



VIERBICHER
ASSOCIATES

NEW GLARUS LIBRARY EXPANSION FEASIBILITY STUDY

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▼ ARCHITECTURE
▼ ENVIRONMENTAL
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New Glarus
Library Expansion
Feasibility Study

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Prepared On:
May 9, 2002

Table of Contents

<u>Description</u>	<u>Section</u>
Executive Summary	I
Technical Issues – Facility Review	II
Space Needs Summary.....	III
Plan	IV
Cost Estimates.....	V

I. EXECUTIVE SUMMARY

Purpose of the Report

The purpose of this report is to determine the feasibility of expanding the Library within the existing building as an interim step in the process of funding and building a new library. Feasibility is measured by functionality, technical solutions, and cost effectiveness. Design for this report is limited to conceptual layouts and cost estimates sufficient to measure these three criteria.

Background

The New Glarus Public Library Space Needs Assessment Task Force developed a report dated June 7, 2001. The report outlined the existing conditions and space needs for the library based on the year 2000, and projected needs for the year 2020. The current shortfall in space in the library is impacting the ability to provide services to the citizens of New Glarus.

Since the process of site acquisition, design, fundraising and construction often takes several years, the Village Board and Library Board agreed to explore an interim solution of expanding the Library into the Community Room spaces in the existing Village Hall.

Conclusion

The expansion of the Library in the Village Hall is feasible, as an interim solution to the space needs. The remodeled facility provides approximately 4,300 square feet of dedicated library space. Other spaces required in a freestanding library, such as mechanical equipment rooms, toilet rooms, and boardrooms are shared with other departments and not included in the 4,300 square feet.

The expanded space plus the shared spaces still fall short of the year 2000 space needs of 10,864 SF and the 2020 space needs for 14,000 – 16,330 square feet. However, as an interim solution, they provide an opportunity to create separate program spaces, and provide some relief of current overcrowded conditions.

The expansion can be achieved for approximately \$45.00 per square foot of construction, versus approximately \$110.00 per square foot for new facilities. This is considerably less expensive than a comparable new facility. Moving forward with this solution allows time to acquire a site, raise funds, and construct a new library in the future.

II. TECHNICAL ISSUES – FACILITY REVIEW

Overall – The building underwent extensive remodeling in 1983. The overall condition of the building is good. Some of the building systems and most finishes need to be replaced due to the normal wear of over 18 years. Lighting, ventilation, and accessibility will need to be upgraded to current codes as part of the remodeling. *for entire building*

The vaulted ceilings in the existing library and community rooms offer good opportunities for indirect lighting, and create unique spaces. Acoustics in the vaulted areas need to be improved by introducing sound absorbing materials. The skylights in the existing library create a focal point for special use spaces.

The current exiting pattern for the building separates the library and community rooms. The exit corridor needs to be re-routed to create contiguous library space for functionality, and to secure the library for differing hours of operation.

The following descriptions relate to the attached floor plan:

Accessibility – The Americans with Disabilities Act (ADA) was adopted after the building was remodeled. The library expansion will require changes to bring the building into compliance. A new unisex accessible toilet room will be added. A handicap parking space will be designated west of the building and the sidewalk will be modified to create an accessible path into the building. A new landing will be constructed to eliminate the existing step into the building, and to provide access to the new book and video drops. The new exit corridor will provide a ramped exit to accommodate the floor level changes between the garage and the existing corridor space. The electric water cooler in the lobby will be relocated and continue to serve as the accessible drinking fountain.

Site and Exterior – The building exterior is in good condition. Window and door modifications will be patched in, and painted to match the original surfaces. Overall building repainting or cleaning is beyond the scope of this project. Sidewalk modifications will require fill and re-seeding in the tree bank. Minor patching and concrete work are required at the new exit door and at the removed existing doors. The existing roof overhang and gutter on the south side of the building provide adequate protection for the entry and the new book and video drop. New building mounted letters and lighting will define the new library entrance. Power operators on the entry door will be provided for improved accessibility and convenience. *? which door?*

Interior – General – The staff work areas will be centrally located to consolidate functions and provide visual control of the library. Partitions around the work area will be full height for acoustic separation. Glass will be incorporated to provide visual access to the library spaces. Most of the work area will be located in the area of the existing storage rooms and corridor. This provides mechanical and electrical access from the attic space above.

