

Shorewood
PUBLIC LIBRARY



HGA

SHOREWOOD PUBLIC LIBRARY

Renovation Master Plan

February 2021

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PROCESS OVERVIEW

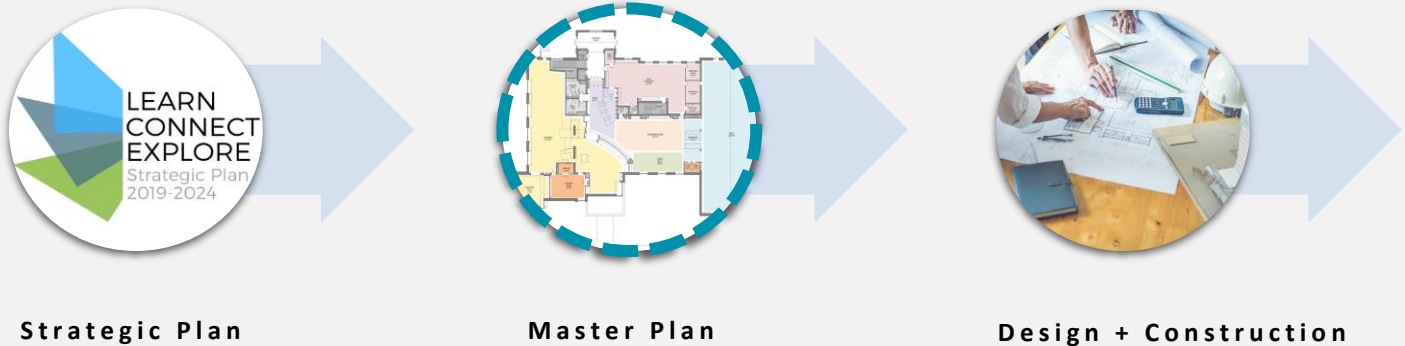
CONCEPTUAL PLANS

INTERIOR VIEWS

COST MODEL & PHASING

PROCESS OVERVIEW

HOW DOES THE MASTER PLAN BUILD ON THE STRATEGIC PLAN?



September	October	November	December	January	February
1 IMMERSE <ul style="list-style-type: none"> • Team / Process • Revit Model • Contract • Site Tour 	2 ENGAGE <ul style="list-style-type: none"> • Visioning + Engagement • Program • Renovation Big Ideas • Systems + Sustainability 	3 DISCOVER <ul style="list-style-type: none"> • Review Reno Options • Establish Building Systems • Initial Cost Estimates 	4 SYNTHESIZE <ul style="list-style-type: none"> • Reno Plans • Locations for Art • Cost Updates 	5 REFINE <ul style="list-style-type: none"> • Final Reno Plans • Interior Images • Cost + Sequencing 	6 FINALIZE <ul style="list-style-type: none"> • Final Renderings • Final Cost • Board Meeting

PROCESS OVERVIEW

- Iterative Process (we will keep updating + adding)
- Inclusive (we want all of your ideas + comments)
- Engaging (both with the Core Team + your identified key stakeholders / groups)
- Study (we are building the foundation - more work / detail / development to come)

DESIGN GOALS

- 1) The library has a “Wow” factor that builds awareness and entices patrons into the library
- 2) ***The library has destination experiences that are unique to Shorewood (region)***
- 3) The library staff and patron flow is more efficient and functional
- 4) The library has a fresh and refreshed feel
- 5) ***The library is comfortable and flexible to support a variety of uses (heads down/quiet, collaborative, conversational, play and exploration, etc.)***
- 6) The library creates more, and deeper, connections between diverse patrons
- 7) ***The library contributes towards bettering the regional environment and global climate change***
- 8) The library has flexible space to host/facilitate multi-uses/programming
- 9) The library building operates more efficiently and effectively
- 10) The library has a sense of safety & clear sightlines for staff

