

Carroll Public Library and City Hall

Referendum Discussion

April 10, 2017

Questions presented by the City of Carroll

What modifications/cost reductions, at both buildings, does OPN recommend to achieve a balance between concerns about cost and concerns about size?

OPN has used the current program as verified earlier in the process to determine the current size proposed in Concept A. The program was reviewed by OPN, the city, the library staff and the board. At this point the only option to reduce the square footage of the building would be to reduce program area. To do so would require additional program meetings with library stakeholders and city staff to confirm reductions. The original size was outlined as 22,800sf. OPN found ways to help reduce that to 19,100 in the current layout without sacrificing space needs. OPN still supports the reduction options as previously offered between the city and OPN collectively and we would continue to review throughout the Schematic Design Process.

Is there a benefit to the City to value engineer the Project?

At this phase of the project (Concept Design) it would be unrealistic to try and do further VE at this point in the process (beyond options already offered for consideration through Schematic Design. At this stage we are working with square foot costs versus a detailed breakdown. During the Schematic Design Process the Design team will continue to evaluate options in an effort to reduce cost in all areas that offer opportunity for savings.

How can the cost of the Project be reduced to \$6,500,000?

OPN has outlined a list of items that can help reduce cost. During the Schematic Design process we would evaluate items on the list with the user groups to determine which savings could be taken. Savings at both buildings would need to be taken to get to this level of savings. With the items currently identified it is not completely clear if this total reduction could be achieved without sacrificing program space. With the options currently identified the cost would fall within the \$6.5-7.0 Million dollar range.

How can the cost of the Project be reduced to \$6,000,000?

This level of savings would require a scope change and reduced programming. To achieve these types of numbers square footage would need to be reduced. Most of these scope changes would need to occur at the library building in addition to a reduced level of modification and finish to the City Hall space at the bank.

In a recent referendum vote (lazy river) registered voters 65 and over were about 9 times more likely to cast a vote than voters 34 and under. Keeping this in mind and considering your past experience with library projects; what can you offer or build in to this project that would appeal to likely voters?

1. Voter turnout in 2017 had increased from the 2014 vote as a whole, other than the 65 & over group. It would be beneficial to identify what strategy was used in '17 to publicize and push for voter engagement? We should replicate and add to that methodology/strategy.
2. The ages representing parents/grandparents saw big bumps in support for the 2017 vote – It may be inferred that this has to do with direct impact to family members and a greater sense of city and civic pride. Showing or demonstrating impact to kids – especially older kids – may help. OPN has seen other communities find success with new Library programs, such as those outlined in the 2016 The State of America's Libraries (special issue April 2016 ISSN 0002-9769): The strategy helps outline the "Transformation" of library spaces. It helps outline current and future issues and trends. The referendum would want to clearly outline the support for why the new library is needed. We have also turned to another study, "Rising to the Challenge - Re-Envisioning Public Libraries" - 2014 by the Aspen Institute. This helps identify what a library is in the Digital Age. This may help combat the argument that libraries are obsolete or shrinking due to digital influences. A campaign will be needed in help educate the public on what a library is today and why the concept of the "old-library" will not position Carroll where it needs to be for future generations.

Guiding Principles

Library

Visible to the community: Transparent and connected to the exterior.

Front door of the community: A hub for culture and education.

Focused on programs, children, and special moments.

Reflects Carroll community values.

Forward-looking with flexibility and room for growth.

NEXT STEPS / TIMELINE

April 24th Council meeting - By this meeting the City will establish a Steering committee to review referendum materials in separate meetings with OPN.

OPN sees a benefit for the city to put together a committee to help review and make comments on the initial renderings.

May 22nd Council meeting - OPN to provide Final Referendum material to hand over to the city

To get the appropriate feedback from the steering committee, OPN would propose handing over final renderings and floor plans at this council meeting.

June 12th Council meeting - City to determine if the Library and City Hall projects to are to be added to the referendum. A Ballot question would be submitted by the city by this date.

This could be tied into the May 22nd date if the city and council see an advantage to that.

July (TBD) townhall meeting - OPN could participate in a townhall meeting.

