

Option 2 - Library Basement



Option 2 - Library Upper Floor

Cost Estimate:

The cost estimate for this feasibility study is divided into two separate options with those options being separated into four individual pieces. The four pieces of each option included construction of the New Addition Shell and Site, Infrastructure Upgrades to Existing Gainan's Building, Library Tenant Improvements and either Gainan's Tenant Improvements or Gainan's Building & Site depending on the option.

Research for the cost estimate information for this project was a combination of methods. Information from Means building cost square foot number, past project cost and pricing information from a local contractor all played a role in determining our final square footage costs. Taking all this information into account, we derived division square footage costs which were then used to help compose the cost of each piece of the option. The cost for each piece is broken down on a separate sheet showing the square foot numbers used along with any lump sum amounts needed for items specific to that piece.

In both the New Addition Shell and the Infrastructure Upgrades to Existing Building it was assumed that the space would be finished to leasable shell standards. Because specific information as to which party would be financing the cost of the infrastructure upgrades to the existing building, these costs were broken out separate. The cost to upgrade the infrastructure remains the same in both options as the total square footage remains the same.

The Library Tenant Improvements is the cost for the Library to fit out both the existing building and new addition to fit its needs. This number remains the same in both options as the total square footage of Library space remains the same.

Option 1 includes the Gainan's building within the Library building shell. Costs for the New Addition Shell and Site was slightly more in this option due to the additional square footage of exterior wall needed to include Gainan's within the shell of the building. Since this option includes Gainan's within the building shell, the Gainan's Tenant Improvements is the cost for Gainan's to fit out their space to fit their needs.

Option 2 separates Gainan's into their own building on the North end of the site. Costs for the New Addition and Shell are slightly less in this option since only the Library is contained within the addition shell. All construction costs for the separate Gainan's building and associated site are included in the Gainan's Building & Site number.

Option Cost Comparison

OPTION 1: GAINAN'S RETAIL IN LIBRARY BUILDING SHELL

NEW ADDITION SHELL AND SITE	\$	3,945,306
INFRASTRUCTURE UPGRADES TO EXISTING BUILDING	\$	2,371,503
LIBRARY TENANT IMPROVEMENTS	\$	4,332,698
GAINAN'S TENANT IMPROVEMENTS	\$	172,098
TOTAL OPTION 1	\$	10,821,606

OPTION 2: GAINAN'S FREE STANDING BUILDING

NEW ADDITION SHELL AND SITE	\$	3,544,194
INFRASTRUCTURE UPGRADES TO EXISTING BUILDING	\$	2,371,503
LIBRARY TENANT IMPROVEMENTS	\$	4,332,698
GAINAN'S BUILDING & SITE	\$	678,390
TOTAL OPTION 2	\$	10,926,785

Project Cost Estimate

Project: **OPTION 1-OWNER ADDITION TO GAINAN'S FOR NEW LIBRARY & GAINAN'S RETAIL**

Description: Add 2 stories + basement to north finished to leasable shell standards. 2,709 sf Gainan's retail on 1st floor.
sf existing 26,904 sf new

<hr/>										
A.	Land & Offsite Development									
	1.	Land Purchase			=	\$	-			
	2.	Off Site Development		ea	=	\$	20,000			
	3.			sf x	=	\$	-			
									Subtotal Land & Development	\$ 20,000
B.	Construction									
	1.	Site Development	8,000	sf x	\$	10.00	=	\$	80,000	
	2.	New Construction	26,904	sf x	\$	113.00	=	\$	3,040,152	
	3.	Book Drop Tunnel	70	lf x	\$	970.00	=	\$	67,900	
	4.	Reno, Demo + Infrastructure		sf x	\$	51.00	=	\$	-	
	5.	Tenant Improvements	0	sf x	\$	51.00	=	\$	-	
	6.	Addl Exterior Wall vs Option 2	2,000	sf x	\$	25.00	=	\$	50,000	
									Subtotal Construction Costs	\$ 3,238,052
										\$ 120 /sf
C.	Architect Engineer Fees & Expenses									
	1.	New Construction				9%	=	\$	286,925	
	2.	Renovation				12%	=	\$	-	
	3.	Reimbursibles				0.50%	=	\$	16,190	
									Subtotal A/E Fees & Expenses	\$ 303,115
D.	Equipment & Furnishings									
	1.	Furniture		sta x	\$	1,200	=	\$	-	
	2.	Computers/AV/Office Equipment		sta x	\$	500	=	\$	-	
	3.	Equip					=	\$	-	
	4.	Misc & Contingency		sta x	\$	100	=	\$	-	
									Subtotal Equip. & Furnishings	\$ -
E.	Miscellaneous Expenses									
	1.	Soils Investigation/Survey					=	\$	15,000	
	2.	Testing/ Special Insp				0.50%	=	\$	16,190	
	3.	Commissioning					=	\$	-	
	4.	Moving/ Final Cleaning	57,615	sf x	\$	3.00	=	\$	-	
	5.			sf x			=	\$	-	
									Subtotal Misc. Expenses	\$ 31,190
									Subtotal Project Cost	\$ 3,592,357
F.	Contingency									\$ 538,854
<hr/>										
TOTAL PROJECT COST - 4/09									\$ 4,131,211	
G.	Escalation to Mid Point Const -		1.5 years	@		-3.0% per year				\$ (185,904)
<hr/>										
TOTAL PROJECT COST - Bid 3/11									\$ 3,945,306	
<hr/>										

Project Cost Estimate

Project: **OPTION 1-INFRASTRUCTURE UPGRADES TO EXISTING GAINAN'S FOR NEW LIBRARY & GAINAN'S**

Description: Demolish interiors and systems, rebuild infrastructure to leaseable shell standards. Replace greenhouse roof structure and roofing.
33,420 sf existing sf new