ENGAGEMENT GOALS

- 1) ***The library led by example in terms of inclusion, outreach, and connection (amplified community voices that are not usually heard)***
- 2) Collaborative relationships between community organizations, businesses, and schools were expanded and strengthened
- 3) ***Immigration, 1st generation, BIPOC, and teenagers feel welcomed and services and spaces meet their needs***
- 4) Nearby renters use the library more and make more common-ground connections with property owners
- 5) The library was transparent in their process and how decision were/are made (design, budget, etc.)
- 6) Frequent users of the library felt a part (included) of the process and understand
- 7) Frequent users of the library felt they support the decisions that were made

STAKEHOLDER ENGAGEMENT SESSIONS

NOVEMBER 17, 2020

4 GROUPS:

TRUSTEES

STAFF/WORKERS IN THE BUILDING

EDUCATIONAL / ORGANIZATIONS

COMMUNITY REPRESENTATIVES

32 TOTAL ATTENDEES

FEEDBACK ACTIVITY

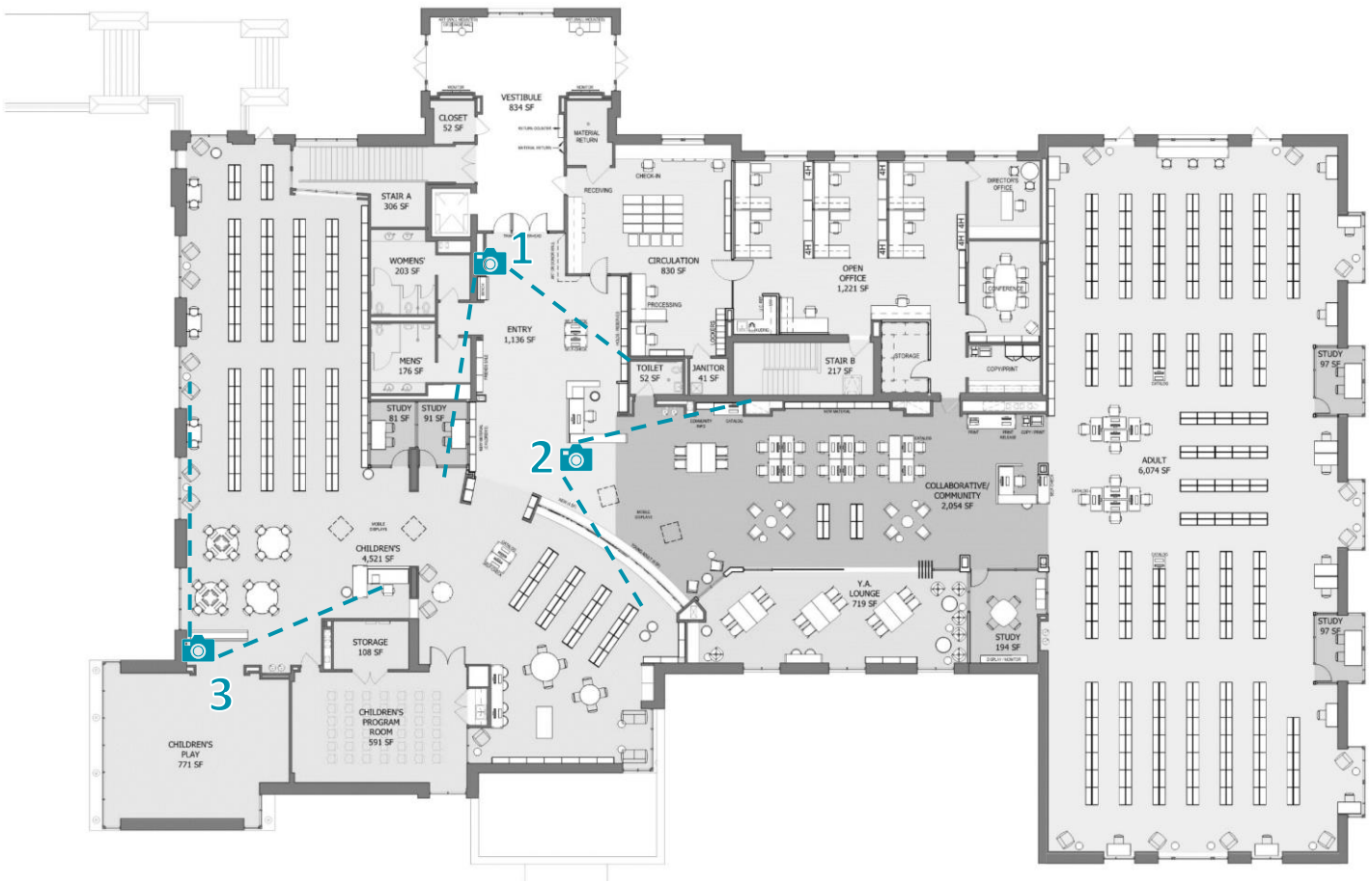


COMMON THEMES

- **SERVICE/CIRCULATION DESK RELOCATION**
- **STUDY ROOM INCREASE**
- **FLEXIBILITY**
- **BALANCE SOCIAL VS SILENT**
- **WHERE WILL THE TEENS GO?**
- **TRANSFORMATION**

CONCEPTUAL PLANS

INTERIOR VIEWS



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COST MODEL & PHASING

Preliminary Construction Cost Modeling

		QUANTITY		UNIT \$	TOTAL COST
		21,200	sqft		
Library Renovation					
Bicycle rack	at entry	1	Isum	\$3,500.00	\$3,500
Covered entry area / canopy	per prelim design options	450	sqft	\$150.00	\$67,500
Area of outdoor respite	seating area	1	Isum	\$5,000.00	\$5,000
New Building ID signage	pin mounted letters on building	1	Isum	\$5,000.00	\$5,000
Demo millwork/specialties	various locations	96	mnhr	\$75.00	\$7,200
Demo walls/doors/soffits/restrooms	selective partitions & finishes	240	mnhr	\$75.00	\$18,000
Demo flooring, prep for new	typical, full building	20,000	sqft	\$0.85	\$17,000
Demo/prep walls	for new pt finish	88	mnhr	\$75.00	\$6,600
Misc demo/patch/prep	allowance	96	mnhr	\$75.00	\$7,200
Existing equip/furn handling	prot, move, reloc	1	Isum	\$10,000.00	\$10,000
Gyp partitions	selective	258	lnft	\$145.00	\$37,410
Glass partition	int glass wall, office front	944	sqft	\$72.00	\$67,968
