

BARABOO PUBLIC LIBRARY PRE-FUNDING DESIGN

OPN ARCHITECTS, INC.
DORSCHNER ASSOCIATES
GEORGE LAWSON
FEBRUARY 2010

OPN
ARCHITECTS

DORSCHNER
ASSOCIATES

Pre-Design Team



Bradd Brown
Principal

AIA
Project Planning

24+ Midwest
Public & Academic Library
Projects
Civic & Historic Architecture
Emphasis



Bruce Hamous
Library Architect

AIA, LEED AP
Project Architect
LEED Expertise

30+ Years Library Design
Experience
OPN's LEED &
Sustainability Champion



Rick Gabriel
Project Manager

AIA, LEED AP
Project Architect
Historic & Sustainable

20+ Years
Historic Restoration
Green Building Design
Civic Architecture



Mindy Sorg
Interior Designer

NCIDQ, Assoc. AIA
Interior Architecture &
Furnishings

Holistic Interior and
Architecture Design
More Than 12 OPN Library
Projects
Significant Carnegie
Experience



George Lawson
Library
Programming

ALA, ILA
Library Planning

Librarian/Library
Director for 17
years
Library Planner for
16 Years, 200
Libraries,
and 12 States



Baraboo Public Library
Pre-Funding Design

Baraboo Charrette Schedule

TUESDAY

- 9:45 - 10:45 AM ROOM SET-UP (DESIGN TEAM)
- 11:00 - 1:00 PM CHARRETTE ROOM OPEN TO THE PUBLIC
- 12:30 - 1:15 PM WORKING LUNCH (DESIGN TEAM)
- 1:30 - 5:00 PM CHARRETTE ROOM OPEN TO THE PUBLIC
- 4:45 - 5:15 PM CLOSED WORK SESSION (MEETING PREP)
- 5:30 - 6:45 PM LIBRARY BOARD WORKSESSION WITH THE DESIGN TEAM
- 7:00 - 8:00 PM CHARRETTE ROOM OPEN TO THE PUBLIC
- 8:00 - 9:30 PM DINNER (DESIGN TEAM - OFF SITE)

WEDNESDAY

- 7:30 - 8:00 AM BREAKFAST (DESIGN TEAM - OFF SITE)
- 8:00 - 9:00 AM CLOSED WORKSESSION (DESIGN TEAM)
- 9:00 - NOON CHARRETTE ROOM OPEN TO THE PUBLIC
- NOON - 1:00 PM PROGRESS REVIEW WITH LIBRARY BOARD
- 1:00 - 1:30 PM WORKING LUNCH (DESIGN TEAM)
- 1:30 - 5:00 PM CHARRETTE ROOM OPEN TO THE PUBLIC
- 5:00 - 6:00 PM CLOSED WORKSESSION (DESIGN TEAM)
- 6:00 - 7:00 PM DINNER (DESIGN TEAM - OFF SITE)
- 7:00 - 8:00 PM CHARRETTE ROOM OPEN TO THE PUBLIC
- 8:00 - 9:30 PM CLOSED WORKSESSION (DESIGN TEAM)

THURSDAY

- 7:30 - 8:00 AM BREAKFAST (DESIGN TEAM - OFF SITE)
- 8:00 - 9:00 AM LIBRARY BOARD WORKSESSION WITH THE DESIGN TEAM
- 9:00 - NOON CHARRETTE ROOM OPEN TO THE PUBLIC
- NOON - 1:30 PM PUBLIC REVIEW OF CHARRETTE RESULTS AND CONCLUSIONS
- 1:30 - 2:00 PM ROOM CLEAN-UP

April 30 through May 2, 2009



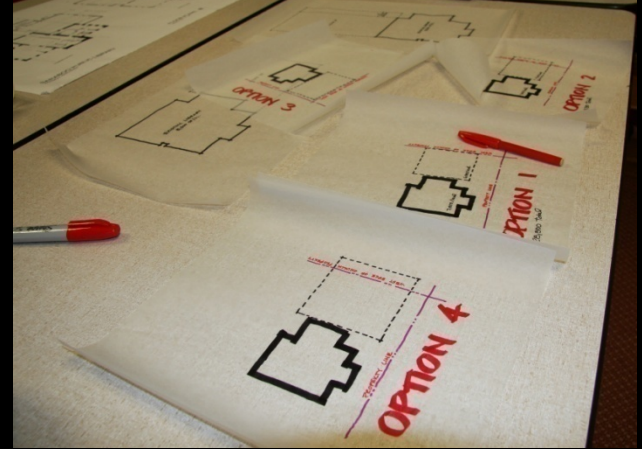
Baraboo Public Library
Pre-Funding Design

What is a charrette?

_A charrette is often regarded as a collaborative session where a group of designers craft a solution to a particular design problem. Charrettes, especially since 1960, often resemble workshops in which design proposals are made through group discussion, often under the pressure of a deadline. Typically, a charrette lasts 3 full days, a relatively short amount of time to solve major design problems.

_The tight schedule is used to aid a group consisting of designers, architects, clients, and the community at large to formulate ideas quickly, brainstorm a variety of alternatives, and make paramount design decisions under artificial deadlines, but with otherwise real constraints.

_Historically the term, charrette, comes from a French word for a cart on which architecture students placed their finished projects. The cart typically arrived before these students were able to finish, thus forcing them to ride along with the cart while completing their work in order to meet their deadlines.



Charrette Goals & Expectations



- _analyze site and neighborhood characteristics
- _prepare 'footprint' studies of potential expansion options
- _Develop conceptual site plan options
- _Develop building massing studies
- _Determine spatial functional relationships
- _Develop conceptual floor plan studies and options
- _Study future expansion possibilities
- _Analyze applicable building codes
- _Solicit substantial client / community input
- _Generate sufficient information to prepare a preliminary project cost model following the charrette

Charrette Process



_The charrette is an interactive planning and design process that allows the design team (i.e. Architects, Interior Designers, Engineers, etc.) to work and interact closely with representatives of the library and members of the community for a given and short amount of time of no less than 3 full days.

Community Comments & Feedback

“Maintain type of architecture here now (Carnegie Library Look)”

“Maintain old Carnegie interior”

“Include meeting rooms, individual tutoring spaces, ‘green’ building (solar, etc)”

“Keep adults and children’s areas separate so each may enjoy the library in their own way”

“Go for LEED Certification”

“More quiet reading space for staff and public”

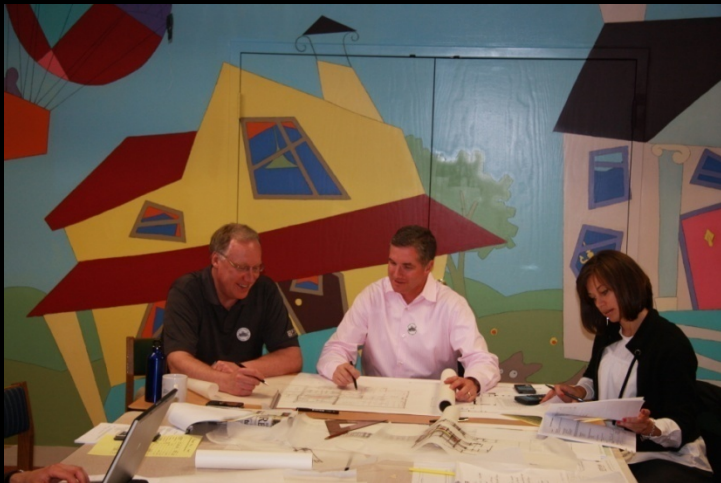
“Self-Checkout, more books, snack counter”

“Small ‘study’ rooms where patrons can work on a project together, can converse, or even study”

“Friendly signage”