A. Land & Offsite Development									
1.	Land Purchase				=	\$	-		
2.	Off Site Development		ea		=				
3.			sf x		=	\$	-		
								Subtotal Land & Development	\$ -
B. Construction									
1.	Site Development		sf x	\$ 10.00	=	\$	-		
2.	New Construction		sf x	\$ 113.00	=	\$	-		
3.	Reno, Demo + Infrastructure	33,420	sf x	\$ 51.00	=	\$	1,704,420		
4.	Tenant Improvements		sf x	\$ 51.00	=				
5.	New Greenhse Roof, Skylight & Struct	3,500	sf x	\$ 50.00	=	\$	175,000		
6.	Relocate Brace Frame	1	ea	\$ 40,000	=	\$	40,000		
								Subtotal Construction Costs	\$ 1,919,420
								\$	57 /sf
C. Architect Engineer Fees & Expenses									
1.	New Construction			9%	=	\$	-		
2.	Renovation			12%	=	\$	230,330		
3.	Reimbursibles			0.50%	=	\$	9,597		
								Subtotal A/E Fees & Expenses	\$ 239,928
D. Equipment & Furnishings									
1.	Furniture		sta x	\$ 1,200	=	\$	-		
2.	Computers/AV/Office Equipment		sta x	\$ 500	=	\$	-		
3.	Equip				=	\$	-		
4.	Misc & Contingency		sta x	\$ 100	=	\$	-		
								Subtotal Equip. & Furnishings	\$ -
E. Miscellaneous Expenses									
1.	Soils Investigation/Survey				=				
2.	Testing/ Special Insp			0.50%	=				
3.	Commissioning				=				
4.	Moving/ Final Cleaning	57,615	sf x	\$ 3.00	=				
5.			sf x		=	\$	-		
								Subtotal Misc. Expenses	\$ -
								Subtotal Project Cost	\$ 2,159,348
F. Contingency									
				15%				\$	323,902
								TOTAL PROJECT COST - 4/09	\$ 2,483,250
G. Escalation to Mid Point Const -									
		1.5 years	@	-3.0% per year				\$	(111,746)
								TOTAL PROJECT COST - Bid 3/11	\$ 2,371,503

Project Cost Estimate

Project: **OPTION 1-LIBRARY TENANT IMPROVEMENTS**

Description: Tenant standard improvements + Library upgrades
sf 33,420 sf existing 24,195 sf new

<hr/>										
A.	Land & Offsite Development									
	1.	Land Purchase				=	\$	-		
	2.	Off Site Development		ea		=	\$	-		
	3.			sf x		=	\$	-		
										Subtotal Land & Development \$ -
B.	Construction									
	1.	Site Development		sf x	\$ 10.00	=	\$	-		
	2.	New Construction		sf x	\$ 113.00	=	\$	-		
	3.	Reno, Demo + Infrastructure		sf x	\$ 51.00	=	\$	-		
	4.	Tenant Improvements	57,615	sf x	\$ 51.00	=	\$	2,938,365		
	5.	Paging System	57,615	sf x	\$ 1.00	=	\$	57,615		
	6.	Emergency Generator	1	ea	\$70,000.00	=	\$	70,000		
										Subtotal Construction Costs \$ 3,065,980
										\$ 53 /sf
C.	Architect Engineer Fees & Expenses									
	1.	New Construction			9%	=	\$	275,938		
	2.	Renovation			12%	=				
	3.	Reimbursibles			0.50%	=	\$	15,330		
										Subtotal A/E Fees & Expenses \$ 291,268
D.	Equipment & Furnishings									
	1.	Furniture	300	sta x	\$ 1,200	=	\$	360,000		
	2.	Computers/AV/Office Equipment	50	sta x	\$ 500	=	\$	25,000		
	3.	Equip				=	\$	-		
	4.	Misc & Contingency	300	sta x	\$ 100	=	\$	30,000		
										Subtotal Equip. & Furnishings \$ 415,000
E.	Miscellaneous Expenses									
	1.	Soils Investigation/Survey				=				
	2.	Testing/ Special Insp			0.50%	=				
	3.	Commissioning				=				
	4.	Moving/ Final Cleaning	57,615	sf x	\$ 3.00	=	\$	172,845		
	5.			sf x		=	\$	-		
										Subtotal Misc. Expenses \$ 172,845
										Subtotal Project Cost \$ 3,945,093
F.	Contingency									
					15%					\$ 591,764
<hr/>										
TOTAL PROJECT COST - 4/09										\$ 4,536,857
G.	Escalation to Mid Point Const -			1.5 years	@	-3.0% per year				\$ (204,159)
<hr/>										
TOTAL PROJECT COST - Bid 3/11										\$ 4,332,698
<hr/>										

Project Cost Estimate

Project: **OPTION 1-GAINAN'S TENANT IMPROVEMENTS**

Description: Tenant standard improvements + Gainan's upgrades
sf

		sf existing	2,709	sf new w/ greenhouse		
A. Land & Offsite Development						
1. Land Purchase					=	\$ -
2. Off Site Development		ea			=	\$ -
3.		sf x			=	\$ -
						<u>\$ -</u>
						Subtotal Land & Development \$ -
B. Construction						
1. Site Development		sf x	\$ 10.00		=	\$ -
2. New Construction		sf x	\$ 113.00		=	\$ -
3. Reno, Demo + Infrastructure		sf x	\$ 51.00		=	\$ -
4. Tenant Improvements		2,709 sf x	\$ 51.00		=	\$ 138,159
						<u>\$ 138,159</u>
						Subtotal Construction Costs \$ 138,159
						\$ 51 /sf
C. Architect Engineer Fees & Expenses						
1. New Construction	9%				=	\$ 12,434
2. Renovation	12%				=	\$ -
3. Reimbursibles	0.50%				=	\$ 691
						<u>\$ 691</u>
						Subtotal A/E Fees & Expenses \$ 13,125
D. Equipment & Furnishings						
1. Furniture		0 sta x	\$ 1,200		=	\$ -
2. Computers/AV/Office Equipment		0 sta x	\$ 500		=	\$ -
3. Equip					=	\$ -
4. Misc & Contingency		0 sta x	\$ 100		=	\$ -
						<u>\$ -</u>
						Subtotal Equip. & Furnishings \$ -
E. Miscellaneous Expenses						
1. Soils Investigation/Survey					=	\$ -
2. Testing/ Special Insp	0.50%				=	\$ -
3. Commissioning					=	\$ -
4. Moving/ Final Cleaning		2,709 sf x	\$ 2.00		=	\$ 5,418
5.		sf x			=	\$ -
						<u>\$ 5,418</u>
						Subtotal Misc. Expenses \$ 5,418
						Subtotal Project Cost \$ 156,702
F. Contingency	15%					\$ 23,505
						TOTAL PROJECT COST - 4/09 \$ 180,207
G. Escalation to Mid Point Const -	1.5 years	@	-3.0% per year			\$ (8,109)
						TOTAL PROJECT COST - Bid 3/11 \$ 172,098