Door/frame/hardware	wood, glass	12	leaf	\$2,800.00	\$33,600
New entry doors	glass, sec, auto op	3	leaf	\$3,800.00	\$11,400
Operable folding glass partition	incl structural accomodation	27	lnft	\$1,650.00	\$44,550
New flooring	carpet or resilient	20,000	sqft	\$6.50	\$130,000
New base	resilient	2,800	lnft	\$4.50	\$12,600
Restroom finishes	complete new in existing location	450	sqft	\$100.00	\$45,000
Ceiling renovation	new lid at offices, patch soffits	1,200	sqft	\$15.00	\$18,000
Rework existing ACT	at wall renovations	3,000	sqft	\$5.00	\$15,000
Acoustical panel/treatment	select locations	3,200	sqft	\$30.00	\$96,000
New/modified millwork	entry, reception	112	lnft	\$550.00	\$61,600
Finish patching	at demo, tie-in, clgs & trim	1	Isum	\$10,000.00	\$10,000
Grab bars & specialties at restrooms	new & relocated	7	stalls	\$1,000.00	\$7,000
New plumbing fixtures	existign restroom location, kit sink	11	each	\$3,600.00	\$39,600
Systems rework in new ceiling areas	fp, fa, hvac	4,200	sqft	\$12.00	\$50,400
New HVAC equipment, VAV's, exhaust	new study rm locations	5	each	\$2,650.00	\$13,250
Vestibule lighting	accent, color	1	Isum	\$5,000.00	\$5,000
New lay-in lighting	new, reno areas	4,200	sqft	\$16.00	\$67,200
Upgrade remaining lighting to LED	all non-LEDs	1	Isum	\$25,000.00	\$25,000
White noise system	select areas	1	Isum	\$15,000.00	\$15,000
Power & data locations	new locations from existing	20	loc	\$650.00	\$13,000
New floor cores	power & data	14	loc	\$1,200.00	\$16,800
					\$982,378
Contractors Gen Cond/Reqmts		15.00%			\$147,357
Contractors Fee, Permits, Bonds, Insurance		5.00%			\$49,119
SUB-TOTAL CONSTRUCTION COST				\$55.61/sf	\$1,178,854
Design/Construction Contingency		15.00%			\$176,828
Escalation - to Q1 2022 constr. start		4.00%			\$54,227
TOTAL CONSTRUCTION COST				\$66.51/sf	\$1,409,909
Project Soft Cost Allowance :					
A/E and Other Prof Fees	Arch, eng, furn, int	10.00%			\$140,991
Owner Costs	Legal, finance, approvals, testing, etc.	2.00%			\$28,198
Project Contingency	Scope increases, existing conditions	5.00%			\$70,495
Furnishings	replacements & upgrades in some spaces	allowance			\$140,000
AV equipment	new monitors	allowance			\$15,000
TOTAL PROJECT COST				\$85.12/sf	\$1,804,593