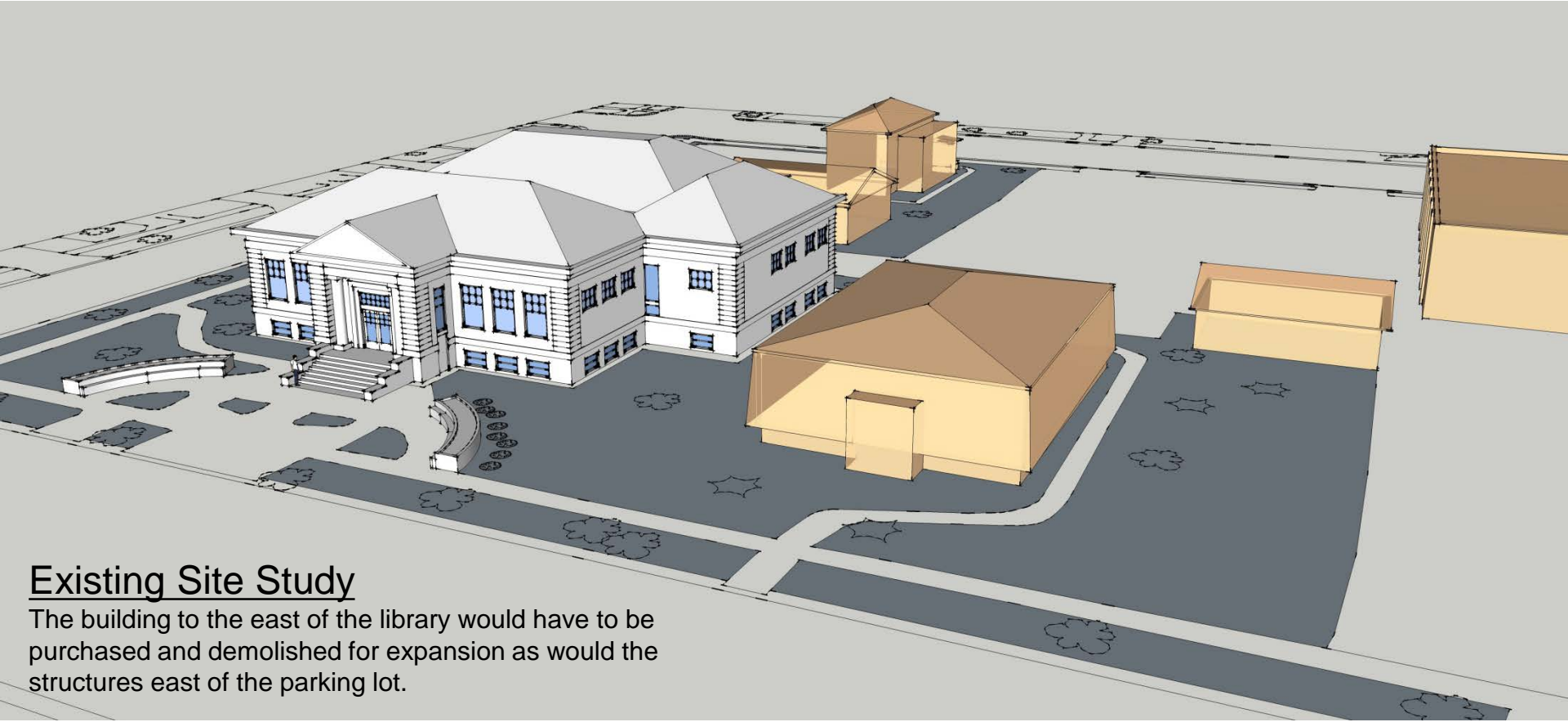


Charrette Images



Baraboo Public Library
Pre-Funding Design

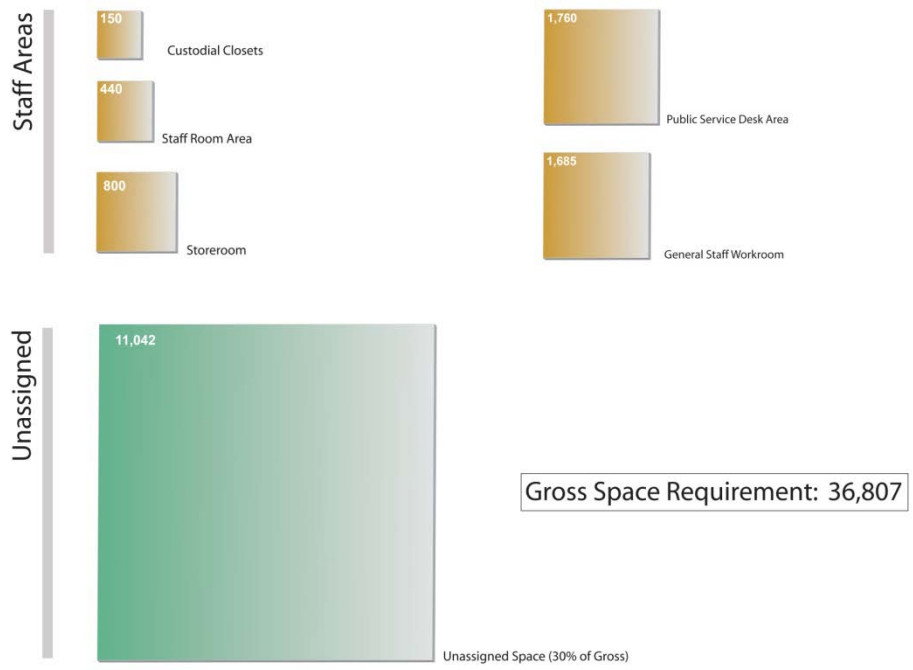
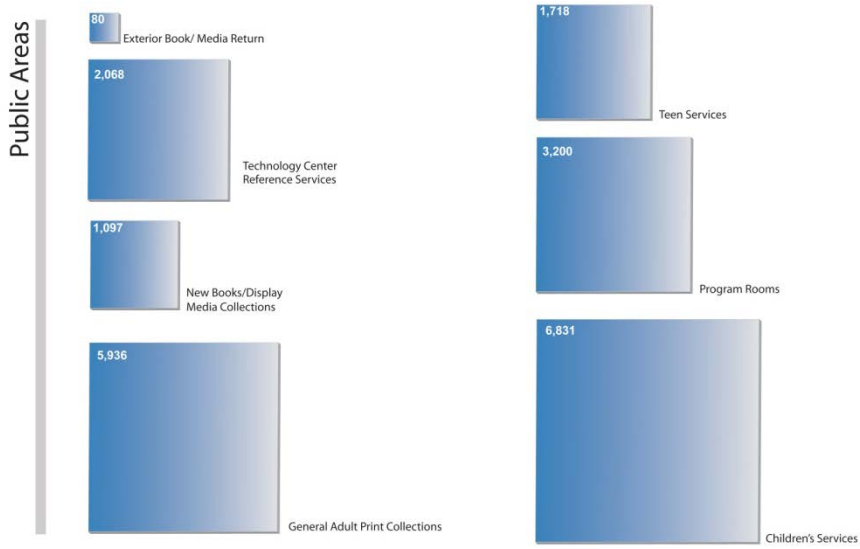
Massing Studies



Existing Site Study

The building to the east of the library would have to be purchased and demolished for expansion as would the structures east of the parking lot.

Building Program



Gross Space Requirement: 36,807

The Building Program, written by library building consultant George Lawson, recommended a building of 36,807 gross square feet.

These diagrams graphically illustrate the distribution of major space types grouped by public areas, staff areas, and unassigned areas.

Revised Building Program

<u>PROGRAMMATIC AREA</u>	<u>4-3-09</u>	<u>4-30-09</u>	<u>Δ</u>
♦ EXTERIOR BOOK/MEDIA RETURN	80	80	—
♦ PROGRAM ROOM (REDUCE FROM TWO TO ONE)	3,200	2,400	800
♦ PUBLIC SERVICE DESK AREA	1,760	1,610	150
♦ NEW BOOKS/DISPLAY	254	254	—
♦ MEDIA COLLECTIONS	843	843	—
♦ TEEN SERVICES	1,718	1,068	650
♦ ZOOM ROOM	—	700	+ 700
♦ REF. + TECHNOLOGY COMMONS	2,068	2,068	—
♦ ADULT COLLECTIONS	5,936	5,573	363
♦ CHILDREN'S SERVICES	6,831	6,468	363
♦ GENERAL STAFF WORKROOM	1,685	1,565	120
♦ STAFF ROOM AREA	440	400	40
♦ STOREROOM	800	700	100
♦ CUSTODIAL CLOSETS	150	150	—
NET PROGRAM	25,765	23,799	1,966
UNASSIGNED SPACE (30% OF NET)	11,042	10,201	841
GROSS SPACE REQUIREMENT	36,807	34,000	2,807

Program Notes

During the first day of the Charrette, the library building consultant met with the staff to look for ways to reduce the space requirements of the preliminary building program (Dated 4/3/09). The result of this exercise was a new building program recommendation of 34,000 square feet.

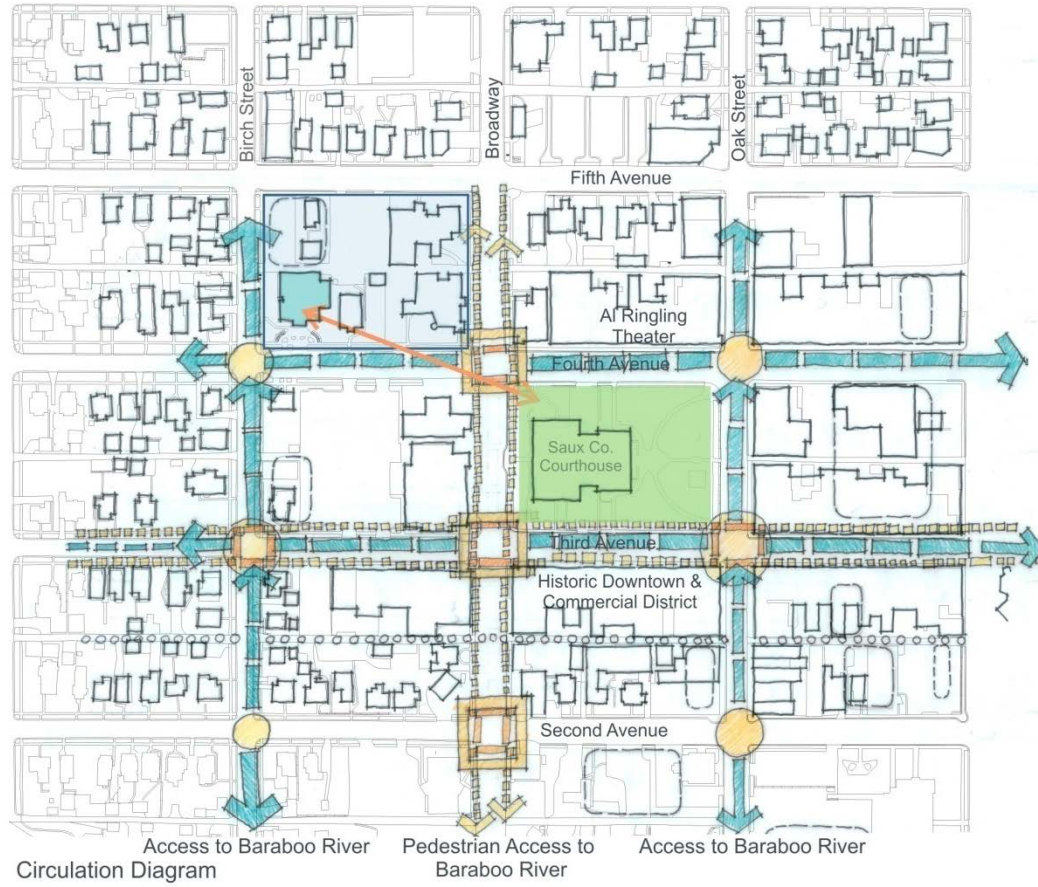
Functional Site Analysis



Site Notes

- _ Site Dimensions
- _ Zoning Classification
- _ Location of Existing Utilities
- _ Topography
- _ Site Drainage
- _ Storm Water Management
- _ Views to & from Site
- _ Vehicular Access & Approach
- _ Context Setting of Neighborhood
- _ Future Property Acquisition
- _ Location of Existing Site Features
- _ Seasonal Solar Angles
- _ Direction of Prevailing Winds

