
2	I do not like the idea of meeting rooms by the teen area. Seems very focused on being a community space but not enough space for materials?	9/21/2023 1:51 PM
3	F2. Love the idea of an entrance off of Locust. Find a way to not have collection on 3rd floor, instead make that meeting room and staff area.	9/16/2023 2:25 PM
4	F.2 is great. Could f.2 first floor be mixed with f.1 second and third?	9/15/2023 11:33 AM



FEH DESIGN

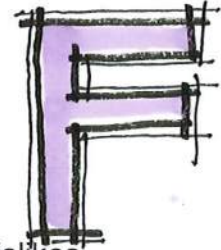


951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Dubuque Carnegie-Stout Public Library

SPARK

Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

Love outdoor space  
+ single entry

Don't like outdoor plaza -  
Not used in winter -

Like outdoor plaza for summer/fall  
Adult collection on  
top floor

Plaza is cool!

Single entrance is great

Not liking Children's  
play area being next to  
the Teen Zone (unless it  
is a physical wall).

Not liking Adult  
Collection on 3rd Floor  
Many order adults will  
not want to take a  
slow crowded elevator  
to 3rd floor to browse  
collection!

Good points →

The elevator is not that slow.

Hate Outdoor PLAZA  
Ruins HISTORIC ENTRANCE

Reverse  
The Ramp

Remove some of entry mezzanine  
+ put Lifts on E & west side  
+ this becomes a much  
Better option!

Pedestrian access may be more challenging

ARCHITECTURE / ENGINEERING / INTERIORS

Carnegie-Stout Public Library Spark Session

**Q10 Please write any comments, positive and negative, ideas and or suggestions about Option F.1. The more feedback the Design Team gets, the better!**

Answered: 2 Skipped: 11

#	RESPONSES	DATE
1	More in the right direction, f.2 makes the missing leap to move the entrance to Locust and reclaim all that front space.	9/26/2023 11:32 AM
2	Children's space seems too big on this one - how do we safely monitor the area? I do not like the staff offices and break room being together - they need to be separate spaces. I also do not think any staff offices or break room should be by the children's area. Unsure on this one for desk locations and what staffing would look like.	9/21/2023 1:51 PM



FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

4

# Dubuque Carnegie-Stout Public Library

SPARK

Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

2

Outdoor + glass  
to change perspectives

Destroy The Stairs  
They are too  
imposing

2

ARCHITECTURE / ENGINEERING / INTERIORS



FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

2

1

1

# Dubuque Carnegie-Stout Public Library

SPARK

Pros and Cons Sheet

F#2

1

1

Pros/Likes

Cons/Dislikes

1

I like the East  
Entrance  
on Locust - visible

3

Like accessibility w/out  
a ramp.

Really like the east side  
entrance

3

2

2

2

Love east entrance

1

2

Also, outdoor terrace is huge plus  
what happens to the mezzanine - would  
hope this would be kept

2

I like the openness  
between the two sides.

2

Love the East Side  
Entrance

2

2

2

2

1

2

2

2

2

ARCHITECTURE / INTERIORS



## Carnegie-Stout Public Library Spark Session

**Q11 Please write any comments, positive and negative, ideas and or suggestions about Option F.2. The more feedback the Design Team gets, the better!**

Answered: 2 Skipped: 11

#	RESPONSES	DATE
1	Best of the F designs. Great idea to move the entrance and reclaim all that space out front! If other designs didn't incorporate this idea F.2 would be the best.	9/26/2023 11:32 AM
2	I like the Locust St. entrance, but the makerspace needs to be bigger. I do not like using the areas by the historic front doors at staff spaces and think they should be public spaces.	9/21/2023 1:51 PM

3



FEH DESIGN

2

1

3

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

# Dubuque Carnegie-Stout Public Library

## SPARK

### Pros and Cons Sheet

2



#### Pros/Likes

#### Cons/Dislikes

THE "BRIDGE" FEATURE  
RUNNING OVER BLUFF ST.  
IS A WONDERFUL ARCH. FEATURE  
FOR THE AREA - COULD BE A NOD  
TO THE BLUFF ELEVATOR

Adult collection  
on 3rd floor will  
not be browseable.  
People will not  
want to ride a  
slow/crowded elevator  
to get to 3rd floor

Can we put an entrance right  
up to the adult section?

The bridge would  
be a great way  
to help the library  
stand out

I like the idea of a bridge, but  
could it all be library parking?  
Like a mini garage, then build up like  
in other models?

3

3

Could be nice, but if  
addition not done well or  
does not integrate w/ original  
building well, it could be  
awkward - distracting - not something  
worth keeping long term.

ARCHITECTURE / ENGINEERING / INTERIORS

## Carnegie-Stout Public Library Spark Session

**Q12 Please write any comments, positive and negative, ideas and or suggestions about Option G. The more feedback the Design Team gets, the better!**

Answered: 4 Skipped: 9

#	RESPONSES	DATE
1	Cool, but seems unnecessary when a 3rd floor and moving the entrance accomplishes the needs without a over the road bridge.	9/26/2023 11:32 AM
2	Again, children's seems to widespread and makes me concerned for safety and staffing. I do not like the placement of the makerspace by the teen zone.	9/21/2023 1:51 PM
3	I love the idea of the pathway across Bluff. Would there be an elevator or accessible access from the parking garage into the library so that having a collection on the 3rd floor is accessible?	9/16/2023 2:25 PM
4	I don't know how feasible this plan is, but extending the space over Bluff is a visually cool idea, and a practical way to section "quiet" and "loud" areas away from each other. I also like having the maker space adjacent to the teen section, but I'd try to move that quadrant of the second floor down to the ? area on the first floor (with minor finagling as required for fit) for something similar to the first floor of Option A.	9/13/2023 10:24 PM



FEH DESIGN

1

2

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

3

1

# Dubuque Carnegie-Stout Public Library

SPARK

Pros and Cons Sheet

1

3



2

Pros/Likes

Cons/Dislikes

3

CONCENTRATE OFFICES/ADMINISTRATION ON 3RD FLOOR - WITH (MAYBE) LARGE MEETING SPACE.

2

KEEP ALL BOOKS/MEDIA ETC. ETC. ON FIRST TWO FLOORS - ALONG WITH CHECK OUT - OF COURSE, I WOULD THINK SOME GOOD SPACE WOULD BE GAINED.

I LIKE TAKING OVER PART OF BLUFF ST. OR OVER TOP OF PARKING LOT.

~~Every~~

Good for Respecting historic Bldg  
(retain open mezzanine)  
2nd Elevator

Building up  
Makes 1981 Addition  
Dominant visually  
That's unfortunate  
Seems to  
be really good  
for staff

2

great to see the MS in a dolt

1

## Carnegie-Stout Public Library Spark Session

**Q13 Please write any comments, positive and negative, ideas and or suggestions about Option H. The more feedback the Design Team gets, the better!**

Answered: 2 Skipped: 11

#	RESPONSES	DATE
1	If we can get only a tiny bit of funding this would be the best choice. Lots of space is wasted in the historic side and this does a great job allocating it for more purposeful needs.	9/26/2023 11:32 AM
2	Shelving on Mezzanine still freaks me out!	9/21/2023 1:51 PM

**Dubuque Carnegie-Stout Public Library**  
**SPARK**  
**Pros and Cons Sheet**



Pros/Likes

Cons/Dislikes

2

1

2

1

2

2

2

## Carnegie-Stout Public Library Spark Session

**Q14 Please write any comments, positive and negative, ideas and or suggestions about Option H.1. The more feedback the Design Team gets, the better!**

Answered: 3 Skipped: 10

#	RESPONSES	DATE
1	Even better than H. Feel like no matter what happens we need to move the bottom entrance to Locust.	9/26/2023 11:32 AM
2	LOVE. This is my favorite one. I like the Locust Street entrance and the sight lines for employees. Love the makerspace location. Teen zone seems like a hang out space which is great, but where are YA materials? Doesn't seem like enough space. (still, shelving on the mez - eek)	9/21/2023 1:51 PM
3	#1 - favorite overall choice for layout, adding popular features like 2nd elevator and east entrance, as well as use of existing space with minimum disruption. I think teens would appreciate their space not being tied to children's, which is a common feature among the designs because they both tend to be noisier, it makes sense but I like that this design addresses the potential noise issue in a different way.	9/21/2023 10:45 AM



FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Dubuque Carnegie-Stout Public Library

SPARK

Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

All Kids & teens on same floor (1st)

Kids + teens have a floor in between  
(so levels are loud on bottom & quiet  
on top)

ARCHITECTURE / ENGINEERING / INTERIORS



## Carnegie-Stout Public Library Spark Session

**Q15 Please write any comments, positive and negative, ideas and or suggestions about Option I. The more feedback the Design Team gets, the better!**

Answered: 2 Skipped: 11

#	RESPONSES	DATE
1	no comments	9/26/2023 11:32 AM
2	I don't like the front historic area being used as a staff area. Don't like new materials and friends of library together - FOL needs to have separate, dedicated shelving that is close to a desk with a register for purchases. Shelving areas should not be on the third floor - logistically, checking in materials on first, bringing them to third to sort and place onto carts...	9/21/2023 1:51 PM



FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

**Dubuque Carnegie-Stout Public Library**  
**SPARK**  
**Pros and Cons Sheet**



Pros/Likes

Cons/Dislikes

Building a structure around parking  
doesn't seem ideal to me.

ARCHITECTURE / ENGINEERING / INTERIORS

## Carnegie-Stout Public Library Spark Session

**Q16 Please write any comments, positive and negative, ideas and or suggestions about Option J. The more feedback the Design Team gets, the better!**

Answered: 1 Skipped: 12

#	RESPONSES	DATE
1	Hard to tell when only looking at the designs. Was this a whole new building? If it's going to be a new building wouldn't it be better to get a location with a parking lot instead of sacrificing the 1st floor?	9/26/2023 11:32 AM

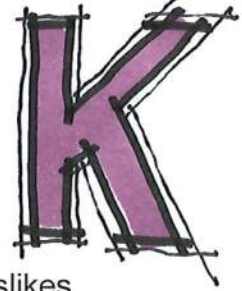


FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900



**Dubuque Carnegie-Stout Public Library**  
**SPARK**  
**Pros and Cons Sheet**



Pros/Likes

Cons/Dislikes

*Not sure how I feel, just observing that the historic facade is not dominant here.*



## Carnegie-Stout Public Library Spark Session

**Q17 Please write any comments, positive and negative, ideas and or suggestions about Option K. The more feedback the Design Team gets, the better!**

Answered: 3 Skipped: 10

#	RESPONSES	DATE
1	Awesome. love it! Great presence on Locust. 2nd best design! Only thing is the whisper room waste the view of the green roof. Maybe move it elsewhere?	9/26/2023 11:32 AM
2	Love the green roof! Confused on the entrance here - who is staffing adult/popular? Children's area spills too close to the entrance Too much YA/Teen Zone space - the space we currently have is underutilized as it is.	9/21/2023 1:51 PM
3	I honestly love the idea of starting from scratch from a design and planning-for-the-future perspective, but I'm not rating this one because it seems prohibitively expensive and disruptive to operations.	9/21/2023 10:45 AM



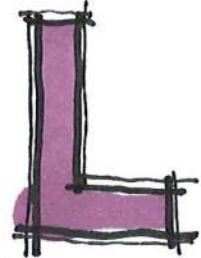
FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Dubuque Carnegie-Stout Public Library

SPARK

Pros and Cons Sheet

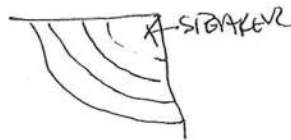


Pros/Likes

Cons/Dislikes

*Building into townhouse could be affordable way to add space.*

*CREATE A SMALL AMPHITHEATER IN THE KIDS SECTION FOR STORY TELLING. GREAT FOR A CORNER*



*ON PLAN L1 - CHECKOUT DESK IN INDIRECT LINE WITH ENTRANCE. IN WINTER - COLD AIR WILL ENTER AND MAKE STAFF MISERABLE. A VOICE OF EXPERIENCE!*

- 2ND ELEVATOR = great idea*
- no children's playroom adjacent to front door/entry (That's courting chaos)*
- Keep children's + teens w- in arm's reach of each other (they often interconnect or interact ...)*
- more study/conference rooms - excellent idea*

ARCHITECTURE / ENGINEERING / INTERIORS

## Carnegie-Stout Public Library Spark Session

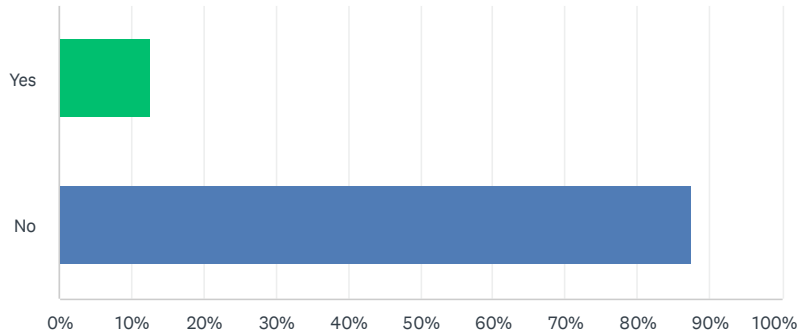
**Q18 Please write any comments, positive and negative, ideas and or suggestions about Option L. The more feedback the Design Team gets, the better!**

Answered: 3 Skipped: 10

#	RESPONSES	DATE
1	That's buying one of the apartments behind the library right? Looked it up on beacon and they look inexpensive. If we could get funds to buy and renovate I think this is a great mid-way option. Better than minimal change, but not quite the full beautiful renovations like B1 or K.	9/26/2023 11:32 AM
2	I really like L - I like the teen zone placement, and the changes to the children's area. I like the Makerspace location, and the conference rooms on the second floor. Still not sure about study spaces along back wall and safety. I like all of the adult materials on one floor and like the non fiction side on the historical side - of course, mez shelving makes me nervous.	9/21/2023 1:51 PM
3	#3 - I like the creative inclusion of the townhouse for extra staff space, as well as adult services all on one floor. It's my favorite of the options that don't require adding a third floor of staffing.	9/21/2023 10:45 AM

## Q1 Are you a Dubuque Carnegie Stout Public Library employee?

Answered: 24 Skipped: 0



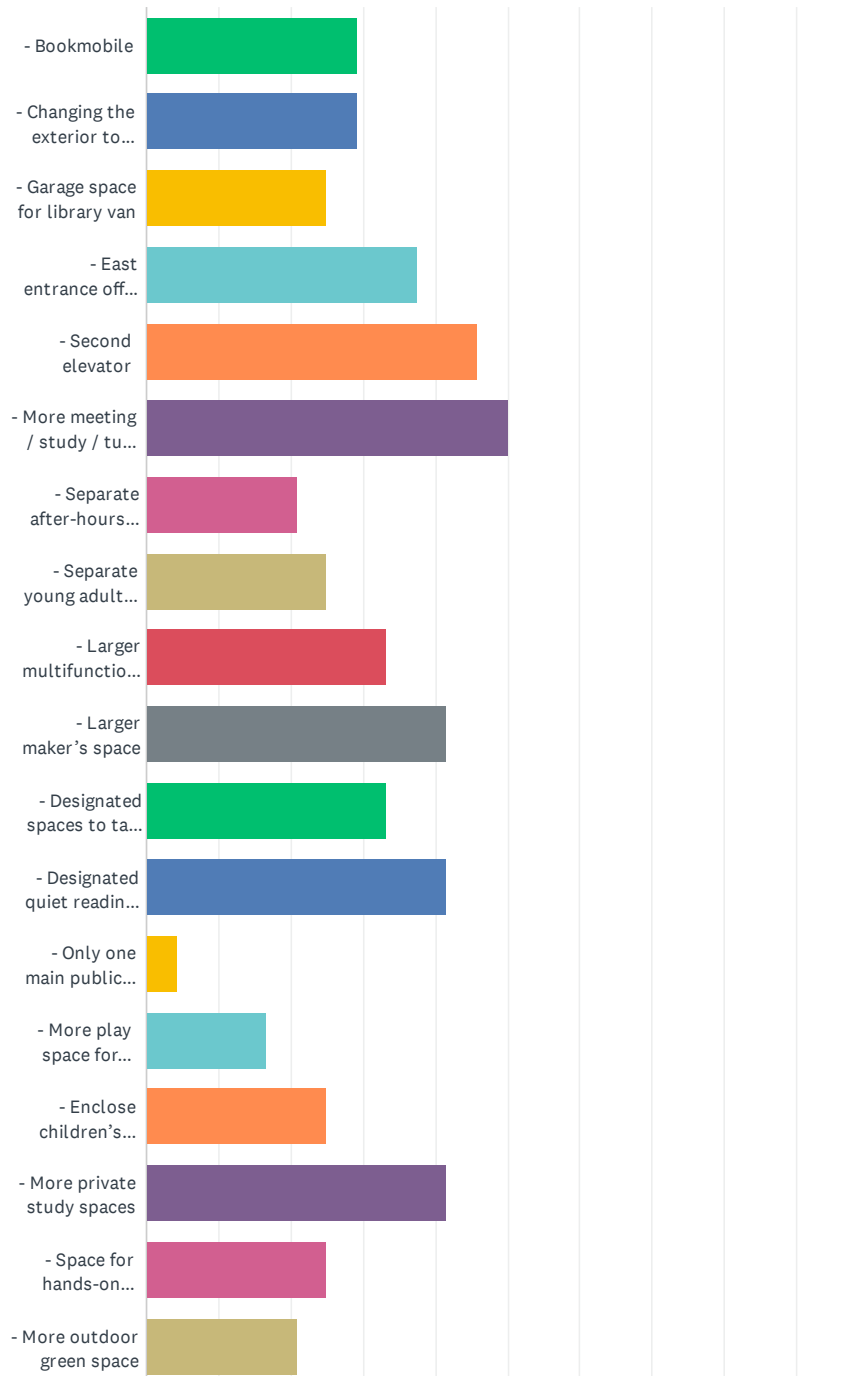
ANSWER CHOICES	RESPONSES	
Yes	12.50%	3
No	87.50%	21
TOTAL		24



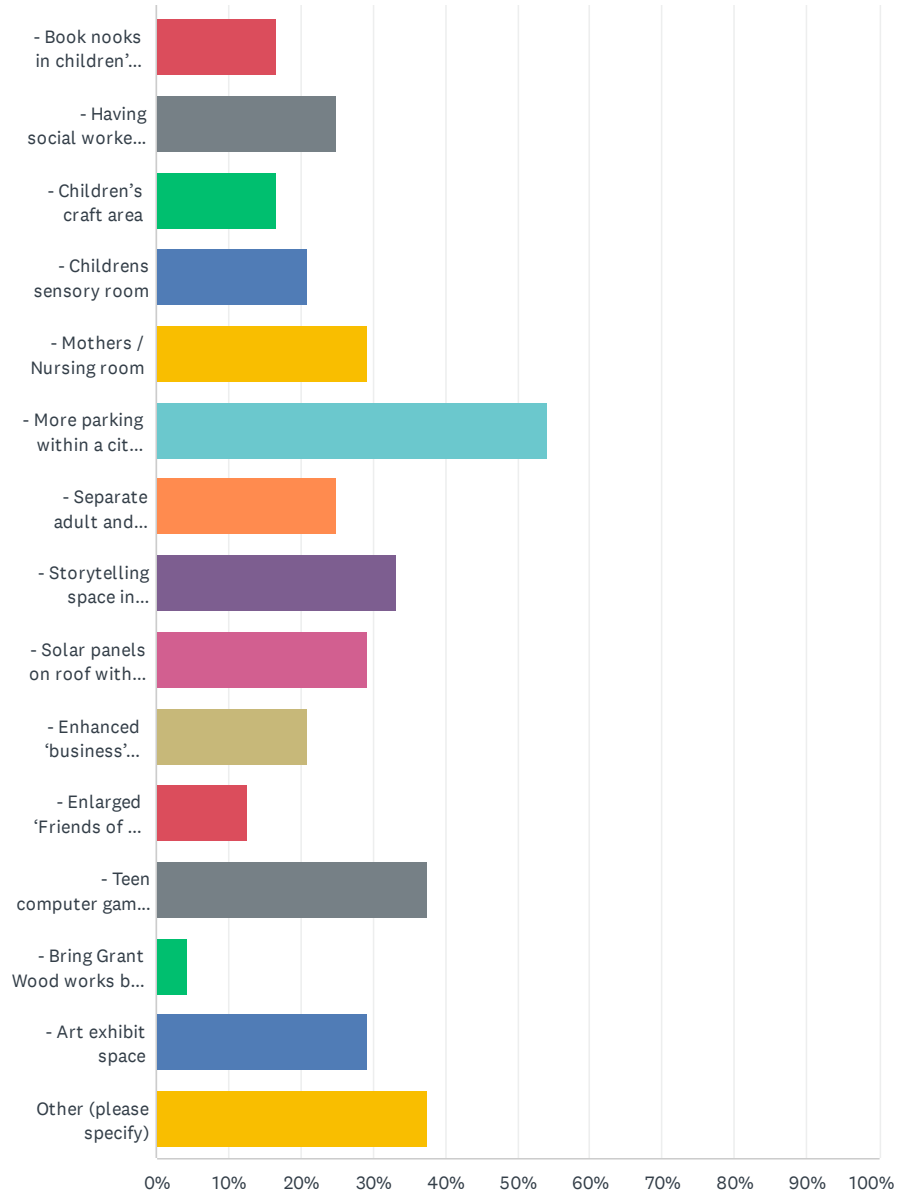
Carnegie-Stout Public Library Community Survey

Q2 Please select each of the following aspects of the library you believe are important to include in the new design.

