

Jefferson Public Library

Architectural Feasibility Study

Feasibility Study Committee

Meeting #4

February 10, 2022

PROJECT PROCESS

Phase I – Kickoff & Documentation

Meeting #1: Review existing conditions, Establish broad goals and expectations, review

Phase II– Design concepts

Meeting #2: Discuss current space use and workflow, discuss findings from George Lawson Needs Assessment Report, and generate program components

Phase III – Concept selection and development

Meeting #3: Review and confirm program,

Meeting #4: Option A Addition and Option B New Building

Compare and contrast Options

Meeting #5: Compare and contrast Option C Renovation with Option A and B

Meeting #6: All Options to be compared with concept level construction costs

Phase IV – Concept description and draft of “Feasibility Report”

Meeting #7: Draft report outlining process and planning for each option

Phase V – Completion of “Architectural Feasibility Report” and supporting deliverables

Meeting #8: Final Report drafted, incorporating stakeholder input, findings and viable options are reviewed before presenting to public for Trustees/City/Community consideration



This presentation:



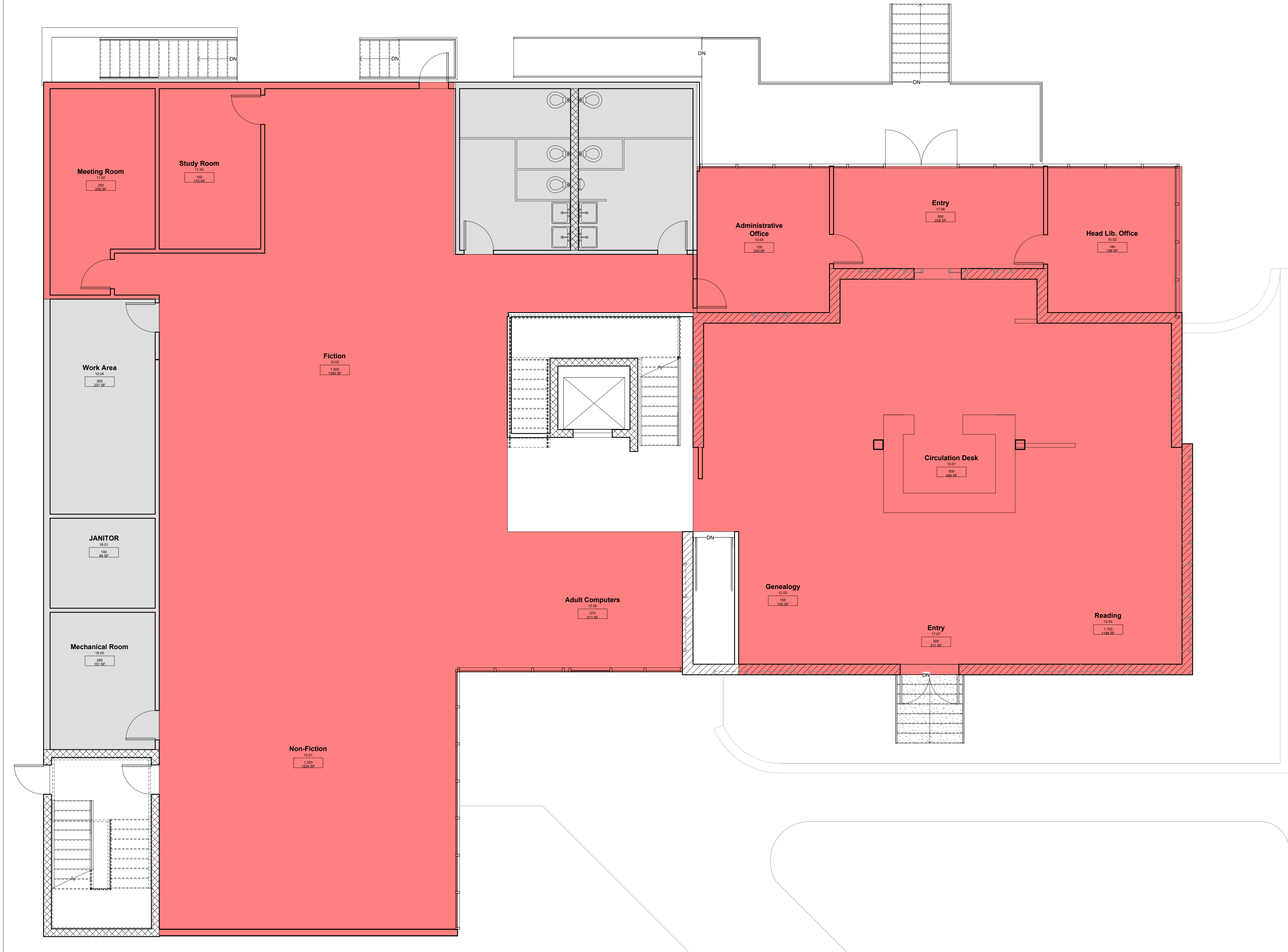
Meeting #3 Re-Cap



Renovation & Addition Option



New Construction Option



1 MAIN LEVEL PLAN
1/4" = 1'-0"



JEFFERSON PUBLIC LIBRARY

FEASIBILITY STUDY

200 W Lincoln Way
Jefferson, IA 50129

The Franks Design Group, PC

410 First Street
Glenwood, Iowa 51534
712.527.0797

ARCHITECT

THE FRANKS DESIGN GROUP, P.C.
410 1ST STREET
GLENWOOD, IA 51534
TEL: 712-527-3996

CONCEPT PLAN -
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01/27/22

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GROUND FLOOR
PLAN

A101



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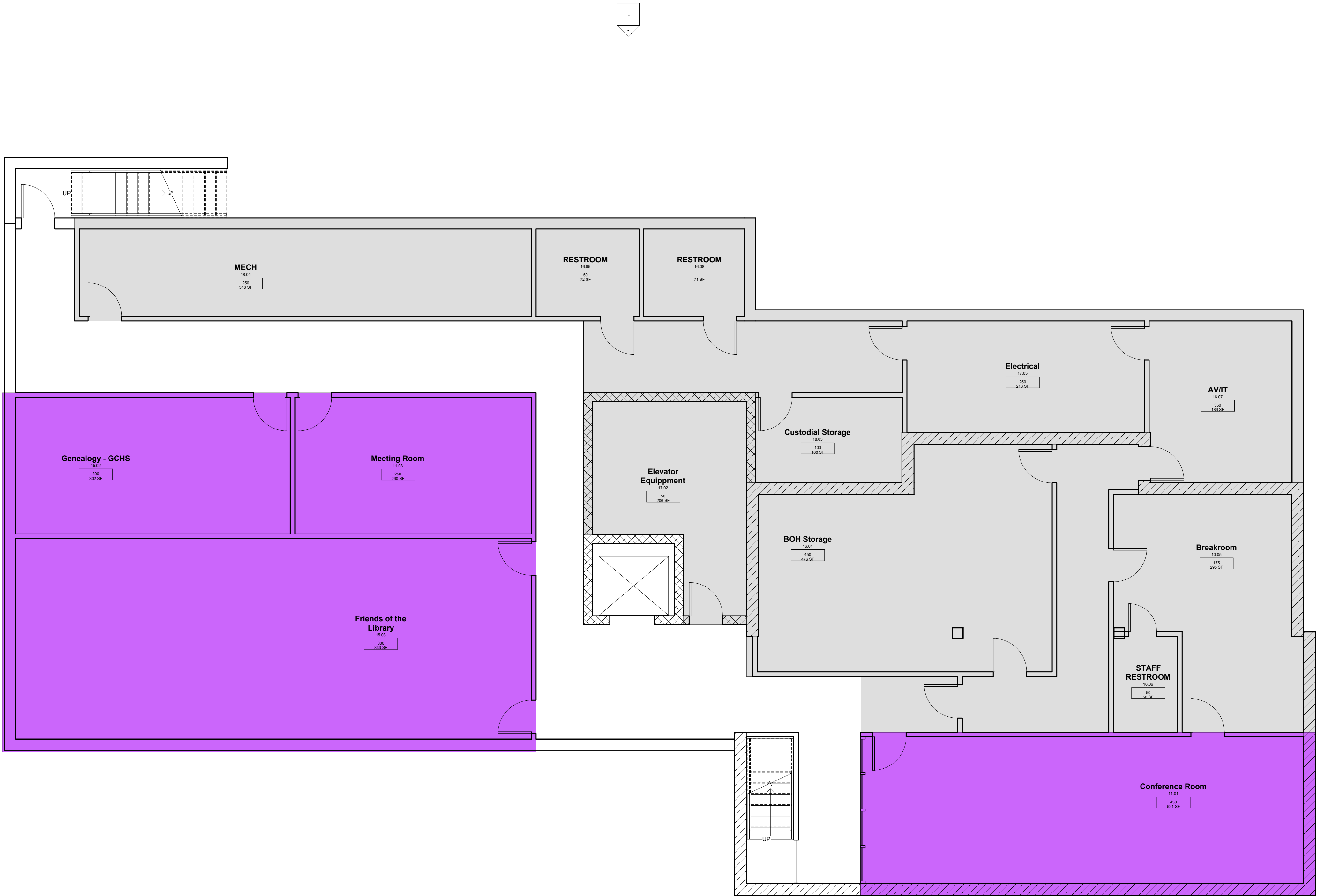
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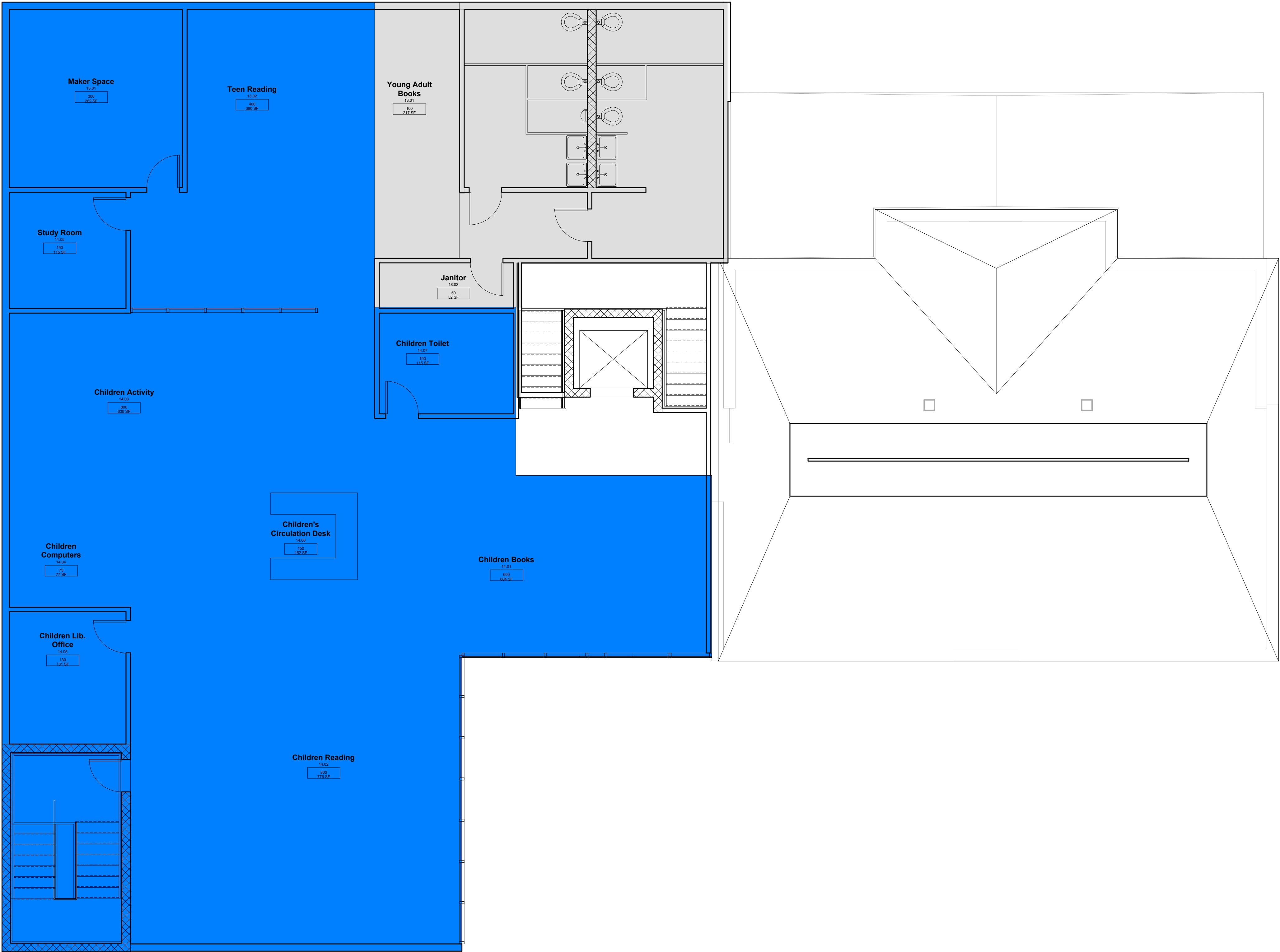
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BASEMENT FLOOR
PLAN

A102



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



① SECOND FLOOR PLAN
1/4" = 1'-0"