Preliminary Construction Cost Modeling

		QUANTITY	UNIT \$	TOTAL COST	
Shorewood Village Center: Cost Modeling for Anticipated Future Maintenance and Code Compliance Updates		<i>(total costs include contractors markups, contingency & escalation and appropriate project soft costs)</i>			
Access control at main entry	<i>interior library entry</i>	1	Isum	\$10,000.00	\$15,000
Roofing replacement	<i>shingles</i>	21,500	sqft	\$6.50	\$209,625
New building monument sign	<i>per prelim design options</i>	1	loc	\$35,000.00	\$52,500
Electric Car Charging Station	<i>in parking lot</i>	1	loc	\$8,500.00	\$12,750
Stair railing upgrade	<i>full stair</i>	1	Isum	\$12,000.00	\$18,000
Mech : Boiler replacement	<i>turndown</i>	1	Isum	\$80,000.00	\$120,000
Mech : Remote alarm monitoring	<i>mods to existing controls system</i>	1	Isum	\$5,000.00	\$7,500
Mech : MERV 13 filtration	<i>in existing units</i>	1	Isum	\$5,000.00	\$7,500
Elec : Emergency generator	<i>replace</i>	150	kw	\$600.00	\$135,000
Elec : Add egress lighting	<i>emergency egress doors</i>	8	loc	\$1,200.00	\$14,400
Elec : New fire alarm system panel	<i>tie-in to existing devices, some upgrades</i>	1	Isum	\$10,000.00	\$15,000
Sustainability : Solar panels	<i>south roof</i>	60	kw	\$3,000.00	\$270,000
Sustainability : Energy audit	<i>engineering services</i>	1	Isum	\$6,000.00	\$6,000

CONSTRUCTION PHASING

01

ALL AT ONCE CONSTRUCTION

- Close Library
- Potentially Use LL as Temporary Library
- 3+ Months of Construction

Reflects Current Cost Model Approach

02

PHASED CONSTRUCTION

- Library Remains Open
- Potentially Use LL as Reading Room
- Potentially 3 - 4 Phases (individually completed)
- 5.5 - 6 Months of Construction

** Would Add \$75 - 100,000 to CC*

CONSTRUCTION PHASING

03

TARGETED CONSTRUCTION

- Close Library (3 - 4 weeks) complete Children's/ Staff/Entry
- Potentially Use LL as Temporary Library
- Complete remainder in 2 Phases
- 4 - 5 Months of Construction (total)

* Would Add \$50 - 75,000 to CC



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