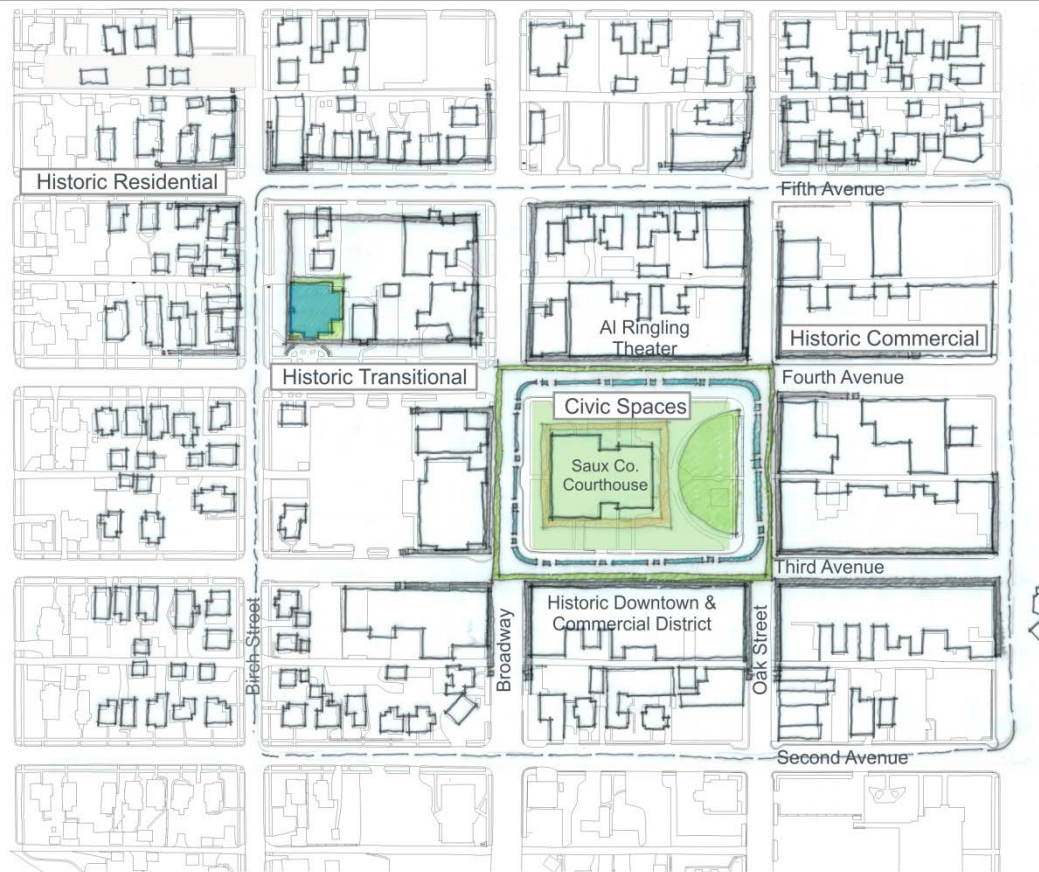
Functional Site Analysis



Circulation Diagram Notes

- _ Local Context of Site
- _ Major Axial/Street Nodes
- _ Pedestrian Access to Baraboo River
- _ Vehicular Access
- _ Possible Links to Civic Spaces / Saux County Courthouse

Functional Site Analysis

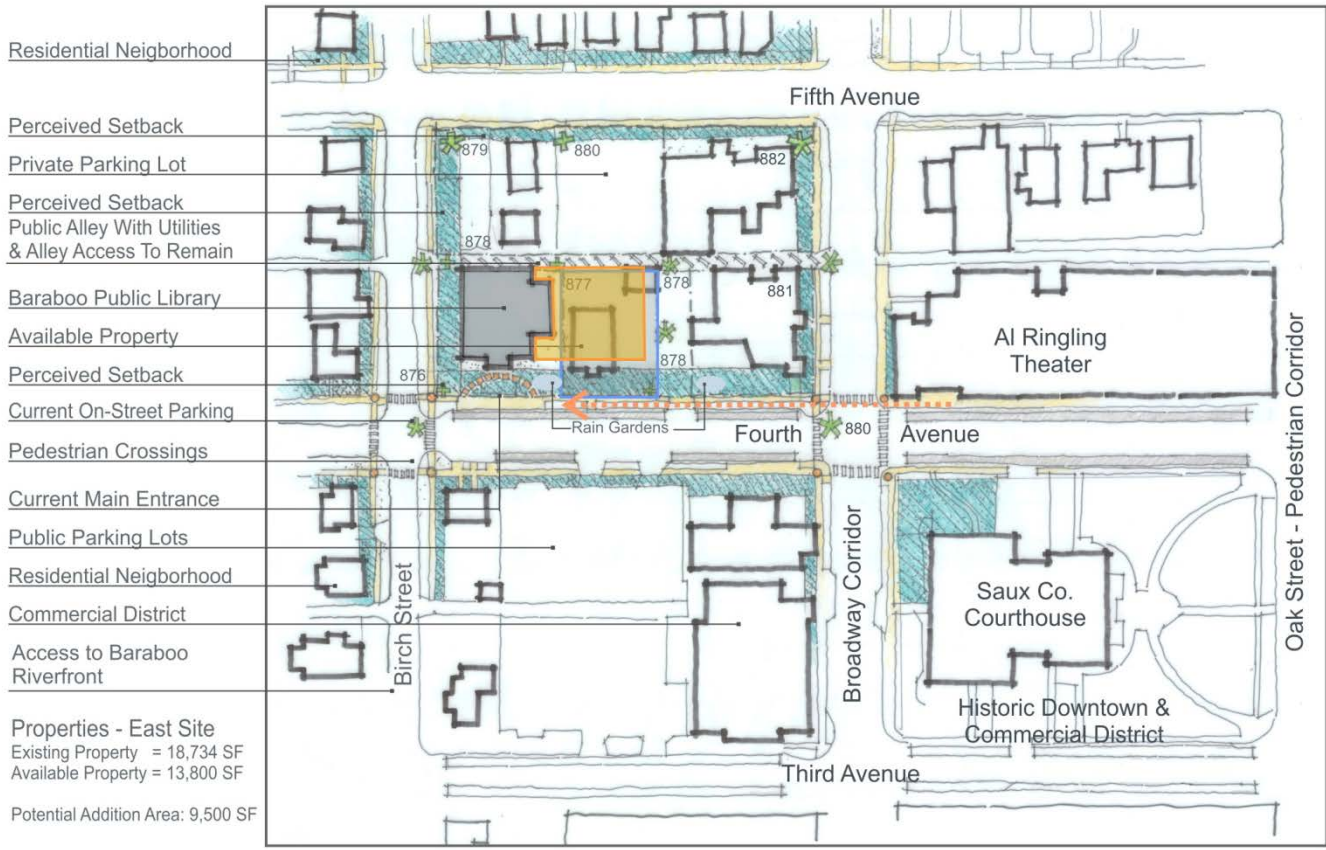


Urban Spatial Diagram

Urban Spatial Diagram Notes

- _ Historic Connections to Local Context
- _ Historic Housing
- _ Historic / Landmark Buildings and Civic Spaces
- _ Historic Downtown and Commercial District
- _ Connections to Urban Spatial Conditions