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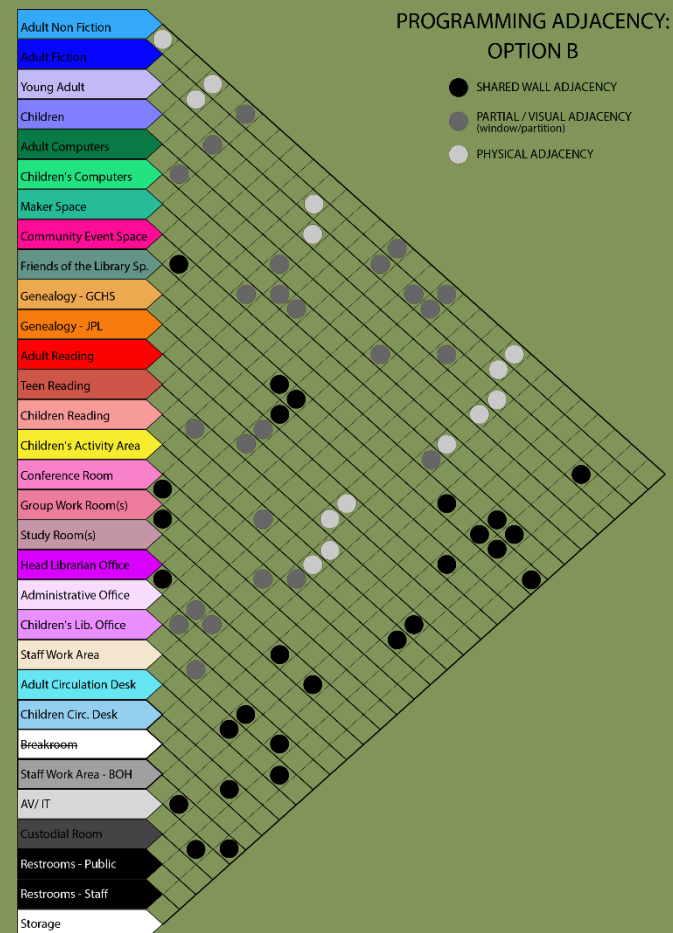
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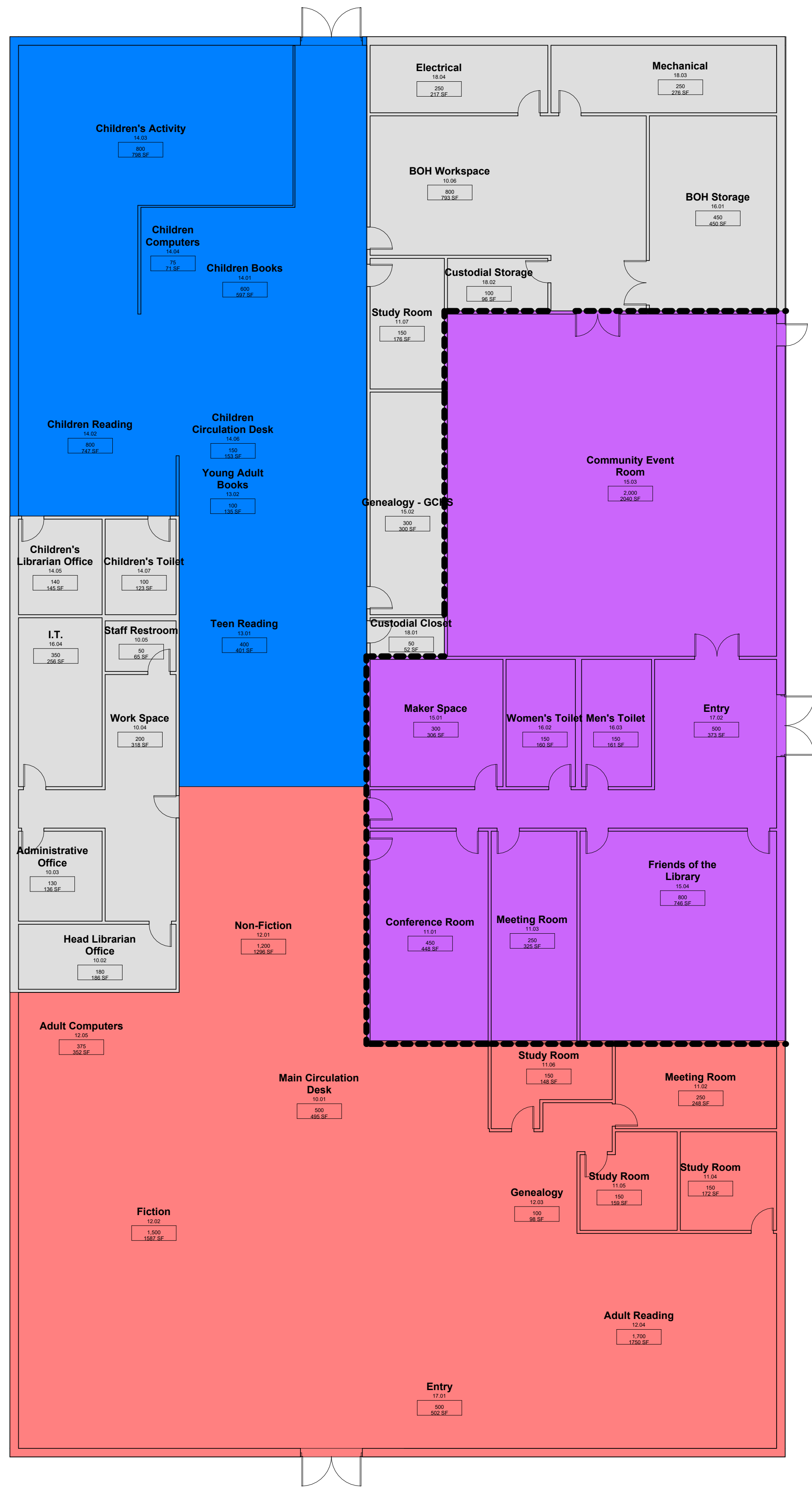
SECOND FLOOR
PLAN

A104

OPTION B – Meeting #3

- Total NET square footage 19,946 GSF
- Building to occupy ½ City Block, which would allow for adequate parking including lot and street parking
- After Hours Area allows for secure entry into community event and meeting room spaces
- Limited Employee Work Space, Storage, and I.T/ Mechanical space





① FIRST FLOOR
1/8" = 1'-0"



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FIRST FLOOR PLANS

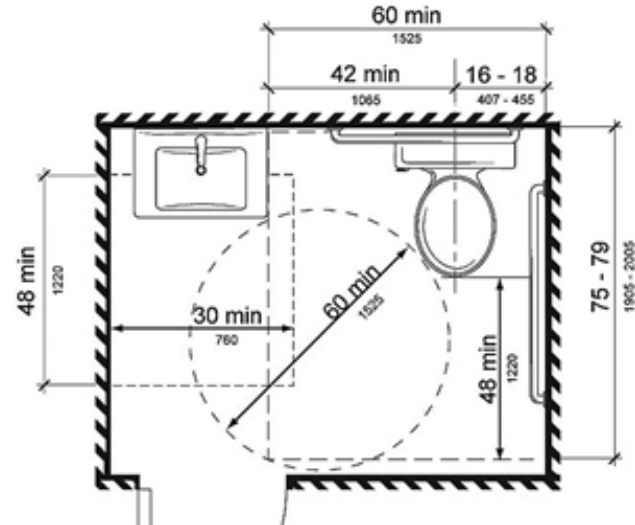
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Comments & Feedback