Project Cost Estimate

Project: **OPTION 2-OWNER ADDITION TO GAINAN'S FOR NEW LIBRARY WITH SEPARATE GAINAN'S RETAIL**

Description: Add 2 stories + basement to north finished to leasable shell standards.

	sf existing	24,195	sf new lib		sf new store
A. Land & Offsite Development					
1.				=	\$ -
2.			ea	=	\$ 20,000
3.			sf x	=	\$ -
					Subtotal Land & Development \$ 20,000
B. Construction					
1.	10,000		sf x	\$ 10.00	= \$ 100,000
2.	0		ls	\$ 6,000	= \$ -
3.	24,195		sf x	\$ 113.00	= \$ 2,734,035
4.	0		sf x	\$ 194.00	= \$ -
5.	70		lf x	\$ 970.00	= \$ 67,900
6.			sf x	\$ 51.00	= \$ -
7.	0		sf x	\$ 51.00	= \$ -
					Subtotal Construction Costs \$ 2,901,935
					\$ 120 /sf
C. Architect Engineer Fees & Expenses					
1.					= \$ 261,174
2.					= \$ -
3.					= \$ 14,510
					Subtotal A/E Fees & Expenses \$ 275,684
D. Equipment & Furnishings					
1.			sta x	\$ 1,200	= \$ -
2.			sta x	\$ 500	= \$ -
3.					= \$ -
4.			sta x	\$ 100	= \$ -
					Subtotal Equip. & Furnishings \$ -
E. Miscellaneous Expenses					
1.					= \$ 15,000
2.					= \$ 14,510
3.					= \$ -
4.	57,615		sf x	\$ 3.00	= \$ -
5.			sf x		= \$ -
					Subtotal Misc. Expenses \$ 29,510
					Subtotal Project Cost \$ 3,227,129
F. Contingency 15%					
					\$ 484,069
					TOTAL PROJECT COST - 4/09 \$ 3,711,198
G. Escalation to Mid Point Const - 1.5 years @ -3.0% per year \$ (167,004)					
					TOTAL PROJECT COST - Bid 3/11 \$ 3,544,194

Project Cost Estimate

Project: **OPTION 2-OWNER ADDITION TO GAINAN'S FOR NEW LIBRARY WITH SEPARATE GAINAN'S RETAIL**

Description: 2,709 sf Gainan's separate retail on corner.

		sf existing	-	sf new lib	2,709 sf new store	
A. Land & Offsite Development						
1. Land Purchase						= \$ -
2. Off Site Development		ea				= \$ -
3.		sf x				= \$ -
						Subtotal Land & Development \$ -
B. Construction						
1. Site Development		3,000	sf x	\$ 10.00		= \$ 30,000
2. Gainan's separate utilities		1	ls	\$ 6,000		= \$ 6,000
3. New Construction - Library Shell		0	sf x	\$ 120.00		= \$ -
4. New Construction - Gainan's Building		2,709	sf x	\$ 194.00		= \$ 525,546
5. Book Drop Tunnel		0	lf x	\$ 970.00		= \$ -
6. Reno, Demo + Infrastructure			sf x	\$ 51.00		= \$ -
7. Tenant Improvements		0	sf x	\$ 51.00		= \$ -
						Subtotal Construction Costs \$ 561,546
						\$ 207 /sf
C. Architect Engineer Fees & Expenses						
1. New Construction	9%					= \$ 50,539
2. Renovation	12%					= \$ -
3. Reimbursibles	0.50%					= \$ 2,808
						Subtotal A/E Fees & Expenses \$ 53,347
D. Equipment & Furnishings						
1. Furniture			sta x	\$ 1,200		= \$ -
2. Computers/AV/Office Equipment			sta x	\$ 500		= \$ -
3. Equip						= \$ -
4. Misc & Contingency			sta x	\$ 100		= \$ -
						Subtotal Equip. & Furnishings \$ -
E. Miscellaneous Expenses						
1. Soils Investigation/Survey						= \$ -
2. Testing/ Special Insp	0.50%					= \$ 2,808
3. Commissioning						= \$ -
4. Moving/ Final Cleaning		2,709	sf x	\$ 3.00		= \$ -
5.			sf x			= \$ -
						Subtotal Misc. Expenses \$ 2,808
						Subtotal Project Cost \$ 617,701
F. Contingency	15%					\$ 92,655
TOTAL PROJECT COST - 4/09						\$ 710,356
G. Escalation to Mid Point Const -		1.5 years	@	-3.0% per year		\$ (31,966)
TOTAL PROJECT COST - Bid 3/11						\$ 678,390