The new work area provides desk space for 4 staff plus a private director's office. The circulation desk is 14 feet long, providing 2 checkout stations plus a lower counter

area for children and for wheel chair access. A central work table with storage, and a counter with a sink are provided. A new fire-rated book drop will be incorporated into the work area. Two drop chutes will be cut into the existing south wall at an accessible height.

The Children's Library and Young Adult Area, will be separated from the general collection and reading areas by the lower (approx. 10') flat ceiling. This provides separate identities as well as some acoustic separation. The varying ceiling heights of the existing building will be used to define the various functions, such as the Young Adults, the circulation desk, English As A Second Language (ESL), etc.

The existing kitchen area will be used for a Career and ESL area. This area will include a study room with an interior window.

The existing community rooms will be converted to the general collection area, and reading/lounge area with periodicals. An additional window will be installed in the south wall to provide a balance of daylighting in the reading area.

Structural – The floor structure in the expansion area is slab on grade, and should be capable of supporting the shelving load. The roof structure is vaulted wood trusses on a ridge girder supported by 5" round steel columns. The floor of the attic area over the existing storage rooms and corridor is 2x8 wood joists on flush beams supported by built-up wood columns within the walls. The nature of the structural systems allows flexibility in eliminating or relocating interior walls.

Electrical – The existing lighting in the vaulted areas is indirect. The lighting will be replaced and re-configured as appropriate for the new layouts. The lighting in the lower-ceiling areas is fluorescent lay-in and surface mounted. Fluorescent lighting will be replaced with high efficiency fluorescent lighting, appropriate for the new layout. Total electrical loads will be comparable to existing uses. Receptacles and conduits with boxes for voice and data access will be added.

HVAC – The existing library and the community rooms are served by separate HVAC units located in the mezzanine. Current codes require more fresh air per occupant than the 1983 codes in effect when the remodeling was completed. Since the Library occupancy is similar to the existing library, and the Library expansion is a lower occupancy than the existing Community Rooms, the fresh air intake may be adequate. There will be some system modifications and addition of exhaust fans in accordance with current codes.

Plumbing - Plumbing changes will include creating a new unisex toilet room the satisfy current ADA standards. Supply and drain piping that formerly served the kitchen will be accessed to serve the new toilet room. The new sink in the staff work area will be supplied from the mezzanine above, and will drain via a small pump in the cabinet, discharging overhead through the mezzanine. The water cooler in the lobby will be relocated and mounted at an accessible height.