Functional Site Analysis



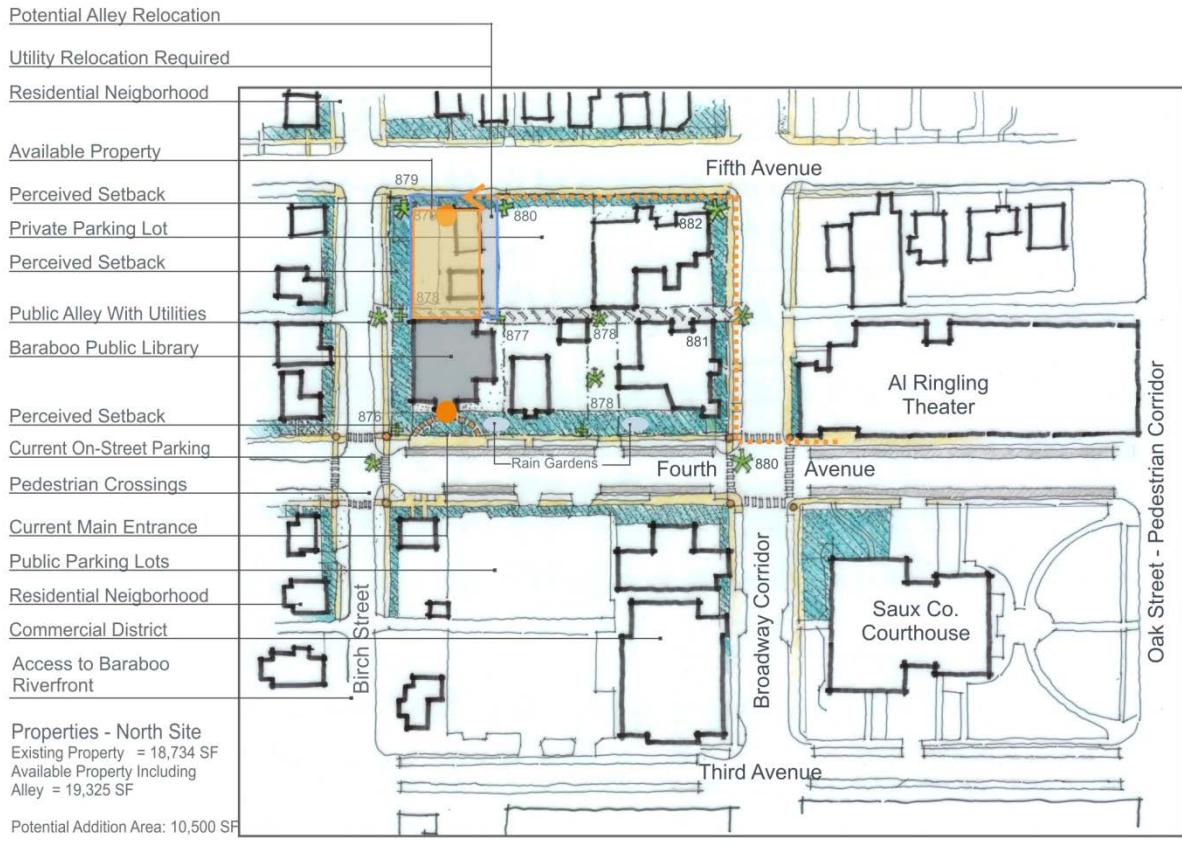
Exploration of a Potential Library Addition to the East

Site Area Analysis + Addition East

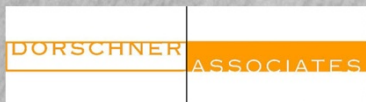


Functional Site Analysis

Exploration of a Potential Library Addition to the North



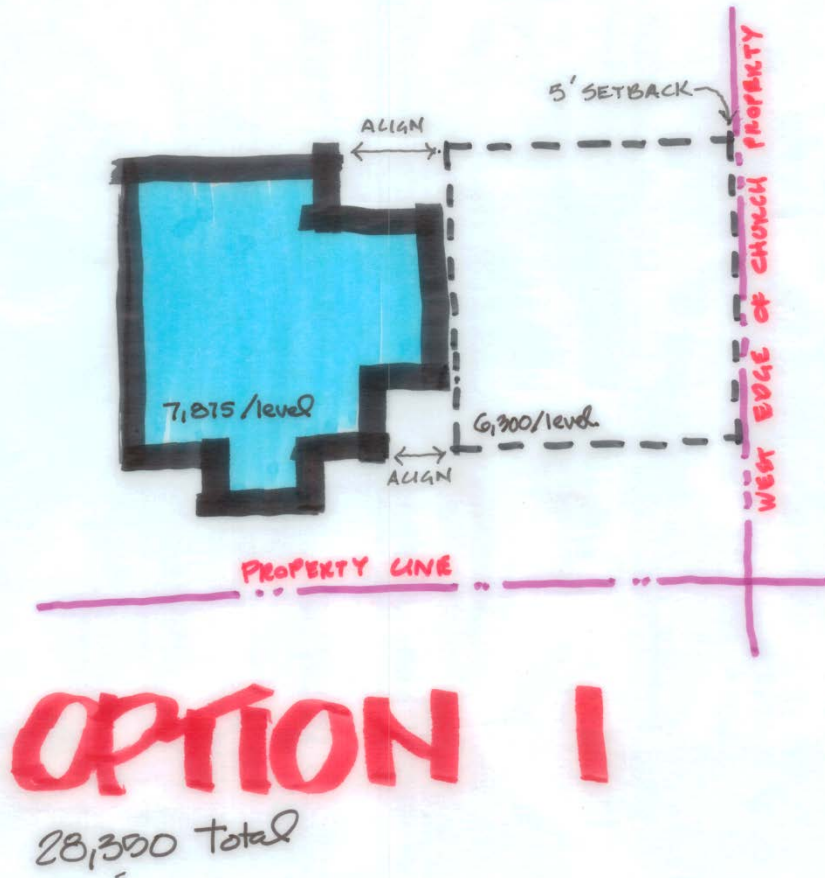
Site Area Analysis + Addition North



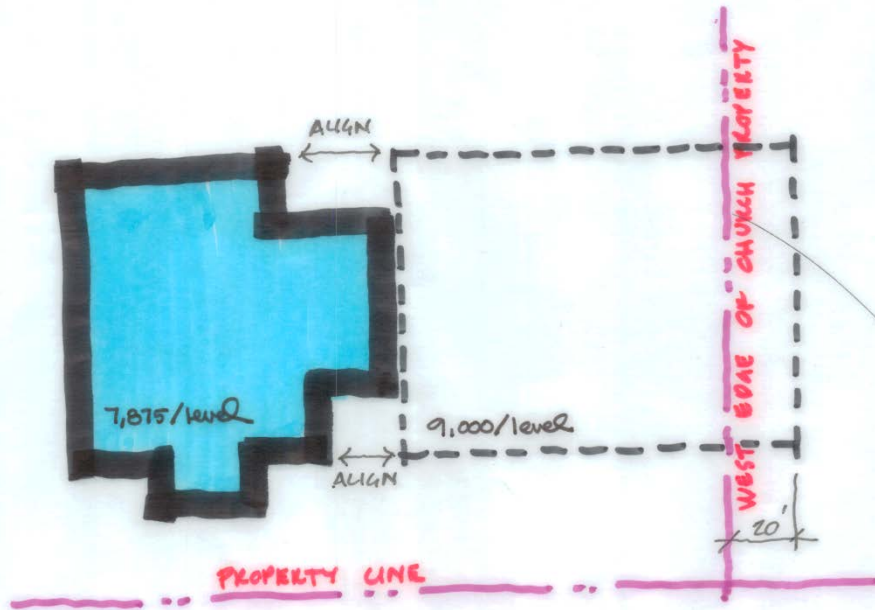
Site "Footprint" Studies

Site Concept 1

- _Incorporates expansion to the East
- _Aligns geometry with the Existing Library
- _Maintains a small setback from church property
- _Retains perceived setback from street
- _Creates floor space that is smaller than the existing footprint



Site "Footprint" Studies



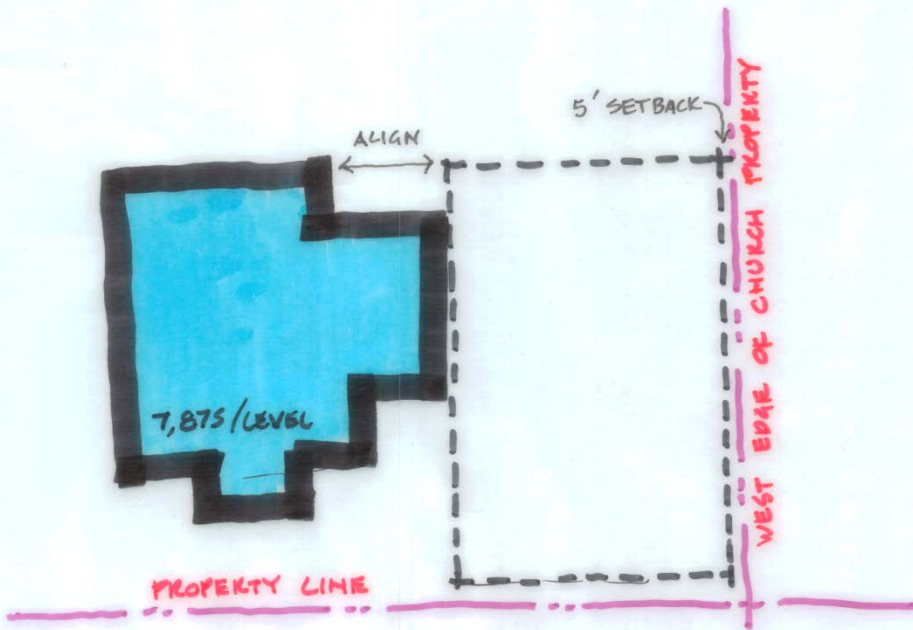
OPTION 2

97,750 total.

