

# EXECUTIVE SUMMARY

The Phase 1 report issued by Penny Hummel Consulting in June 2018 provided a service evaluation of the four Josephine Community Libraries, as well as a set of recommendations to improve each of them. This report provided a foundation to support the Phase 2 work which assessed the current condition of the Illinois Valley and Wolf Creek branches, provided concept level designs for three branches and estimated the associated costs of renovation or replacement. This work was completed over five months from September through January 2018 by a team of consultants led by Hacker Architects who worked closely with the Josephine Community Library Facilities Oversight Task Force.

## Building Assessments Summary (Phase 2)

The following outlines the major findings and recommendations from the Wolf Creek and Illinois Valley building assessments. The assessments were conducted based on visual inspection from a field walk performed on September 18th, 2018 by Hacker Architects, PAE mechanical, electrical and plumbing engineers, and ABHT structural engineers.

### Wolf Creek Library

Overall: Building is fairly new and remains in good condition. Minimal updates are required.

#### Key Findings:

- Deck has rot and is in poor condition
- Lights anchored only to the ACT ceiling
- Plumbing and HVAC systems in good functioning condition
- Electrical Panels and distribution in good functioning condition

#### Recommendations

- Replace deck boards and guardrail
- Anchor lights to Structure in addition to ceiling
- Consider upgrades to LED light fixtures and lower volume water fixtures

### Illinois Valley Library

Overall: Requires significant maintenance and some upgrades to be code compliant

#### Key Findings:

- Accessibility compliance issues with parking lot and front entry and restrooms.
- Roof and paint need maintenance.
- Stacks and lights not seismically anchored and lateral structural system not adequate for current seismic standards.
- HVAC plenum has a ground water issue, and heat pumps need to be replaced.
- Combined storm and sanitary main not functioning.
- Electrical service and distribution panels need to be replaced. Vintage wiring is also present.

#### Recommendations:

- Replace front sidewalk and alter parking lot. Replace some fixtures and accessories in the restroom.
- Replace roof, repaint wood and CMU walls.
- Seismically brace lights and stacks. Further investigate CMU for lateral stability and replace roof diaphragm.
- Abandon air plenum and replace heat pumps.
- Scope and repair combined storm and sanitary line to street.
- Replace electrical panels and inadequate branch wiring.

## Concept Design Summary (Phase 2)

Hacker Architects developed concept level designs for an addition and renovation to the Illinois Valley Library, a complete replacement of the Williams Library, and a new Grants Pass Library. These designs were based on the program needs developed by Penny Hummel in Phase 1.

**The Illinois Valley Library Concept design** proposes a 5164 square foot library which includes a meeting room addition of 900 sf and complete renovation of the existing building. Multiple safety and code and ADA inadequacies were found in the assessment and have been addressed in the renovated facility making it a code compliant, safe and refreshed environment. The improved facility includes added technology and new furniture, shelving and energy efficient fixtures and mechanical systems. The design also incorporates a reconfiguration of the parking lot as well as a new courtyard and community garden.



Illinois Valley Library Concept : AXONOMETRIC VIEW

**The Williams Library Concept design** proposes an all-new 5,568 square foot building on the site of the current library. Hacker and the task force met with Williams Elementary School Leaders to ensure the library design was coordinated with the school's needs as the library is located on school property. The design takes inspiration for its form and materials from historic wooden buildings in the area. It includes a meeting room that is accessible after hours, a large light filled reading room, a separate childrens' area, teen nook and a study room for four people. In addition to the building, the design proposes 8 new parking spaces, a new entry plaza and a relocated community garden.



Williams Library Concept : EXTERIOR VIEW

**The Grants Pass Library Concept design** proposes a new 2 story 36,909 square foot building based on the Phase 1 program. Since no specific site has been purchased, the team developed the design on an easily accessible, centrally located downtown city block outside the historic district. It is envisioned to be a main street building that is pedestrian friendly, extroverted to the community and welcoming. By using wood and brick, both local materials, it integrates into its context and embodies the historic lumber industry of the area. The simple repetitive form with honest expression of materials is meant to be cost effective and efficient. The interior provides light filled warm spaces that are flexible for changes in the future. Two first floor and two second level exterior spaces provide secure access to the outdoors and views to the distant mountains. In addition to the building, 77 parking spaces and ample bicycle parking are provided to meet the planning requirements of the facility. It also includes a civic plaza that forms a welcoming entry to the building and a community gathering place for Grants Pass.



Grants Pass Library Concept : EXTERIOR VIEW



Grants Pass Library Concept : INTERIOR VIEW

## Cost Estimates Summary (Phase 2)

DCW Cost Consulting developed the following costs for the designs developed for each library.

### Illinois Valley Library: Renovation and Addition

Total Area: 5164 sf

Total Construction Cost: 1,340,000 - \$1,500,000 \*

(approx. \$265 - \$300/sf)

Furniture Fixtures and Equipment: \$ 250,000 - 280,000

Soft Costs approx. 30%: \$400,000 - 440,000 \*\*

Total Project Cost: \$2,000,000 - \$2,220,000

### Williams Library Costs: All new Construction

Total Area: 5568 sf

Total Construction Cost: 2,850,000- \$3,100,000 \*

(approx. \$500 - \$550/sf)

Furniture Fixtures and Equipment: \$290,000 - 320,000

Soft Costs approx. 30%: \$850,000 - 900,000

Total Project Cost: \$4,000,000- \$4,320,000

### Grants Pass Library: All new construction, Building and Parking lot

Total Building Area: 36,909 sf

Total Construction Cost: 17,200,000 - \$18,700,000 \*

(approx. \$465 - \$505/sf)

Furniture Fixtures and Equipment: \$ 1,500,000 - 1,800,000

Soft Costs approx. 30%: \$5,160,000 - 5,600,000

Total Project Cost: \$23,860,000 - \$26,100,000

### Grants Pass Library: Public Plaza

Total Construction Cost: \$705,000\*

Soft Costs approx. 30%: \$210,000 \*\*

Total Project Cost: \$915,000

#### \*Includes the following:

Design Contingency 10%

Construction Contingency 3%

General Conditions and Requirements 14.5%

Contractor Fee / Overhead 5%

Contractor Bonds and Insurance 1.5%

Escalation to start approx. 10% (April 2021)

#### \*\* Soft Cost Include, but not limited to

Design Fees

Engineering fees and studies (Ex: Environmental impact, location work, geotechnical etc.)

Permits and Fees- Building Permits, Fire Department review, etc.

Commissioning- Third Party System Commissioning

Jurisdictional costs