OPN can we present to help answer questions.

August 1st (TBD) vote - Ballot vote

Date to be determined by the city.

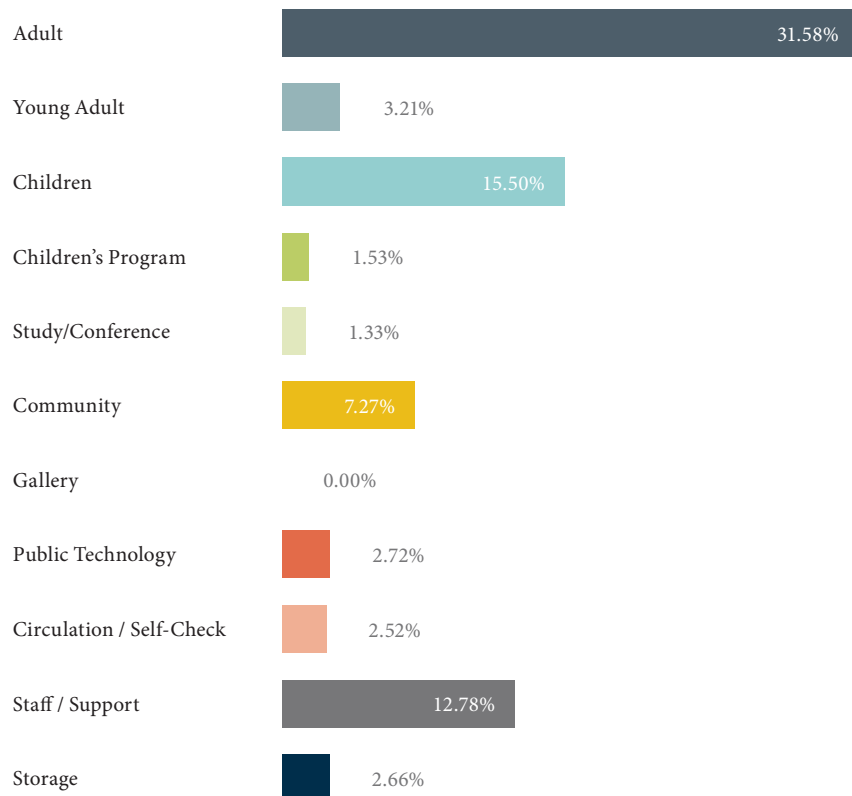
Fall 2017

Pending successful referendum the design process would begin.

Himmel & Wilson

Point of Reference - 2014

Average % of Department Area by Department



* Himmel & Wilson Program: 22,848 GSF

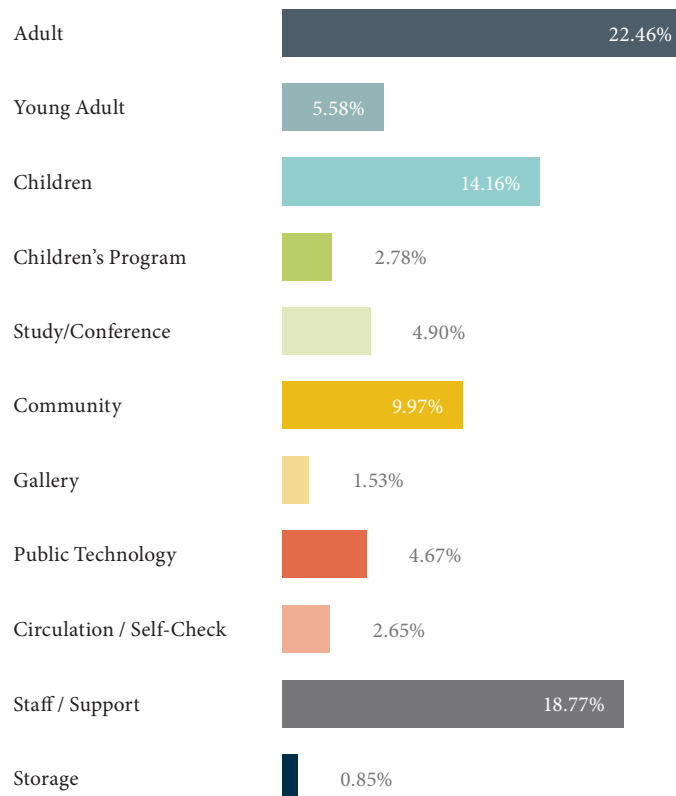
Carroll Average % Unassigned of Building