Site Concept 2

- _ Incorporates expansion to the East
- _ Aligns with geometry with the Existing Library
- _ Visual prominence of existing entry is maintained
- _ Requires acquisition of some church property
- _ Retains perceived setback from street
- _ has larger floor space for building program

Site "Footprint" Studies

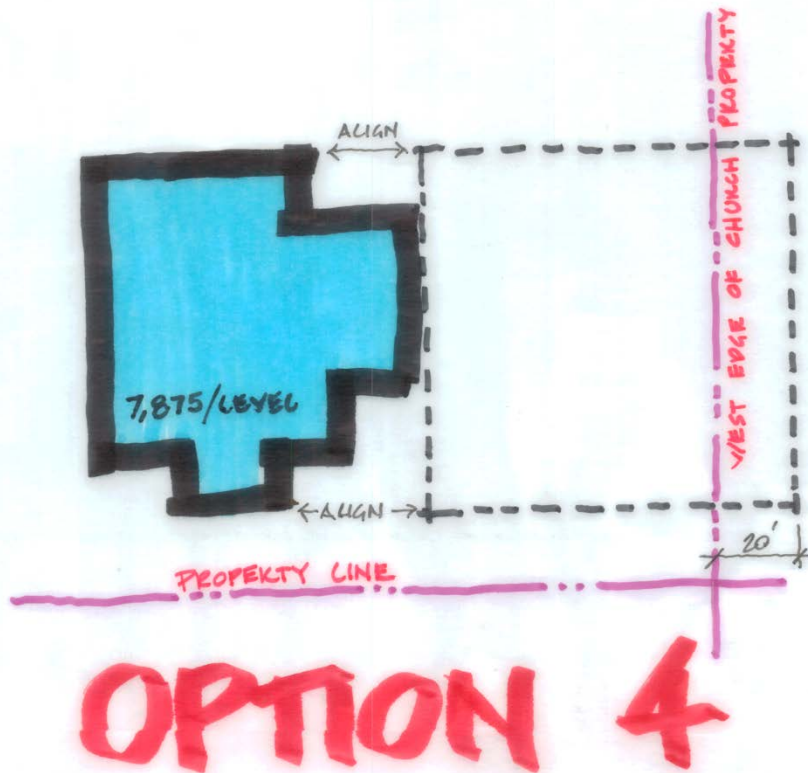


OPTION 3

Site Concept 3

- _ Incorporates expansion to the East
- _ allows addition to expand toward the street
- _ Maintains a small setback from church property
- _ Has larger floor space for building program
- _ Creates outdoor public space/plaza sheltered from north and East

Site "Footprint" Studies



Site Concept 4

- _Incorporates expansion to the East
- _Aligns with geometry with the Existing Library
- _Alignment with the existing main entry occurs
- _Requires acquisition of some church property
- _Retains perceived setback from street
- _has larger floor space for building program

Charrette Process

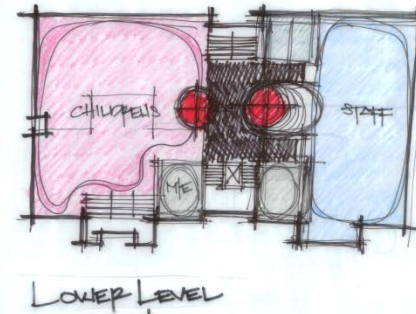
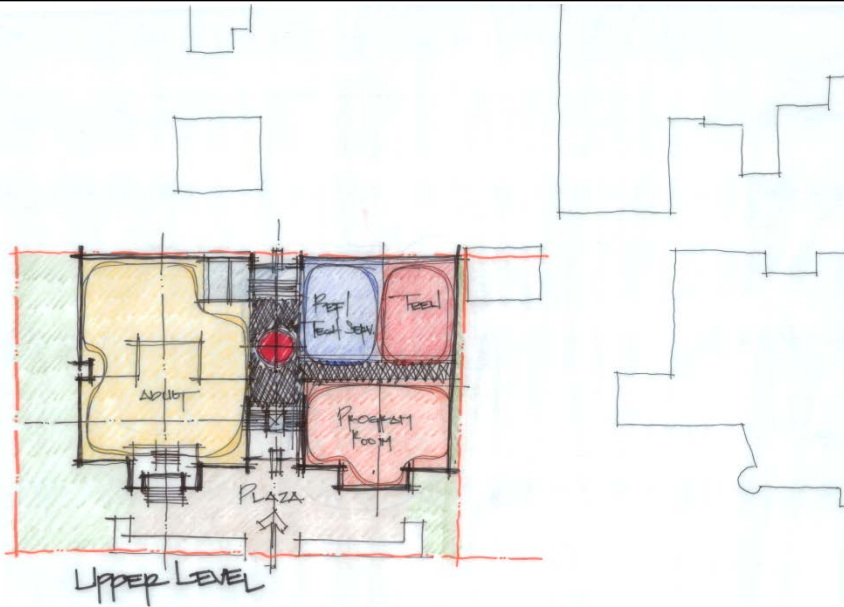


The charrette allows for decisions guiding the development of the project to be made among the group consisting of clients, designers, and users.

MEETING #1

1. INTRODUCTIONS
2. OVERVIEW OF SCHEDULE / PROCESS
3. OVERALL GOALS : OBJECTIVES
 - THURSDAY
 - STUDY EXPANSION OPTIONS
 - SPACE UTILIZATION/BUBBLE DIAGRAMS
 - FRIDAY
 - CONCEPTUAL FLOOR PLAN OPTIONS
 - CONCEPTUAL SITE PLAN
 - 3D STUDIES
 - SATURDAY
 - FINALIZE SITE : FLOOR PLAN OPTIONS
 - ELEVATION CONCEPTS
4. SITE EXPANSION OPTIONS
 - EXPANSION TO THE EAST
 - EXPANSION TO THE NORTH
5. DECISIONS
 - CONFIRM ALLOCATION OF FUNCTIONS BY FLOOR Y
 - NORTH ENTRY (YES OR NO?) NO
 - SELECT PREFERRED SCHEME/CONCEPT
 - CONSIDER CHURCH PROPERTY? (YES OR NO)
6. MEETING #2 (TOMORROW @ NOON)

Conceptual Floor Plan Bubble Diagrams



SUMMARY

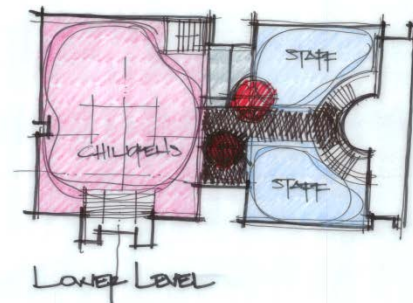
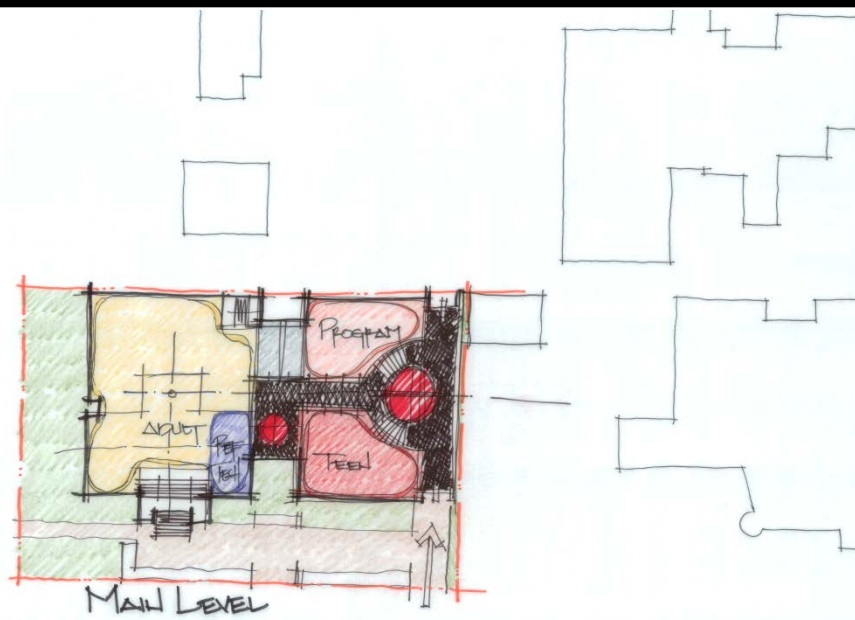
MAIN: 7,075E + 4,075D
 LOWER: 7,075E + 4,075D
 BASEMENT: 0E + 2,500D
 TOTAL = 31,250 #

Concept 1a

- _ Central Lobby Space
- _ Upper Level Program Room
- _ Staff areas in Lower Level

OPTION 1a

Conceptual Floor Plan bubble diagrams



■ SUMMARY

MAIN:	7,875 E	6,700 J
LOWER:	7,875 E	6,700 J
DISSEMINATI	0 E	2,900 J
TOTAL:		31,250 SF

Concept 1b

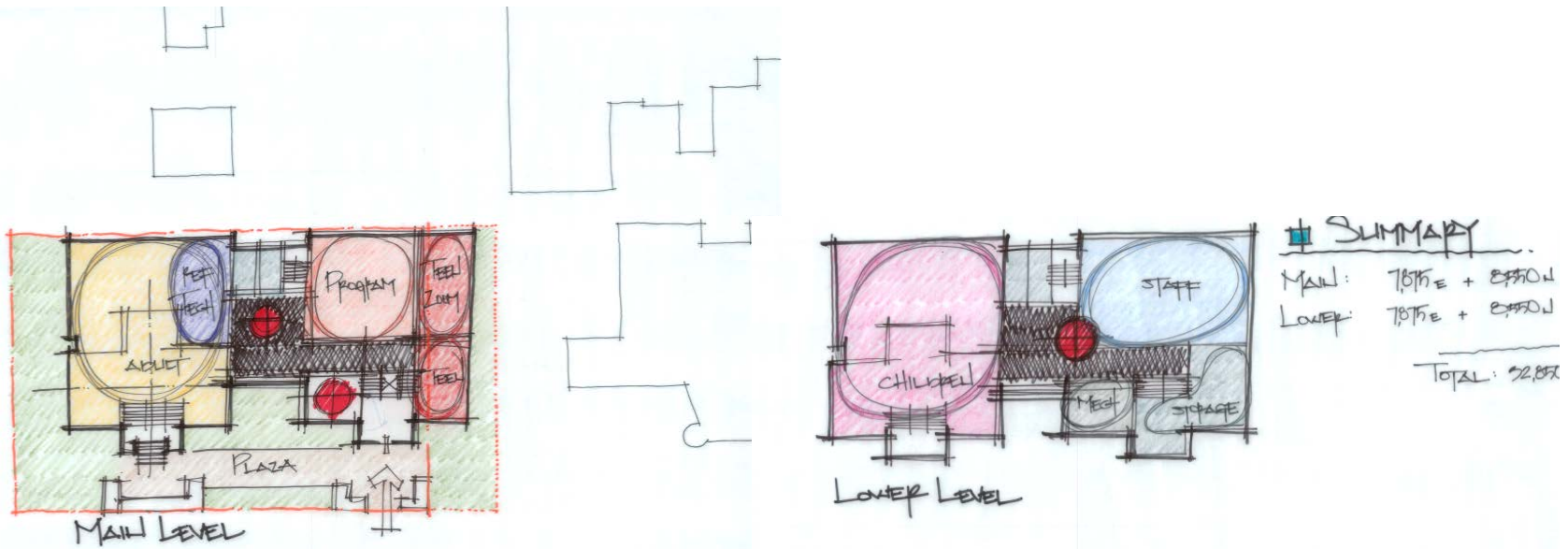
- _ East Side Lobby and Grand Stair
- _ Upper Level Program Room (North Side)
- _ Staff Areas in Lower Level

