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Kathy Lambert | Area Specialist – Community Programs
Rural Development
U.S. Department of Agriculture
909 East Second Avenue, Suite C
Indianola, Iowa 50125

PRELIMINARY ARCHITECTURAL FEASIBILITY REPORT

This preliminary architectural feasibility report regarding the Gibson Memorial Creston Public Library, currently located at 200 West Howard Street, Creston, Iowa 50801, has been prepared by Laugerman Architects, Inc. for the United States Department of Agriculture Rural Development office.

A. NEED FOR THE FACILITY

The Gibson Memorial Library currently serves the city of Creston and the surrounding area. The library offers everyone equal access to knowledge and resources to learn and share ideas in a community setting. The current library does not offer sufficient space to meet the needs of the community and continue to promote further education and resource programs.

The following are needs, wants and uses that a new library design could help make feasible for various groups and demographics in the Creston area.

Children and elementary students:

- Educational workshops
- Book reading clubs
- Summer classical arts programs
- Parent/child educational activities and learning programs
- Early education of computer and research processes

Secondary and college students:

- Group study and research space
- Place to complete homework
- Place to research career opportunities
- Community space to interact with peers
- Place to research and prepare for college and graduate study programs
- Participate in classical arts education
- Attend education workshops

- Gaming and computer centers to promote positive community learning and interaction
- After-school programs and tutoring space.

Adults and Community use:

- Place to read, relax, and research
- A destination place for meetings, casual conversation, and social interaction
- Community cultural center
- Gathering place for community services, educational classes, and collaborative learning
- Space for continue education and recreational learning courses
- A civic space for classical arts gatherings and social functions
- A family recreation space to encourage family and community interaction and learning

General Amenities:

- Wireless internet access
- Multi-purpose meeting rooms for company, civic, or individual use
- Technology center for public use and training
- High-tech conference rooms for multi-media, web cast and interactive meetings
- Resource and historical rooms
- Quiet study areas
- Computer training center for all ages

The library is an affordable, accessible public space that promotes social interaction, learning, and the sharing of innovative ideas. The very reasons Apple technology has become so popular and the success of Starbucks continues is because people desire and need space to learn and grow within the context of community.

B. EXISTING FACILITIES CONDITION, ADEQUACY, AND SUITABILITY FOR CONTINUED USE.

The current existing Creston Public Library facility is in good condition. However, the space and accessibility is limited.

The main entrance is not handicap accessible. The entrance is six steps up and in need of great repair. Historically a ramp would be inappropriate. Approximately ten years ago a back entrance door was added and was made accessible leading to a new lobby and elevator.

The current parking lot does not offer the option of future expansion and is limited to only 16 spaces. Nearby street parking on narrow streets is also limited.

The current facility is 8,970 with a maximum potential of expansion to be 14,870 sf. An expansion to 14,870 sf would maximize all land space including easement property. The potential for expansion on the current property would not even be suitable for current needs not to mention the future needs of the Creston Public Library.

The current building and locked in lot size is not adequate to meet the current and future needs of the Creston Community. Parking cannot be increased on this small site.

The current library is located in the lowest user zone in the city. To invest more money and effort into this less used zone is difficult for the community to support.

C. PROPOSED FACILITY. A general description of proposed facility including design criteria adopted for continued use and other pertinent information.

The proposed facility is a vacant elementary school that has meaningful charm and significance to the community. It is located in an area of town where many of the city's elementary and secondary students reside. The proposed vacant elementary school is where many of the older community citizens and their children attended school as children. To renovate and open the building to the public as the new Public Library of Creston for a new generation would promote the community and cultural history of the area.

The current elementary school building, located in the heart of the general school age community, is 23,640 SF with adequate parking already on the site with over twenty existing spaces and the availability of much more land on site to expand both the building and more than triple the parking needs of the future. Renovation of the building is estimated at \$1,575,000.

The park like city block surrounding the proposed facility offers creative community green space for summer education art programs to fall festivals. The lawn space adds to the beauty of the community and offers the potential for future facility growth and outdoor programs to enhance the public library.