Date Last Updated: **Apr-09** ENF **4761**

	WORLAND MIDDLE SCHOOL	GREEN RIVER HIGH SCHOOL	SKYVIEW HIGH SCHOOL	R. S. MEANS 2009 2 STORY LIBRARY	CODY LIBRARY RENO	NEW GAINAN'S SHELL	RENO EXIST GAINAN'S- INFRAST	TENANT IMPROVMENTS	FREESTANDING GAINAN'S BUILDING
	101,245 SF 16.5 AC	262,000 SF 45 AC	255,000 SF 38 AC	22,000 SF 0 AC	44,435 SF 1.5 AC	26,904 SF 0.2 AC	33,420 SF 0 AC	57,711 SF 0 AC	2,709 SF 0.2 AC
DIVISION									
1 General Conditions	\$ 17.08 SF	\$ 9.08 SF	\$ 4.83 SF	\$ 11.00 SF	\$ 13.10 SF	\$ 9.50 SF	\$ 4.00 SF	\$ 2.50 SF	\$ 15.00 SF
2 Demo/Site Work	\$ 26.21 SF	\$ 19.56 SF	\$ 15.35 SF	\$ 0.13 SF	\$ 20.62 SF	\$ 2.00 SF	\$ 6.00 SF		\$ 4.00 SF
3 Concrete	\$ 8.94 SF	\$ 12.95 SF	\$ 5.17 SF	\$ 25.26 SF	\$ 2.36 SF	\$ 9.00 SF	\$ 1.00 SF		\$ 10.00 SF
4 Masonry	\$ 6.47 SF	\$ 12.84 SF	\$ 13.18 SF	\$ 15.95 SF	\$ - SF	\$ 13.00 SF			\$ 25.00 SF
5 Metal	\$ 12.20 SF	\$ 15.87 SF	\$ 11.59 SF	\$ 0.83 SF	\$ 1.65 SF	\$ 20.00 SF	\$ 2.00 SF		\$ 3.00 SF
6 Wood	\$ 2.90 SF	\$ 3.58 SF	\$ 3.11 SF	\$ - SF	\$ 1.79 SF	\$ 2.00 SF	\$ 2.75 SF	\$ 2.00 SF	\$ 25.00 SF
7 Thermal & Moisture	\$ 11.23 SF	\$ 6.81 SF	\$ 3.63 SF	\$ 2.46 SF	\$ 3.19 SF	\$ 8.00 SF	\$ 2.00 SF	\$ 1.00 SF	\$ 14.00 SF
8 Doors & Windows	\$ 5.61 SF	\$ 3.40 SF	\$ 4.43 SF	\$ 5.03 SF	\$ 6.33 SF	\$ 7.00 SF	\$ 3.00 SF	\$ 2.00 SF	\$ 30.00 SF
9 Finish	\$ 23.79 SF	\$ 10.93 SF	\$ 12.67 SF	\$ 15.34 SF	\$ 20.38 SF	\$ 4.00 SF	\$ 2.00 SF	\$ 15.00 SF	\$ 12.00 SF
10 Specialties	\$ 1.47 SF	\$ 1.10 SF	\$ 1.93 SF	\$ - SF	\$ 1.44 SF	\$ 1.00 SF			\$ 3.00 SF
11 Equipment	\$ 7.73 SF	\$ 3.32 SF	\$ 8.25 SF	\$ - SF	\$ 1.68 SF				
12 Furnishings	\$ 1.10 SF	\$ 1.57 SF	\$ 0.05 SF	\$ - SF	\$ 2.27 SF			\$ 3.00 SF	\$ 3.00 SF
13 Special Constr/ FP	\$ - SF	\$ 0.26 SF	\$ 0.45 SF	\$ 2.46 SF	\$ 2.85 SF	\$ 3.60 SF	\$ 3.00 SF		\$ 5.00 SF
14 Conveying Systems	\$ - SF	\$ 0.49 SF	\$ 0.16 SF	\$ 3.83 SF	\$ - SF	\$ 3.00 SF			\$ - SF
15.1 Plumbing	\$ 8.08 SF	\$ - SF	\$ - SF	\$ 2.66 SF	\$ 6.49 SF	\$ 3.50 SF	\$ 3.50 SF	\$ 0.25 SF	\$ 10.00 SF
15.2 HVAC	\$ 16.77 SF	\$ 22.45 SF	\$ 24.85 SF	\$ 19.30 SF	\$ 10.51 SF	\$ 10.00 SF	\$ 10.00 SF	\$ 14.00 SF	\$ 10.50 SF
16 Electrical	\$ 15.32 SF	\$ 16.47 SF	\$ 13.10 SF	\$ 13.00 SF	\$ 16.63 SF	\$ 10.25 SF	\$ 8.50 SF	\$ 8.80 SF	\$ 12.00 SF
GC/CM Fee (6%)	\$ 9.73 SF	\$ 8.98 SF	\$ 7.79 SF	\$ 12.00 SF	\$ 7.23 SF	\$ 7.00 SF	\$ 3.10 SF	\$ 2.25 SF	\$ 12.00 SF
TOTAL:	\$ 174.62	\$ 149.65	\$ 130.54	\$ 129.00	\$ 119.00	\$ 113.00	\$ 51.00	\$ 51.00	\$ 194.00

1 Division 1, General Conditions includes Direct Cost Items (bonds, permits, builder's risk, and taxes)

Worland Middle School: 1 story, Steel Framing & Metal Studs with EIFS & Block/Brick Veneer Exterior. Sloped Metal Roofs. Includes Security System, Commercial Kitchen & Auditorium. High Quality Finishes. Div 13 incl. Fire Sprinkler.

Green River High School: 2 story, Steel Framing. Metal Studs with Block Brick Veneer Class Wing. Block/Brick PE. Very High Quality.

Skyview High School: 2 story, Steel Framing. Metal Studs with Brick Veneer Class Wing. Block/Brick PE/Auditorium. High Quality.

Cody Library: Div 2- Demo= \$5.70, Site=\$15.00. Div 15.1- Selective Plumbing Reno, Div 15.2-HVAC Reno used exist central plant, Div 16- Elect Reno used exist MDP & Distribution.

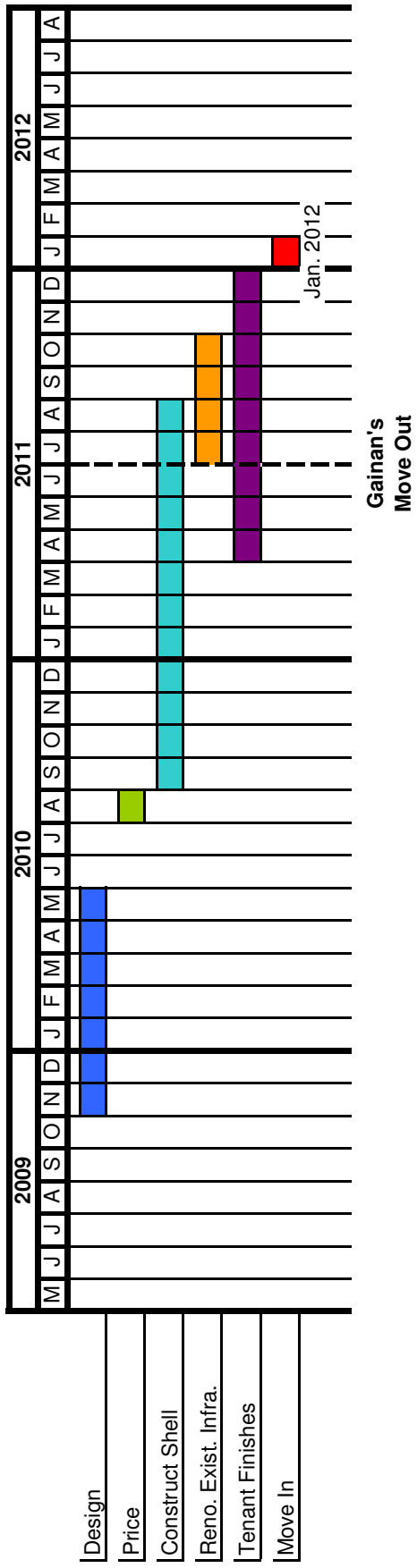
Preliminary Project Schedule:

A preliminary project schedule was created for this project to illustrate the difference between a Fast Track project schedule and a Conventional project schedule.