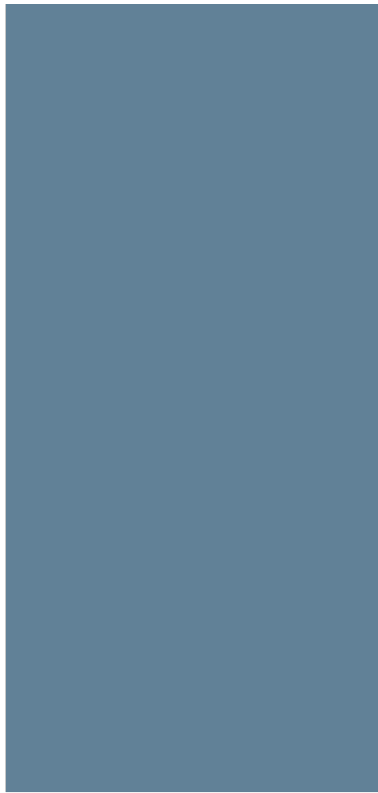
- After Hours area of the building could allow library to provide a much-needed service to the community
- 1 Main entry or 1 main “Point of Decision”
- Providing a “Community Living Room”
- Teen spaces wants to be more secluded with visual connection but not necessarily adjacency to Adult or Children’s Departments
- Use of Basement as storage / staff spaces

Understanding Space and Program

Programming Square Footage



Handicapped Restroom = 50 SF



EXISTING ADDITION = 3,435 SF



EXISTING GENEALOGY = 322 SF



EXISTING MEETING RM = 580 SF



EXISTING WORKSPACE = 156 SF



EXISTING STAFF REST. = 36 SF

JEFFERSON PUBLIC LIBRARY - FEASIBILITY STUDY SCHEMATIC DESIGN PROGRAM STATEMENT					JEFFERSON, IOWA THE FRANKS DESIGN GROUP, P.C.					
10.00	Administrative Functions			QTY.	AREA	NSF	Existing	REMARKS		
Admin	10.01	Circulation Desk		1.0	500 NSF	500 NSF	240 NSF			
Admin	10.02	Head Librarian Office		1.0	180 NSF	180 NSF	165 NSF			
Admin	10.03	Admin Office		1.0	130 NSF	130 NSF				
Admin	10.04	General Work Area		1.0	200 NSF	200 NSF	61 NSF			
Admin	10.05	BOH Work Area		1.0	800 NSF	800 NSF				
Admin	10.06	Staff Breakroom		1.0	175 NSF	175 NSF	65 NSF			
Admin	10.07	Staff Restroom		1.0	50 NSF	50 NSF	45 NSF			
		Administration		7 spaces		2,035 NSF				
11.00	Meeting Rooms			QTY.	AREA	NSF	Existing	REMARKS		
MTG	11.01	Conference Room		1.0	450 NSF	450 NSF	575 NSF			
MTG	11.02	Med. Meeting Room (Group Work)		1.0	250 NSF	250 NSF				
MTG	11.03	Med. Meeting Room (Group Work)		1.0	250 NSF	250 NSF				
MTG	11.04	Sm. Meeting Room (Study Rm)		1.0	150 NSF	150 NSF				
MTG	11.05	Sm. Meeting Room (Study Rm)		1.0	150 NSF	150 NSF				
MTG	11.06	Sm. Meeting Room (Study Rm)		1.0	150 NSF	150 NSF				
MTG	11.07	Sm. Meeting Room (Study Rm)		1.0	150 NSF	150 NSF				
		Meeting Rooms		7 spaces		1,550 NSF				
12.00	Adult Services			QTY.	AREA	NSF	Existing	REMARKS		
AS	12.01	Adult - NONFICTION (35% of stacks)		1.0	1,200 NSF	1,200 NSF	617 NSF			
AS	12.02	Adult - FICTION (40% of stacks)		1.0	1,500 NSF	1,500 NSF	745 NSF			
AS	12.03	Genealogy Section		1.0	100 NSF	100 NSF	60 NSF			
AS	12.04	Adult Reading/Lounge (10)		1.0	1,700 NSF	1,700 NSF	1,035 NSF			
AS	12.05	Adult Computers (7)		1.0	375 NSF	375 NSF	245 NSF			
		Adult Services		5 spaces		4,875 NSF				
13.00	Teen Services			QTY.	AREA	NSF	Existing	REMARKS		
TS	13.01	Young Adult Section		1.0	100 NSF	100 NSF	110 NSF			
TS	13.02	Teen Study/Table Seating (20)		1.0	400 NSF	400 NSF				
		Teen Services		2 spaces		500 NSF				
14.00	Child Services			QTY.	AREA	NSF	Existing	REMARKS		
CS	14.01	Children (25% of stacks)		1.0	600 NSF	600 NSF	400 NSF			
CS	14.02	Children Reading (3)		1.0	800 NSF	800 NSF	515 NSF			
CS	14.03	Children Activity (19)		1.0	800 NSF	800 NSF	460 NSF			
CS	14.04	Children Computers (2)		1.0	75 NSF	75 NSF	31 NSF			
CS	14.05	Children Librarian Offices		1.0	140 NSF	140 NSF	132 NSF			
CS	14.06	Children's Circulation Desk		1.0	150 NSF	150 NSF	61 NSF			
CS	14.07	Restroom		1.0	100 NSF	100 NSF	27 NSF			
		Child Services		7 spaces		2,665 NSF				
15.00	Special Programs			QTY.	AREA	NSF	Existing	REMARKS		
Spec	15.01	Maker Space		1.0	300 NSF	300 NSF				
Spec	15.02	Genealogy - Green Cnty Hist. Society		1.0	300 NSF	300 NSF	265 NSF			
Spec	15.03	Community Event Room		1.0	2,000 NSF	2,000 NSF				
Spec	15.04	Friends of the Library		1.0	800 NSF	800 NSF				
		Special Programs		4 spaces		3,400 NSF				
16.00	Storage & Support			QTY.	AREA	NSF	Existing	REMARKS		
Support	16.01	BOH Storage		1.0	450 NSF	450 NSF	470 NSF			
Support	16.02	Public TLT - Women		1.0	150 NSF	150 NSF	45 NSF			
Support	16.03	Public TLT - Men		1.0	150 NSF	150 NSF	24 NSF			
Support	16.04	Family Restroom		1.0	100 NSF	100 NSF				
Support	16.05	AV / IT Room		1.0	350 NSF	350 NSF				
		Storage & Support		5 spaces		1,200 NSF				
17.00	Circulation			QTY.	AREA	NSF	Existing	REMARKS		
SERVICE	17.01	Elevator		1.0	50 NSF	50 NSF	42 NSF			
SERVICE	17.02	Elevator Equipment		1.0	50 NSF	50 NSF				
SERVICE	17.03	Stair 1		1.0	100 NSF	100 NSF	172 SF			
SERVICE	17.04	Stair 2		1.0	100 NSF	100 NSF				
SERVICE	17.05	Entry/Lobby		1.0	500 NSF	500 NSF	300 SF			
SERVICE	17.06	Entry/Lobby		1.0	300 NSF	300 NSF				
		Circulation		6 spaces		1,100 NSF				
18.00	Maintenance			QTY.	AREA	NSF	Existing	REMARKS		
SERVICE	18.01	Janitor/Custodial closet		1.0	50 NSF	50 NSF	60 NSF			
SERVICE	18.02	Janitor/Custodial Storage		1.0	100 NSF	100 NSF				
SERVICE	18.03	Mechanical Room		1.0	250 NSF	250 NSF	100 NSF			
SERVICE	18.04	Mechanical Room		1.0	250 NSF	250 NSF	64 SF			
SERVICE	17.05	Electrical Room		1.0	250 NSF	250 NSF				
		Maintenance		5 spaces	17 NSF	900 NSF				