Answered: 24 Skipped: 0



### Carnegie-Stout Public Library Community Survey



Carnegie-Stout Public Library Community Survey

ANSWER CHOICES	RESPONSES	
- Bookmobile	29.17%	7
- Changing the exterior to make it visually more pronounced, appealing and welcoming.	29.17%	7
- Garage space for library van	25.00%	6
- East entrance off Locust Street	37.50%	9
- Second elevator	45.83%	11
- More meeting / study / tutor rooms	50.00%	12
- Separate after-hours entrance	20.83%	5
- Separate young adult collection from teen space	25.00%	6
- Larger multifunction room (1,800 – 3000 sq. ft.)	33.33%	8
- Larger maker's space	41.67%	10
- Designated spaces to talk at a normal volume	33.33%	8
- Designated quiet reading spaces	41.67%	10
- Only one main public entrance	4.17%	1
- More play space for children	16.67%	4
- Enclose children's space to dampen noise	25.00%	6
- More private study spaces	41.67%	10
- Space for hands-on computer assistance	25.00%	6
- More outdoor green space	20.83%	5
- Book nooks in children's area	16.67%	4
- Having social worker office space in the library	25.00%	6
- Children's craft area	16.67%	4
- Childrens sensory room	20.83%	5
- Mothers / Nursing room	29.17%	7
- More parking within a city block	54.17%	13
- Separate adult and children's collection spaces (keep them on separate floors)	25.00%	6
- Storytelling space in children's area	33.33%	8
- Solar panels on roof with demonstration / learning station	29.17%	7
- Enhanced 'business' center	20.83%	5
- Enlarged 'Friends of the Library' book sale area	12.50%	3
- Teen computer gaming / e-sports area	37.50%	9
- Bring Grant Wood works back to the library	4.17%	1
- Art exhibit space	29.17%	7

## Carnegie-Stout Public Library Community Survey

Other (please specify) Total Respondents: 24	37.50%    9
-------------------------------------------------	-------------

#	OTHER (PLEASE SPECIFY)	DATE
1	Accessible	9/30/2023 8:00 PM
2	Staff only restrooms	9/29/2023 9:25 AM
3	Main entrance on 1st floor (so whole community has point of contact/interaction) AND children/play area/fun space on third floor with lots of natural light.	9/29/2023 8:59 AM
4	Monorail connecting C-SPL with 9th St. parking structure; parking floor reserved for library; additional floors added as needed (by library); library monorail entry/platform off 3rd floor.	9/28/2023 2:06 PM
5	I would like to rank these because they are all important. Seperate teen area to dampen the noise	9/28/2023 12:19 PM
6	Keeping historic entrance while providing accessible entrance on locust with elevator	9/28/2023 11:26 AM
7	No books on bottom shelves or over 48" ( eye level), especially in adult areas. I do not like moving the building to within 6 feet of the street! Also a Covered entrance, recessed if needed, for inclement weather.	9/28/2023 12:00 AM
8	The building itself is meeting the community needs in every way.	9/27/2023 11:39 PM
9	Enlarged 'Friends of the Library' work space - green roof in addition to solar panels	9/27/2023 8:40 PM

## COMMUNITY VOTING RESULTS

During the two days of the Spark Session, participants were asked to vote on their favorite concepts. Some of these concepts were created during day one, others on day two.

These are the results.

SPARK DAY 1 VOTING RESULTS				
OPTION	1ST CHOICE	2ND CHOICE	3RD CHOICE	WEIGHTED TOTAL
A	1	0	2	5
B	4	3	2	20
B.1	0	0	0	0
C	0	1	0	2
D	2	0	2	8
D.1	2	0	1	7
E	0	0	0	0
F	1	0	1	4
F.1	0	2	1	5
F.2	6	7	2	34
G	1	2	4	11
H	3	4	3	20
I	0	0	0	0

SPARK DAY 2 VOTING RESULTS			
OPTION	1ST CHOICE	2ND CHOICE	WEIGHTED TOTAL
A	0	1	1
B	0	0	0
B.1	11	3	25
C	0	0	0
D	0	0	0
D.1	0	0	0
E	0	0	0
F	0	0	0
F.1	0	0	0
F.2	1	9	11
G	0	0	0
H	1	0	2
H.1	2	5	9
I	0	0	0
J	0	0	0
K	2	1	5
L	1	0	2

# / CRITERIA CHART

## CRITERIA CHART

FEH Design with the library staff, core planning committee, and members of the advisory task force created two lists of criteria based on the Goals for Success. One list for the library branch and another for the post office. The lists are as follows:

GOAL-BASED CRITERIA	DESIGN OPTIONS																
	A	B	B.1	C	D	D.1	E	F	F.1	F.2	G	H	H.1	I	J	K	L
Short-Term Inexpensive: Cost / Time	1	0	1	0	0	0		1	1	0	1	1	1	1	0	0	0
Level of Disruption	1	0	0	1	1	1		0	0	0	1	0	0	0	1	0	0
Phasing and Bonding Requirements																	
Level of Flexibility	0	0	0	1	0	0		0	0	1	1	0	0	0	1	0	0
Provide that Third Place	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1
Long-Term Financial Sustainability	1	1	1	0	1	1		1	1	1	1	1	1	1	1	0	1
Improve Parking Access	0	0	0	1	1	1		0	0	0	1	0	0	0	1	0	0
Environmental Impact (land use, sprawl, construction, resource use, etc.)	1	1	1	0	1	1		1	1	1	1	1	1	1	0	0	1
Welcoming	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1
Efficient and Functional	0	0	0	1	0	0		0	0	0	0	0	0	0	1	0	0
Respects Historic Character	1	0	1	0	0	0		0	1	1	1	1	1	1	0	0	0
Allows for All Uses, Quiet to Loud	1	1	1	1	1	1		1	1	0	1	1	1	1	1	1	1
Updated Infrastructure	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1
Library as Attraction	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1
Timeless and Low-Maintenance	0	0	0	1	0	0		0	0	0	0	0	0	0	1	0	0
Total Score	10	7	9	10	9	9	0	8	9	8	12	9	9	9	11	5	7
	A	B	B.1	C	D	D.1	E	F	F.1	F.2	G	H	H.1	I	J	K	L

# / BUDGET SUMMARY & INDIVIDUAL BUDGETS

## BUDGETS

Cost summaries were created on day two of the Spark Session. These are high level budgets to aide in decision making.

Design Options	2025 Bid Total Project Budget
Option B.1'	\$13,108,151.62
Option C	\$37,991,827.42
Option F2	\$16,070,174.69
Option G	\$14,608,039.09
Option H1	\$16,888,624.64
Option K	\$26,913,225.57
Option L	\$13,614,335.39

# CONCEPT B.1

## OPINION OF PROBABLE COST

Owner: Carnegie-Stout Public Library  
 Project : Expansion & Renovation

Project No.: 2023341  
 Phase: Concept Design

Date : 9/26/23  
 Estimator : KE

### Renovation and Expansion - B.1'

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
<b>Building Construction Costs:</b>				
<b>New construction</b>				
1 Addition of third floor on 1981 addition	9,406	SF	\$325	\$3,056,950
2 Reinforce the 1981 addition structure	15,360	SF	\$10	\$153,600
3 Infill of third floor at south of original building 46'x72'	3,312	SF	\$250	\$828,000
4 Extend south stairwell into mechanical space	1	LS	\$45,000	\$45,000
5 Modify HVAC equipemnt intake and exhast through roof	1	LS	\$50,000	\$50,000
6 Addition of second floor north space	1,600	SF	\$400	\$640,000
7 Addition of first floor north space	690	SF	\$400	\$276,000
8 Addition of glass bay window boxes	80	SF	\$500	\$40,000
9 New East Entrance	140	SF	\$200	\$28,000
10 Renovation of first floor east, 80'x128'	10,240	SF	\$110	\$1,126,400
11 Renovation of children's area program spaces, 72'x44'	3,168	SF	\$85	\$269,280
12 Renovation of second floor southeast, 80'x42'	3,400	SF	\$120	\$408,000
13 Add Elevator 3 stop	1	LS	\$145,000	\$145,000
SubTotal				7,066,230
Design / Bid Contingency 15%				1,059,935
<b>Building Construction Costs SubTotal</b>				<b>8,126,165</b>
Construction Contingency 5%				406,308
<b>BLDG CONSTRUCTION COST TOTAL</b>				<b>\$8,532,473</b>
<b>Site Work Construction Costs</b>				
11 Decorative bollards structures	3	EA	1200	3,600
12 Remove/Relocate trees	3	EA	1000	3,000
13 Remove ramped sidewalsk and elements	1	LS	3000	3,000
14 Hazard Material survey, sample, test	1	LS	3000	3,000
15 Hazardous material abatement	8,000	SF	3	24,000
16 New Parking Spaces to expand existing (asphalt with Concrete curbs)	0	SF	9.00	0
17 Improve existing street - at new curb cut, utilities	0	LS	3,000.00	0
18 Concrete Curb and Gutter at street at new entrance and patching old entrances	0	LF	24.00	0
19 Children's Outdoor Program area, and story garden	0	SF	15.00	0
21 Storm Sewer	0	LF	32	0
22 Domestic Water	0	LF	30	0
23 Sanitary Sewer	0	LF	40	0
24 Electrical service, transformer, switch gear	0	LS	32,000	0
24.5 Natural Gas	0	LF	45	0
25 Relocate power lines & poles	0	LS	10,000	0
26 Fill material - 2' at full site	180	CY	27	4,860
27 Retaining Walls	0	LF	120	0
28 Pedestrian Paving	260	SF	8.00	2,080
29 Lawns & Landscaping	1,000	SF	2	2,000
30 Benches and site furniture, donated	0	LS	4,000	0
31 Roof canopy	0	SF	40	0
32 Flag pole	0	LS	8,000	0
33 Directional & Informational Signage - signage, electronic site sign and building	1	LS	30,000	30,000
34 Electric Car charging station	0	EA	8500.00	0
35 Parking lot lighting	0	EA	2,200	0
36 Solar Panels - 50 KW	50	KW	2,400	120,000
SubTotal				195,540
Design / Bid Contingency 15%				29,331
<b>Site Work Constr. Costs SubTotal</b>				<b>224,871</b>
Construction Contingency 5%				11,244
<b>SITE WORK CONSTRUCTION COST TOTAL</b>				<b>\$236,115</b>



<b>Soft Non-Construction Costs</b>					
41	Land Acquisition: \$0,000	1	LS	0	
42	Legal Fees	1	LS	5,000	
43	Architectural & Engineering Design Fees	1	LS	745,330	
44	Information & Technology Design Fees	1	LS	7,680	
45	Civil Engineering & landscape design Fees	1	LS	15,000	
46	Furnishing Design, selection, bidding Fees	1	LS	54,600	
47	Geo Thermal Horizontal Test Well	1	LS	0	
48	Site Survey (utilize existing facility documents)	1	LS	2,000	
49	Printing Costs & electronic plan room for Construction Documents	1	LS	10,000	
50	Construction documents State AHJ review Fees	1	LS	5,000	
51	Builders Risk Insurance	1	LS	6,000	
52	Quality Control Material Testing & Inspections	1	LS	25,000	
53	During Construction Utility costs by Owner	1	LS	6,000	
54	Fixtures, Furnishings & Equipment Allowance \$28/SF new	15,000	SF	28.00	420,000
55	Fixtures, Furnishings & Equipment Allowance \$12/SF existing	4,000	SF	13.00	52,000
56	Technology & Computer Equipment Allowance	16,000	SF	6.00	96,000
58	Geotechnical subsurface investigation borings	1	LS	2,000.00	2,000
59	Moving	1	LS	20,000.00	20,000
60	Ground breaking and dedication ceremonies	2	LS	1,000.00	2,000
61	Temporary rental location for 4,000 SF, \$12/SF for 15 months	0	MN	4,000.00	0
62	Donor Recognition	1	LS		3,500
63	Commissioning	1	LS		16,000
64	Reimbursable expenses by the Design team	1	LS		6,000
65	Owner's Soft Cost Contingency	1	LS		60,000
66	Referendum or other informational Campaign Facilitation	1	LS		25,000
67	If receiving federal funds or using USDA loans required environmental and archeological surveys	1	LS		15,000
68	Fundraising Feasibility Committee, Fundrasing campaign facilitation, Consultanting, & grant writing	1	LS		80,000
Soft Cost SubTotal					1,679,110
Site Work Construction Cost Total					236,115
Building Construction Cost Total					8,532,473
<b>PROJECT TOTAL COST</b>					<b>\$10,447,697</b>
2023 bid dollars					
					\$11,300,229
2025 bid dollars (Inflation 4% per year)					

OPINION OF PROBABLE COST

Owner: Carnegie-Stout Public Library  
 Project : Expansion & Renovation

Project No.: 2023341  
 Phase: Concept Design

Date : 9/26/23  
 Estimator : KE

**Renovation and Expansion - C**

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
<b>Building Construction Costs:</b>				
<b>New construction</b>				
1 New 70,000 SF one-story Building	70,000	SF	\$325	\$22,750,000
SubTotal				22,750,000
Design / Bid Contingency 15%				3,412,500
<b>Building Construction Costs SubTotal</b>				<b>26,162,500</b>
Construction Contingency 5%				1,308,125
<b>BLDG CONSTRUCTION COST TOTAL</b>				<b>\$27,470,625</b>
<b>Site Work Construction Costs</b>				
11 Decorative bollards structures	2	EA	1200	2,400
12 Remove/Relocate trees	0	EA	1000	0
13 Remove ramped sidewalk and elements	0	LS	3000	0
14 Hazard Material survey, sample, test	0	LS	3000	0
15 Hazardous material abatement	0	SF	3	0
16 New Parking Spaces to expand existing (asphalt with Concrete curbs)	50,000	SF	9.00	450,000
17 Improve existing street - at new curb cut, utilities	1	LS	3,000.00	3,000
18 Concrete Curb and Gutter at street at new entrance and patching old entrances	800	LF	24.00	19,200
19 Children's Outdoor Program area, and story garden	2,400	SF	15.00	36,000
21 Storm Sewer	400	LF	32	12,800
22 Domestic Water	100	LF	30	3,000
23 Sanitary Sewer	100	LF	40	4,000
24 Electrical service, transformer, switch gear	1	LS	32,000	32,000
24.5 Natural Gas	200	LF	45	9,000
25 Relocate power lines & poles	1	LS	10,000	10,000
26 Fill material - 2' at full site	7,400	CY	27	199,800
27 Retaining Walls	400	LF	120	48,000
28 Pedestrian Paving	12,000	SF	7.00	84,000
29 Lawns & Landscaping	200,000	SF	2	400,000
30 Benches and site furniture, donated	10	EA	2,400	24,000
31 Roof canopy	1,200	SF	70	84,000
32 Flag pole	1	LS	8,000	8,000
33 Directional & Informational Signage - signage, electronic site sign and building	1	LS	45,000	45,000
34 Electric Car charging station	2	EA	8500.00	17,000
35 Parking lot lighting	8	EA	2,200	17,600
36 Solar Panels - 50 KW	50	KW	2,400	120,000
SubTotal				1,628,800
Design / Bid Contingency 15%				244,320
<b>Site Work Constr. Costs SubTotal</b>				<b>1,873,120</b>
Construction Contingency 5%				93,656
<b>SITE WORK CONSTRUCTION COST TOTAL</b>				<b>\$1,966,776</b>

<b>Soft Non-Construction Costs</b>					
41	Land Acquisition: \$0,000	1	LS	750,000	
42	Legal Fees	1	LS	10,000	
43	Architectural & Engineering Design Fees	1	LS	2,502,179	
44	Information & Technology Design Fees	1	LS	28,800	
45	Civil Engineering & landscape design Fees	1	LS	70,000	
46	Furnishing Design, selection, bidding Fees	1	LS	109,200	
47	Geo Thermal Horizontal Test Well	1	LS	12,000	
48	Site Survey (utilize existing facility documents)	1	LS	9,000	
49	Printing Costs & electronic plan room for Construction Documents	1	LS	10,000	
50	Construction documents State AHJ review Fees	1	LS	5,000	
51	Builders Risk Insurance	1	LS	6,000	
52	Quality Control Material Testing & Inspections	1	LS	35,000	
53	During Construction Utility costs by Owner	1	LS	12,000	
54	Fixtures, Furnishings & Equipment Allowance \$28/SF new	30,000	SF	28.00	840,000
55	Fixtures, Furnishings & Equipment Allowance \$12/SF existing	40,000	SF	13.00	520,000
56	Technology & Computer Equipment Allowance	60,000	SF	6.00	360,000
58	Geotechnical subsurface investigation borings	10	LS	2,000.00	20,000
59	Moving	1	LS	40,000.00	40,000
60	Ground breaking and dedication ceremonies	2	LS	1,000.00	2,000
61	Temporary rental location for 4,000 SF, \$12/SF for 15 months	0	MN	4,000.00	0
62	Donor Recognition	1	LS		10,000
63	Commissioning	1	LS		30,000
64	Reimbursable expenses by the Design team	1	LS		12,000
65	Owner's Soft Cost Contingency	1	LS		100,000
66	Referendum or other informational Campaign Facilitation	1	LS		50,000
67	If receiving federal funds or using USDA loans required environmental and archeological surveys	1	LS		25,000
68	Fundraising Feasibility Committee, Fundrasing campaign facilitation, Consultanting, & grant writing	1	LS		120,000
				Soft Cost SubTotal	5,688,179
				Site Work Construction Cost Total	1,966,776
				Building Construction Cost Total	27,470,625
				<b>PROJECT TOTAL COST</b>	<b>\$35,125,580</b>
2023 bid dollars					
2025 bid dollars (Inflation 4% per year)					
					\$37,991,827