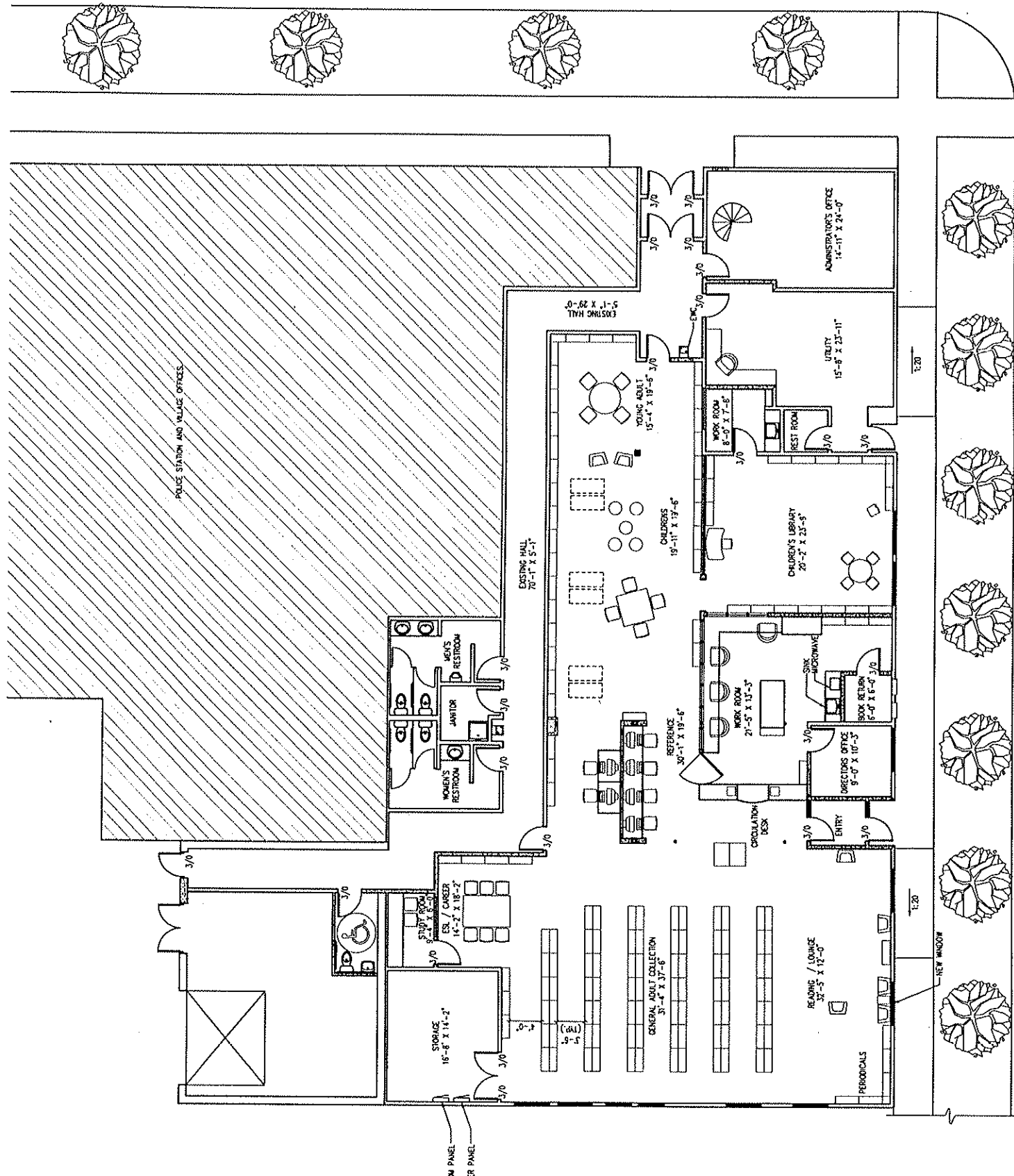
III. SPACE NEEDS

SPACE NEEDS SUMMARY NEW GLARUS LIBRARY May 2002

SPACE	YR 2000 Program Sq Ft	Year 2020 Program Sq Ft	Year 2002 Remodeling Sq Ft
Collection Space	2,628	5,783	2,180 *
Reader Seating Space	1,740	1,740	460
Staff Work Space	875	1,000	575
Meeting Room Space	1,275	1,275	485
Special Use Space	1,630	2,450	incl.
Nonassignable Space	2,716	4,083	550
Gross Area Needed	10,864	16,330	4,250 **

* Reduce by 165-sq. ft. if Administrator's office remains.

** Unisex Toilet Room, Exit Corridor and Administrator's Office areas, totaling approximately 1,000 sq. ft., are not included in this number.



PROPOSED FLOOR PLAN
 SCALE 1/8" = 1'-0"