JEFFERSON PUBLIC LIBRARY - FEASIBILITY STUDY SCHEMATIC DESIGN PROGRAM STATEMENT					JEFFERSON, IOWA THE FRANKS DESIGN GROUP, P.C.					
Dept.	Description									
10.00	Administrative Functions				QTY.	NSF	GROSSING	GSF		REMARKS
		Administration			7 spaces	2,035 NSF				
		Grossing Increment					1.35			
		Programmed GSF						2,747 GSF		
11.00	Meeting Rooms				QTY.	NSF	GROSSING	GSF		REMARKS
		Meeting Rooms			7 spaces	1,550 NSF				
		Grossing Increment					1.15			
		Programmed GSF						1,783 GSF		
12.00	Adult Services				QTY.	NSF	GROSSING	GSF		REMARKS
		Adult Services			5 spaces	4,875 SF				
		Grossing Increment					1.25			
		Programmed GSF						6,094 GSF		
13.00	Teen Services				QTY.	NSF	GROSSING	GSF		REMARKS
		Teen Services			2 spaces	500 NSF				
		Grossing Increment					1.25			
		Programmed GSF						625 GSF		
14.00	Child Services				QTY.	NSF	GROSSING	GSF		REMARKS
		Child Services			1 spaces	2,665 NSF				
		Grossing Increment					1.25			
		Programmed GSF						3,331 GSF		
15.00	Special Programs				QTY.	NSF	GROSSING	GSF		REMARKS
		Special Programs			4 spaces	3,400 NSF				
		Grossing Increment					1.25			
		Programmed GSF						4,250 GSF		
16.00	Storage & Support				QTY.	NSF	GROSSING	GSF		REMARKS
		Storage & Support			4 spaces	1,200 NSF				
		Grossing Increment					1.15			
		Programmed GSF						1,380 NSF		
17.00	Circulation				QTY.	NSF	GROSSING	GSF		REMARKS
		Circulation			6 spaces	1,100 NSF				
		Grossing Increment					1.15			
		Programmed GSF						1,265 NSF		
18.00	Maintenance				QTY.	NSF	GROSSING	GSF		REMARKS
		Maintenance			5 spaces	900 NSF				
		Grossing Increment					1.15			
		Programmed GSF						1,035 NSF		
					26 spaces	18,225 NSF		22,510 GSF		
SUPER SUMMARY					QTY.	NSF	GROSSING	GSF		REMARKS
10		Administration			7 spaces	2,035 NSF		2,747 GSF		
11		Meeting Rooms			7 spaces	1,550 NSF		1,783 GSF		
12		Adult Services			5 spaces	4,875 NSF		6,094 GSF		
13		Teen Services			2 spaces	500 NSF		625 GSF		
14		Child Services			1 spaces	2,665 NSF		3,331 GSF		
15		Special Programs			4 spaces	3,400 NSF		4,250 GSF		
16		Storage & Support			4 spaces	1,200 NSF		1,380 GSF		
17		Circulation			6 spaces	1,100 NSF		1,265 GSF		
18		Maintenance			5 spaces	900 NSF		1,035 GSF		
		TOTAL			26 spaces	18,225 NSF		22,510 GSF		
		Exterior Wall grossing increment					1.03			
		Projected Building GSF						23,185 GSF		

Potential Options for Consideration

Option A

Renovation with a potential building addition involving current library facility

Option B

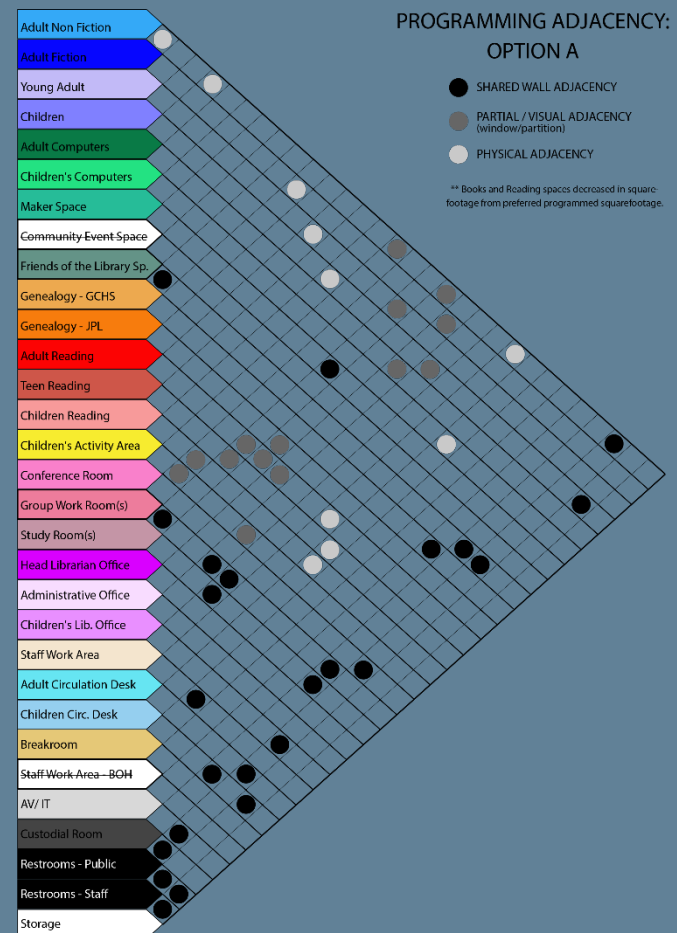
Construction of new library facility to meet current needs and allow for long-term flexibility