# CONCEPT F.2

## OPINION OF PROBABLE COST

Owner: Carnegie-Stout Public Library  
 Project : Expansion & Renovation

Project No.: 2023341  
 Phase: Concept Design

Date : 9/28/23  
 Estimator : KE

### Renovation and Expansion - F2

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
<b>Building Construction Costs:</b>				
<b>New construction</b>				
1 Addition of third floor on 1981 addition	7,680	SF	\$325	\$2,496,000
2 Reinforce the 1981 addition structure	15,360	SF	\$10	\$153,600
3 Infill of third floor at south of original building 46'x72'	3,312	SF	\$250	\$828,000
4 Extend south stairwell into mechanical space	1	LS	\$45,000	\$45,000
5 Move third floor mechanical room to addition	1	LS	\$100,000	\$100,000
6 Open up the east wall of historic building 3rd floor	50	LF	\$1,500	\$75,000
7 Raised clerestory	4,800	SF	\$75	\$360,000
8 Addition of second floor north terrace	2,080	SF	\$95	\$197,600
9 Open up the east wall of historic building 2nd floor	50	LF	\$1,500	\$75,000
10 Renovation of second floor and removal of mezzanine, 10,032 SF & 10,240 SF	20,272	SF	\$135	\$2,736,720
11 Addition of first floor north space	2,240	SF	\$400	\$896,000
12 New East Entrance	140	SF	\$200	\$28,000
13 Renovation of first floor east, 80'x128'	10,240	SF	\$135	\$1,382,400
14 Add Elevator 3 stop	0	LS	\$145,000	\$0
SubTotal				9,373,320
Design / Bid Contingency 15%				1,405,998
<b>Building Construction Costs SubTotal</b>				<b>10,779,318</b>
Construction Contingency 5%				538,966
<b>BLDG CONSTRUCTION COST TOTAL</b>				<b>\$11,318,284</b>
<b>Site Work Construction Costs</b>				
11 Decorative bollards structures	5	EA	1200	6,000
12 Remove/Relocate trees	5	EA	1000	5,000
13 Remove ramped sidewalk and elements	1	LS	3000	3,000
14 Hazard Material survey, sample, test	1	LS	3000	3,000
15 Hazardous material abatement	8,000	SF	3	24,000
16 New Parking Spaces to expand existing (asphalt with Concrete curbs)	0	SF	9.00	0
17 Improve existing street - at new curb cut, utilities	1	LS	3,000.00	3,000
18 Concrete Curb and Gutter at street at new entrance and patching old entrances	48	LF	24.00	1,152
19 Children's Outdoor Program area, and story garden	0	SF	15.00	0
21 Storm Sewer	140	LF	32	4,480
22 Domestic Water	0	LF	30	0
23 Sanitary Sewer	100	LF	40	4,000
24 Electrical service, transformer, switch gear	1	LS	32,000	32,000
24.5 Natural Gas	0	LF	45	0
25 Relocate power lines & poles	1	LS	10,000	10,000
26 Fill material - 2' at full site	180	CY	27	4,860
27 Retaining Walls	0	LF	120	0
28 Pedestrian Paving	260	SF	8.00	2,080
29 Lawns & Landscaping	1,000	SF	2	2,000
30 Benches and site furniture, donated	0	LS	4,000	0
31 Roof canopy	0	SF	40	0
32 Flag pole	0	LS	8,000	0
33 Directional & Informational Signage - signage, electronic site sign and building	1	LS	30,000	30,000
34 Electric Car charging station	0	EA	8500.00	0
35 Parking lot lighting	0	EA	2,200	0
36 Solar Panels - 50 KW	50	KW	2,400	120,000
SubTotal				254,572
Design / Bid Contingency 15%				38,186
<b>Site Work Constr. Costs SubTotal</b>				<b>292,758</b>
Construction Contingency 5%				14,638
<b>SITE WORK CONSTRUCTION COST TOTAL</b>				<b>\$307,396</b>

<b>Soft Non-Construction Costs</b>					
41	Land Acquisition: \$0,000	1	LS	0	
42	Legal Fees	1	LS	5,000	
43	Architectural & Engineering Design Fees	1	LS	988,183	
44	Information & Technology Design Fees	1	LS	7,680	
45	Civil Engineering & landscape design Fees	1	LS	15,000	
46	Furnishing Design, selection, bidding Fees	1	LS	54,600	
47	Geo Thermal Horizontal Test Well	1	LS	0	
48	Site Survey (utilize existing facility documents)	1	LS	2,000	
49	Printing Costs & electronic plan room for Construction Documents	1	LS	10,000	
50	Construction documents State AHJ review Fees	1	LS	5,000	
51	Builders Risk Insurance	1	LS	6,000	
52	Quality Control Material Testing & Inspections	1	LS	25,000	
53	During Construction Utility costs by Owner	1	LS	6,000	
54	Fixtures, Furnishings & Equipment Allowance \$28/SF new	15,000	SF	28.00	420,000
55	Fixtures, Furnishings & Equipment Allowance \$12/SF existing	4,000	SF	13.00	52,000
56	Technology & Computer Equipment Allowance	16,000	SF	6.00	96,000
58	Geotechnical subsurface investigation borings	1	LS	2,000.00	2,000
59	Moving	1	LS	20,000.00	20,000
60	Ground breaking and dedication ceremonies	2	LS	1,000.00	2,000
61	Temporary rental location for 4,000 SF, \$12/SF for 15 months	0	MN	4,000.00	0
62	Donor Recognition	1	LS		3,500
63	Commissioning	1	LS		16,000
64	Reimbursable expenses by the Design team	1	LS		6,000
65	Owner's Soft Cost Contingency	1	LS		60,000
66	Referendum or other informational Campaign Facilitation	1	LS		25,000
67	If receiving federal funds or using USDA loans required environmental and archeological surveys	1	LS		15,000
68	Fundraising Feasibility Committee, Fundrasing campaign facilitation, Consultanting, & grant writing	1	LS		80,000
Soft Cost SubTotal					1,921,963
Site Work Construction Cost Total					307,396
Building Construction Cost Total					11,318,284
<b>PROJECT TOTAL COST</b>					<b>\$13,547,642</b>
2023 bid dollars					
2025 bid dollars (Inflation 4% per year)					\$14,653,130

OPINION OF PROBABLE COST

Owner: Carnegie-Stout Public Library  
 Project : Expansion & Renovation

Project No.: 2023341  
 Phase: Concept Design

Date : 9/26/23  
 Estimator : KE

**Renovation and Expansion - G**

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
<b>Building Construction Costs:</b>				
<b>New construction</b>				
1 Addition of third floor above parking to the west, 100'x96' & link to library, 40'x50'	11,600	SF	\$325	\$3,770,000
2 Structure for support above the parking level	9,600	SF	\$75	\$720,000
3 Infill of third floor at south of original building 46'x72'	3,312	SF	\$250	\$828,000
4 Renovation of third floor from meeting rooms to open collection, 40'x72'	2,880	SF	\$120	\$345,600
5 Remove the mezzanine area, 72'x24'	1,728	SF	\$15	\$25,920
6 Renovation of second floor west, 24'x39', 24'x46', 72'x46'	5,400	SF	\$120	\$648,000
7 Renovation of second floor northeast for teens, 74'x68'	5,000	SF	\$120	\$600,000
8 Minor Renovation of first floor	5,000	SF	\$60	\$300,000
SubTotal				7,237,520
Design / Bid Contingency 15%				1,085,628
<b>Building Construction Costs SubTotal</b>				<b>8,323,148</b>
Construction Contingency 5%				416,157
<b>BLDG CONSTRUCTION COST TOTAL</b>				<b>\$8,739,305</b>
<b>Site Work Construction Costs</b>				
11 Decorative bollards structures	20	EA	1200	24,000
12 Remove/Relocate trees	12	EA	1000	12,000
13 Remove ramped sidewalk and elements	1	LS	3000	3,000
14 Hazard Material survey, sample, test	1	LS	3000	3,000
15 Hazardous material abatement	0	SF	3	0
16 New Parking Spaces to expand existing (asphalt with Concrete curbs)	9,600	SF	9.00	86,400
17 Improve existing street - at new curb cut, utilities	2,000	SF	6.00	12,000
18 Concrete Curb and Gutter at street at new entrance and patching old entrances	120	LF	24.00	2,880
19 Children's Outdoor Program area, and story garden	0	SF	15.00	0
21 Storm Sewer	200	LF	32	6,400
22 Domestic Water	0	LF	30	0
23 Sanitary Sewer	120	LF	40	4,800
24 Electrical service, transformer, switch gear	1	LS	32,000	32,000
24.5 Natural Gas	0	LF	45	0
25 Relocate power lines & poles	1	LS	10,000	10,000
26 Fill material - excavation	1,400	CY	27	37,800
27 Retaining Walls	200	LF	240	48,000
27.5 Shoring the bluff	1	LS	100,000	100,000
28 Pedestrian Paving	1,200	SF	8.00	9,600
29 Lawns & Landscaping	1,000	SF	2	2,000
30 Benches and site furniture, donated	2	LS	4,000	8,000
31 Roof canopy	0	SF	40	0
32 Flag pole	0	LS	8,000	0
33 Directional & Informational Signage - signage, electronic site sign and building	1	LS	30,000	30,000
34 Electric Car charging station	2	EA	8500.00	17,000
35 Parking lot lighting	8	EA	2,200	17,600
36 Solar Panels - 50 KW	50	KW	2,400	120,000
SubTotal				586,480
Design / Bid Contingency 15%				87,972
<b>Site Work Constr. Costs SubTotal</b>				<b>674,452</b>
Construction Contingency 5%				33,723
<b>SITE WORK CONSTRUCTION COST TOTAL</b>				<b>\$708,175</b>

<b>Soft Non-Construction Costs</b>				
41	Land Acquisition: \$0,000	1	LS	1,000,000
42	Legal Fees	1	LS	20,000
43	Architectural & Engineering Design Fees	1	LS	803,036
44	Information & Technology Design Fees	1	LS	7,200
45	Civil Engineering & landscape design Fees	1	LS	40,000
46	Furnishing Design, selection, bidding Fees	1	LS	54,600
47	Geo Thermal Horizontal Test Well	1	LS	10,000
48	Site Survey (utilize existing facility documents)	1	LS	6,000
49	Printing Costs & electronic plan room for Construction Documents	1	LS	10,000
50	Construction documents State AHJ review Fees	1	LS	5,000
51	Builders Risk Insurance	1	LS	9,000
52	Quality Control Material Testing & Inspections	1	LS	30,000
53	During Construction Utility costs by Owner	1	LS	6,000
54	Fixtures, Furnishings & Equipment Allowance \$28/SF new	15,000	SF	28.00 420,000
55	Fixtures, Furnishings & Equipment Allowance \$12/SF existing	0	SF	13.00 0
56	Technology & Computer Equipment Allowance	15,000	SF	6.00 90,000
58	Geotechnical subsurface investigation borings	5	LS	2,000.00 10,000
59	Moving	1	LS	20,000.00 20,000
60	Ground breaking and dedication ceremonies	2	LS	1,000.00 2,000
61	Temporary rental location for 4,000 SF, \$12/SF for 15 months	0	MN	4,000.00 0
62	Donor Recognition	1	LS	3,500
63	Commissioning	1	LS	16,000
64	Reimbursable expenses by the Design team	1	LS	6,000
65	Owner's Soft Cost Contingency	1	LS	60,000
66	Referendum or other informational Campaign Facilitation	1	LS	25,000
67	If receiving federal funds or using USDA loans required environmental and archeological surveys	1	LS	15,000
68	Fundraising Feasibility Committee, Fundrasing campaign facilitation, Consultanting, & grant writing	1	LS	80,000
Soft Cost SubTotal				2,748,336
Site Work Construction Cost Total				708,175
Building Construction Cost Total				8,739,305
<b>PROJECT TOTAL COST</b>				<b>\$12,195,816</b>
2023 bid dollars				
2025 bid dollars (Inflation 4% per year)				\$13,190,994

# CONCEPT H.1

## OPINION OF PROBABLE COST

Owner: Carnegie-Stout Public Library  
Project : Expansion & Renovation

Project No.: 2023341  
Phase: Concept Design

Date : 9/28/23  
Estimator : KE

### Renovation and Expansion - H1

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
<b>Building Construction Costs:</b>				
<b>New construction</b>				
1 Addition of third floor on 1981 addition	9,406	SF	\$325	\$3,056,950
2 Reinforce the 1981 addition structure	15,360	SF	\$10	\$153,600
3 Renovation of third floor at north of original building 36'x72'	2,592	SF	\$150	\$388,800
4 Extend south stairwell into mechanical space	1	LS	\$45,000	\$45,000
5 Modify HVAC equipemnt intake and exhast through roof	1	LS	\$50,000	\$50,000
6 Addition of second floor north space	720	SF	\$400	\$288,000
7 Renovation of second floor areas	14,000	SF	\$160	\$2,240,000
8 Extend the mezzanine to the south wall	864	SF	\$120	\$103,680
9 Addition of first floor north space	440	SF	\$400	\$176,000
10 Addition of glass bay window boxes	80	SF	\$500	\$40,000
11 New East Entrance	140	SF	\$200	\$28,000
12 Renovation of first floor	20,272	SF	\$160	\$3,243,520
13 Add Elevator 3 stop	1	LS	\$145,000	\$145,000
SubTotal				9,958,550
Design / Bid Contingency 15%				1,493,783
<b>Building Construction Costs SubTotal</b>				<b>11,452,333</b>
Construction Contingency 5%				572,617
<b>BLDG CONSTRUCTION COST TOTAL</b>				<b>\$12,024,949</b>
<b>Site Work Construction Costs</b>				
11 Decorative bollards structures	2	EA	1200	2,400
12 Remove/Relocate trees	0	EA	1000	0
13 Remove ramped sidewalk and elements	1	LS	3000	3,000
14 Hazard Material survey, sample, test	1	LS	3000	3,000
15 Hazardous material abatement	8,000	SF	3	24,000
16 New Parking Spaces to expand existing (asphalt with Concrete curbs)	0	SF	9.00	0
17 Improve existing street - at new curb cut, utilities	1	LS	3,000.00	3,000
18 Concrete Curb and Gutter at street at new entrance and patching old entrances	48	LF	24.00	1,152
19 Children's Outdoor Program area, and story garden	0	SF	15.00	0
21 Storm Sewer	0	LF	32	0
22 Domestic Water	40	LF	30	1,200
23 Sanitary Sewer	0	LF	40	0
24 Electrical service, transformer, switch gear	1	LS	32,000	32,000
24.5 Natural Gas	0	LF	45	0
25 Relocate power lines & poles	0	LS	10,000	0
26 Fill material - 2' at full site	120	CY	27	3,240
27 Retaining Walls	0	LF	120	0
28 Pedestrian Paving	260	SF	8.00	2,080
29 Lawns & Landscaping	1,000	SF	2	2,000
30 Benches and site furniture, donated	0	LS	4,000	0
31 Roof canopy	0	SF	40	0
32 Flag pole	0	LS	8,000	0
33 Directional & Informational Signage - signage, electronic site sign and building	1	LS	30,000	30,000
34 Electric Car charging station	0	EA	8500.00	0
35 Parking lot lighting	0	EA	2,200	0
36 Solar Panels - 50 KW	50	KW	2,400	120,000
SubTotal				227,072
Design / Bid Contingency 15%				34,061
<b>Site Work Constr. Costs SubTotal</b>				<b>261,133</b>
Construction Contingency 5%				13,057
<b>SITE WORK CONSTRUCTION COST TOTAL</b>				<b>\$274,189</b>



<b>Soft Non-Construction Costs</b>				
41	Land Acquisition: \$0,000	1	LS	0
42	Legal Fees	1	LS	5,000
43	Architectural & Engineering Design Fees	1	LS	1,045,427
44	Information & Technology Design Fees	1	LS	7,680
45	Civil Engineering & landscape design Fees	1	LS	15,000
46	Furnishing Design, selection, bidding Fees	1	LS	54,600
47	Geo Thermal Horizontal Test Well	1	LS	0
48	Site Survey (utilize existing facility documents)	1	LS	2,000
49	Printing Costs & electronic plan room for Construction Documents	1	LS	10,000
50	Construction documents State AHJ review Fees	1	LS	5,000
51	Builders Risk Insurance	1	LS	6,000
52	Quality Control Material Testing & Inspections	1	LS	25,000
53	During Construction Utility costs by Owner	1	LS	6,000
54	Fixtures, Furnishings & Equipment Allowance \$28/SF new	15,000	SF	28.00 420,000
55	Fixtures, Furnishings & Equipment Allowance \$12/SF existing	6,000	SF	13.00 78,000
56	Technology & Computer Equipment Allowance	16,000	SF	6.00 96,000
58	Geotechnical subsurface investigation borings	1	LS	2,000.00 2,000
59	Moving	1	LS	20,000.00 20,000
60	Ground breaking and dedication ceremonies	2	LS	1,000.00 2,000
61	Temporary rental location for 4,000 SF, \$12/SF for 15 months	0	MN	4,000.00 0
62	Donor Recognition	1	LS	3,500
63	Commissioning	1	LS	16,000
64	Reimbursable expenses by the Design team	1	LS	6,000
65	Owner's Soft Cost Contingency	1	LS	60,000
66	Referendum or other informational Campaign Facilitation	1	LS	25,000
67	If receiving federal funds or using USDA loans required environmental and archeological surveys	1	LS	15,000
68	Fundraising Feasibility Committee, Fundrasing campaign facilitation, Consultanting, & grant writing	1	LS	80,000
Soft Cost SubTotal				2,005,207
Site Work Construction Cost Total				274,189
Building Construction Cost Total				12,024,949
<b>PROJECT TOTAL COST</b>				<b>\$14,304,345</b>
2023 bid dollars				
2025 bid dollars (Inflation 4% per year)				\$15,471,580

OPINION OF PROBABLE COST

Owner: Carnegie-Stout Public Library  
 Project : Expansion & Renovation

Project No.: 2023341  
 Phase: Concept Design

Date : 10/3/23  
 Estimator : KE

**Renovation and Expansion - K**

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
<b>Building Construction Costs:</b>				
<b>New construction</b>				
1 Demolition of 1981 addition	21,900	SF	\$9	\$197,100
2 Addition of three stories, 90'x148'	39,960	SF	\$325	\$12,987,000
3 Renovation of third floor at north, 74'x48'	3,552	SF	\$250	\$888,000
5 Roof terraces (4) one green	700	SF	\$140	\$98,000
6 Renovation of Second Floor, 130'x76'	9,880	SF	\$180	\$1,778,400
6 Renovation of first Floor, 130'x8'	1,040	SF	\$180	\$187,200
SubTotal				16,135,700
Design / Bid Contingency 15%				2,420,355
<b>Building Construction Costs SubTotal</b>				<b>18,556,055</b>
Construction Contingency 5%				927,803
<b>BLDG CONSTRUCTION COST TOTAL</b>				<b>\$19,483,858</b>
<b>Site Work Construction Costs</b>				
11 Decorative bollards structures	0	EA	1200	0
12 Remove/Relocate trees	5	EA	1000	5,000
13 Remove ramped sidewalk and elements	1	LS	3000	3,000
14 Hazard Material survey, sample, test	1	LS	3000	3,000
15 Hazardous material abatement	21,900	SF	3	65,700
16 New Parking Spaces to expand existing (asphalt with Concrete curbs)	0	SF	9.00	0
17 Improve existing street - at new curb cut, utilities	0	LS	3,000.00	0
18 Concrete Curb and Gutter at street at new entrance and patching old entrances	0	LF	24.00	0
19 Children's Outdoor Program area, and story garden	0	SF	15.00	0
21 Storm Sewer	0	LF	32	0
22 Domestic Water	0	LF	30	0
23 Sanitary Sewer	100	LF	40	4,000
24 Electrical service, transformer, switch gear	1	LS	32,000	32,000
24.5 Natural Gas	100	LF	45	4,500
25 Relocate power lines & poles	0	LS	10,000	0
26 Fill material - 2' at full site	40	CY	27	1,080
27 Retaining Walls	0	LF	120	0
28 Pedestrian Paving	1,700	SF	8.00	13,600
29 Lawns & Landscaping	0	SF	2	0
30 Benches and site furniture, donated	0	LS	4,000	0
31 Roof canopy	0	SF	40	0
32 Flag pole	0	LS	8,000	0
33 Directional & Informational Signage - signage, electronic site sign and building	1	LS	30,000	30,000
34 Electric Car charging station	0	EA	8500.00	0
35 Parking lot lighting	0	EA	2,200	0
36 Solar Panels - 50 KW	50	KW	2,400	120,000
SubTotal				281,880
Design / Bid Contingency 15%				42,282
<b>Site Work Constr. Costs SubTotal</b>				<b>324,162</b>
Construction Contingency 5%				16,208
<b>SITE WORK CONSTRUCTION COST TOTAL</b>				<b>\$340,370</b>