18.89%

OPN Architects

Recommendation - Current

Average % of Department Area by Department



* OPN Base-line Program: 19,300 GSF

Average % Unassigned of Building

18.31%

Concept A

Architectural Summary

The work includes renovating the existing Library and City Hall space located at 112 E. Fifth St., approximately 18,000 gross square feet. This renovation would entail moving the occupants of City Hall, approximately 8,500 gross square feet, to the current Commercial Savings Bank site at 627 N. Adams St. The Carroll Public Library would then expand to the vacated City Hall space and renovate the existing Library areas. This would include a modest north addition and new entry at around 1,200 gross square feet. The modifications would include the addition of a community program space, increased children's programming and collection areas, a dedicated teen collection and technology area, and staff areas to accommodate multiple programmatic functions.

The new entry and increased openings within the existing walls will connect the Library to the city functions to the north and increase visibility of the programs and activities occurring within the Library. The new entry, increased transparency, expanded programs, and new facility will become a hub of actively reengaging the City of Carroll.

The City Hall would move to the current Commercial Savings Bank site at 627 N Adams Street that is approximately 13,300 gross square feet (8,000 on level 1). This move would consist of renovating, upgrading, and reconfiguring the bank building to house City Hall functions.

The newly renovated City Hall will include city council chambers and conference rooms with upgraded technology, a welcoming and secure front lobby and transaction counter, and accessible and functional spaces. The new spaces will provide a backbone for increased customer service and improved efficiency for city services.

Landscape Summary

112 E. Fifth St. Site – existing Library and City Hall location

Remove existing walk trees and shrubs

Modify existing building sign (remove City Hall information)

Install new walk from parking to main entry point

New entry point with special pavement type material – 700 square feet

Four landscape benches with backs 70” length, IPE wood

Install shade-tolerant evergreen ground cover with spring bulb accent at north wall along new walk at new window locations

Install shade-tolerant evergreen shrubs at north wall along new walk at solid wall locations

Install new mulch in planted areas

627 N. Adams St. Site – existing Commercial Savings Bank location

Remove (2) large shrubs – one at the bottom of the stair and the other on the NE corner