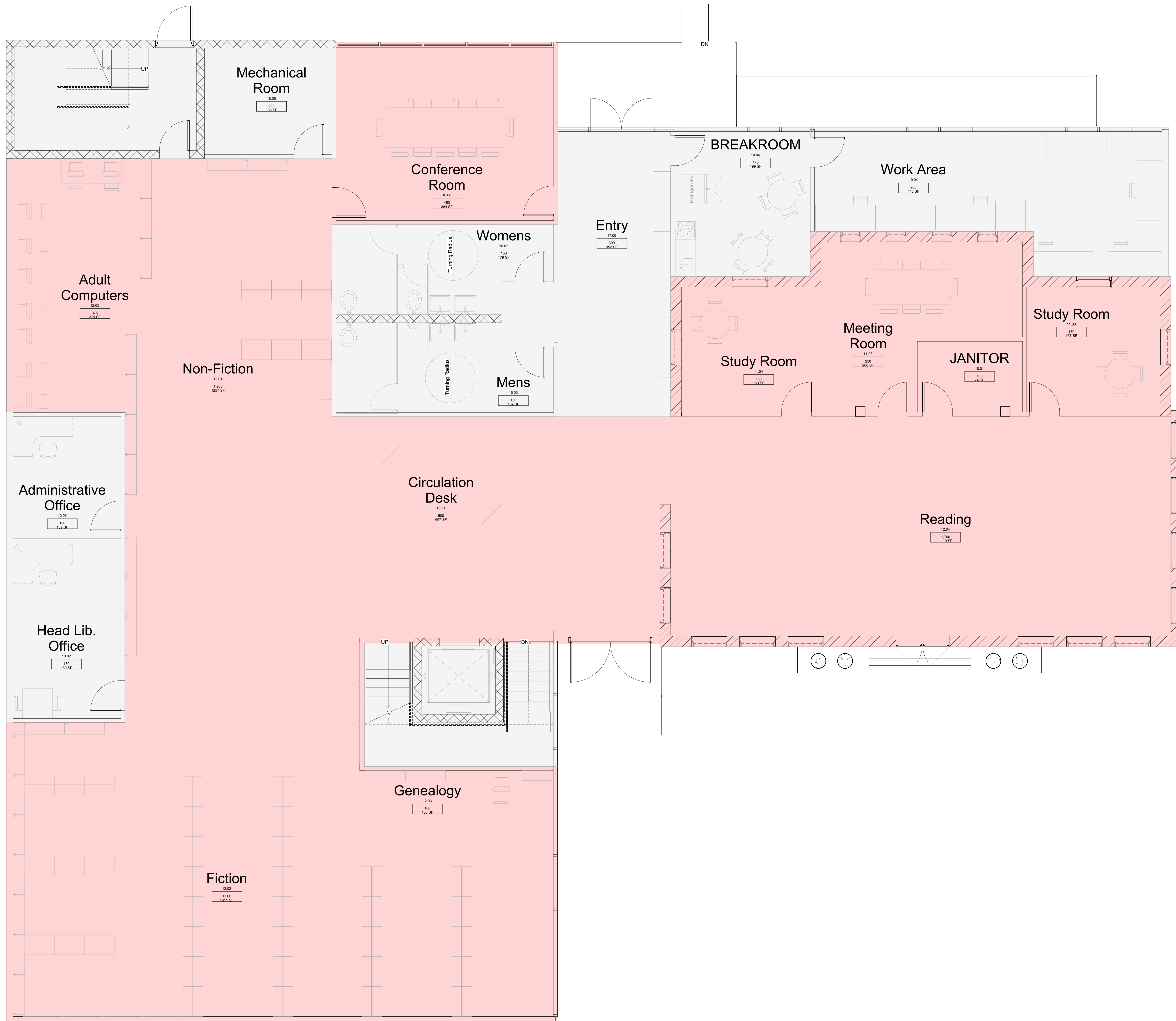
Option C

Renovation/Adaptive re-use of a different existing building or portion of a larger existing structure

OPTION A

- Total NET square footage 22,515 GSF
- (2) Renovation of Carnegie 3,624 GSF
- (2) New Addition and Basement to replace Existing Addition 17,032 GSF
- Does NOT include Community Event Space, adequate parking on site
- Books, Reading, and storage spaces do not meet recommended square footage





① MAIN LEVEL PLAN
1/4" = 1'-0"



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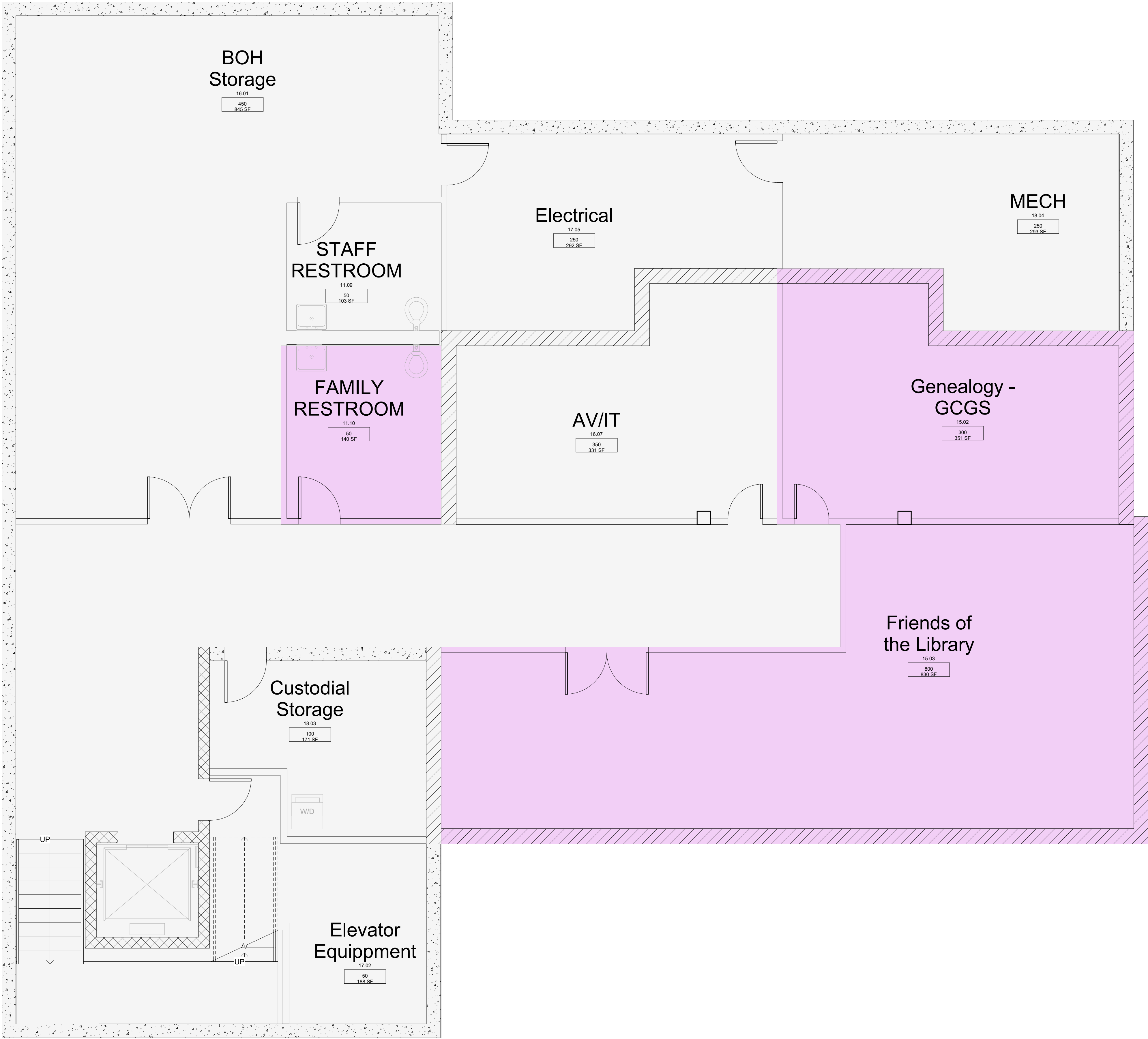
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GROUND FLOOR
PLAN