<b>Soft Non-Construction Costs</b>					
41	Land Acquisition: \$0,000	1	LS	0	
42	Legal Fees	1	LS	5,000	
43	Architectural & Engineering Design Fees	1	LS	1,685,059	
44	Information & Technology Design Fees	1	LS	19,181	
45	Civil Engineering & landscape design Fees	1	LS	15,000	
46	Furnishing Design, selection, bidding Fees	1	LS	145,454	
47	Geo Thermal Horizontal Test Well	1	LS	0	
48	Site Survey (utilize existing facility documents)	1	LS	2,000	
49	Printing Costs & electronic plan room for Construction Documents	1	LS	10,000	
50	Construction documents State AHJ review Fees	1	LS	5,000	
51	Builders Risk Insurance	1	LS	6,000	
52	Quality Control Material Testing & Inspections	1	LS	25,000	
53	During Construction Utility costs by Owner	1	LS	6,000	
54	Fixtures, Furnishings & Equipment Allowance \$28/SF new	39,960	SF	28.00	1,118,880
55	Fixtures, Furnishings & Equipment Allowance \$12/SF existing	13,430	SF	13.00	174,590
56	Technology & Computer Equipment Allowance	39,960	SF	6.00	239,760
58	Geotechnical subsurface investigation borings	2	LS	2,000.00	4,000
59	Moving	1	LS	20,000.00	20,000
60	Ground breaking and dedication ceremonies	2	LS	1,000.00	2,000
61	Temporary rental location for 4,000 SF, \$12/SF for 15 months	15	MN	4,000.00	60,000
62	Donor Recognition	1	LS		3,500
63	Commissioning	1	LS		16,000
64	Reimbursable expenses by the Design team	1	LS		6,000
65	Owner's Soft Cost Contingency	1	LS		60,000
66	Referendum or other informational Campaign Facilitation	1	LS		25,000
67	If receiving federal funds or using USDA loans required environmental and archeological surveys	1	LS		15,000
68	Fundraising Feasibility Committee, Fundrasing campaign facilitation, Consultanting, & grant writing	1	LS		80,000
Soft Cost SubTotal					3,748,425
Site Work Construction Cost Total					340,370
Building Construction Cost Total					19,483,858
<b>PROJECT TOTAL COST</b>					<b>\$23,572,652</b>
2023 bid dollars					
2025 bid dollars (Inflation 4% per year)					\$25,496,181

OPINION OF PROBABLE COST

Owner: Carnegie-Stout Public Library  
 Project : Expansion & Renovation

Project No.: 2023341  
 Phase: Concept Design

Date : 9/28/23  
 Estimator : KE

**Renovation and Expansion - L**

DESCRIPTION		QTY	UNIT	COST/SF	TOTALS
<b>Building Construction Costs:</b>					
<b>New construction</b>					
1	Addition of third floor on 1981 addition	9,406	SF	\$325	\$3,056,950
2	Reinforce the 1981 addition structure	15,360	SF	\$10	\$153,600
4	Extend south stairwell into mechanical space	1	LS	\$45,000	\$45,000
5	Modify HVAC equipemnt intake and exhast through roof	1	LS	\$50,000	\$50,000
6	Renovation of second floor	4,200	SF	\$160	\$672,000
7	Infill of Mezzanine opening	324	SF	\$130	\$42,120
8	Rebuild Mezzanine shelving	1	LS	\$22,000	\$22,000
10	Renovation of first floor	6,800	SF	\$160	\$1,088,000
11	Renovation of three floors, basement of townhouses, gut, reinforce wall, install new floors, tot	8,400	SF	\$225	\$1,890,000
12	Construct Connection to the Townhouses with fire separation	3	EA	\$15,000	\$45,000
13	Add Elevator 3 stop	1	LS	\$145,000	\$145,000
				SubTotal	7,209,670
				Design / Bid Contingency 15%	1,081,451
				<b>Building Construction Costs SubTotal</b>	<b>8,291,121</b>
				Construction Contingency 5%	414,556
<b>BLDG CONSTRUCTION COST TOTAL</b>					<b>\$8,705,677</b>
<b>Site Work Construction Costs</b>					
11	Decorative bollards structures	2	EA	1200	2,400
12	Remove/Relocate trees	0	EA	1000	0
13	Remove ramped sidewalk and elements	0	LS	3000	0
14	Hazard Material survey, sample, test	1	LS	3000	3,000
15	Hazardous material abatement	8,000	SF	3	24,000
16	New Parking Spaces to expand existing (asphalt with Concrete curbs)	0	SF	9.00	0
17	Improve existing street - at new curb cut, utilities	1	LS	3,000.00	3,000
18	Concrete Curb and Gutter at street at new entrance and patching old entrances	48	LF	24.00	1,152
19	Children's Outdoor Program area, and story garden	0	SF	15.00	0
21	Storm Sewer	160	LF	32	5,120
22	Domestic Water	100	LF	30	3,000
23	Sanitary Sewer	100	LF	40	4,000
24	Electrical service, transformer, switch gear	1	LS	32,000	32,000
24.5	Natural Gas	0	LF	45	0
25	Relocate power lines & poles	0	LS	10,000	0
26	Fill material - 2' at full site	0	CY	27	0
27	Retaining Walls	0	LF	120	0
28	Pedestrian Paving	180	SF	8.00	1,440
29	Lawns & Landscaping	2,000	SF	2	4,000
30	Benches and site furniture, donated	1	LS	4,000	4,000
31	Roof canopy	0	SF	40	0
32	Flag pole	0	LS	8,000	0
33	Directional & Informational Signage - signage, electronic site sign and building	1	LS	30,000	30,000
34	Electric Car charging station	0	EA	8500.00	0
35	Parking lot lighting	0	EA	2,200	0
36	Solar Panels - 50 KW	50	KW	2,400	120,000
				SubTotal	237,112
				Design / Bid Contingency 15%	35,567
				<b>Site Work Constr. Costs SubTotal</b>	<b>272,679</b>
				Construction Contingency 5%	13,634
<b>SITE WORK CONSTRUCTION COST TOTAL</b>					<b>\$286,313</b>

<b>Soft Non-Construction Costs</b>					
41	Land Acquisition: townhouses assessed value \$300,000	1	LS	400,000	
42	Legal Fees	1	LS	10,000	
43	Architectural & Engineering Design Fees	1	LS	764,319	
44	Information & Technology Design Fees	1	LS	7,488	
45	Civil Engineering & landscape design Fees	1	LS	5,000	
46	Furnishing Design, selection, bidding Fees	1	LS	56,784	
47	Geo Thermal Horizontal Test Well	1	LS	0	
48	Site Survey (utilize existing facility documents)	1	LS	0	
49	Printing Costs & electronic plan room for Construction Documents	1	LS	10,000	
50	Construction documents State AHJ review Fees	1	LS	5,000	
51	Builders Risk Insurance	1	LS	6,000	
52	Quality Control Material Testing & Inspections	1	LS	25,000	
53	During Construction Utility costs by Owner	1	LS	6,000	
54	Fixtures, Furnishings & Equipment Allowance \$28/SF new	15,600	SF	28.00	436,800
55	Fixtures, Furnishings & Equipment Allowance \$12/SF existing	6,000	SF	13.00	78,000
56	Technology & Computer Equipment Allowance	15,600	SF	6.00	93,600
58	Geotechnical subsurface investigation borings	0	LS	2,000.00	0
59	Moving	1	LS	20,000.00	20,000
60	Ground breaking and dedication ceremonies	2	LS	1,000.00	2,000
61	Temporary rental location for 4,000 SF, \$12/SF for 15 months	0	MN	4,000.00	0
62	Donor Recognition	1	LS		3,500
63	Commissioning	1	LS		16,000
64	Reimbursable expenses by the Design team	1	LS		6,000
65	Owner's Soft Cost Contingency	1	LS		60,000
66	Referendum or other informational Campaign Facilitation	1	LS		25,000
67	If receiving federal funds or using USDA loans required environmental and archeological surveys	1	LS		15,000
68	Fundraising Feasibility Committee, Fundrasing campaign facilitation, Consultanting, & grant writing	1	LS		80,000
Soft Cost SubTotal					2,131,491
Site Work Construction Cost Total					286,313
Building Construction Cost Total					8,705,677
<b>PROJECT TOTAL COST</b>					<b>\$11,123,480</b>
2023 bid dollars					
2025 bid dollars (Inflation 4% per year)					\$12,031,156



# MEETING MINUTES

## MEETING INFORMATION

<b>MEETING NAME</b>	Carnegie-Stout Public Library ATF Meeting #1	<b>MEETING LOCATION</b>	C-SPL Auditorium
<b>MEETING DATE</b>	August 23, 2023	<b>MEETING TIME</b>	6:00 PM – 7:30 PM
<b>PROJECT NAME</b>	Carnegie-Stout Public Library Conceptual Planning		
<b>FEH PROJECT NUMBER</b>	2023341		
<b>PROJECT ADDRESS</b>	360 W. 11 <sup>th</sup> Street, Dubuque, Iowa 52001		
<b>ATTENDEE NAME</b>	<b>ORGANIZATION</b>	<b>PHONE</b>	<b>EMAIL</b>
<input checked="" type="checkbox"/> Christy Monk	FEH Design	563.583.4900	christym@fehdesign.com
<input checked="" type="checkbox"/> Kevin Eipperle	FEH Design	563.583.4900	kevine@fehdesign.com
<input checked="" type="checkbox"/> Andrew McCready	FEH Design	563.583.4900	Andrewm@fehdesign.com
<input checked="" type="checkbox"/> Ema Kuhlmann	FEH Design	563.583.4900	emak@fehdesign.com
<input checked="" type="checkbox"/>	CSP-L Core Committee		
<input checked="" type="checkbox"/>	CSP-L Public Advisory Task Force		
<input checked="" type="checkbox"/>	General Public		

## DISCUSSION

1. **Introduced FEH Design team.**
2. **Reviewed Agenda & today’s goals.**
3. **Introduced the Advisory Task Force (ATF) and its role.**
4. **Reviewed the adopted Core Committee’s Goals for Success.**
5. **Spoke about the relevance of a 21<sup>st</sup> Century Public Library**
  - a. Questions, comments and responses:
    - i. Will we have copies of these slides?
      1. Yes, we can send out a copy of these slides.
    - ii. Does the library have fire safety blankets to protect the most valuable parts of the collection?
      1. [I don’t believe so] we will note this and take this into consideration.
    - iii. Another library has a separate quiet space that houses the newspapers and periodicals with nice circulation space.
6. **Reviewed space needs program.**
  - a. Questions, comments and responses:
    - i. Are the ADA minimums plus extra space for extra wide wheelchairs included in the needed square footage for these spaces?
      1. Yes, the minimum ADA pathways are built into these figures. We utilized an online calculator that projects the needed square footage according to user-friendliness. The desired user-friendliness can be changed for different parts of the library. The higher the user friendliness, the more square footage there will be in a particular area for circulation.
    - ii. What spaces does the library have now?
7. **Reviewed existing vs. recommended square footage for the space.**



**FEH DESIGN**  
ARCHITECTURE / ENGINEERING / INTERIORS

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

- a. Questions, comments and responses:
  - i. What are you basing the recommended square footage off? Where did you get these figures?
    - 1. We used an online calculator that uses compiled data from multiple libraries.
  - ii. Why are we exploring expanding spaces if the building size doesn't allow for it?
    - 1. We are exploring all of our options for different layouts to better utilize what space we have and potential building additions, etc.
  - iii. How many seats in a space? [This individual was trying to understand how to convert square footage numbers to how many people could use or be in the space at one time].
    - 1. It depends on the space and its function.
  - iv. Are teens part of this task force?
    - 1. Teens were invited to participate and none attended the meeting to our knowledge.
- 8. Reviewed the condition assessment.**
  - a. Questions, comments and responses:
    - i. My understanding is that LED lights are hard on the eyes especially for seniors. We should look into the health impacts or strain before spending money to put in all LED lights.
      - 1. We will look into the most versatile and comfortable options.
    - ii. How is the city budget for this? (Referring to how the city plans to budget for maintenance.)
      - 1. This is new information and there is not currently a budget. The city is meeting this fall to outline their fiscal goals for next year. The intent is to get the project submitted in time so that it can be considered when planning for fiscal year 2025 begins.
    - iii. Shouldn't we prioritize urgent matters first? We shouldn't put money into new landscaping before putting money towards plumbing maintenance.
      - 1. Yes, urgent matters are going to take priority. There will be two separate budgets for building maintenance and space needs. Currently there are only rough numbers budgeted for building maintenance.
- 9. FEH opened the floor for concept ideas and feedback on what they would like us to study.**
  - a. Questions, comments and responses:
    - i. Our lower income population are in greater need of our library and our location should stay downtown.
    - ii. When we talk about teens at our library, we need to understand that they do not fit a general teen demographic but rather a more specific demographic. We should consider this when planning spaces for teens.
    - iii. I have an attachment to this library, specifically when we talk about the use of space.
    - iv. What is the relationship between the library and the county library?
      - 1. [Fielded by the Director, Nick] The libraries are separate organizations, but there is a good working relationship between them and there is daily travel to drop off and pick up materials to help serve our population over a larger geographical area.
    - v. Will we convert printed books to digital books to help free up space?
      - 1. Data shows that the use of eBooks increased when they became popular, but have plateaued. The popularity of printed books has been increasing over time. The calculations account for more printed materials than the library currently has, to adjust to the growing population and the trends in popularity.
    - vi. What is the library's relationship to other organizations such as the Boys and Girls Club and the Multicultural Family Center?
      - 1. [Fielded by head of Childrens Services, Danielle] The library has programs with the Boys and Girls Club, St. Mark's Youth Enrichment, and the Multicultural Family Center.
    - vii. Is it possible to build up and out and have a green space on the roof? We would love to see outdoor spaces. What land do we have access to? Can we convert 11<sup>th</sup> street into green space?
      - 1. It is feasible to build up anywhere, it comes down to price and practicality. If another level or location is built, there would be increased staffing needs and operating cost comparisons would need to be evaluated.



- viii. A comment was provided for a prior question about converting printed books to eBooks. Three printed books can be purchased for the same price as one eBook. It does not make financial sense to replace the printed collection with a digital one.
- ix. Will we be able to see trendline data on usage in different functional areas?
  - 1. Yes, the library collects that data.
- x. It was requested to allow online participants be able to voice comments next time.
  - 1. It can be very distracting to have voices come over a speaker through zoom, so the chat is monitored and the questions are addressed.
- xi. In regard to the lack of staff workspaces, when you calculate space needs, what staffing needs are being considered as the library is projected to grow in the future?
- xii. Do you collect patron user demographics?
  - 1. We have demographics from library card holders, but the state is very specific about what information can be collected. The available information is limited.
- xiii. The flagship Dubuque Bank and Trust building is empty, maybe our library will close like they did someday. People love this library. Maybe we can build a second library, but it will be expensive. I want books to be available to people, that is why I donate to the Loras collection. It is tough in winter to park and walk on the sidewalks when I'm not sure how the ice will be. I like going to banks where they have a parking lot for this reason. I think the library will be vacant in 30 years because more things will become driven by technology and be available online.

**10. Informed the public of the upcoming design workshops (SPARK) on September 13 & 20.**

**11. FEH asked the audience what other data they want to see that we could provide.**

- a. Questions, comments and responses:
  - i. Look at where and how we can expand when looking at the estimated needed square footage and where we are at currently with square footage.
  - ii. The City owns 1025 Bluff Street, which could be an option for expansion.
  - iii. I would like to advocate for the children's creative play space. Would like to see more space where kids can have more interaction and meet other kids.

---

**ACTION ITEMS**

---

- 1) FEH will send out a copy of the slides and handouts to those who attended and provided their email address.
- 2) The Core Planning Committee will meet to discuss the meeting and what steps to take moving forward.

---

For meeting minutes this is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued. No response will indicate acceptance by all parties.

---

**WRITTEN BY** Ema Kuhlmann

---

**NEXT MEETING** September 6, 2023 from 6:00 PM – 7:30 PM

---

**ATTACHMENTS** Sign-In Sheets, ATF Presentation Slides, Space Needs, Condition Assessment

---



951 MAIN STREET  
 DUBUQUE, IOWA 52001  
 563 583 4900



# ATTENDANCE SHEET

**MEETING INFORMATION**

MEETING DATE August 23, 2023 MEETING TIME 6:00 – 7:30PM  
 MEETING NAME C-SPL Advisory Task Force Meeting #1 MEETING LOCATION Carnegie -Stout Public Library Auditorium

PROJECT NAME Carnegie-Stout Public Library Conceptual Planning

FEH PROJECT NUMBER 2223341

NAME COMPANY PHONE # / EMAIL

Thea Dement	EXT Fireside	
Stacey Killian	VNA	
Charleen Shea	Dubuque Montessori	
Jean Bontemps	Dubuque Senior	
Cinda Welu	Dubuque-CSPL	
Heather Satterly	City of Dubuque	
Shirley Keating	DuTrac Community UK	
Paula Connors	CSPL Foundation	
GARY Stoppelman	DUMT	
Brian Hallstas	Univ. of DBQ	
Jane O'Neill	CSPL Foundation	

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900



Name	Company
Vicki Lieberman	NICC
Natalie Dreiske	MaOne
Justin Thielen	City of Dubuque
Ann Marie Sammette	City of DBQ
Tamara Frenozil	Friends of CSPL
Brye Parks	365 in K
Sarah Bell	—
Sue White	—



951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900



# ATTENDANCE SHEET

## MEETING INFORMATION

MEETING DATE August 23, 2023 MEETING TIME 6:00 – 7:30PM  
MEETING NAME C-SPL Advisory Task Force Meeting #1 MEETING LOCATION Carnegie -Stout Public Library Auditorium

PROJECT NAME Carnegie-Stout Public Library Conceptual Planning

FEH PROJECT NUMBER 2223341

NAME COMPANY PHONE # / EMAIL

*Sam Muller*

*Rose Hamer*

*A. Alanda Gregory*

*Danna Gavelle*

*Michelle Dehler*

*Danielle Day*

*John B. Donohay*



Name Company  
Becky Hill citizen (Shelby) Gray  
Jason Duke City of Dubuque  
Jack Studer BCIA  
Ellen Hentkels citizen  
Michael Keith Library

ONLINE ZOOM PARTICIPANTS

Sherri E. Crescent community health center  
Melissa Donoran ABC learning  
Riverson (Ron Iverson?) Grand River Med. Group  
→ Sarah's Otter Pilot  
Anderson (Sainci?) Dubuque Community  
Jack M. Hills + Dales  
Gail Chavenelle Chavenelle Studio Metanetworks  
Erin Powers Daley NICC  
? Sarah Poling? Library user



ARCHITECTURE / ENGINEERING / INTERIORS

# ATF MEETING #1 CARNEGIE-STOUT PUBLIC LIBRARY



1

## 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.



2

# 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



3

## 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.



4

## 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.

5

## 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

6

# 05 / 21<sup>ST</sup> CENTURY LIBRARIES



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



7

# 05 / 21<sup>ST</sup> CENTURY LIBRARIES



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



8



# 05 / COMMUNITY MEETING SPACES



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

9

# 05 / SPACE NEEDS PROGRAM

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

FEH DESIGN

SUMMARY OF ESTIMATED SPACE NEEDS - FEH DESIGN		
<b>EXISTING SPACE</b>	Existing Space	53,723
<b>PROJECTED SPACE</b>	Projected Space	71,975
<b>TOTAL ESTIMATED SPACE NEEDS</b>	Total Estimated Space Needs	71,975