The proposed facility currently has single pane windows and little or no insulation in the exterior walls. Renovation of this building would utilize energy efficient systems and sustainable solutions for lower maintenance and operation costs. The project would include thermal insulated windows, full building envelope insulation coverage and a geothermal heating/cooling system. The building has asbestos in pipe insulation wrap in the boiler room and limited amounts of floor tile adhesives. These would need to be properly removed or contained. The current roof has performed very well and has ten or more years of remaining life.

D. BUILDING SITES.

1 AMOUNT OF LAND REQUIRED.

The land that the proposed vacant elementary school is on currently offers excellent space for parking and improved green space which could be used by the community and library for additional outside educational and arts summer programming.

2 LOCATION - ALTERNATE LOCATIONS.

The preferred location is the proposed vacant elementary school building. The land and building offer maximum space for the library and community while minimizing the cost when compared with the current location.

The current location of the library is not a recommended option in comparison with the proposed elementary school. The current location offers only limited expansion which is not adequate to meet future community needs. The current library would cost \$1,200,000 to expand to full site capacity and still not meet current building needs and not add one parked car.

3 SITE PLAN.

The proposed building is located on a site that is in the center of a neighborhood with adequate land, parking and lawn space. The building sits on the south east portion of the land which

allots for parking to be on both the east and west sides of the building with handicap accessible parking.

The north side of the building opens to a current playground and lawn which could be tailored to create green space for the community, play area for children and promote summer educational programs and classical arts programs such as "Shakespeare in the Park."

4 SITE SUITABILITY.

The proposed site is very suitable to meet and exceed the needs of the public library. The public library offers an excellent use of the neighborhood space and promotes education and social development. The exterior lawn space gives the option for future expansion and community gathering space.

E. COST ESTIMATE.

1	Development and construction	\$1,313,700
2	Land and rights	\$1
3	Legal.	\$16,000
4	Architect fees.	\$107,000
5	Interest.	\$11,000
6	Equipment.	N/A
7	Contingencies.	\$50,000
8	Refinancing.	N/A
9	Other. Construction Management.	\$77,300

F. ANNUAL OPERATING BUDGET.

1 INCOME - *Include rate schedule. Project income realistically.*

Not applicable to public library.

2 OPERATION AND MAINTENANCE COSTS - *Project costs realistically. In the absence of other data, base on actual costs of other existing facilities of similar size and complexity. Include facts in the report to substantiate operation and maintenance cost estimates.*

Energy costs for heating and cooling the proposed space will be made as low as possible with the replacement of all windows for energy efficient glass and the replacement of the current heating and cooling system with a geothermal heat pump.

Future heating and cooling cost could realistically be one third of current cost. These dollar savings have been documented for similar projects and thus proven to be accurate.

G. MAPS, DRAWINGS, SKETCHES, AND PHOTOGRAPHS.

- 1 Maps - Show locations, boundaries, elevations, population distribution, existing and proposed facility, right-of-way, and land ownership.

Proposed property belongs to the school district and would be sold to the library as a favor to the community for \$1.00. Please see the attached documents showing the approximate property lines as noted by the Union County Assessors office.

- 2 DRAWINGS AND SKETCHES - Show preliminary design and layout elevations.

Please see attached elevations and preliminary designs of the renovation of the proposed facility.

- 3 PHOTOGRAPHS – as needed.
Not required.

H. CONSTRUCTION PROBLEMS. Discuss in detail - Include information on items which may affect the cost of construction.

There is known asbestos in the proposed facility. This will need to be removed as a part of the renovation. Cost is included in the cost estimate under development and construction.

I. CONCLUSIONS AND RECOMMENDATIONS. Discuss possible alternatives to proposed plans.

ALTERNATE PLAN 1: One option would be to do nothing with the Library. It could remain in its current location and continue as it is with limited space for current patrons, no space for future acquisitions, programs, or growth. The community as a whole would miss out on the possibilities and opportunities for community growth of knowledge and resources.

ALTERNATE PLAN 2: Add the maximum space possible to the existing library to create a space of 14,870 SF total, 5,900 SF of additional space. This would allow the current needs of the library to be met without room for growth. The cost is not effective for the return on investment in comparison with the recommended option as follows. The cost of this alternate is \$1,200,000 or \$203 per square foot for additional square footage.