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



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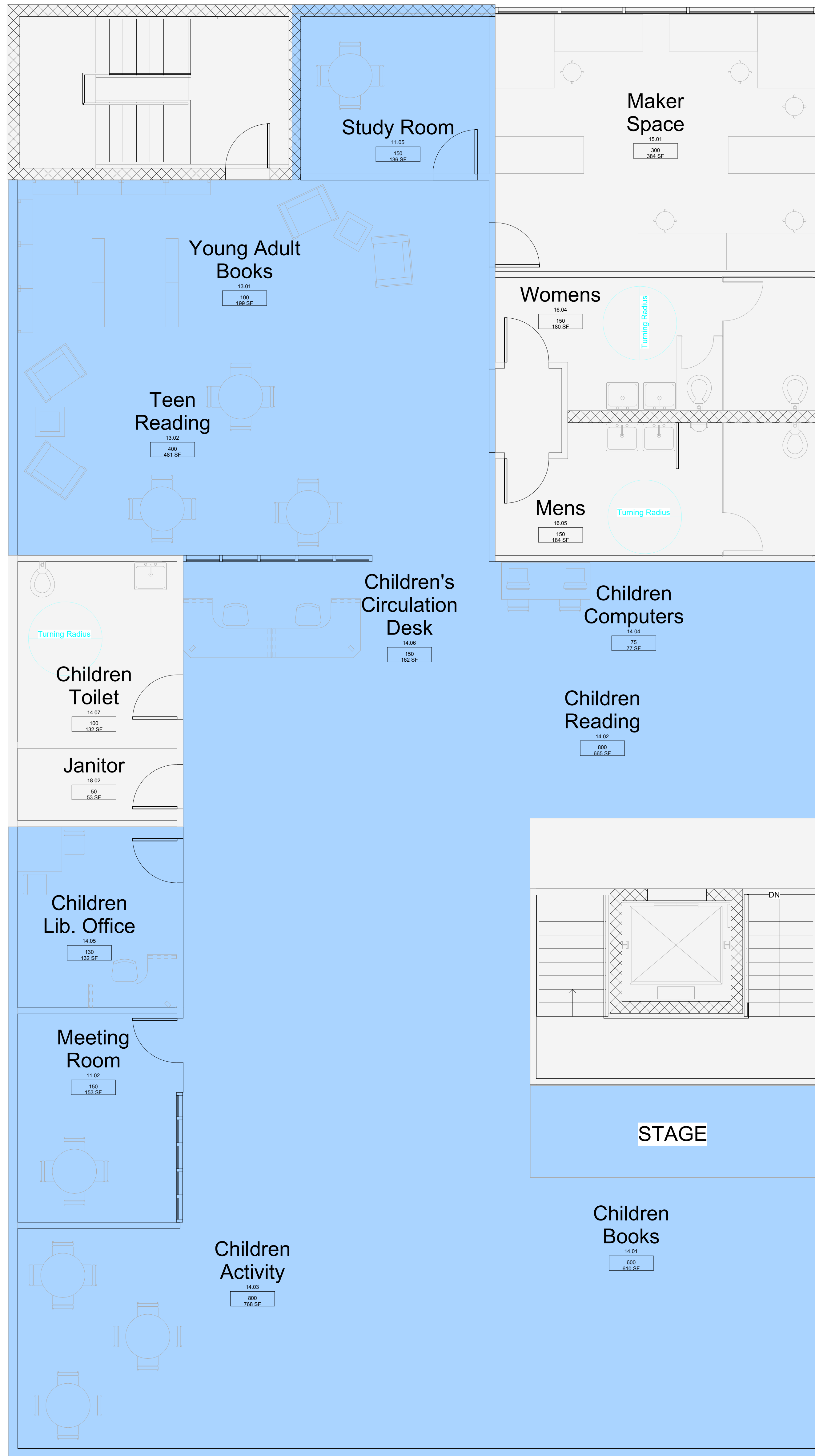
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BASEMENT FLOOR
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A102



① SECOND FLOOR PLAN
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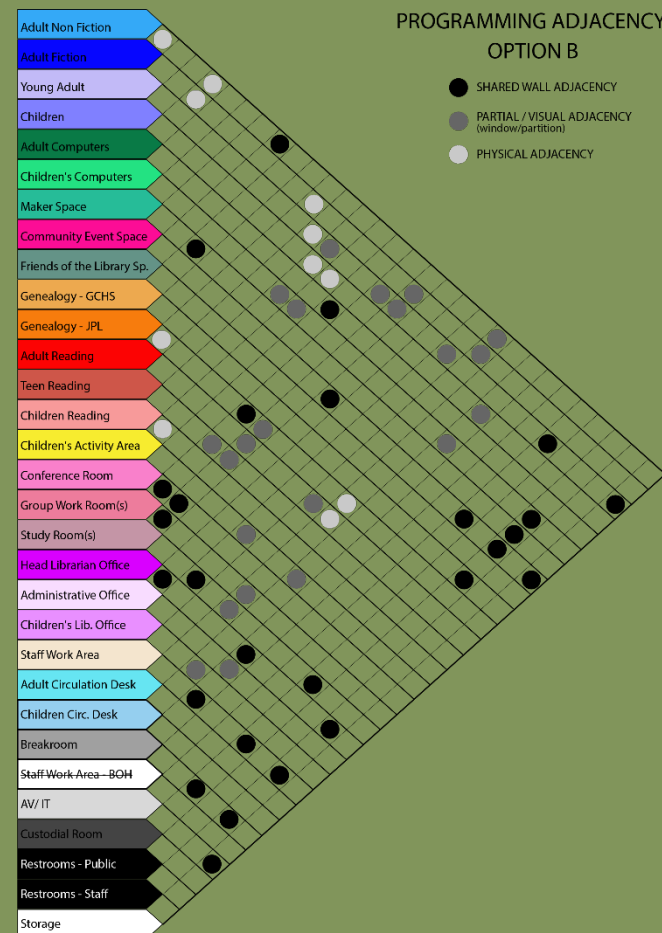
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SECOND FLOOR
PLAN

A104

OPTION B

- Total NET square footage 23,216 GSF
- Building to occupy ½ City Block
- After Hours Area allows for secure entry into community event and meeting room spaces
- Separation of Adult from Children's Departments