EXISTING SPACE		
Administrative	10,000	
Classroom	15,000	
Event Space	5,000	
Meeting Room	10,000	
Reading Room	10,000	
<b>TOTAL EXISTING SPACE</b>	<b>53,723</b>	

PROJECTED SPACE		
Administrative	10,000	
Classroom	15,000	
Event Space	5,000	
Meeting Room	10,000	
Reading Room	10,000	
<b>TOTAL PROJECTED SPACE</b>	<b>71,975</b>	

TOTAL ESTIMATED SPACE NEEDS		
Administrative	10,000	
Classroom	15,000	
Event Space	5,000	
Meeting Room	10,000	
Reading Room	10,000	
<b>TOTAL ESTIMATED SPACE NEEDS</b>	<b>71,975</b>	

10

# 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
<b>COLLECTION SPACES</b>						
Adult Collections (108,000 vol.)	5,678	11,349	10,201	7,491	3,779	(2,710)
Children's Collections (52,000 vol.)	2,754	5,346	4,625	1,899	245	(3,616)
Young Adult Collections (3,800 vol.)	369	649	659	375	6	(284)
<b>SEATING SPACES</b>						
Adult Casual & Study (105 seats)	3,142	4,388	3,928	3,413	371	(515)
Children's Casual & Study (52 seats)	1,047	1,571	1,440	499	(638)	(1,031)
Young Adult Casual & Study (17 seats)	524	698	655	638	115	(14)
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	215	135	(40)	(78)
<b>MEETING &amp; GATHERING SPACES</b>						
Conference Room #1 (20 seats)	660	660	660	581	(79)	(79)
Conference Room #2 (30 seats)	960	960	960	0	(960)	(960)
All-Purpose Room #1 (120 seats)	1,800	1,800	1,800	1,449	(351)	(351)
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	49	(191)	(191)
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	118	(352)	(352)
Whisper Room				172		
<b>SPECIAL USE SPACES</b>						
Art Gallery	1,273	1,778	1,645	978	(295)	(667)
Friend's Book Sale Area	159	222	206	366	146	100
Friend's Office/Sorting Space	1,991	2,224	2,057	341	(1,210)	(1,670)
Zip Working Spaces/Zoom Room (6 seats total)	660	600	660	0	(660)	(660)
Automated Materials Handling	483	483	483	0	(483)	(483)

11

# Questions?

FEH DESIGN

12

# 04 / CONDITION ASSESSMENT

Building Area	Code/ Maintenance Item	Recommendation to Correct	Urgency Level	Costs
<b>INTERIOR</b>				
Second and Third Floor	Building not fully sprinklered	Consider providing sprinklers in the building for full coverage	Recommended	To Be Determined
Upper Level	Water issue in Children's Program Room	Provide waterproofing at building exterior, below grade	Recommended	\$5,000
Upper Level	Door sweep missing at roof access door	Provide door sweep	Urgent	\$150
Upper Level	Raised floor slab into third floor mechanical room	Provide threshold at door frame	Required	\$150
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
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
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
<b>SUBTOTAL</b>				<b>\$85,300</b>
<b>EXTERIOR</b>				
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 scope elements	Recommended	\$1,000
Building Addition	No roof overflow drains	Provide overflow scuppers	Required	See Line 28
Building Addition	Water drainage concerns at main entrance with trench drain, water directed towards building	Consider rework of the sidewalk slope at this entrance and overall drainage strategies	Recommended	\$27,000
Perimeter	Deterioration at stone mortar and gaps in mortar at pipe penetrations	Repair mortar and seal around pipe penetrations	Urgent	\$1,500
East Facade	Soffit finish deterioration	Repair paint finish	Recommended	\$300
<b>SUBTOTAL</b>				<b>\$29,800</b>
<b>ACCESSIBILITY (ADA)</b>				
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
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
<b>SUBTOTAL</b>				<b>\$50,000</b>



13

# 04 / CONDITION ASSESSMENT

<b>MECHANICAL</b>				
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	\$50,000
17 Condenser Water Pump	Redundancy	Add 2nd pump to provide redundancy	Recommended	\$60,000
18 Humidifiers	Maintenance and redundancy	Provide separate dedicated humidifier/steam generator for each AHU to improve redundancy and remove from boilers. (Q=3)	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. (Q=4)	Recommended	\$50,000
20 Temperature control	Space Comfort	Revise thermostat locations and add space heating equipment at exterior envelope load. (Q=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
<b>SUBTOTAL</b>				<b>\$511,000</b>
<b>PLUMBING</b>				
25 Domestic Water Piping	Build up	Replace domestic water piping due to build-up inside pipes, provide clearance	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
<b>SUBTOTAL</b>				<b>\$120,000</b>



14

# 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
<b>SUBTOTAL</b>					<b>\$25,000.00</b>
<b>ANTICIPATED TOTAL</b>					<b>\$821,100</b>
<b>Total Cost Expectation (includes General Conditions, Overhead and Profit &amp; 1 year inflation, excludes design fees, FF&amp;E)</b>					<b>\$985,320</b>



15

# 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)

16



17



18

# WHAT IS A SPARK SESSION?

It is a **Fast-paced, Engaging, Highly-focused Design 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.

19



20

# 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

21



22



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

**THANK  
YOU**





**FEH DESIGN**  
ARCHITECTURE / ENGINEERING / INTERIORS

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## MEETING MINUTES

### MEETING INFORMATION

<b>MEETING NAME</b>	Carnegie-Stout Public Library ATF Meeting #2	<b>MEETING LOCATION</b>	C-SPL Auditorium
<b>MEETING DATE</b>	September 6, 2023	<b>MEETING TIME</b>	6:00 PM – 7:30 PM
<b>PROJECT NAME</b>	Carnegie-Stout Public Library Conceptual Planning		
<b>FEH PROJECT NUMBER</b>	2023341		
<b>PROJECT ADDRESS</b>	360 W. 11 <sup>th</sup> Street, Dubuque, Iowa 52001		
<b>ATTENDEE NAME</b>	<b>ORGANIZATION</b>	<b>PHONE</b>	<b>EMAIL</b>
<input checked="" type="checkbox"/> Christy Monk	FEH Design	563.583.4900	christym@fehdesign.com
<input checked="" type="checkbox"/> Kevin Eipperle	FEH Design	563.583.4900	kevine@fehdesign.com
<input checked="" type="checkbox"/> Andrew McCready	FEH Design	563.583.4900	Andrewm@fehdesign.com
<input checked="" type="checkbox"/> Ema Kuhlmann	FEH Design	563.583.4900	emak@fehdesign.com
<input checked="" type="checkbox"/> CSP-L Core Committee			
<input checked="" type="checkbox"/> CSP-L Public Advisory Task Force			
<input checked="" type="checkbox"/> General Public			

### DISCUSSION

1. The meeting opened with introductions and presented a slideshow.
2. The Goals for Success were reviewed.
3. The role of the Advisory Task Force (ATF) was reviewed.
4. The relevance of a 21<sup>st</sup> Century Public Library was reviewed.
5. The space needs program was reviewed.
  - a. The comparison of existing square footage to recommended square footage was reviewed.
  - b. The library is smaller than it should be based on collection size and service population.
  - c. Questions, comments and responses:
    - i. I have a concern about preserving the historical elements inside of the building as well as on the exterior including the rotunda. Would like to see us keep the art and beauty of the space and not sacrifice it for utilitarian gain.
    - ii. Could we put shelving up on the mezzanine to create more space?
      1. We absolutely can, we would just need to plan accordingly and put in a lift to make it accessible. We can explore this more in the spark session.
6. The building condition assessment was reviewed.
  - a. Questions, comments and responses:
    - i. In the condition assessment recommendations, there are a number of water infiltration issues that are not listed as required or urgent. This is a concern to me and I do not agree with the categorizations.
      1. If you believe something should be recategorized, please come speak to a design team member after the meeting.
7. A heat map of library card holders in the area was reviewed.



- a. It appears that the densest area of users is the downtown area, but it is fairly spread out across Dubuque.
- b. Questions, comments and responses:
  - i. Is this map of library usage or card holders?
    - 1. Card holders
  - ii. It appears that the library is centrally located not geographically in Dubuque but in the population density of users.
    - 1. It was pointed out that there may be a denser population of card holders because the library is downtown where housing is more tightly packed.
  - iii. Have we considered a satellite location?
    - 1. There have been considerations in the past for an additional branch but there were a lot of considerations and it ultimately did not move forward.

**8. Library usage data was reviewed.**

- a. Questions, comments and responses:
  - i. It seems that teen programming is lower in usage than youth or adults, is this accurate and how do we plan on increasing teen usage?
    - 1. This is accurate and a large barrier is noise. The library would like to create a space that teens can use and be noisy.

**9. A comparison of the Carnegie-Stout library to other libraries in Iowa was reviewed.**

- a. Questions, comments and responses:
  - i. How many of these cities have multiple physical locations?
    - 1. Cedar Rapids, Des Moines, West Des Moines, Ankeny, Ames, Sioux City all have multiple locations.
    - 2. Some libraries consider book mobiles to be an additional physical location.
  - ii. Dubuque is good about having resources for teens outside of the library. Can we partner with them and what data do those organizations have that they could share on usage?
    - 1. The library partners with a number of organizations and wants to make sure not to replicate what others do with their programming.

**10. A SPARK session was reviewed and how that will work.**

- a. What would you like FEH to study?
  - i. More efficient fit in existing site (shift collections and strategically access shrinking/growth areas)
  - ii. Expansion of existing site (up and or out)
  - iii. Build new, more efficiently at central location
  - iv. Move into old DB&T building
  - v. Build a branch library
  - vi. Add stacks to the mezzanine
  - vii. Move makers space to the coffee bar area (or other use)
  - viii. Tier by loudness levels (Loras was cited as an example)
  - ix. Have clear barrier at rotunda floor opening and other spaces (to help with noise dampening)
  - x. Replace desktop computers with laptops
  - xi. Libraries that are not staffed
  - xii. How can we merge loud and quiet areas better
  - xiii. DVD vending machine (like Red Box)
  - xiv. Have a nearby annex location (Masonic Temple)
  - xv. Repurpose the art gallery space
- b. Questions, comments and responses:
  - i. Can we reduce the collection size?
    - 1. Library staff responded that adult collection is aggressively being weeded and the old materials are being removed to make room for the new, but they need more space regardless. The bookshelves are too tall to reach and the collection is not close to being downsized.



**FEH DESIGN**  
ARCHITECTURE / ENGINEERING / INTERIORS

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

- ii. Do we need all of the stairwells that we have?
  - 1. We need the enclosed stairwells as a means of egress and there is really only one main public staircase.
- iii. How can we better merge loud and quiet areas?
- iv. What is the fire partition like in the building?
  - 1. There are shutters that come down from overhead that separate the historic portion from the addition.
- v. Bottom shelves in other libraries are not used for permanent books and shouldn't be used. How many linear feet do we have to add to be able to achieve this?
- vi. Is the DVD usage still robust? Should we rip off the band aid and get rid of DVDs?
  - 1. There is some downturn in DVD usage, same with audio books. Music CDs are still going strong. Something to consider.
- vii. Can people just check out laptops and find a place in the library to sit and work?
- viii. There are some non-staffed libraries where you can go in 24/7 with your library card and check out books. Could this keep costs down?
- ix. We are looking for more enclosed small spaces for zoom meetings, etc.

**11. It was questioned what criteria will be used to judge which designs are favored.**

- a. If there is delight or beauty in the plan
- b. Looking for inexpensive solutions in the short term and more costly solutions down the road (cost/time)
- c. Level of disruption during renovation or building
- d. Phasing and bonding requirements
- e. Long-term financial sustainability
- f. Improve parking / access
- g. Flexibility of the design so that the program can pivot in the future as needs change
- h. Something that is sellable to the public to be able to raise funds
- i. Criteria that is in line with the goals for success
- j. Environmental impact (urban sprawl, land usage, making the current systems more sustainable with less energy usage, emissions and resource use).

**12. The next meetings – SPARK and ATF meeting Sept. 13, 2023, at 9:00 AM – 5:00 PM and 6:00 PM – 7:30 PM**

- a. Attendees were invited to speak to the design team after the meeting for additional comments.
- b. The SPARK design concepts will be displayed on the website FEHDesignSparks.com. There will be a link to this on the library website

---

For meeting minutes this is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued. No response will indicate acceptance by all parties.

---

<b>WRITTEN BY</b>	Ema Kuhlmann
<b>NEXT MEETING</b>	September 13 <sup>th</sup> , 2023; SPARK 9:00 AM – 5:00 PM and ATF #3 6:00 PM – 7:30 PM
<b>ATTACHMENTS</b>	Sign-In Sheets, ATF Presentation Slides, Space Needs, Condition Assessment

---

# ATTENDANCE SHEET

**MEETING INFORMATION**

MEETING DATE: September 6, 2023      MEETING TIME: 6:00 – 7:30PM  
 MEETING NAME: C-SPL-Advisory Task Force Meeting #2      MEETING LOCATION: Carnegie-Stout Public Library Auditorium

PROJECT NAME: Carnegie-Stout Public Library Conceptual Planning

FEH PROJECT NUMBER: 2223341

NAME      COMPANY      PHONE # / EMAIL

JOHN B. DOROWAN	DuTroc Community Credit Union	
Sherrie Kesting		
Susan Kuester		
Thea Dament		
Thomas Welu		
Becky Heil		
Kelsey Metcalf	DUSD + DAVID	
Victor Lieberman		
Amy Stoppelman	Duma	
Kathy Jaggenmiller		

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900



# ATTENDANCE SHEET

## MEETING INFORMATION

MEETING DATE: September 6, 2023      MEETING TIME: 6:00 – 7:30PM  
MEETING NAME: C-SPL-Advisory Task Force Meeting #2      MEETING LOCATION: Carnegie -Stout Public Library Auditorium

PROJECT NAME: Carnegie-Stout Public Library Conceptual Planning

FEH PROJECT NUMBER: 2223341

NAME      COMPANY      PHONE # / EMAIL

Michelle Overhoffer      CSPL

Natalie Drosel      MedOne

Paula Connors      N/A

Jack Studier      ECIA

Coni Burbach      City of DBQ

AnnMarie Sannette      City of DBQ

Susan White      \_\_\_\_\_

# ATF MEETING #2 CARNEGIE-STOUT PUBLIC LIBRARY



1

## 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.



2

## 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



3

## 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.

4

## 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.



5

## 05 / 21<sup>ST</sup> CENTURY LIBRARIES



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



6



# 05 / 21<sup>ST</sup> CENTURY LIBRARIES



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



7

# 05 / COMMUNITY MEETING SPACES



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



8

# 05 / SPACE NEEDS PROGRAM

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

9

# 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
<b>COLLECTION SPACES</b>						
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	4,825	9,009	245	(1,516)
Young Adult Collections (5,800 vol.)	369	649	659	375	6	(284)
<b>SEATING SPACES</b>						
Adult Casual & Study (105 seats)	3,142	4,189	3,928	3,413	271	(515)
Children's Casual & Study (52 seats)	1,047	1,571	1,440	409	(638)	(1,031)
Young Adult Casual & Study (17 seats)	524	698	655	639	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)
<b>MEETING &amp; GATHERING SPACES</b>						
Conference Room #1 (20 seats)	660	660	660	581	(79)	(79)
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	439	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	118	(352)	(352)
Whisper Room				172		
<b>SPECIAL USE SPACES</b>						
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 (6 seats total)	600	600	600	0	(600)	(600)
Automated Materials Handling	483	483	483	0	(483)	(483)




10



11

## 04 / CONDITION ASSESSMENT

Building Area	Code/ Maintenance Item	Recommendation to Correct	Urgency Level	Costs
<b>INTERIOR</b>				
Second and Third Floor	Building not fully sprinklered	Consider providing sprinklers in the building for full coverage	Recommended	To Be Determined
Upper Level	Water issue in Children's Program Room	Provide waterproofing at building exterior, below grade	Recommended	\$5,000
Upper Level	Door sweep missing at roof access door	Provide door sweep	Urgent	\$150
Lower Level	Raised floor slab into level floor mechanical room	Provide threshold at door frame	Required	\$150
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
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
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
<b>SUBTOTAL</b>				<b>\$85,300</b>
<b>EXTERIOR</b>				
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
Building Addition	No roof overflow drains	Provide overflow scuppers	Required	See Line 28
Building Addition	Water drainage concerns at main entrance with trench drain, water directed towards building	Consider rework of the sidewalk slope at this entrance and overall drainage strategies	Recommended	\$27,000
Perimeter	Deterioration at stone mortar and gaps in mortar at pipe penetrations	Repair mortar and seal around pipe penetrations	Urgent	\$1,500
East Façade	Soffit finish deterioration	Repair paint finish	Recommended	\$300
<b>SUBTOTAL</b>				<b>\$29,800</b>
<b>ACCESSIBILITY (ADA)</b>				
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
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
<b>SUBTOTAL</b>				<b>\$50,000</b>

12

# 04 / CONDITION ASSESSMENT

MECHANICAL				
16	Boilers	Capacity and maintenance	De-couple heating and humidification to separate systems, improve capacity requirements, increase redundancy. Review 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 \$50,000
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. (qy=5)	Recommended \$100,000
19	Heat Stratification	Space Comfort	Review space heating equipment to reduce stratification where current heating components are high in the space and trap the heat. (qy=4)	Recommended \$50,000
20	Temperature control	Space Comfort	Review thermostat locations and add space heating equipment at exterior envelope load (qy=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	Makers Space	Ventilation	Add ventilation to improve space conditions	Recommended \$5,000
<b>SUBTOTAL</b>				<b>\$511,000</b>
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/cloggers on low roof (east)	Add overflow roof drains	Required \$10,000
<b>SUBTOTAL</b>				<b>\$120,000</b>



13

# 04 / CONDITION ASSESSMENT

ELECTRICAL				
	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 restored to ensure no loose connections exist which can lead to arcing and premature equipment failure	Required \$1,000 ANNUALLY
29	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
30	Generator Distribution	Code Requirement	Separate emergency and standby loads onto dedicated transfer switches	Recommended \$10,000.00
31	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
32	Lighting	Energy upgrade	As fixtures fail, replace with LED versions	Recommended \$250 per location
<b>SUBTOTAL</b>				<b>\$25,000.00</b>
<b>ANTICIPATED TOTAL</b>				<b>\$821,100</b>
<b>Total Cost Expectation (includes General Conditions, Overhead and Profit &amp; 1 year inflation, excludes design fees, FF&amp;E)</b>				<b>\$985,320</b>



14

# 04 / CONDITION ASSESSMENT

## LIBRARY NEEDS:

URGENT = \$21,650  
REQUIRED = \$51,150  
RECOMMENDED = \$749,300  
TOTAL INVESTMENT = \$985,320



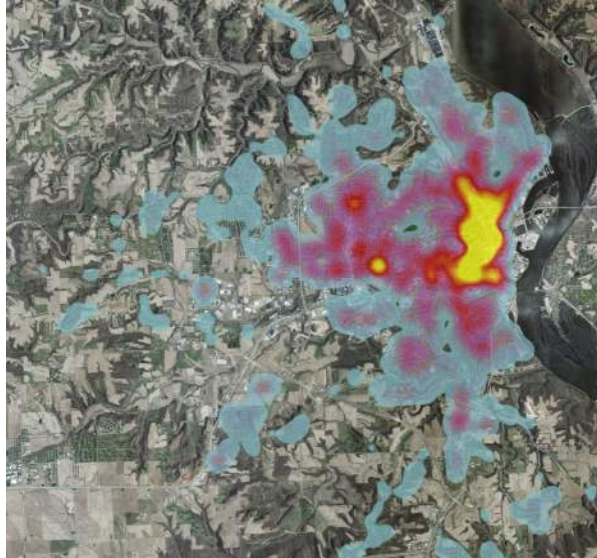
\* Total Cost Expectation (includes General Conditions, Overhead and Profit & 1 year inflation, excludes design fees, FF&E)

15

A graphic slide with a light purple background. In the center, there is a white diamond shape with a thick white border. Inside the diamond, the word "Questions?" is written in a bold, black, sans-serif font. To the right of the diamond, there are four large, stylized question marks in a dark purple color. In the bottom right corner, there is a logo for "FEH DESIGN" consisting of a stylized diamond shape made of smaller diamonds in various shades of purple and blue, followed by the text "FEH DESIGN" in a bold, black, sans-serif font.