OPTION 1b



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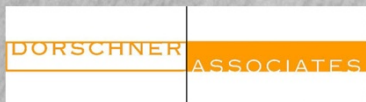
Conceptual Floor Plan Bubble Diagrams



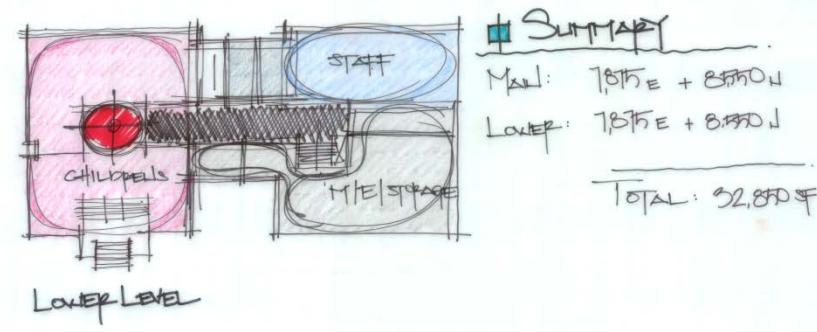
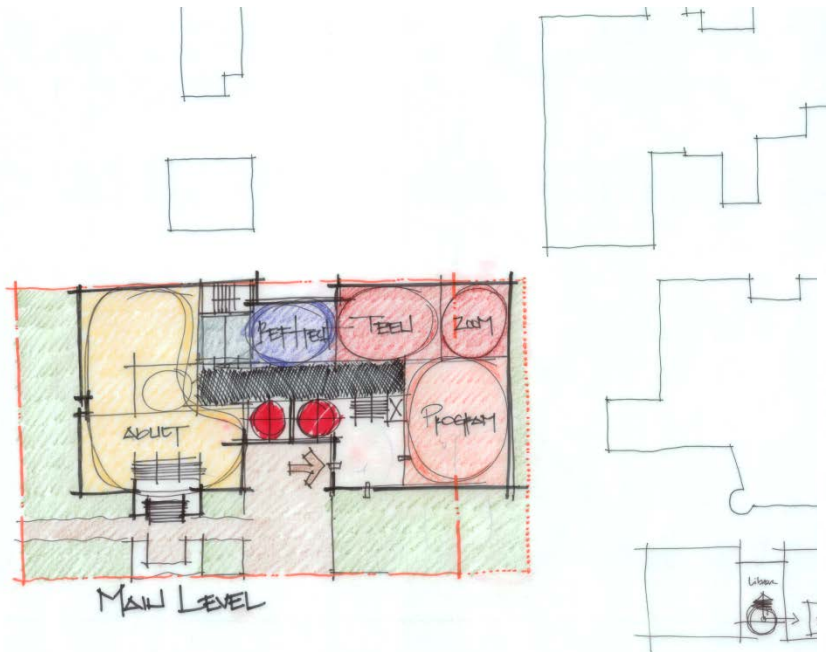
Concept 2a

- _New Primary Entry on East Side Addition
- _Upper Level Program Room (North Side)
- _Staff Areas in Lower Level

OPTION 2a



Conceptual Floor Plan Bubble Diagrams

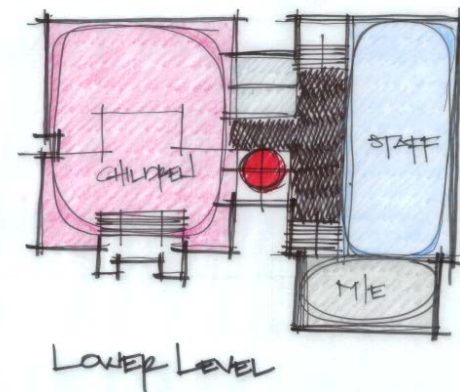
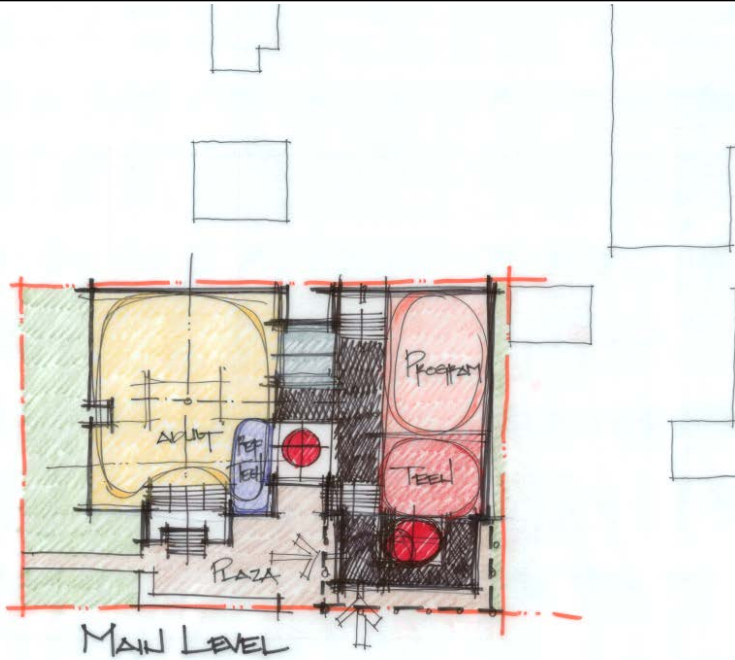


Concept 2b

- _ New Primary Entry on East Side from Courtyard
- _ Upper Level Program Room (South Side)
- _ Central Lobby
- _ Staff Areas in Lower Level

OPTION 2B

Conceptual Floor Plan Bubble Diagrams



SUMMARY
MAIN: 7,675 E + 8,750 W
LOWER: 7,675 E + 8,750 W
TOTAL: 33,250

Concept 3

- _Prominent Entry on South Side w/ Lobby Space
- _Program Room on Upper Level (Northeast Side)
- _Staff areas in lower level