In addition this alternate plan would not resolve the issue of limited parking, land space would be maximized without room for future growth, and no green space or outdoor community lawn would be available for future community education program growth.

RECOMMENDED PLAN:

Laugerman Architects, Inc. recommends the public library purchase the proposed vacant elementary school. The renovation of the existing school would allow the library space to instantly grow to 23,640 SF for an estimated cost \$1,575,000 or \$66 per square foot. Adequate parking is available. Energy efficiency HVAC can be retrofitted for the space. Thermal insulated windows can

replace the existing windows. The maintenance and opportunities for the library and community are maximized with room for the current needs and desires and room for future growth.

The library will be located in a neighborhood with easy access for children, family, and adults. The community will benefit from additional green space and educational opportunities. A building of significance to the community will become useful for public access.

In conclusion, the benefit of the proposed use of the vacant elementary school for the new public library is the most cost effective means of creating a library space that gives maximum benefit to the community of Creston, IA.

This preliminary report has been prepared for the Creston Public Library by David L. Laugerman, AIA.


Signature

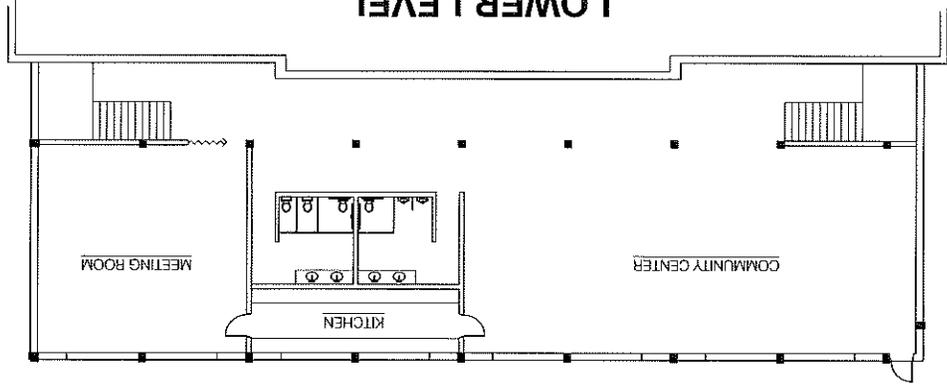
4/16/2010
Date



David Laugerman
good thru 4/30/2011

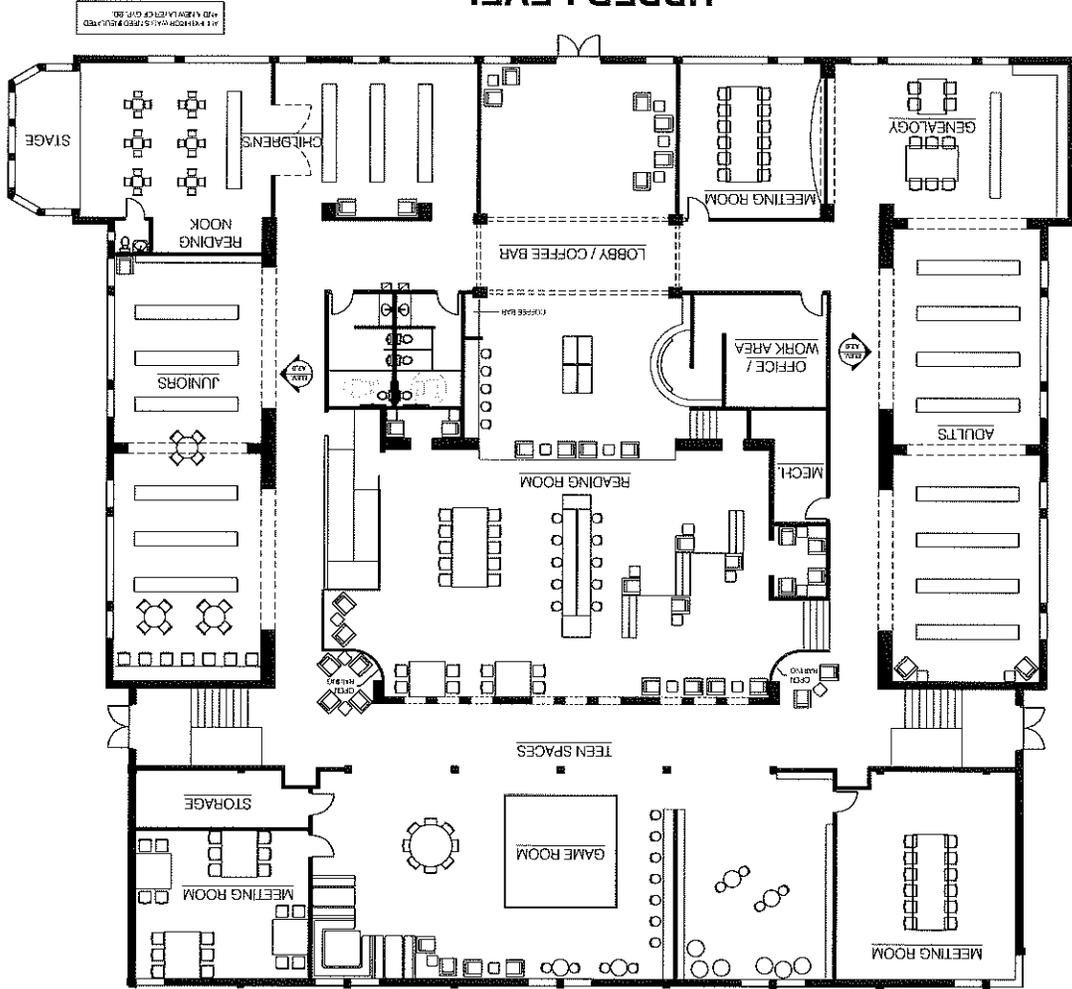


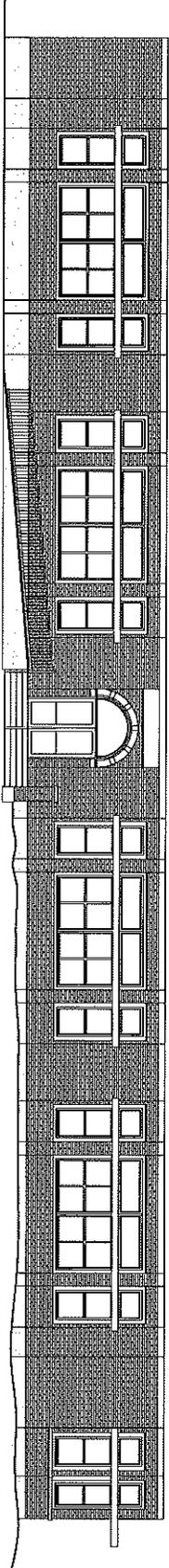
LOWER LEVEL



NEW DESIGN

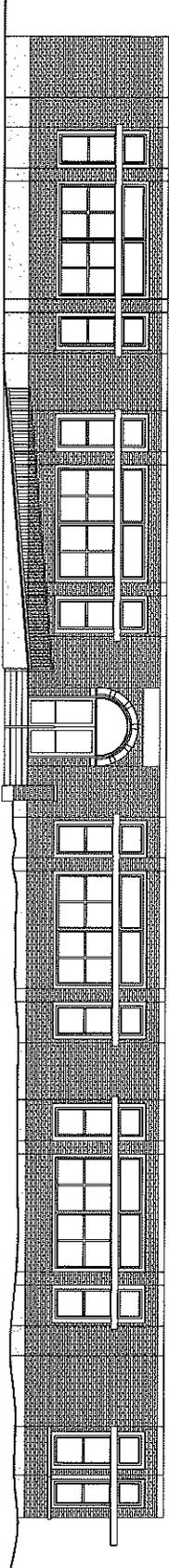
UPPER LEVEL





SOUTH ELEVATION

SCALE: $\frac{3}{8}'' = 1'-0''$



SOUTH ELEVATION

SCALE: $\frac{3}{8}'' = 1'-0''$