16

# 04 / USER HEAT MAP



17

# 04 / LIBRARY USAGE

GENERAL LIBRARY ACTIVITIES	Jun 23	Jun 22	YTD FY-23	YTD FY-22
<b>Total Library Circulation</b>	47,860	46,058	450,653	433,532
Percentage Change	4%		4%	
<b>Total Reference Inquiries</b>	940	740	9,282	8,357
Percentage Change	27%		11%	
<b>Library Registrations (New)</b> (5,498 School Library Cards Added 03/2022)	427	374	3,961	7,710
<b>Library Registrations (Total)</b>			44,178	47,771
<b>Visitor Count</b>	19,534	18,881	184,852	162,178
Percentage Change	3%		14%	
Curbside Visits	70	108	1,067	1,300
<b>Total Internet and Wireless Usage</b>				
Total Number of Uses	11,231	8,684	97,310	83,152
Percentage Change	29%		17%	
<b>Social Media Engagements</b>				
YouTube	378	1,549	14,739	9,504
Facebook	835	1,932	18,631	20,427
Twitter	88	183	3,142	3,427
Instagram	142	148	1,657	2,540
Pinterest	27	10	308	420
Good Reads (Total # in Book Club & Friends)	350	327		
New Adult e-Newsletter Registrations	3	4	37	30
New Children's e-Newsletter Registrations	0	0	8	520
New Teen e-Newsletter Registrations	0	0	4	96

Maker Space	Jun 23	Jun 22	YTD FY-23	YTD FY-22
<b>Patron Use Only:</b>				
Number of Activities/Programs	9	7	107	87
Number of Attendees	189	73	2,345	1,236
Number of New Certified Makers	0	0	0	20
Number of Visitors	886	589	6,175	3,642
Number of Events Outside the Library	0	0	6	0
Interactions Outside the Library	0	0	1,252	0
Whisper Room Total Minutes Used	4,579	3,450	32,938	25,825
Number of Whisper Room Uses	39	27	284	212
<b>Staff Use Only:</b>				
Whisper Room Total Minutes Used	100	90	1,570	1,890
Number of Whisper Room Uses	2	2	29	33

18

# 04 / LIBRARY USAGE

ADULT SERVICES			YTD	YTD
	Jun 23	Jun 22	FY-23	FY-22
<b>Total Reference Questions</b>	694	474	7,398	5,457
<b>Internet Use</b>				
Total Number of Desktop Uses	1,141	969	12,970	11,008
Total Number of Wireless Uses	9,647	7,170	79,976	70,020
<b>Programs</b>				
Number Held in the Library	6	5	80	79
Number of Attendees	130	84	2,542	1,285
Percentage Change	55%		98%	
Number Held Outside of the Library	0	1	5	3
Number of Attendees	0	20	183	438
<b>Bicycle Library</b>				
Number of Stops	2	4	4	36
Number of Interactions	15	74	70	465
Number of Circulations, all materials	0	0	36	134

YOUTH SERVICES			YTD	YTD
	Jun 23	Jun 22	FY-23	FY-22
<b>Total Reference Questions</b>	246	266	1,884	2,900
<b>Desk Top Internet Usage Children</b>				
Total Number of Uses	341	479	3,361	1,939
<b>Desk Top Internet Usage Young Adult</b>				
Total Number of Uses	102	66	1,003	185
<b>Children's Programs</b>				
Number Held in the Library	46	22	403	272
Number of Attendees	1,934	991	12,996	6,114
Percentage Change	95%		113%	
Number Held Outside of the Library	14	22	198	180
Number of Attendees	1,122	1,068	7,405	4,059
<b>Teen Programs</b>				
Number Held in the Library	13	11	106	90
Number of Attendees	77	78	942	658
Percentage Change	-1%		43%	
Number Held Outside of the Library	1	2	47	37
Number of Attendees	19	85	2,232	400

19

# 04 / LIBRARY USAGE

CIRCULATION SERVICES			YTD	YTD
	Jun 23	Jun 22	FY-23	FY-22
<b>Library Circulation</b>				
Dubuque Residents	41,018	38,173	389,942	370,581
Non-residents	6,842	7,885	60,711	62,951
<b>TOTAL CIRCULATION</b>	<b>47,860</b>	<b>46,058</b>	<b>450,653</b>	<b>433,532</b>
<b>Adult Circulation</b>				
Print Materials	9,666	9,787	100,432	101,033
Other Materials	1,268	1,406	13,875	15,759
Lap Tops	23	38	350	442
Digital Material	9,779	7,602	105,938	89,455
DVD-Blu-ray Materials	5,529	6,258	68,427	74,330
<b>Total Adult Circulation</b>	<b>26,265</b>	<b>25,091</b>	<b>289,022</b>	<b>281,019</b>
Percentage Change	5%		3%	

<b>Teen Circulation</b>				
Print Materials	1,214	1,212	8,081	8,189
Other Materials	8	9	79	93
Digital Material	679	619	6,818	5,809
<b>Total Teen Circulations</b>	<b>1,901</b>	<b>1,840</b>	<b>14,978</b>	<b>14,091</b>
Percentage Change	3%		6%	
<b>Children Circulation</b>				
Print Materials	17,080	16,392	122,478	111,718
Other Materials	180	127	1,451	1,327
DVD-Blu-ray Materials	1,672	1,857	15,435	17,670
Digital Material	762	751	7,289	7,707
<b>Total Children Circulation</b>	<b>19,694</b>	<b>19,127</b>	<b>146,653</b>	<b>138,422</b>
Percentage Change	3%		6%	

20

# 04 / LIBRARY COLLECTION - PEERS

Size	City	Printed Books	Audio Items	Video Items	Other Phys Items	Total Phys Items	Ebooks	Audio DL Items	Video DL Items	Total DL Items	Total DL and Phys Items	Lic. Dbases
G	Bettendorf	135,223	19,338	14,920	7,967	177,448	15,134	0	0	18,046	195,494	34
G	Cedar Falls	106,427	8,083	15,558	1,392	131,460	10,460	0	0	13,587	145,047	27
G	Marion	110,616	315	20,657	209	131,797	20,115	0	0	30,744	162,541	28
G	Marshalltown	104,405	5,605	8,649	545	119,204	100,059	39,766	683	141,007	260,211	13
G	Mason City	75,721	3,139	6,596	11,504	96,960	98,048	39,766	683	138,532	235,492	20
G	Ottumwa	39,839	2,404	4,982	5	47,230	97,973	39,766	683	138,422	185,652	5
G	Urbandale	119,531	16,462	15,620	1,568	153,181	98,320	39,766	683	139,025	292,206	9
H	Ames	195,173	16,156	27,684	2,197	241,210	122,564	39,766	683	176,180	417,390	23
H	Ankeny	112,830	7,769	17,050	1,692	139,341	98,349	39,766	683	138,995	278,336	11
H	Cedar Rapids	175,203	13,918	16,777	2,463	208,361	20,115	0	0	30,744	239,105	23
H	Council Bluffs	110,186	9,297	17,231	6,394	143,108	108,622	39,766	683	152,626	295,734	25
H	Davenport	143,386	16,675	22,892	5,635	188,588	19,833	0	0	24,577	213,165	19
H	Des Moines	374,556	40,587	28,910	1,511	445,564	28,474	0	0	55,576	501,140	19
H	Dubuque	131,736	12,987	29,532	7,308	181,563	15,063	0	0	24,218	205,781	23
H	Iowa City	173,914	19,022	20,667	1,467	215,070	32,673	0	0	51,310	266,380	33
H	Sioux City	140,289	8,190	9,024	31	157,534	100,485	39,766	683	142,764	300,298	41
H	Waterloo	79,224	8,474	10,313	167	98,178	10,879	0	0	14,616	112,794	18

Updated 7/25/2022 Iowa Public Library Statistics FY22 Collections Page 5

21

# 04 / LIBRARY COLLECTION - PEERS

Size	CITY	Pop	ILL Rec'd	ILL Sent	Req'd Users	Total DB Use	CIRC OF PHYSICAL ITEMS					USE OF DL ITEMS					TOTAL USE	
							Books	Video	Audio	Mag & Other	Total	Ebook	DL VID	DL Aud	DL Mag	DL Total	Total Use	Per Cap
H	Ames	66,427	2,882	4,165	44,927	215,484	655,833	133,858	36,276	19,304	845,271	88,229	15,398	88,730	5,602	197,959	1,043,230	15.70
H	Ankeny	67,887	371	635	49,116	55,224	335,226	59,103	13,622	8,804	416,755	51,136	63	48,703	5,242	105,144	521,899	7.69
H	Cedar Rapids	137,710	47,924	29,435	102,094	244,124	379,654	86,366	21,268	11,551	498,839	98,635	0	89,222	16,684	204,541	703,380	5.11
H	Council Bluffs	62,799	1,557	2,172	42,117	205,407	171,013	48,291	14,732	17,130	251,166	38,502	23	31,645	2,775	72,945	324,111	5.16
H	Davenport	101,724	52,716	40,390	47,800	112,434	248,438	68,024	17,701	14,761	348,924	38,055	0	31,112	5,648	74,815	423,739	4.17
H	Des Moines	214,133	270	1,858	109,857	153,598	743,509	49,530	54,542	13,417	860,998	131,011	0	139,519	17,472	288,002	1,149,000	5.37
H	Dubuque	59,667	303	2,063	47,771	186,710	208,067	91,724	15,651	7,683	323,125	43,907	105	39,310	4,384	87,706	410,831	6.89
H	Iowa City	74,828	3,122	1,086	44,929	191,964	706,726	173,266	43,617	19,229	942,838	118,636	57,962	105,833	27,300	309,731	1,252,569	16.74
H	Sioux City	85,797	622	581	34,164	54,833	165,848	24,240	10,592	7,767	208,447	32,809	27	28,979	2,169	63,984	272,431	3.18
H	Waterloo	67,314	15,976	9,615	36,308	80,378	121,219	34,519	6,908	2,420	165,066	56,459	158	34,206	4,628	95,451	260,517	3.87
H	West Des Moines	68,723	4,695	6,697	42,296	196,577	531,509	72,185	16,566	10,519	630,779	54,140	46	50,917	5,765	110,868	741,647	10.79
	<b>Total Size H</b>	<b>1,007,009</b>	<b>130,438</b>	<b>98,697</b>	<b>601,379</b>	<b>1,696,733</b>	<b>4,267,042</b>	<b>841,106</b>	<b>251,475</b>	<b>132,585</b>	<b>5,492,208</b>	<b>751,519</b>	<b>73,782</b>	<b>688,176</b>	<b>97,669</b>	<b>1,611,146</b>	<b>7,103,354</b>	<b>84.85</b>
	<b>Average</b>	<b>91,546</b>	<b>11,858</b>	<b>8,972</b>	<b>54,671</b>	<b>154,248</b>	<b>387,913</b>	<b>76,464</b>	<b>22,861</b>	<b>12,053</b>	<b>499,292</b>	<b>68,320</b>	<b>6,707</b>	<b>62,561</b>	<b>8,879</b>	<b>146,468</b>	<b>645,759</b>	<b>7.70</b>
	<b>Minimum</b>	<b>59,667</b>	<b>270</b>	<b>581</b>	<b>34,164</b>	<b>54,833</b>	<b>121,219</b>	<b>24,240</b>	<b>6,908</b>	<b>2,420</b>	<b>165,066</b>	<b>32,809</b>	<b>0</b>	<b>28,979</b>	<b>2,169</b>	<b>63,984</b>	<b>260,517</b>	<b>3.18</b>
	<b>Maximum</b>	<b>214,133</b>	<b>52,716</b>	<b>40,390</b>	<b>109,857</b>	<b>244,124</b>	<b>743,509</b>	<b>173,266</b>	<b>54,542</b>	<b>19,304</b>	<b>942,838</b>	<b>131,011</b>	<b>57,962</b>	<b>139,519</b>	<b>27,300</b>	<b>309,731</b>	<b>1,252,569</b>	<b>16.74</b>
	<b>Number of Libraries</b>	<b>11</b>																
	<b>25th Percentile</b>	<b>66,871</b>	<b>497</b>	<b>1,472</b>	<b>42,207</b>	<b>96,406</b>	<b>189,540</b>	<b>48,911</b>	<b>14,177</b>	<b>8,286</b>	<b>287,146</b>	<b>41,205</b>	<b>12</b>	<b>32,926</b>	<b>4,506</b>	<b>81,261</b>	<b>367,471</b>	<b>4.64</b>
	<b>50th Percentile</b>	<b>88,723</b>	<b>2,882</b>	<b>2,172</b>	<b>44,929</b>	<b>186,710</b>	<b>335,226</b>	<b>68,024</b>	<b>16,566</b>	<b>11,551</b>	<b>416,755</b>	<b>54,140</b>	<b>46</b>	<b>48,703</b>	<b>5,602</b>	<b>105,144</b>	<b>521,899</b>	<b>5.37</b>
	<b>75th Percentile</b>	<b>93,761</b>	<b>10,336</b>	<b>8,156</b>	<b>48,458</b>	<b>200,992</b>	<b>593,671</b>	<b>89,045</b>	<b>28,772</b>	<b>15,946</b>	<b>738,025</b>	<b>93,432</b>	<b>132</b>	<b>88,976</b>	<b>11,225</b>	<b>291,250</b>	<b>892,439</b>	<b>9.24</b>

22






23


## WHAT IS A SPARK SESSION?

It is a **Fast-paced, Engaging, Highly-focused Design** 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.

24



25

## 07 / SPARK WORKSHOP

- What would you like to have studied by the architects?
- What criteria will you use to decide which options to recommend on October 3?

26

# 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

27



28



Next Meeting:  
Wednesday September 13, 2023  
@ 6:00 PM

**THANK  
YOU**



951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## MEETING MINUTES

### MEETING INFORMATION

**MEETING NAME** Carnegie-Stout Public Library SPARK #1 ATF meeting **MEETING LOCATION** C-SPL Auditorium

**MEETING DATE** September 13, 2023 **MEETING TIME** Noon and 6 PM

**PROJECT NAME** Carnegie-Stout Public Library Conceptual Planning

**FEH PROJECT NUMBER** 2023341

**PROJECT ADDRESS** 360 W. 11<sup>th</sup> Street, Dubuque, Iowa 52001

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Christy Monk	FEH Design	563.583.4900	christym@fehdesign.com
<input checked="" type="checkbox"/> Kevin Eipperle	FEH Design	563.583.4900	kevine@fehdesign.com
<input checked="" type="checkbox"/> Andrew McCreedy	FEH Design	563.583.4900	Andrewm@fehdesign.com
<input checked="" type="checkbox"/> Ema Kuhlmann	FEH Design	563.583.4900	emak@fehdesign.com
<input checked="" type="checkbox"/> Gregg Baum	FEH Design	262.269.3458	greggb@fehdesign.com
<input checked="" type="checkbox"/> Ellie Wigginton	FEH Design	563.583.4900	elliew@fehdesign.com
<input checked="" type="checkbox"/> Jennifer Maddux	FEH Design	563.583.4900	jenniferm@fehdesign.com
<input checked="" type="checkbox"/> CSP-L Core Committee			
<input checked="" type="checkbox"/> CSP-L Public Advisory Task Force			
<input checked="" type="checkbox"/> General Public			

### DISCUSSION

1. **FEH Design Team sketched design concepts from 9 AM – Noon.**
  - a. Public comments and feedback:
    - 1) Give the teen zone a place where it can be more separated from other patrons.
    - 2) Have the maker's space and children's spaces more apparent right when you walk into the building.
2. **FEH Design Team presented initial design concepts for feedback at Noon.**
  - a. Questions, comments and feedback:
    - 1) Did not like the children's area near the front door as the kids might run away.
    - 2) Have technical services on the first floor where they receive incoming books.
    - 3) Would like sightlines between service desks.
    - 4) There are too many public service desks now, it is confusing.
    - 5) Don't have too many private hideaway spaces for teens to get up to shenanigans.
    - 6) Not enough office space as it is.
    - 7) Don't want to lose parking.
3. **FEH Design Team sketched iterations of design concepts from 1:30 PM – 5:00 PM.**
4. **FEH Design Team presented iterations of design concepts for ATF meeting at 6 PM.**



- a. The Goals for Success were reviewed.
- b. **Option 'A'** was presented; *making a more efficient layout within the building that we have now.*
  - 1) Questions, comments and feedback:
    1. Love this. Very impressive.
    2. How much more sq ft would this design create?
      - a. Roughly 3000 sq ft.
    3. Would the mezzanine be taken out if we extend the third floor over the now mezzanine and second floor?
      - a. Yes
    4. Will the friends of the library get more square footage with this design?
      - a. With this design no, but we can massage the plan and don't want to get too much into specifics.
- c. **Options 'B' and 'B.1'** were presented; *expanding the building on the existing footprint.*
  - 1) Questions, comments and feedback:
    1. B might be more welcoming if we switch the children & YA space with the adult space.
    2. The variety of rooms offered in one space for the YA section in B was liked. Space for staff for that section should be closer to the room.
    3. Can we blend some of these design options together?
      - a. Absolutely, we want to take the best pieces of these designs and put them together to make an ideal design that you would like to see.
    4. If the children's space could swap with the adult section it would be more welcoming.
    5. If we build up, the exterior profile should become more visually appealing.
- d. **Option 'C'** was presented; *Create an entirely new building on a different site.*
  - 1) Is there a site this would be on?
    1. There is not a specific site at this moment, we would have to search for a suitable one.
- e. **Options 'D' and 'D.1'** were presented; *Move the library out of the Carnegie-Stout building into the DB&T building.*
  - 1) Questions, comments and feedback:
    1. Does the sale of this building include their drive through?
      - a. No.
    2. Could we create a drive through?
      - a. Yes we could!
    3. Would we be moving the library from this building into the DB&T?
      - a. With this design option, yes.
    4. What would happen to the current library building?
      - a. We are unsure at this time; this would need to be discussed further.
    5. What is the cost savings of using the bank?
      - a. At this point in time we do not have that information.
    6. Could we keep both buildings the way they are and also have the DB&T building space?
      - a. This is a possibility.
    7. The DB&T building is beautiful and has a gorgeous vault in the basement.