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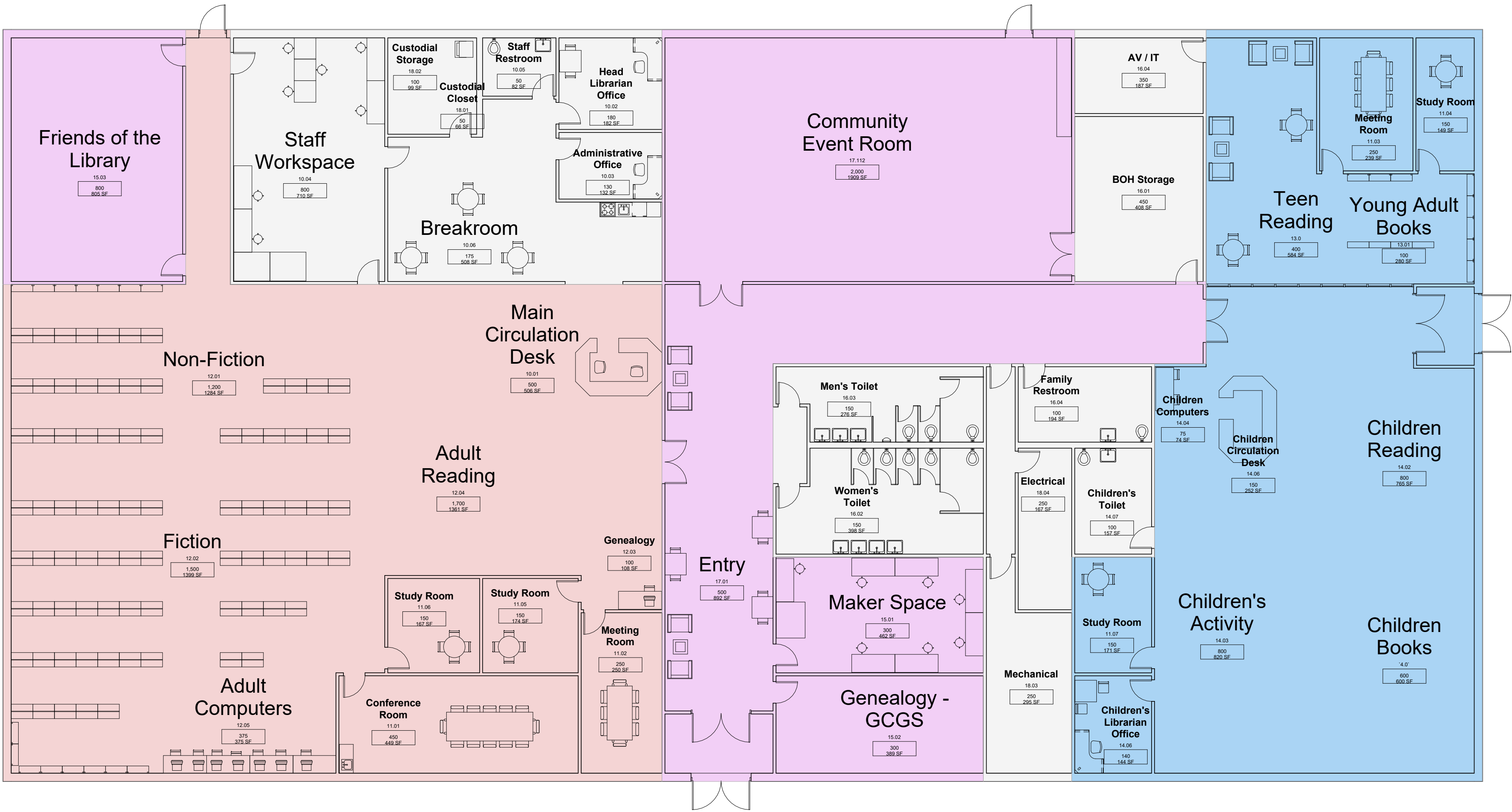
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FIRST FLOOR PLANS

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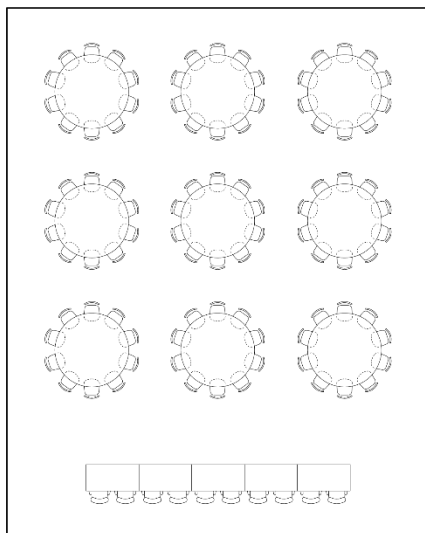


1 FIRST FLOOR
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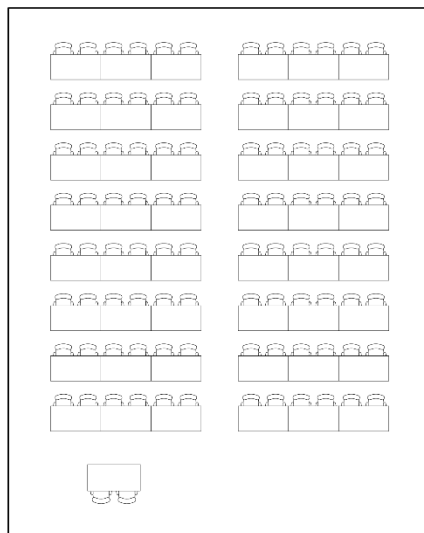
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

COMMUNITY ROOM

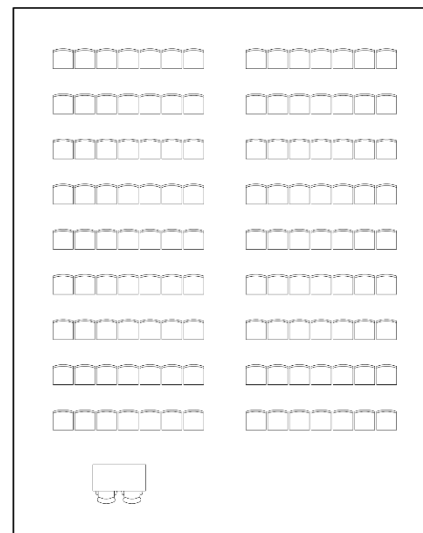
Banquet Seating
(100 occupancy)

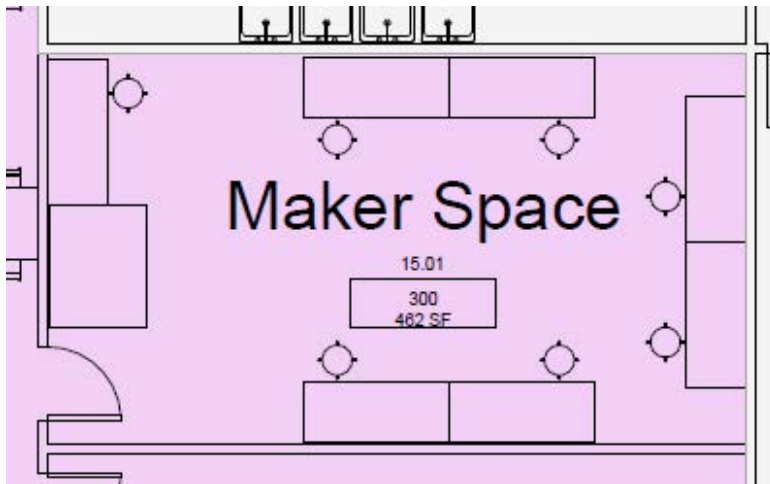


Classroom Seating
(96 occupancy)



Auditorium Seating
(126 occupancy)





MAKER SPACE



OPTION C

Jefferson Public Library

Architectural Feasibility Study

Feasibility Study Committee

February 10, 2022