OPTION 3

Charrette Process

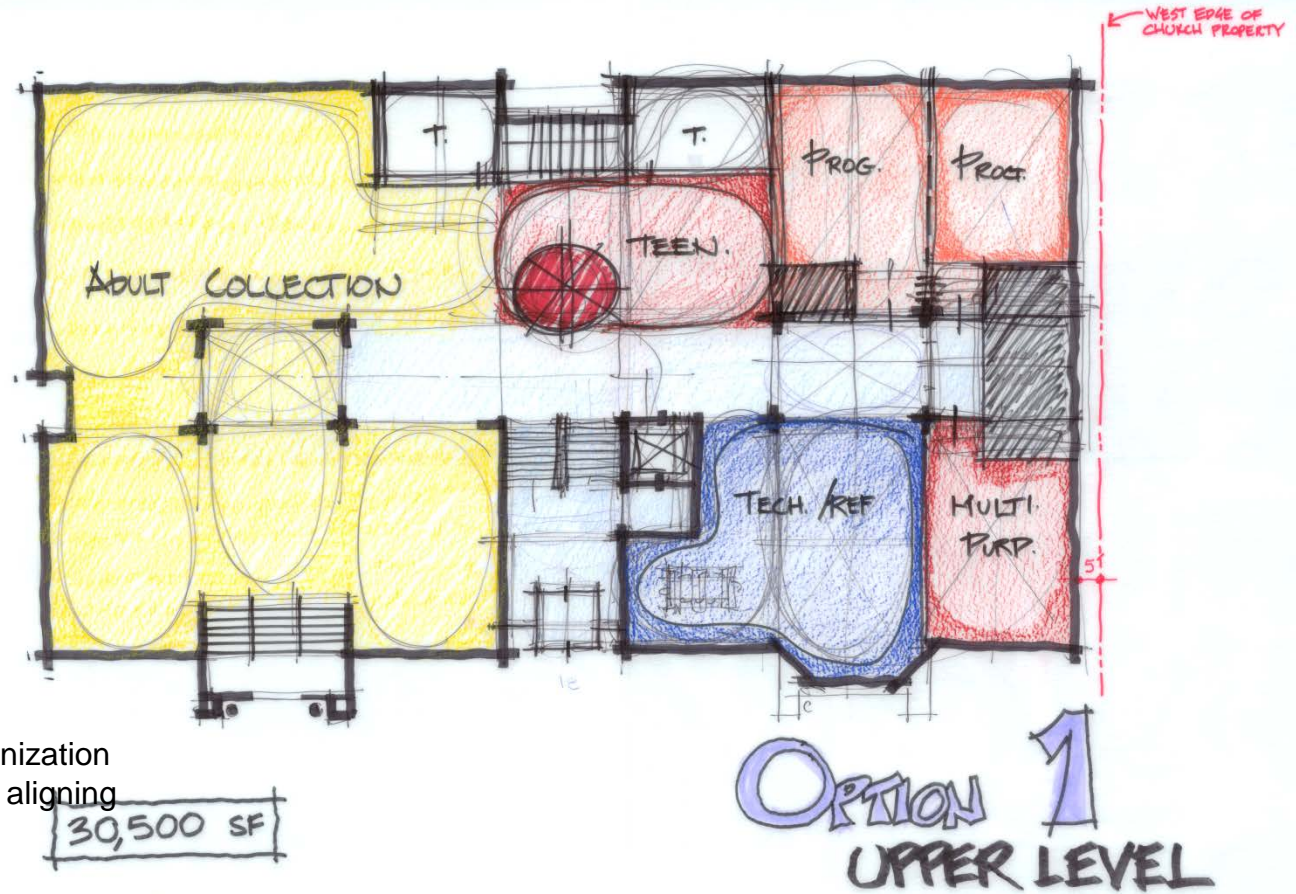


_major decisions resulting from meetings are highlighted in red (opposite).

Meeting #2: Friday

- INTRODUCTIONS
- REVIEW OF PROGRESS
- PRELIMINARY REPORT ON M & E SYSTEMS
- DISCUSSION OF RELATIONSHIP BETWEEN SF (NEEDS) VS. COST (RESOURCES)
- DESIGN TEAM SHIFTED GEARS THIS MORNING, BASED ON INPUT FROM LIBRARY BD. MEMBERS
- EXPLORATION OF CONCEPTS THAT SHOW ADULT & CHILDREN'S COLLECTIONS ON ONE LEVEL
 - *DECISION - PUT ADULT COLLECTION ON UPPER LEVEL & CHILDREN ON LOWER LEVEL
- EXPLORATION/DISCUSSION ABOUT AFTER-HOURS ACCESS TO PROGRAM ROOM
 - *DECISION - LOCATE PROGRAM ROOM ON UPPER LEVEL w/o REQUIREMENT OF SEPARATE AFTER-HOURS ACCESS

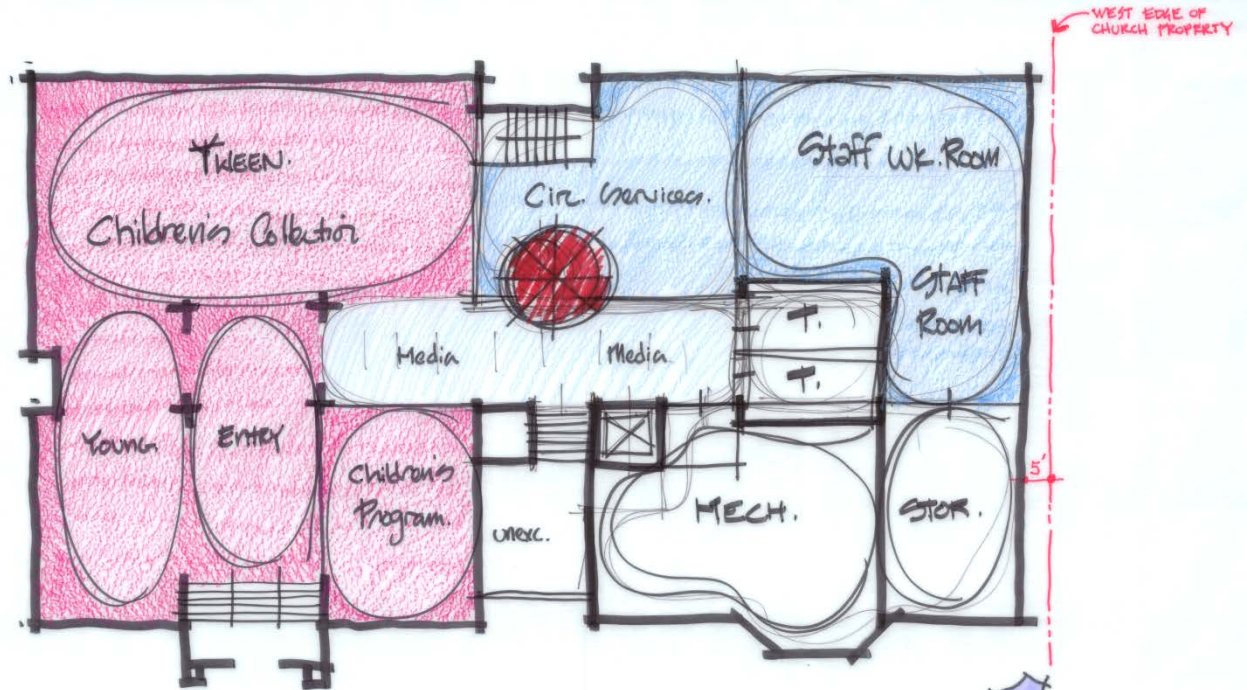
Conceptual Floor Plan Bubble Diagram Refinements



Concept 1

_This study illustrates the program organization without purchasing church property and aligning with the existing building.

Conceptual Floor Plan Bubble Diagram Refinements

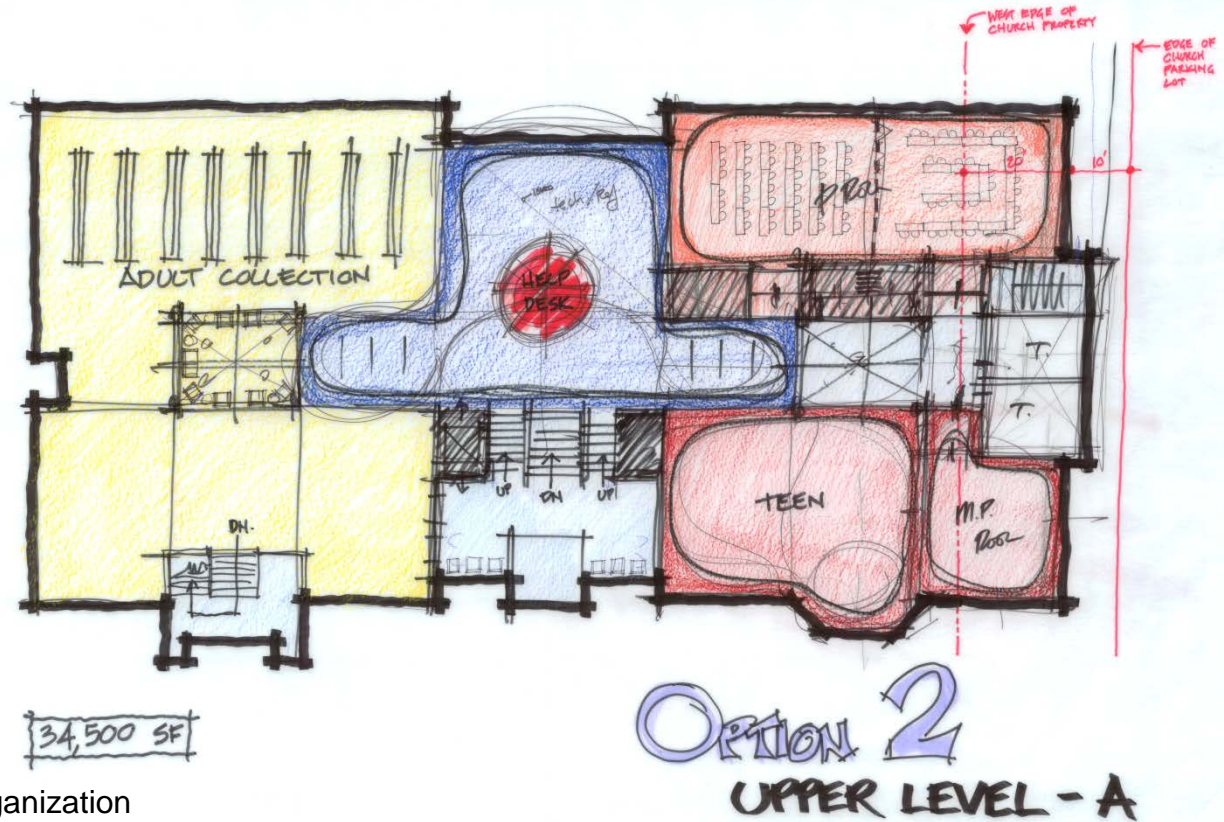


Concept 1

_This study illustrates the program organization without purchasing church property and aligning with the existing building.