**FEH DESIGN**  
ARCHITECTURE / ENGINEERING / INTERIORS

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

8. There was concern with moving into a building that was built to be a bank. These old buildings are sturdy and difficult to alter, they do not provide the flexibility we are looking for. Could not easily be adapted.
- f. **Options 'F', 'F.1' and 'F.2'** were presented; *Expanding the building to the North into 11<sup>th</sup> street.*
- 1) Questions, comments and feedback:
    1. Would there be an entrance on the first floor of F.1?
      - a. Not in this design.
    2. There is bad accessibility with only having one entrance.
    3. The 1st floor entrance is so much more convenient than back and forth ramps.
    4. Are we losing staff workspace with this design?
      - a. No, but the details can be massaged out down the line.
    5. The idea of collections on the third floor was not liked. There was concern that patrons would not go up there and circulation will go down.
    6. Multiple people like the idea of an East entrance if we are going to have two entrances.
    7. Liked the design that opened up the floor plan.
- g. **Option 'G'** was presented; *Expanding to the parking lot to the West with a skywalk over Bluff Street.*
- 1) Questions, comments and feedback:
    1. I like the idea of having a skywalk across Bluff especially in the winter.
- h. **Option 'H'** was presented; *a layout proposed by a staff member.*
- 1) Questions, comments and feedback:
    1. Love the idea of an additional staff elevator on the south portion of the building.
- i. **Option 'I'** was presented; *an amalgamation of option A and B.*
- j. General comments or questions:
- 1) One of the biggest obstacles to making this space more inviting is that the exterior is imposing and intimidating. The exterior must be seriously considered if we want to invite people in.
  - 2) The idea of an East entrance was liked; that was one of the reasons why the DB&T building was so compelling. Having an entrance on this façade opens the library up to downtown in a whole new way.
  - 3) What is the trajectory of this library? We can't just keep putting an addition on an addition forever.
    1. There is a tipping point where the square footage needed would require getting a separate branch. We are close to that point as it is.
  - 4) Why didn't they add another floor years ago when they did this addition?
    1. It was not believed that it would be funded.
  - 5) Would the city fund this addition?
    1. A referendum may be proposed, where the public would decide what they wanted to fund.
  - 6) Would like to explore the possibility of buying the Stout house next door and having that as an annex.
  - 7) The plans that keep the children's area on the 1st floor were liked. Not having to navigate stairs or an elevator while juggling multiple kids (often with a stroller) is a major plus.
  - 8) It was suggested that the space needs could be mitigated with partnerships with organizations such as multicultural center, boys and girls club, St. Marks, senior housing, mall reading area, bookmobile etc.



- 9) The art at your library program uses a current space since it was used as an entrance, but it can integrate into any plan.
- 10) Multiple welcoming, accessible entrances is important!
- k. FEH Design would like as much feedback as possible.
  - 1) People are encouraged to write on the comment sheets up front near the designs.
  - 2) Everyone present was given stickers labeled 1, 2 or 3 to vote for their favorite design options.
  - 3) Below is a tally of the votes:

OPTION	1 <sup>ST</sup> CHOICE	2 <sup>ND</sup> CHOICE	3 <sup>RD</sup> CHOICE	WEIGHTED TOTAL
<b>A</b>	1	0	2	<b>5</b>
<b>B</b>	4	3	2	<b>20</b>
<b>B.1</b>	0	0	0	<b>0</b>
<b>C</b>	0	1	0	<b>2</b>
<b>D</b>	2	0	2	<b>8</b>
<b>D.1</b>	2	0	1	<b>7</b>
<b>E</b>	0	0	0	<b>0</b>
<b>F</b>	1	0	1	<b>4</b>
<b>F.1</b>	0	2	1	<b>5</b>
<b>F.2</b>	6	7	2	<b>34</b>
<b>G</b>	1	2	4	<b>11</b>
<b>H</b>	3	4	3	<b>20</b>
<b>I</b>	0	0	0	<b>0</b>

**5. Online Voting:**

- a. Those online were asked to go to our SPARK website and provide feedback.
  - 1) <https://fehdesignsparks.com/carnegie-stout-public-library/>
  - 2) Scroll to the bottom of the page, under the title "PROVIDE COMMENTS" click the purple "Click the Link" button. This will redirect you to a survey where you can leave feedback.
  - 3) Those online can also vote by leaving a #1, #2, or #3 comment on a design.

---

**ACTION ITEMS**

---

- 1. Participants will provide feedback both in person and online regarding the design iterations.
- 2. FEH design will take this feedback into consideration going into the next SPARK design session.

---

For meeting minutes this is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued. No response will indicate acceptance by all parties.

---

**WRITTEN BY** Ema Kuhlmann

---

**NEXT MEETING** September 20, 2023 9 AM – 5 PM (SPARK) and 6 PM (ATF meeting)

---

**ATTACHMENTS** Sign in Sheets

---



951 MAIN STREET  
 DUBUQUE, IOWA 52001  
 563 583 4900



## ATTENDANCE SHEET

MEETING INFORMATION			
MEETING DATE	September 13, 2023	MEETING TIME	9:00 AM – 5:00 PM
MEETING NAME	SPARK Design Workshop	MEETING LOCATION	Carnegie -Stout Public Library Auditorium
PROJECT NAME	Carnegie-Stout Public Library Conceptual Planning		
FEH PROJECT NUMBER	2223341		
NAME	COMPANY	PHONE # / EMAIL	
Sarah Selig	Community Parent		
Becky Weil	Community / State Lib		
Jen + Jake Chingman			
Lora Lo Bianco			
Emily Bestley	Staff		
Haidee Cardoso	Staff		
Jenny Muchmore	Staff		
John B. Donovan			
Natalie Berg			
Michael May	Staff		



**FEH DESIGN**  
ARCHITECTURE / ENGINEERING / INTERIORS

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

NAME	COMPANY	PHONE # / EMAIL
Allison Fruhnoster	Staff	
Angie Johnson	Staff	
Kris Erickson	Patron	
Michelle Oberholzer	staff	
Jean Bontemps	Wage Senior	
Jason Juba	City of Dubuque	
Tara Studier	ECIA	
Susan Ebocky	patron	
Courtney Chaffee	patron	
CAM STOPIE	DUMA	
Beth Day		
Sam Young	C-PL friends	
Ann Marie Samette	City of DBQ	
Shirley Keatin	Dubuc	
Brian Hallstorf	UD	

951 MAIN STREET  
 DUBUQUE, IOWA 52001  
 563 583 4900



## ATTENDANCE SHEET

MEETING INFORMATION			
MEETING DATE	September 13, 2023	MEETING TIME	9:00 AM – 5:00 PM
MEETING NAME	SPARK Design Workshop	MEETING LOCATION	Carnegie -Stout Public Library Auditorium
PROJECT NAME	Carnegie-Stout Public Library Conceptual Planning		
FEH PROJECT NUMBER	2223341		
NAME	COMPANY	PHONE # / EMAIL	

Victor Lieberman CSOL  
 Thea Dement  
 Rachel Boeke Dubuque Rescue Mission  
 Kathy Stolpe ~~CSOL~~ *Dumont*

ONLINE:

Rose Kramer (DBQ community school district)  
 Kelsey Metcalf DCSD /DALINC member  
 Charleen Shea  
 Gail Chavenelle  
 Cori Burbach  
 Justin Thiltgen  
 Jack Mescher



# MEETING MINUTES

## MEETING INFORMATION

<b>MEETING NAME</b>	Carnegie-Stout Public Library SPARK #2 and ATF meeting	<b>MEETING LOCATION</b>	C-SPL Auditorium
<b>MEETING DATE</b>	September 20, 2023	<b>MEETING TIME</b>	Noon and 6 PM
<b>PROJECT NAME</b>	Carnegie-Stout Public Library Conceptual Planning		
<b>FEH PROJECT NUMBER</b>	2023341		
<b>PROJECT ADDRESS</b>	360 W. 11 <sup>th</sup> Street, Dubuque, Iowa 52001		

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Christy Monk	FEH Design	563.583.4900	christym@fehdesign.com
<input checked="" type="checkbox"/> Kevin Eipperle	FEH Design	563.583.4900	kevine@fehdesign.com
<input checked="" type="checkbox"/> Andrew McCready	FEH Design	563.583.4900	Andrewm@fehdesign.com
<input checked="" type="checkbox"/> Ema Kuhlmann	FEH Design	563.583.4900	emak@fehdesign.com
<input checked="" type="checkbox"/> Gregg Baum	FEH Design	262.269.3458	greggb@fehdesign.com
<input checked="" type="checkbox"/> Ellie Wigginton	FEH Design	563.583.4900	elliew@fehdesign.com
<input checked="" type="checkbox"/> Jennifer Maddux	FEH Design	563.583.4900	jenniferm@fehdesign.com
<input checked="" type="checkbox"/> CSP-L Core Committee			
<input checked="" type="checkbox"/> CSP-L Public Advisory Task Force			
<input checked="" type="checkbox"/> General Public			

## DISCUSSION

1. **FEH Design Team sketched design concepts from 9 AM – Noon.**
  - a. Public comments and feedback:
    - 1) Patron wanted to see a focus on the children’s space. Suggested the children’s space be away from the front door and general public. Make that area a destination with more space for play.
2. **FEH Design Team presented initial design concepts for feedback at Noon.**
3. **FEH Design Team sketched iterations of design concepts from 1:30 PM – 5:00 PM.**
4. **FEH Design Team presented iterations of design concepts for ATF meeting at 6 PM.**
  - a. The Goals for Success were reviewed.
  - b. **Option ‘A’** from SPARK Day 1 was reviewed.
  - c. **Option ‘B’** from SPARK Day 1 was reviewed.
  - d. **Option ‘B.1’** was presented, *expanding the building on the existing footprint.*
    - 1) Questions, comments and feedback:
      1. Is that all glass walls in the third floor new office space?
        - a. Yes, concept B1' has offices, storage, and conference rooms on the third floor of the glass addition.
  - e. **Option ‘C’** from SPARK Day 1 was reviewed.
  - f. **Options ‘D’ and ‘D.1’** from SPARK Day 1 were reviewed.



**FEH DESIGN**  
ARCHITECTURE / ENGINEERING / INTERIORS

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

- g. **Options 'F' and 'F.1'** from SPARK Day 1 were reviewed.
  - 1) Questions, comments and feedback:
    - 1. The ramp access would also apply to anyone with a stroller.
- h. **Option 'F.2'** from SPARK Day 1 was reviewed along with new drawn images of the concept.
  - 1) Questions, comments and feedback:
    - 1. How close is F.2 to meeting the square footage goals?
      - a. The total sq ft would be 65,000, so about 7,000 sq ft short.
    - 2. How long will this addition last before we would need to expand again?
      - a. The 72,000 sq ft goal covers a 20 year growth projection.
- i. **Option 'G'** from SPARK Day 1 was reviewed along with new sketched images of the concept.
- j. **Option 'H'** from SPARK Day 1 was reviewed.
- k. **Option 'H.1'** was presented; this option is *a reiteration of option H, including 3 floors on the east half of the building, a second elevator, and an East entrance.*
- l. **Option 'I'** from SPARK Day 1 was reviewed.
- m. **Option 'J'** was presented, *a new library that takes up an entire city block in downtown Dubuque, no specific block in mind at this point.*
- n. **Option 'K'** was presented. *This takes down the 1980s addition and adds a new building addition to the east and north edges of the property line. This includes an east entrance.*
- o. **Option 'L'** was presented, *where the library builds into the row houses to the south of the building.*
  - 1) Questions, comments and feedback:
    - 1. Are you planning to use the existing townhouse? Or tearing it down and building something new?
      - a. We would most likely keep the historical exterior of the building intact but change the interior to suit the library's needs more readily.
    - 2. If the floors in the house don't line up height wise with the floors in the library, can we maximize the number of floors in the row house to create more square footage?
      - a. The floor heights do not align and if we added a second elevator where the house would connect to the library, there would be a way to access that space; we are able to have more floors in a smaller space this way.
    - 3. Would option L meet the program square footage goal of 72,000 sqft?
      - a. No, it would be short of the goal.
- p. General comments or questions:
  - 1) The second elevator is a great idea.
  - 2) What goals are these options meeting? What is our best solution?
    - 1. Soon we will be trying to narrow our options down to three based on the criteria given to us by the public at a previous meeting.
  - 3) We feel very overwhelmed with options. Can we remove some for next time?
    - 1. Yes.
  - 4) Can we compile the best elements of each of these designs into one design?
    - 1. Yes, we can. A general comment sheets was labeled 'Franken-Plan' where attendees were encouraged to write down their favorite components they would like to see present in the design.
  - 5) Can we have an online survey of all of the components so we can vote on which ones we want to be part of the 'Franken-Plan'?



- 1. Yes, we can make this happen.
- q. FEH Design would like as much feedback as possible.
  - 1) Kevin reviewed the criteria for what to consider when choosing the best design.
  - 2) People are encouraged to write on the comment sheets up front near the designs.
  - 3) Everyone present was given red stickers labeled 1 or 2 to vote for their favorite design options.
  - 4) Below is a tally of the total **votes from the current** SPARK session:

OPTION	1 <sup>ST</sup> CHOICE	2 <sup>ND</sup> CHOICE	WEIGHTED TOTAL
A	0	1	1
B	0	0	0
B.1	11	3	25
C	0	0	0
D	0	0	0
D.1	0	0	0
E	0	0	0
F	0	0	0
F.1	0	0	0
F.2	1	9	11
G	0	0	0
H	1	0	2
H.1	2	5	9
I	0	0	0
J	0	0	0
K	2	1	5
L	1	0	2

**5. Online Voting:**

- a. Those online were asked to go to our SPARK website and provide feedback.
  - 1) <https://fehdesignsparks.com/carnegie-stout-public-library/>
  - 2) Scroll to the bottom of the page, under the title "PROVIDE COMMENTS" click the purple "Click the Link" button. This will redirect you to a survey where you can leave feedback.
  - 3) Those online can also vote by leaving a #1 or #2 comment on a design.

---

**ACTION ITEMS**

---

- 1. FEH design will create conceptual cost estimates for preferred designs based on public feedback for the next meeting.

---

For meeting minutes this is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued. No response will indicate acceptance by all parties.

---

**WRITTEN BY** Ema Kuhlmann

---

**NEXT MEETING** October 3, 2023 at 6pm

---

**ATTACHMENTS** Sign in Sheets

---

951 MAIN STREET  
 DUBUQUE, IOWA 52001  
 563 583 4900



## ATTENDANCE SHEET

### MEETING INFORMATION

MEETING DATE: September 20, 2023      MEETING TIME: 9:00 AM – 5:00 PM  
 MEETING NAME: SPARK Design Workshop      MEETING LOCATION: Carnegie -Stout Public Library Auditorium

PROJECT NAME: Carnegie-Stout Public Library Conceptual Planning

FEH PROJECT NUMBER: 2223341

NAME      COMPANY      PHONE # / EMAIL

Melissa Donovan      ABC Learning ECC

Courtney Chaffee

Julie & Jim Maddox      CSPL

Victor Lieberman      CSPL

JB DONOVAN

Sherrie Keating      Dulles Community Credit Union

Thea Demerits

Jason Duba      City of Dubuque

Dran Hallstorf      UD

Susan White      ~~ABC~~ Library Use

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900



## ATTENDANCE SHEET

### MEETING INFORMATION

MEETING DATE September 20, 2023 MEETING TIME 9:00 AM – 5:00 PM  
MEETING NAME SPARK Design Workshop MEETING LOCATION Carnegie -Stout Public Library Auditorium

PROJECT NAME Carnegie-Stout Public Library Conceptual Planning

FEH PROJECT NUMBER 2223341

NAME COMPANY PHONE # / EMAIL

Emily Bartley Staff

Susely Pineda

Jack Swick ECIA

Charleen Shea Dubuque Montessori



951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900



PHONE # / EMAIL

COMPANY

NAME

Lisa Johnson library lover

Online

Rose Kramer

Angie Johnson

Thea Dement

Sherie Kuhlmann

Sarah Poling city of DBQ

Anderson Sainci

Melissa Donovan ABC Learning



# MEETING MINUTES

## MEETING INFORMATION

<b>MEETING NAME</b>	Carnegie-Stout Public Library ATF Meeting #5	<b>MEETING LOCATION</b>	C-SPL Auditorium
<b>MEETING DATE</b>	3 October 2023	<b>MEETING TIME</b>	6:00 – 7:30 PM
<b>PROJECT NAME</b>	Carnegie-Stout Public Library Conceptual Planning		
<b>FEH PROJECT NUMBER</b>	2023341		
<b>PROJECT ADDRESS</b>	360 W. 11 <sup>th</sup> Street, Dubuque, Iowa 52001		

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Christy Monk	FEH Design	563.583.4900	christym@fehdesign.com
<input checked="" type="checkbox"/> Kevin Eipperle	FEH Design	563.583.4900	kevine@fehdesign.com
<input type="checkbox"/> Andrew McCready	FEH Design	563.583.4900	Andrewm@fehdesign.com
<input checked="" type="checkbox"/> Ema Kuhlmann	FEH Design	563.583.4900	emak@fehdesign.com
<input checked="" type="checkbox"/> CSP-L Core Committee			
<input checked="" type="checkbox"/> CSP-L Public Advisory Task Force			
<input checked="" type="checkbox"/> General Public			

## DISCUSSION

1. **A Board of Trustees member called the meeting to order.**
2. **FEH Design began the meeting with a brief introduction of the design team present.**
3. **FEH Design reviewed the Goals for Success.**
4. **FEH Design reviewed the decision-making criteria chart.**
  - a. This chart is attached.
  - b. Each design option created during the SPARK sessions was scored on fifteen different design criteria.
    - 1) These criteria were previously identified by the public as being important to measure the desirability of a design concept.
  - c. If FEH Design believes a criterion is met in a design option, it was scored '1'. If it is believed a criterion is NOT met in a design option, it was scored '0'.
  - d. A brief explanation of how the scores were determined for each criterion was given.
5. **FEH Design reviewed the SPARK session results from day 1 and day 2.**
  - a. Two tables showing the voting results were displayed.
    - 1) The options that received the most votes were highlighted.
    - 2) FEH showed images from the SPARK session as a reminder of the popular design options.
      1. B.1' modifications and additions were reviewed. This option adds roughly 15,000 sq ft
        - a. A patron commented that we need more parking space before we focus on expanding the interior space of the library. Needs to be able to safely access the building.



**FEH DESIGN**  
ARCHITECTURE / ENGINEERING / INTERIORS

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

- b. A response was provided by other patrons was that a safe crosswalk area is important, but more parking is not necessary and is part of the challenges of being downtown. If we can't add parking, we should focus on safety.
    - 2. F2 modifications and additions were reviewed. This option adds roughly 13,000 sq ft.
    - 3. G modifications and additions were reviewed. This option adds roughly 14,300 sq ft.
    - 4. H1 modifications and additions were reviewed. This option adds roughly 10,000 sq ft.
    - 5. K modifications and additions were reviewed. This option adds roughly 9,000 sq ft.
    - 6. L modifications and additions were reviewed. This option adds roughly 15,500 sq ft.
  - b. FEH reviewed their created budget opinion for the following design options: B1', C, F2, G, H1, K, and L.
    - 1) These figures include costs for things like land acquisition, construction, furniture, computers, etc.
    - 2) Questions, comments and responses:
      - 1. Does the budget include the cost of relocating staff and services during construction?
        - a. Yes it does. Moving costs are also included, where applicable.
      - 2. The row houses could be added to any of these design options to increase the square footage. How much would it cost to add this to a design?
        - a. It is possible, but very expensive given all of the changes needed to align the floors with the library and rework the interior. It would cost somewhere around \$2 million for renovations and about half a million dollars for land acquisition.
      - 3. Could we buy the row houses but not connect them or do all of that renovation?
        - a. That is a possibility, but they are not accessible and currently designed as apartments. Space with little to no renovations done would have limited functionality.
  - c. FEH Design reviewed the preferred design elements survey results, where we asked for priorities related to library amenities. The top eight aspects are as follows:
    - 1) More parking within a city block
    - 2) More meeting / study / tutor rooms
    - 3) Second elevator
    - 4) Larger multifunction room (1,800 – 3,000 sq ft)
    - 5) Designated quiet reading spaces
    - 6) More private study spaces
    - 7) Teen computer gaming / e-sports area
  - d. Those present at the meeting voted on their preferred options out of the ones listed on the budget opinion. Each attendee got one vote. The results were as follows:
    - 1) B.1' - 17 votes
    - 2) C – 0 votes
    - 3) F2 – 1 vote
    - 4) G – 1 vote
    - 5) H1 – 0 votes
    - 6) K – 1 vote
    - 7) L – 0 votes
    - 8) No change to the building – 1 vote



**6. Short Term Steps / Project**

- a. FEH Design staff will meet with library staff to discuss short term steps that could be implemented to resolve some immediate issues, before a larger project would commence.