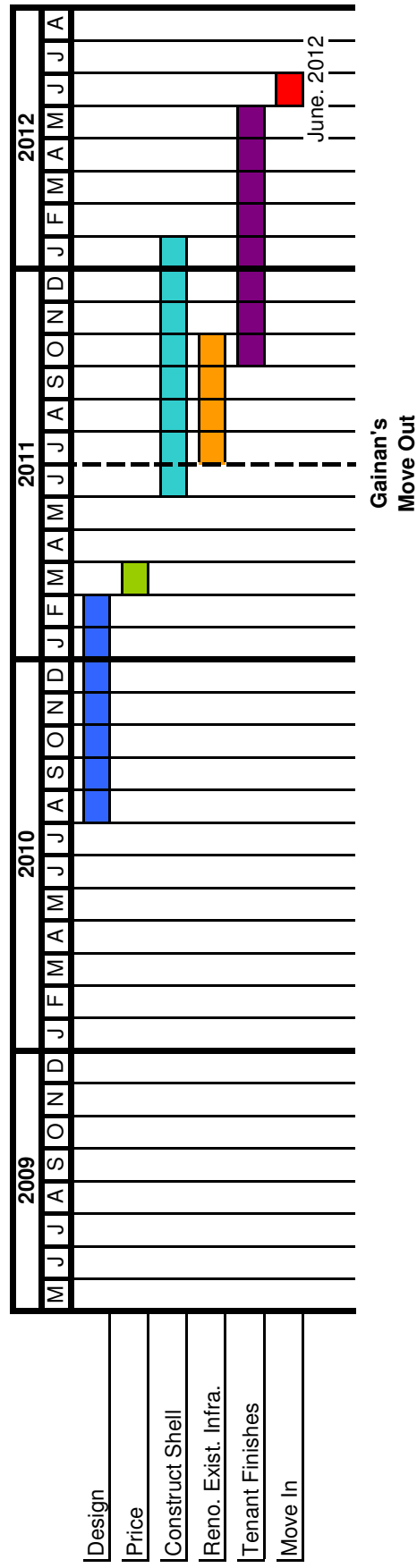
The Fast Track schedule assumes construction of the New Shell to start approximately a year prior to Gainan's vacating the existing building. The Conventional schedule assumes construction of the New Shell to start possibly a month before Gainan's vacating the existing building. While the Fast Track schedule has the project being completed approximately five months earlier than the Conventional, it's overall construction time is approximately four months longer which means additional costs for General Conditions for the contractor. It would also add costs due to the contractor having to work around the existing mechanical space located on the NW side of the existing building. Discussions with a local contractor confirmed that doing the project in the Conventional manner would be much cleaner, easier and more cost effective for everyone.

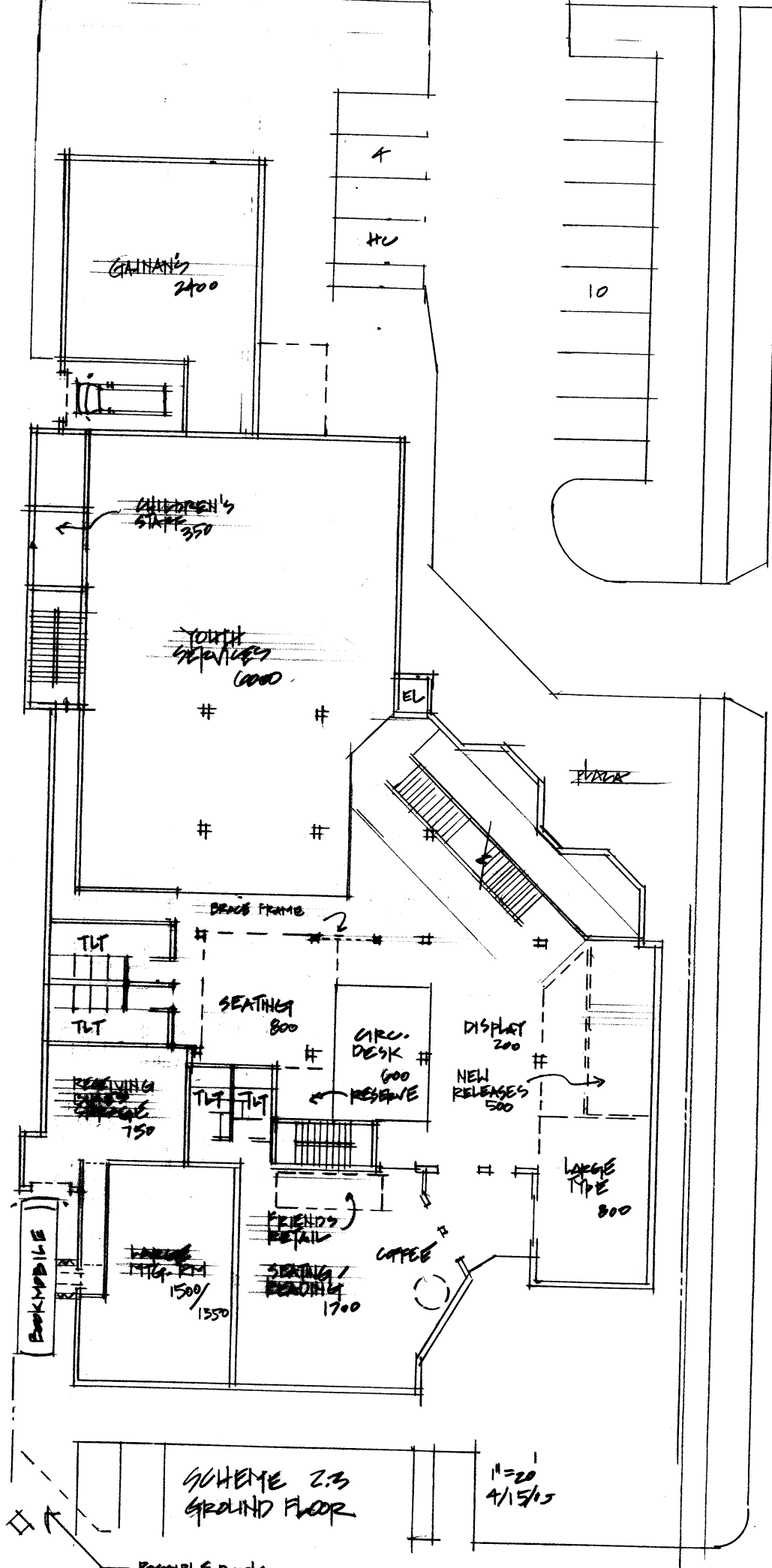
***All cost estimates illustrated in this study have assumed the Conventional approach to this project.**