Trim/prune and mulch existing landscape

Patch and repair existing stairs, walk, and ramp as needed

Sod disturbed lawn areas

Concept A

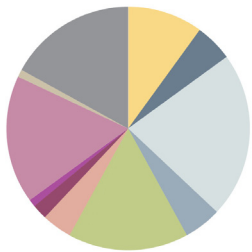
Library Site

New Entry: 1,200 SF

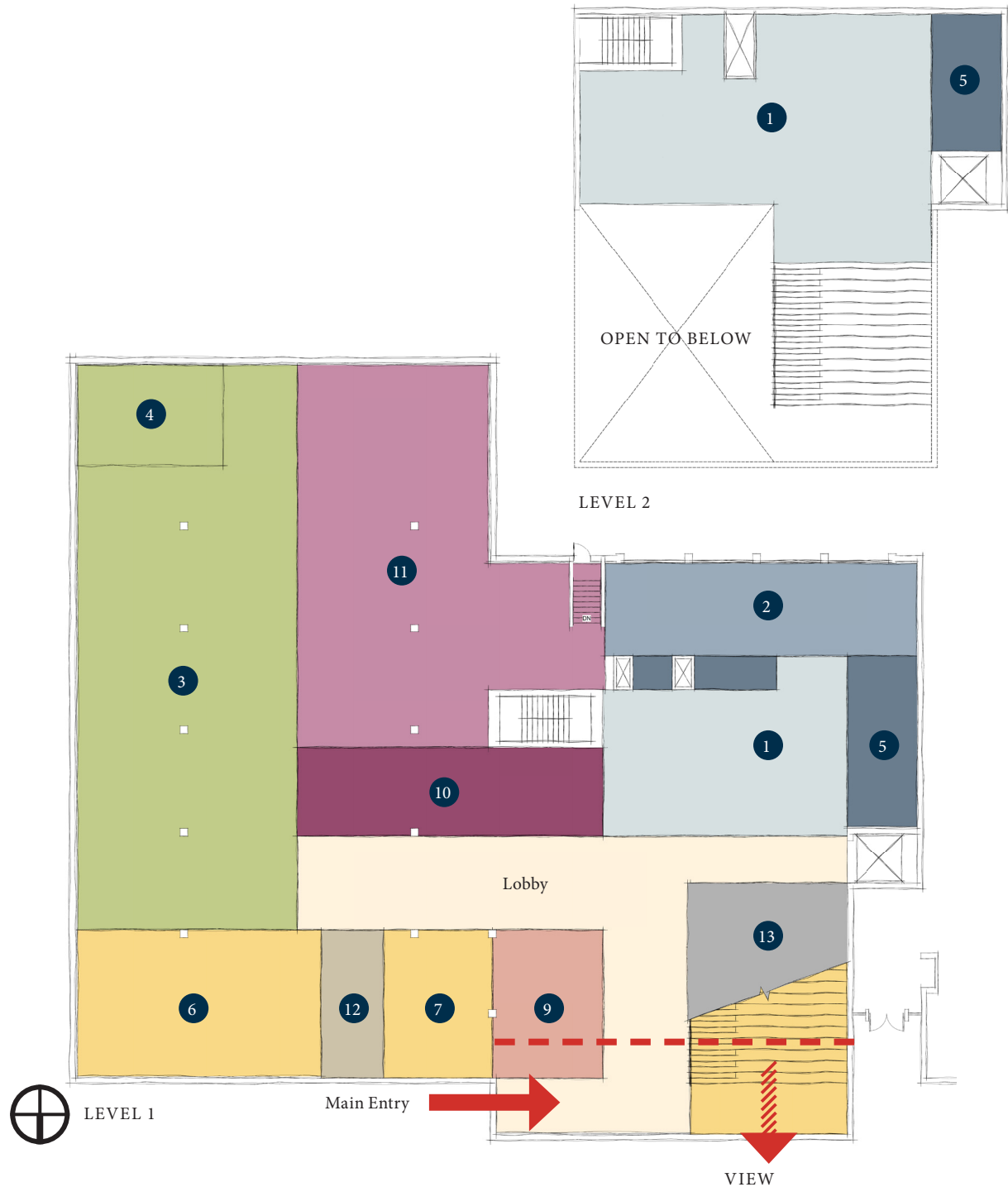
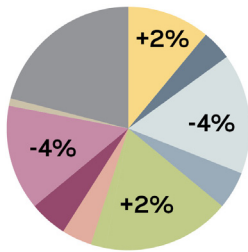
- H&W Proposed: 22,848 GSF
- OPN Baseline: 19,300 GSF
- Concept A: 19,110 GSF
- Level 1: 16,710 GSF
- Level 2: 2,400 GSF

| KEY | |
|--------------------|----------------|
| 1 Adult | 8 Cafe |
| 2 Young Adult | 9 Technology |
| 3 Children | 10 Circulation |
| 4 Children Program | 11 Staff |
| 5 Study/Conference | 12 Storage |
| 6 Community | 13 Restroom |
| 7 Maker-space | 14 Greenspace |