**7. FEH Design asked attendees what aspects they would like to be part of the Recommendations list.**

- a. More safe / free parking
- b. Integrate preferred design elements into design option B.1'
- c. East entrance
- d. Larger children's play area (differentiated creative, interactive space)
- e. Partner with and include space for a social work / other resource people
- f. Kitchen space
- g. Outdoor green space (patio) / green roof (not necessarily as a patio)
- h. Second elevator

**8. FEH Design reviewed the next steps in the process.**

- a. There is a library Board of Trustees meeting that is open for the public to attend on October 19<sup>th</sup> from 11:30 AM – 1:30 PM.
- b. City Officials Communications will be in a worksession that has not yet been scheduled.

**9. A Board of Trustees member adjourned the meeting.**

---

For meeting minutes this is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued. No response will indicate acceptance by all parties.

---

**WRITTEN BY** Ema Kuhlmann

---

**NEXT MEETING** Open Board of Directors Meeting on October 19, 2023 from 11:30 AM – 1:30 PM

---

**ATTACHMENTS** Sign In Sheets, Criteria Sheet, Conceptual Budget Summary

---

951 MAIN STREET  
 DUBUQUE, IOWA 52001  
 563 583 4900



## ATTENDANCE SHEET

**MEETING INFORMATION**

MEETING DATE: October 3, 2023      MEETING TIME: 6:00 – 7:30PM  
 MEETING NAME: C-SPL Advisory Task Force Meeting #5      MEETING LOCATION: Carnegie -Stout Public Library Auditorium

PROJECT NAME: Carnegie-Stout Public Library Conceptual Planning

FEH PROJECT NUMBER: 2223341

NAME      COMPANY      PHONE # / EMAIL

*Susan Albeck*

*Amanda Gregory*

*Thea Dement*

*Ryan McKin*

*Natalie Drosche*

*Jack Stutz*

*Berly Heil*

*Sherrie Keating*

*Victor Liebman*

*Dan Hallstros*

*Susan WITTE*

*Linda Welu*

ECIA

DuTrac Ch

CSFL

UD

## ATTENDANCE SHEET

### MEETING INFORMATION

MEETING DATE: October 3, 2023      MEETING TIME: 6:00 – 7:30PM  
MEETING NAME: C-SPL Advisory Task Force Meeting #5      MEETING LOCATION: Carnegie -Stout Public Library Auditorium

PROJECT NAME: Carnegie-Stout Public Library Conceptual Planning

FEH PROJECT NUMBER: 2223341

NAME      COMPANY      PHONE # / EMAIL

*Sharah Coe*      Parent  
*Jason Duba*      City of Dubuque  
*Mike Gibson*      Citizen (Former College student)  
*Dorlene Brandel*      Retired

Online Attendees  
*Gail Chavenelle*  
*Justin Thiltgen*      City of Dubuque

# 04

## NEXT STEPS

CONTENTS

---

INTERM DESIGN SOLUTION

# / INTERIM DESIGN SOLUTION

## SHORT-TERM STEPS:

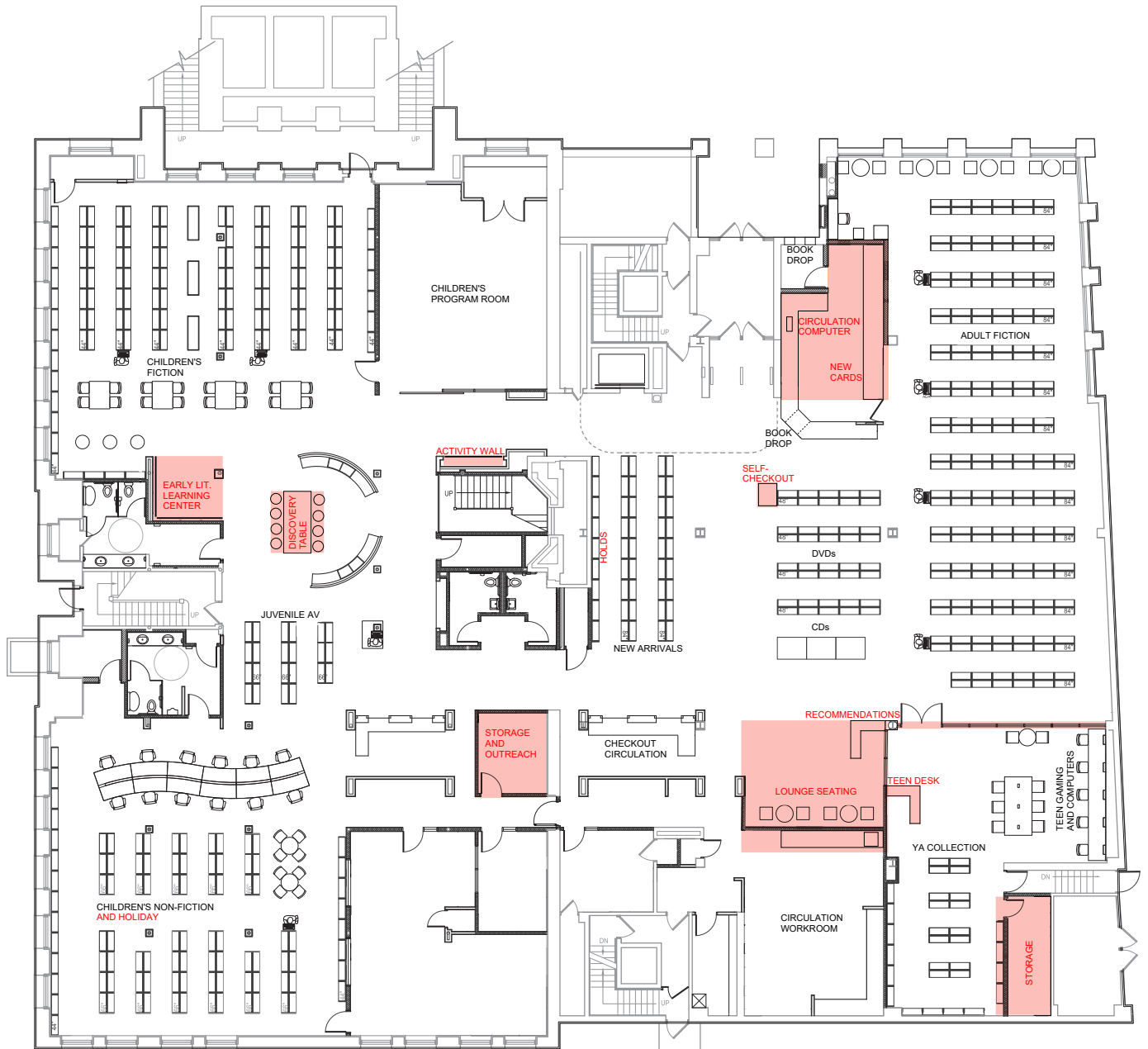
The FEH Design team met with library staff to discuss how the existing library could be made more functional for patrons and staff in the immediate future. The rationale for this interim step was to solve very specific issues plaguing the library that could be implemented with a moderate level of effort and completed before a major building project would be done. This was conducted after the SPARK workshop so the interim design would not need to be re-done when the major project would be conducted.

Most built-in short-term improvements will be able to be retained and some short-term improvements will not be able to be retained in a larger, future project. Investments in furniture and modular items like the study rooms can be retained and reused while other elements will most likely be redone due to the reconfiguration of collections and overall layout of the building.

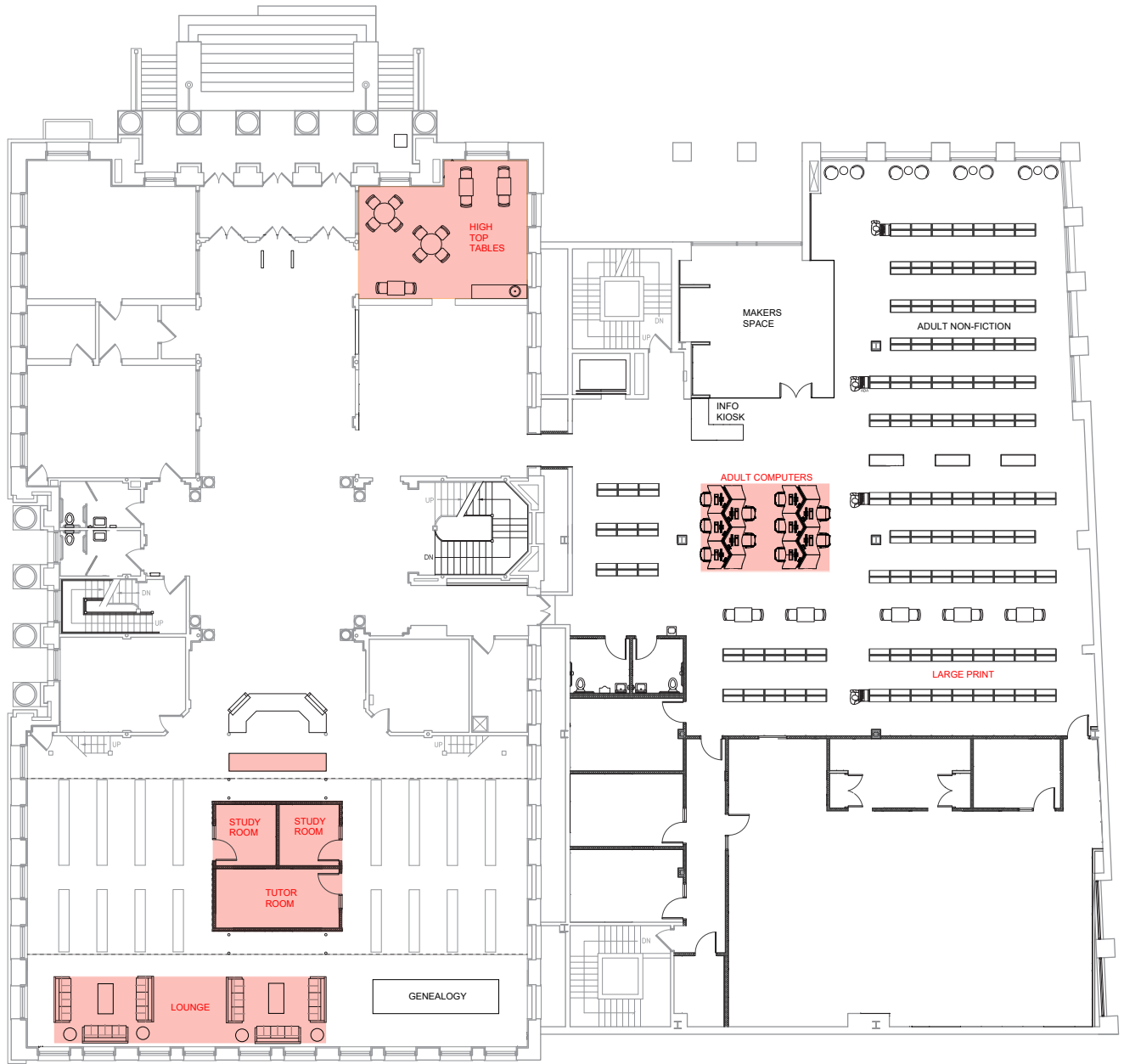
A meeting with library staff was held on 9 October 2023 to review needs and brainstorm options. One option was generated to meet the stated interim needs:

- Wayfinding and staff visibility related to the number of desks visible from the first-floor entrance.
- Teen space supervision and functionality.
- Children's department amenities.
- Noise issues due to circular wall configurations
- Collection allocation and furniture placement to support library services.





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



1

SECOND FLOOR FURNITURE PLAN

1/8" = 1'-0"

**Carnegie-Stout Public Library**  
**Minor modification Plan, phase 1 aligned with long-term vision**  
 10/13/2023

Item #	Change	Quantity	Unit	Unit Cost	Cost
<b>First Floor</b>					
<b>Teen Area Changes</b>					
1	remove circle wall, booth and desk	1	LS	2,000	2,000
2	remove north wall	32	LF	24	768
3	remove southeast hidden booths	20	LF	24	480
4	remove flooring	2,000	SF	1	2,000
5	remove ceilings	2,400	SF	2	4,800
6	remove info desk	1	LS	300	300
7	build new west walls	50	LF	80	4,000
8	build storage room wall	20	LF	80	1,600
9	build new north wall, full glass	34	LF	220	7,480
10	new doors - glass	2	EA	3,000	6,000
11	new door storage - wood	1	EA	2,000	2,000
12	new flooring pieced in to match	2,000	SF	2	4,000
13	new wall base	300	LF	5	1,500
14	painting	4,000	SF	4	16,000
15	new ceiling constructed	2,400	SF	5	12,000
16	rework lighting	2,400	SF	5	12,000
17	rework power	2,400	SF	5	12,000
18	rework HVAC	2,400	SF	15	36,000
19	revise signage	1	LS	1,000	1,000
20	new staff casework	16	LF	300	4,800
21	new recommendations desk	16	LF	350	5,600
22	new teen desk	16	LF	350	5,600

Subtotal		141,928
contingency	20 %	28,386
Total construction		170,314
soft costs	25 %	42,578
<b>Total Project Cost</b>		<b>\$212,892</b>

**Convert Conference Room to Staff Space**

1	remove door, frame, hardware	1	LS	1,200	1,200
2	cut opening and frame wall for door	1	LS	1,500	1,500
3	re-install door, frame, hardware	1	LS	1,400	1,400
4	patch in opening studs, gyp, plaster	1	LS	1,500	1,500
5	repair wall at new opening	1	LS	1,500	1,500
6	paint	700	SF	4	2,800
7	repair wall base	10	LF	10	100
8	move light switch	1	LS	2,200	\$2,200

2,440

Subtotal		12,200
contingency	20 %	
Total construction		12,200
soft costs	25 %	3,050
<b>Total Project Cost</b>		<b>\$15,250</b>

### North Circ Desk Changes

1	remove walls, doors, casework	1 LS	2,400	2,400
2	remove flooring	500 SF	1	500
3	remove ceilings	500 SF	2	1,000
4	remove info desk	1 LS	300	300
5	patch west walls	30 LF	40	1,200
6	build new north and infill east walls	12 LF	220	2,640
7	new flooring pieced in to match	500 SF	2	1,000
8	new wall base	60 LF	7	420
9	painting	600 SF	4	2,400
10	new ceiling constructed	500 SF	5	2,500
11	rework lighting	500 SF	5	2,500
12	rework power	500 SF	5	2,500
13	rework HVAC	500 SF	15	7,500
14	revise signage	1 LS	1,000	1,000
15	new staff casework	44 LF	300	13,200
16	Built in desk	4 LF	350	1,400

Subtotal		42,460
contingency	20 %	8,492
Total construction		50,952
soft costs	25 %	12,738
Total Project Cost		<b>\$63,690</b>

### Activity Wall

1	purchase activity system wall	1 LS	3,500	3,500
2	remove circle display	1 LS	1,200	1,200
3	Install activity wall	1 LS	1,400	1,400
4	patch in opening studs, gyp, plaster	1 LS	1,500	1,500
5	paint	100 SF	4	400
6	Lighting of activity wall	1 LS	2,400	2,400

Subtotal		10,400
contingency	20 %	2,080
Total construction		12,480
soft costs	25 %	3,120
Total Project Cost		<b>\$15,600</b>

### Early Learning and Discovery

1	purchase activity system walls	1 LS	7,000	7,000
2	remove shelving, repair walls, paint	200 SF	12	2,400
3	activity desk	1 LS	2,800	2,800
4	install wall base	20 LF	7	140
5	lighting of activity walls	1 LS	3,000	3,000

Subtotal		15,340
contingency	20 %	3,068
Total construction		18,408
soft costs	25 %	4,602
Total Project Cost		<b>\$23,010</b>

**Grand Total First Floor**

**\$330,442**

Item #	Change	quantity	Unit	unit cost	cost
--------	--------	----------	------	-----------	------

**Second Floor**

**Study Rooms**

1	remove construction in opening	1	LS	2,000	2,000
2	remove railings	80	LF	20	1,600
3	remove electrical	400	SF	2	800
4	remove flooring	400	SF	2	800
5	Infill new mezz flooring	400	SF	22	8,800
6	build new walls	110	LF	82	9,020
7	new doors - wood & glass	3	EA	3,000	9,000
8	new flooring pieced in to match	400	SF	2	800
9	new wall base	200	LF	5	1,000
10	painting	2,200	SF	4	8,800
11	new ceiling constructed	400	SF	5	2,000
12	rework lighting	400	SF	5	2,000
13	rework power	400	SF	5	2,000
14	rework HVAC	400	SF	15	6,000
15	revise signage	1	LS	1,000	1,000

Subtotal		55,620
contingency	20 %	11,124
Total construction		66,744
soft costs	25 %	16,686
<b>Total Project Cost</b>		<b>\$83,430</b>

**Furnishings**

1	double faced Study Carrels	5	EA	14,000	70,000
2	upholstered chairs	12	EA	1,200	14,400
3	low tables	2	EA	1,000	2,000
4	high top tables	5	EA	1,600	8,000
5	high stools	14	EA	600	8,400
6	Study room furniture - chairs	8	EA	600	4,800
7	Study room furniture - tables	3	EA	1,200	3,600

Subtotal		111,200
contingency	20 %	22,240
Total construction		133,440
soft costs	25 %	33,360
<b>Total Project Cost</b>		<b>\$166,800</b>

**Grand Total Second Floor**

**\$250,230**



# 05

## CONCLUSION

CONTENTS

---

RECOMMENDATIONS

# RECOMMENDATION



## RECOMMENDATION SUMMARY

The Advisory Task Force Recommendation was a preference for option B.1 with the following additional considerations:

- More safe / free parking
- Integrate preferred design elements into design option B1
- East entrance
- Larger children's play area (differentiated creative, interactive space)
- Partner with and include space for a social work / other resource people
- Kitchen space
- Outdoor green space (patio) / green roof (not necessarily as a patio)
- Second elevator

The professional recommendation from FEH Design is to rely on the Advisory Task Force Recommendation and consider option B.1'.

### Option B.1'. (68,930 SF)

Option B.1' includes building additions to the north of the east wing of the first floor as well as a third floor of the 1980s building. An east entrance and a north addition on the first floor would incorporate more collection space. The addition to the north of the newer building would provide space for quiet reading and a conference room. The addition of a third floor over the historic building mezzanine would create space for all purpose meeting rooms. The addition of an east wing on the third floor would serve as staff spaces as well as provide office, study, and meeting rooms. This concept includes a second elevator. Option B.1' has a 2025 conceptual cost of \$13,200,000.

The recommendation for option B.1' should be considered a masterplan for the library. The overall work required for this concept could be conducted in a phased manner. We would suggest the following sequence, as a starting point:

- Historic Third Floor Expansion (above the mezzanine) with a conceptual cost of \$1.2M
- Renovation of existing building to prepare for third floor addition
- Third floor addition and north addition and East Entrance



An interim design has been coordinated with staff to rework existing spaces to resolve some immediate issues within the existing building. This has been developed with consideration towards effort that would be necessary in option B.1 and endeavors to limit required re-work with the larger project. The interim design could be conducted in steps or phases in the existing building to limit disruption.

**NEXT STEPS**

1. Conduct a worksession with the library board and the City Council to review the design process and recommendations.
2. Post and publicize the results of this process to inform the public further and to continue to gather supporters and stakeholders.
3. Consider implementation of interim design solutions improve functionality and delivery of services within the existing building.
4. Conduct a fundraising feasibility study.
5. Identify and submit for grants for the schematic design work.
6. Determine the amount of funding that could be provided by governmental sources.
7. Assemble the fundraising and campaign planning committee to raise the funds.
8. Engage a bond consultant to determine what can be raised with a property tax increase, if that is being considered.
9. Work with the City to budget for funds required.