FAST TRACK



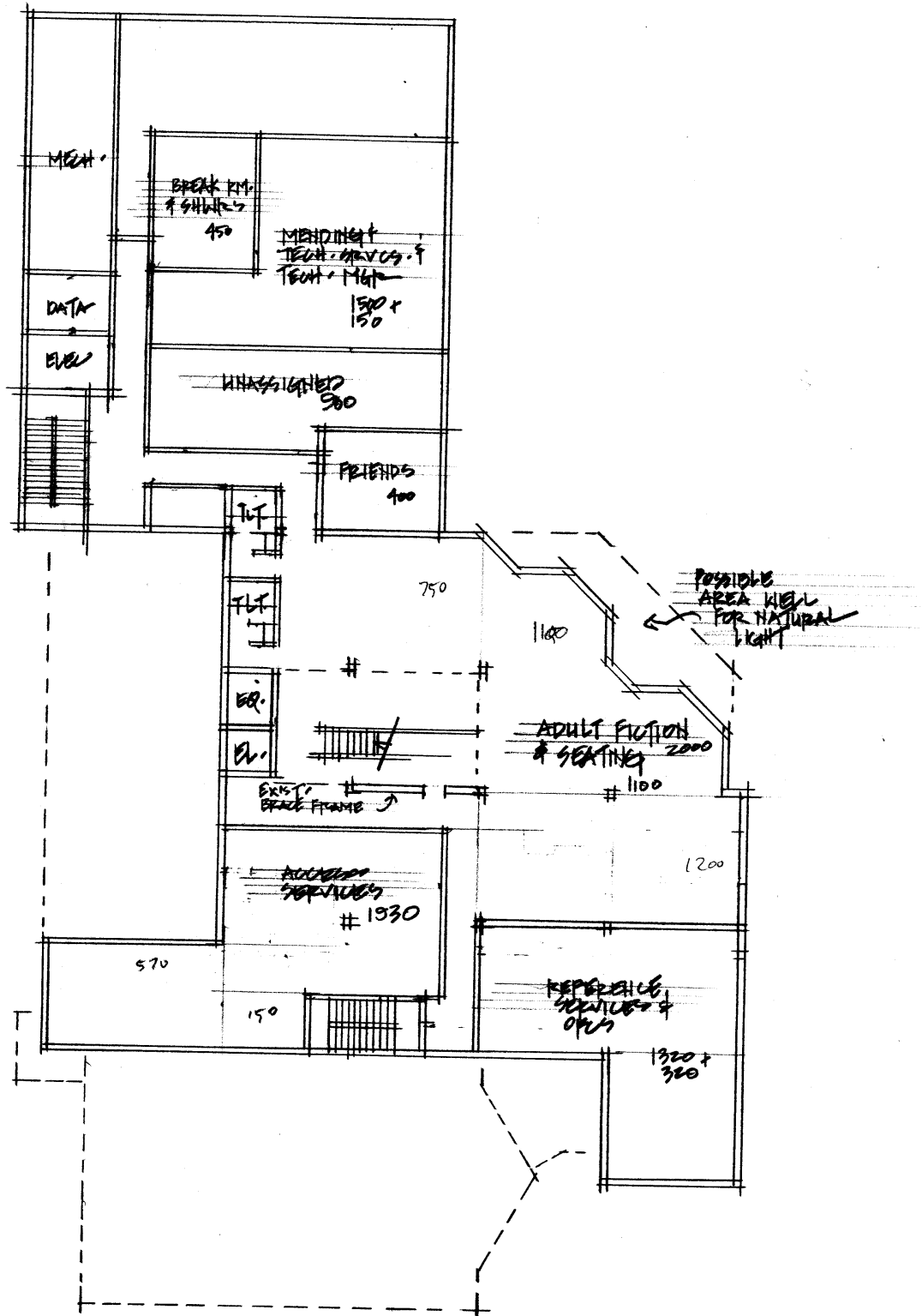
CONVENTIONAL



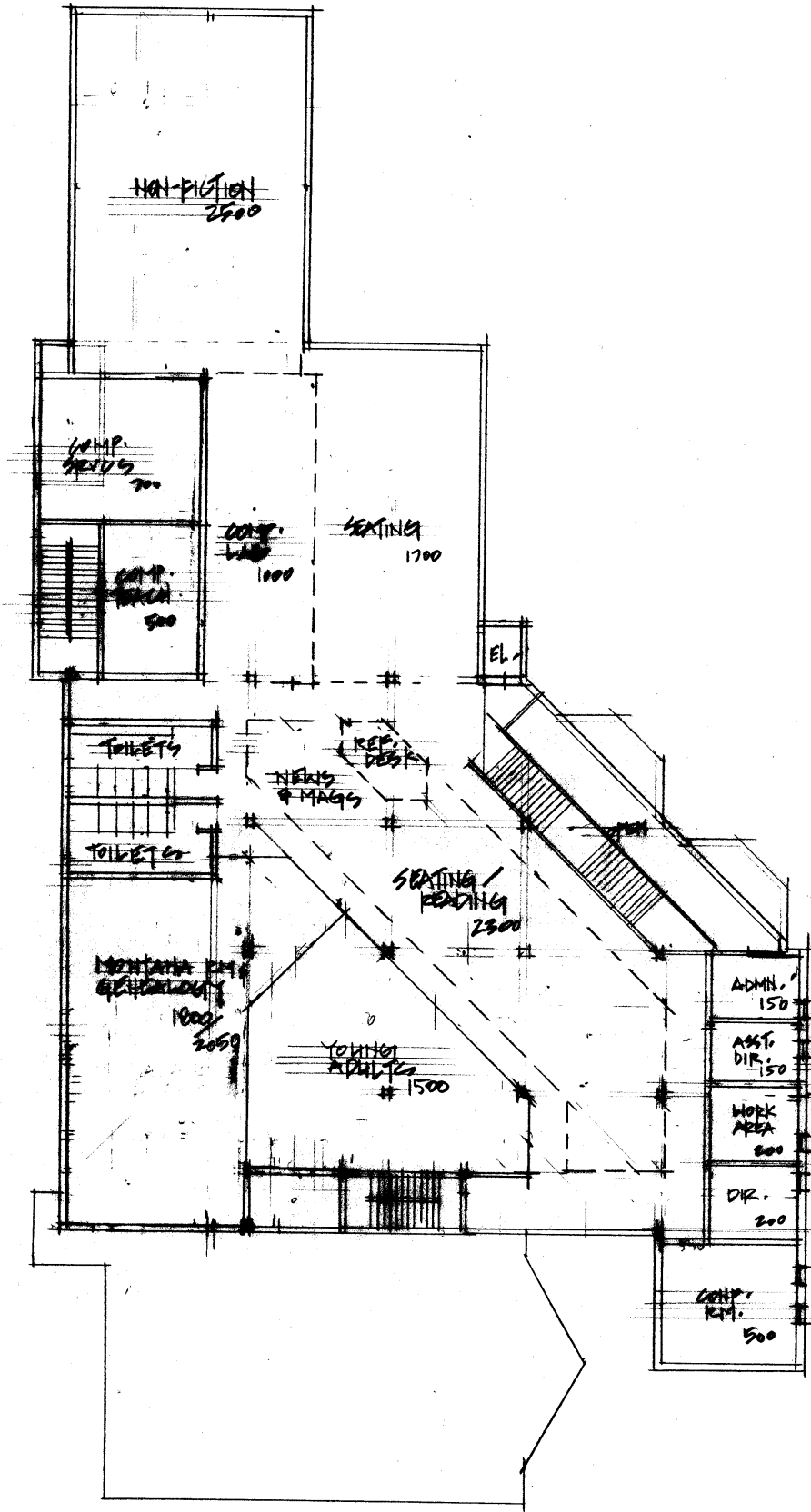


SCHEME 2.3
GROUND FLOOR

M=20
4/15/15



SCHEME 2A 1020'
 BASEMENT 4/15/09



700
500
1000

1860

SCHEME 2.5 11/20
UPPER FLOOR 1/15/05

TRASH

GREENHOUSE 300

ENTRY

PARKING SPACES

HL

BACKMOBILE

CHILDREN'S STAFF OFF 350

YOUTH SERVICES 6000

TRUCK SP ADDITION

STAIR

POSSIBLE DIRECT ACCESS TO YOUTH AREA

OUTDOOR PLAZA/SEATING

LARGE TABLE 800

SEATING/READING 1600

OPEN

COMP. CAT. REMOVE

BIKE DECK

NEW RELEASES 500

DISPLAY

AV & LISTENING/VIEWING 1340

RECEIVING 200