OPN BASELINE



LIBRARY CONCEPT A



Concept A

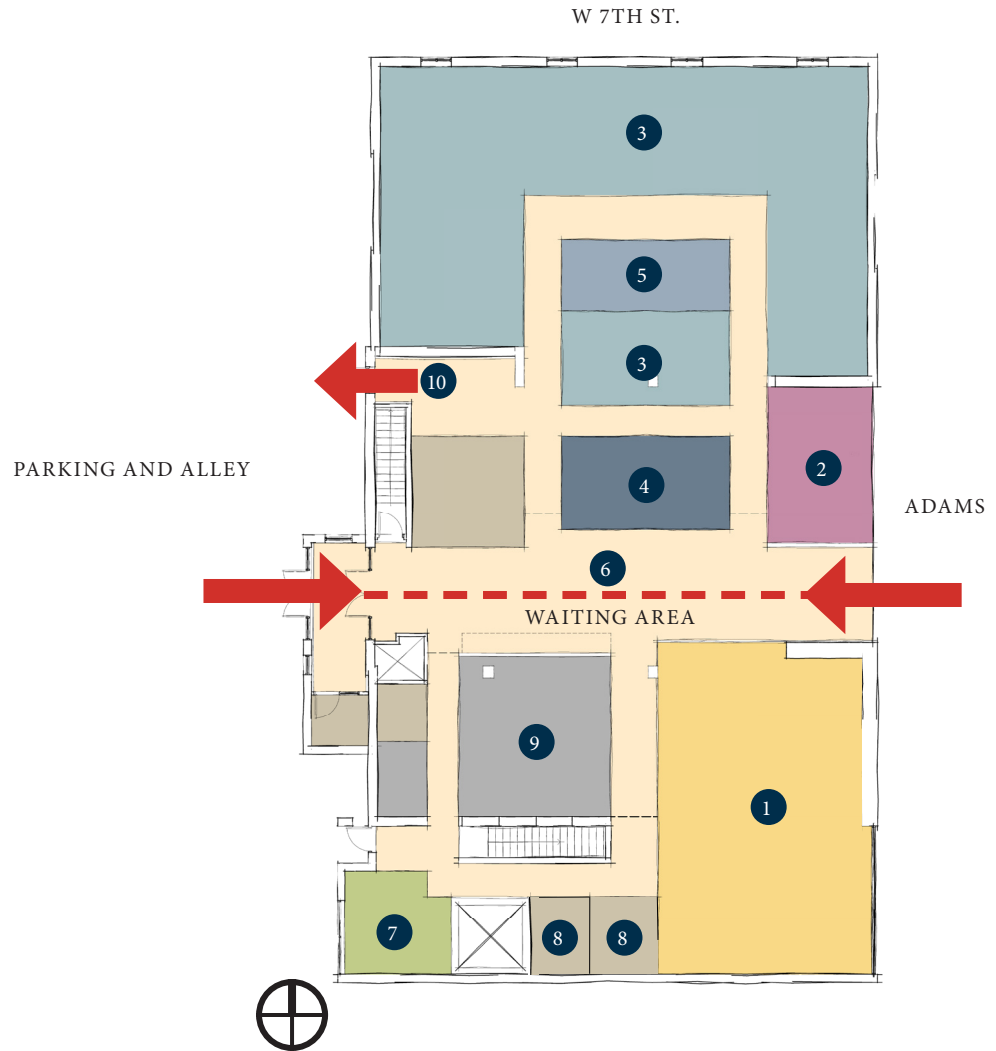
Bank Site

Utilize Existing Space

Existing City Hall: 8,467 GSF

Bank Existing: 13,377 GSF

| KEY | | | |
|-----|------------------|----|-----------------------|
| 1 | Council chambers | 6 | Lobby / pre-function |
| 2 | Conference room | 7 | Break room |
| 3 | Office | 8 | Storage |
| 4 | Open office | 9 | Restroom / janitorial |
| 5 | Work room | 10 | Staff entry |



Concept A

Considerations

112 E. Fifth St. Site – existing Library and City Hall location

Library location for patrons remains the same — approximately 225 visitors each day.

Efficient space utilization.

Library square footage approaching OPN baseline.

Potential more parking with City Hall staff relocated.

Clear connection from interior to exterior utilizing city park space to the north of the Library.

Increased access to natural light and views.

Option to expand the Library in the future, either east or south as illustrated in the previous concept designs.

627 N. Adams St. Site – existing Commercial Savings Bank location

Maintains parking area at Commercial State Bank site to be utilized by City Hall staff and visitors — potential for City State Bank to sell and/or develop 2 adjacent sites independent of City Hall.

Consider proximity of city and county functions.

Increased access to natural light and views.