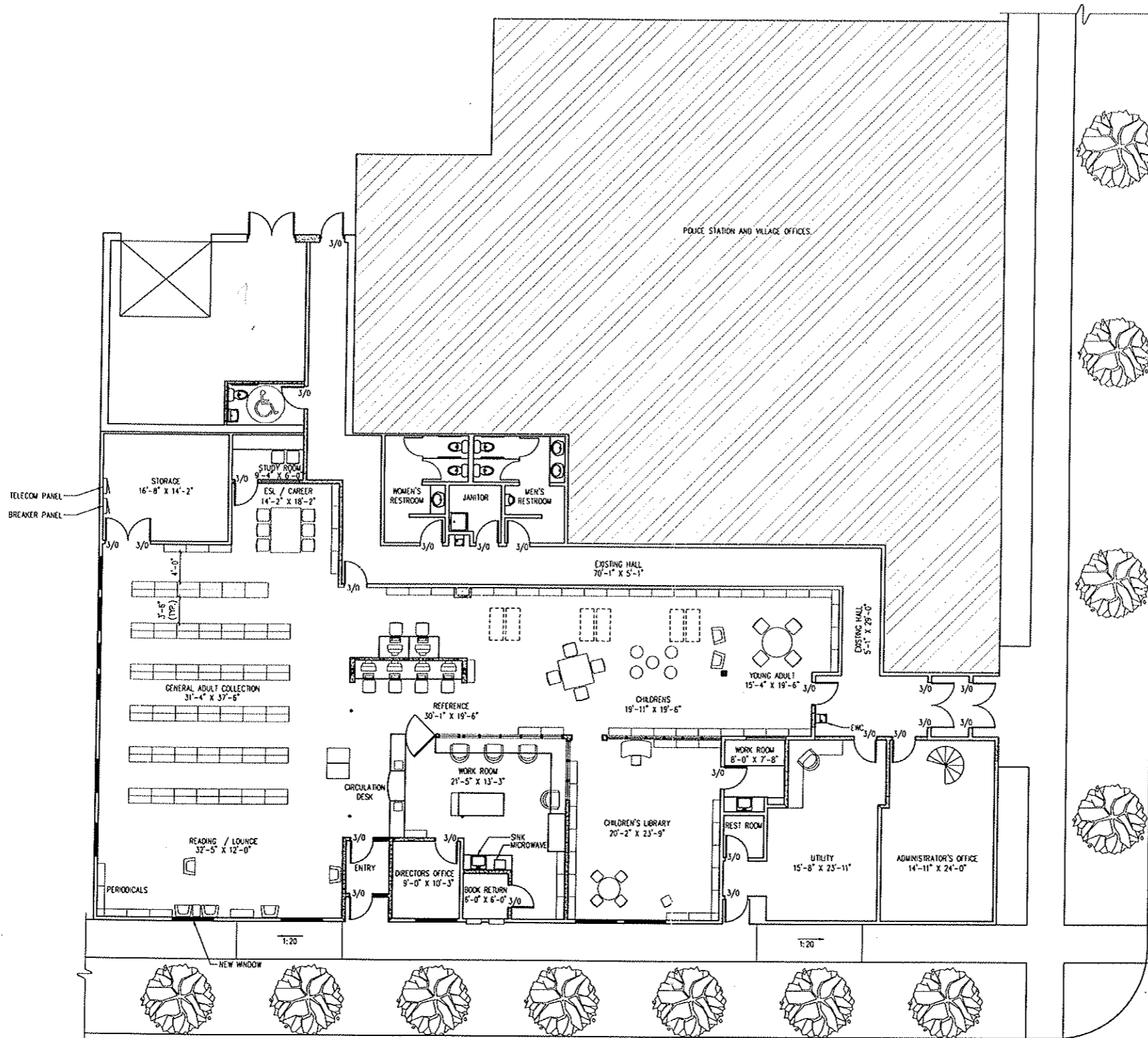
V. COST ESTIMATES

PRELIMINARY COST ESTIMATES
 NEW GLARUS LIBRARY
 May 9, 2002

I. CONSTRUCTION COSTS	
1 SITEWORK	\$3,250.00
2 DEMOLITION	\$13,900.00
3 GENERAL CONSTRUCTION	\$134,800.00
4 PLUMBING	\$11,000.00
5 HVAC	\$9,500.00
6 ELECTRICAL	\$18,300.00
SUBTOTAL	\$190,750.00
II. FURNITURE, FIXTURES & EQUIPMENT (Est)	
1 FURNISHINGS/SHELVING	
2 COMPUTERS - GENERAL	
3 TELEPHONE	UNDER
4 CIRCULATION DESK	SEPARATE
5 APPLIANCES	BUDGET
6 VOICE & DATA CABLING	
9 MISCELLANEOUS EQUIPMENT	
10 DONOR RECOGNITION	
SUBTOTAL	\$0.00
III. SOFT COSTS	
1 A/E FEES	\$25,000.00
2 REIMBURSABLE EXPENSES	\$2,500.00
3 PERMITS	\$1,000.00
4 LAND ACQUISITION	N/A
SUBTOTAL	\$28,500.00
SUBTOTAL (I., II., & III.)	
	\$219,250.00
IV. CONTINGENCY	
1 Contingency at 15% of I, II & III	\$33,000.00
PROJECT TOTAL	\$252,250.00

This Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this Opinion.





PROPOSED FLOOR PLAN
SCALE 1/8"=1'-0"

NOT TO SCALE




NEW GLARUS PUBLIC LIBRARY
PROPOSED REMODELING
NEW GLARUS, WI

REVISIONS		
NO.	DATE	REMARKS

CAD FILE / FIELD BOOK A101.dwg	
JOB NO. / JOB #	
DRAFTER BHEP	SCALE NOTED
CHECKED	DATE

FLOOR PLAN
DWG. NO.
A101



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