BIKES & EQUIP. STORAGE 550

STAIR

FRIENDS RETAIL COFFEE

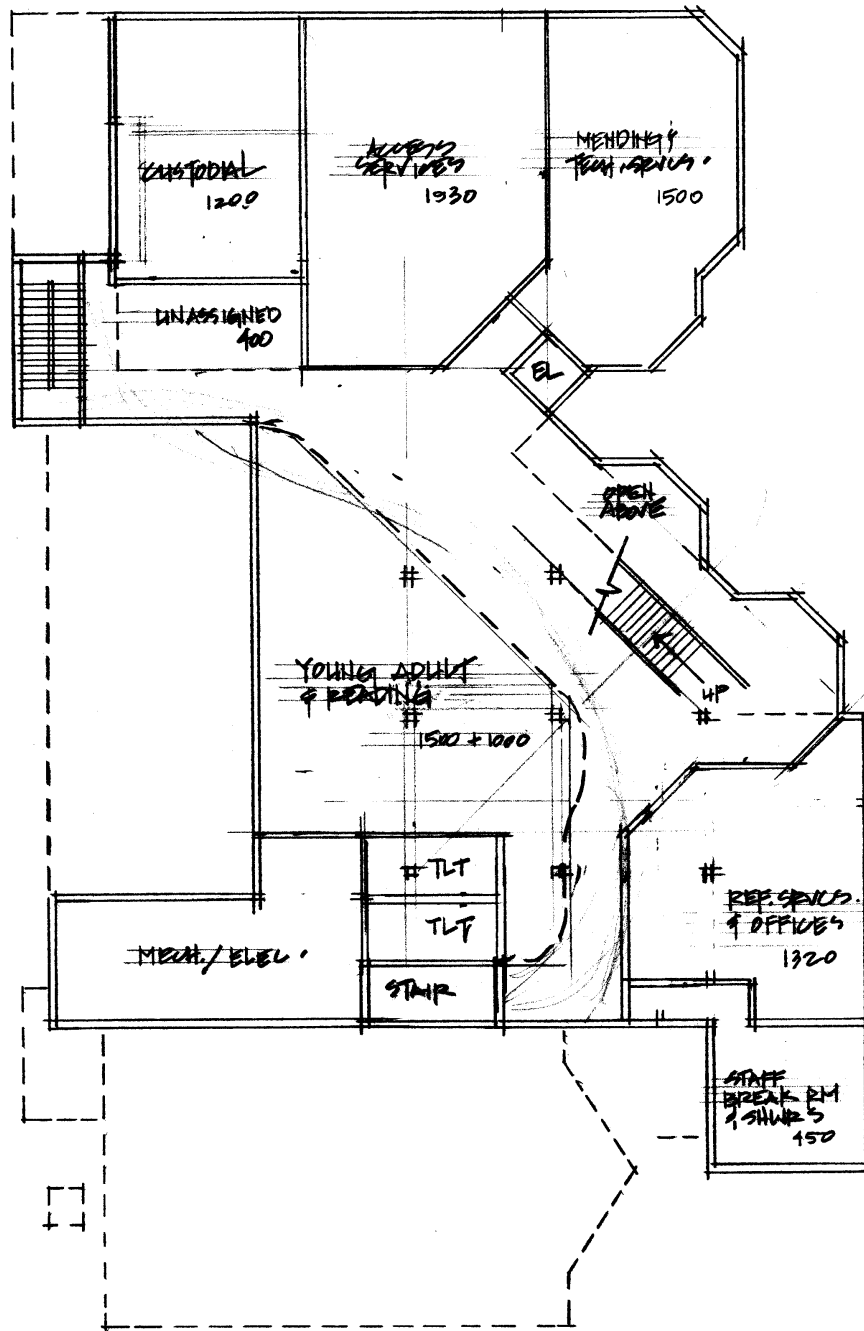
MEETING ROOM 1500

GREENHOUSE READING/SEATING 1700

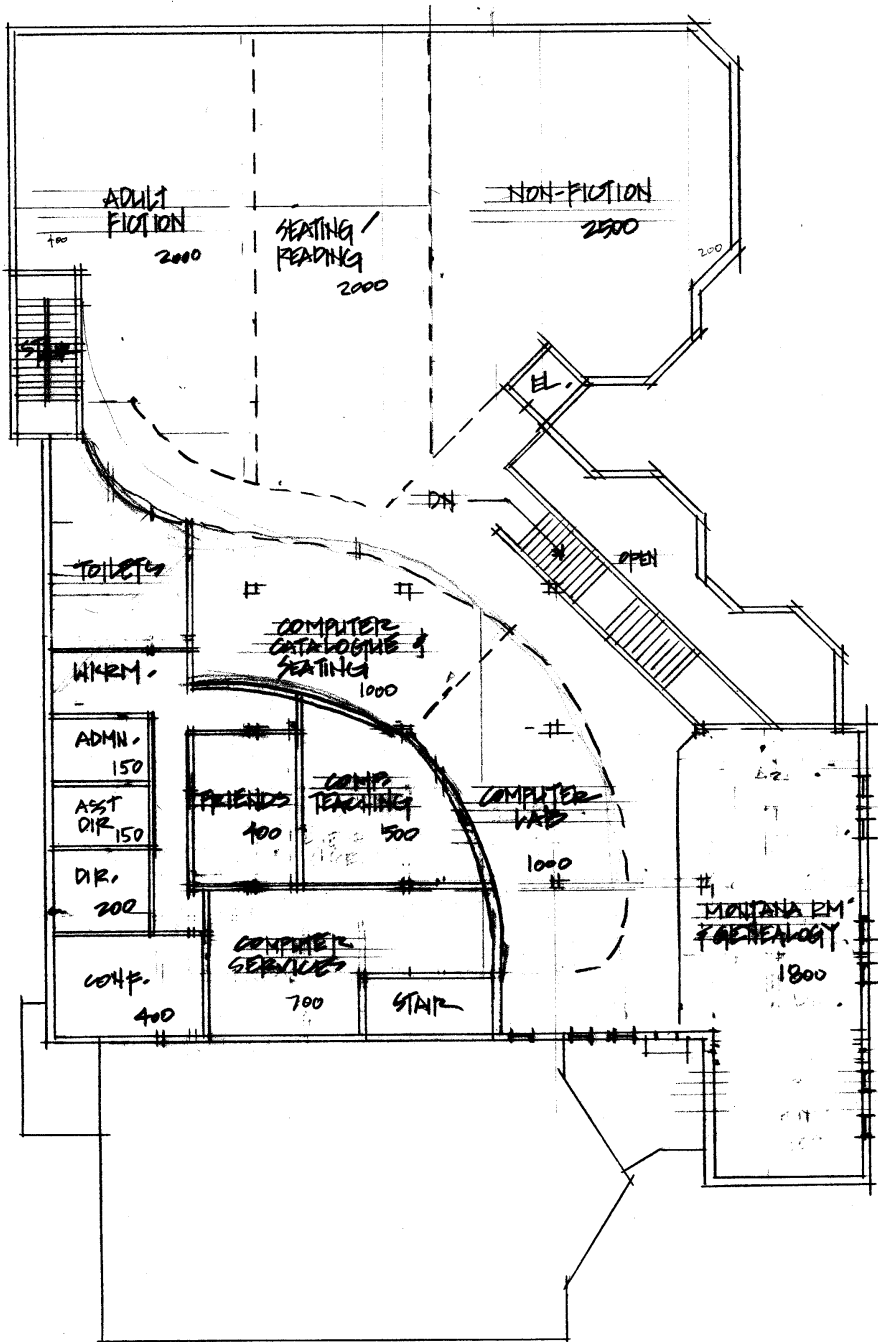
REMER

TRASH

EXISTING
MAIN 19,670
2ND 6950
BMT 9800



SCHEME 4
BASEMENT



SUBMIT +
UPPER FLOOR 1/20'

7300 sf seating & comp cat.
 Program = 6000 sf
 + 300 sf
 6300

Vision

- Viable, vital community space
- Attractive, competitive environment
- Building literacy – with bold print and elec. Media
- Improve children/youth services and teen environment
- Provide adequate space for expanding programs
- Better outreach to business
- Improve physical image – both inside and outside
- Free and convenient parking

Goals

1. Public Presence:
 - Environment sustainable – LEED
 - Efficient workflow
 - After hour meetings
 - Technologically current
 - Good signage and reader board
2. Evolution of Services
 - Flexibility – systems, furniture
 - Flow
 - Increase self service
3. Budget
 - Open
 - Mill Levy
 - Lease Payments
 -
4. Time
 - Mesh with Gainan's 2 year +/- schedule
5. Unique Goals
 - Lease – easier to sell
 - Building stays on tax roll
 - Library stays downtown
 - 25 year “reset” opportunity