Concept A

Estimate

Carroll Public Library: Preliminary Cost Model | Updated: December 12, 2016

| | | | | | | |
|----|---|--------------------------------|---------|-------------|-------------|-------------|
| 1 | New Construction – Building Cost | | | | | |
| | Existing City Hall & Library | 17,910 SF | | | \$2,317,750 | |
| | 112 E. Fifth St. - Library Renovation | | | | | |
| | Existing City Hall & Library | 1,200 SF | | | \$635,235 | |
| | 112 E. Fifth St. - Library Addition | | | | | |
| | Existing Commercial Savings Bank | 7,541 SF + 5,380 SF (basement) | | | \$1,339,145 | |
| | 627 N. Adams St. - City Hall Renovation | | | | | |
| | Construction Subtotal | | | | \$4,292,130 | |
| 2 | General Requirements | | | 6% | \$257,528 | |
| 3 | Contractor Markup | | | 8% | \$363,973 | |
| 4 | Design/Bid/Construction Contingency | | | 15% | \$737,045 | |
| | Construction Cost Estimate | | | | \$5,650,675 | |
| 5 | Professional Fee (bldg. & site) Range | | 9% | \$508,561 | 12% | \$678,081 |
| 6 | Furnishing/Shelving Library Range | | \$21/SF | \$401,310 | \$26/SF | \$496,860 |
| 7 | Furnishing/Shelving City Hall Range | | \$16/SF | \$206,736 | \$20/SF | \$258,420 |
| 8 | FFE Design/Spec Fee Range | | 9% | \$54,724 | 9% | \$67,975 |
| 9 | Miscellaneous Costs Range | | 5% | \$282,534 | 8% | \$452,054 |
| | Soil Borings/Topo Boundary Survey | | | | | |
| | Construction Testing | | | | | |
| | Computers/IT | | | | | |
| | AV Systems | | | | | |
| | Interior Signage | | | | | |
| 10 | Moving/Phasing Costs | | | TBD | | TBD |
| | Project Cost Estimate To-Date | | | \$7,104,540 | | \$7,604,065 |

* See appendices for detailed cost estimate information

11 Cost Model Exclusions (not included)

- 1 Property acquisition costs
- 2 Library collection purchases
- 3 Library automated handling machine
- 4 Library drive-up book drop
- 5 Temporary space for Library during renovation
- 6 Complete new building envelope for both buildings
- 7 Existing city building and bank parking lot to remain
- 8 Additional cost escalation of 5% per year not accounted for if project start date extended beyond 2018
- 9 No architectural finishes included in existing bank basement

12 Cost Model Inclusions

- 1 Multi-phased project delivery; phase 1 inflation using 2018 costs for City Hall within existing bank
- 2 Multi-phased project delivery; phase 2 inflation using 2019 costs for Library renovations and addition
- 3 2018 cost escalation accounted for 5%
- 4 2019 cost escalation accounted for 10%
- 5 General site improvements
- 6 Completely new MEP systems

LIBRARY COST SAVINGS OPTIONS:

- Less removal of pre-cast at L2
- Take glass reduction at front addition
- At non-glazed portion of new front – try hard to get creative on material choice to save
- Reduce some of the new windows
- Eliminate staff RR's at library or go to single unisex
- Change entry from special paving to standard concrete
- Eliminate benches at front
- Reduce scope of new stairs

BANK BUILDING/CITY HALL COST SAVINGS OPTIONS:

- Maintenance at exterior ONLY – no new openings or windows – new sealant only
- No new entry (curtainwall) – stays as is
- Target lobby finishes reduction
- No new staff entry
- Leave exterior EIFS as is – no new finish
- Leave basement restrooms as is (no new staff restrooms, not ADA compliant, etc)
- Maintenance at exterior ONLY – no new openings or windows – new sealant only
- No new entry (curtainwall) – stays as is
- Target lobby finishes reduction – maybe
- No new staff entry
- Leave exterior EIFS as is – no new finish
- No Elevator
- Leave basement restrooms as is (no new staff restrooms, not ADA compliant, etc)
- Reduce or reuse Furniture
- No new staff restrooms