OPTION 1
LOWER LEVEL

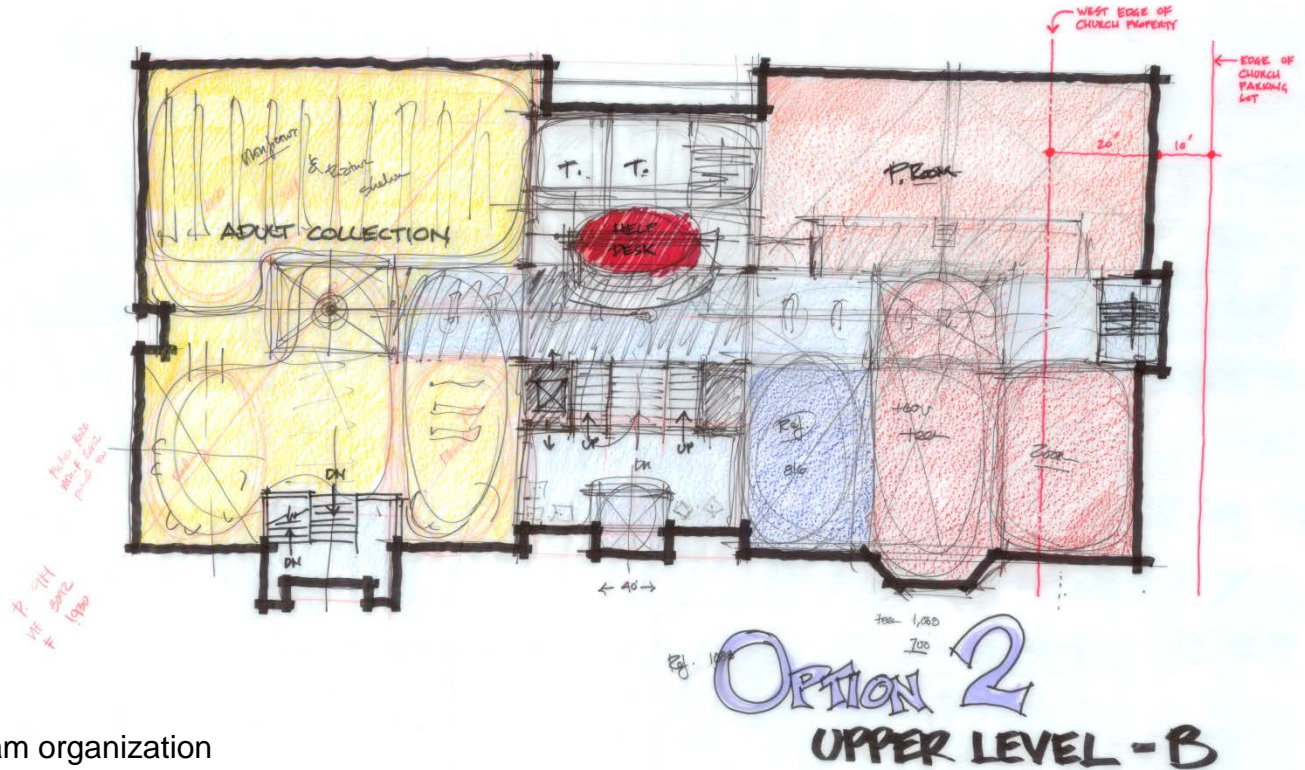
Conceptual Floor Plan Bubble Diagram Refinements



Concept 2A

_This study illustrates the program organization with purchasing 30 feet of church property.

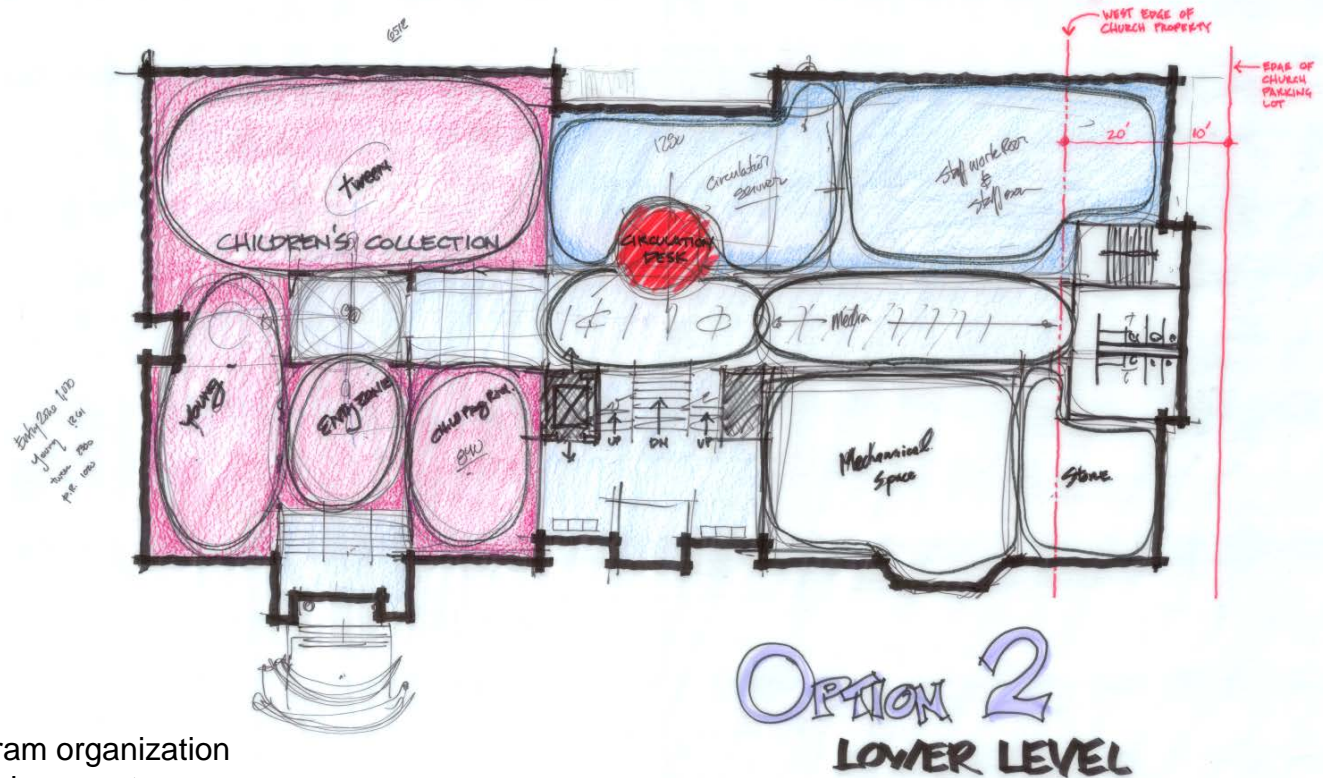
Conceptual Floor Plan Bubble Diagram Refinements



Concept 2B

_This study illustrates the program organization with purchasing 30 feet of church property.

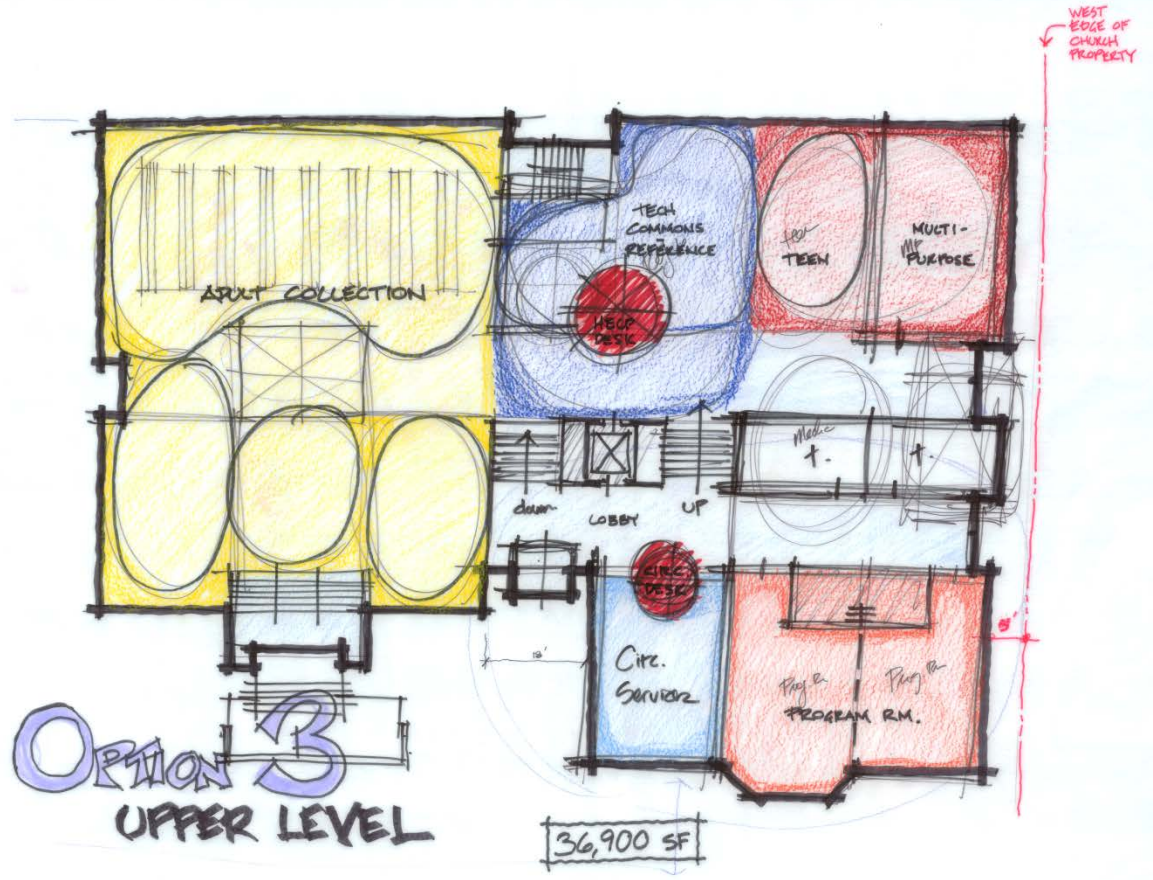
Conceptual Floor Plan Bubble Diagram Refinements



Concept 2

_This study illustrates the program organization with purchasing 30 feet of church property.

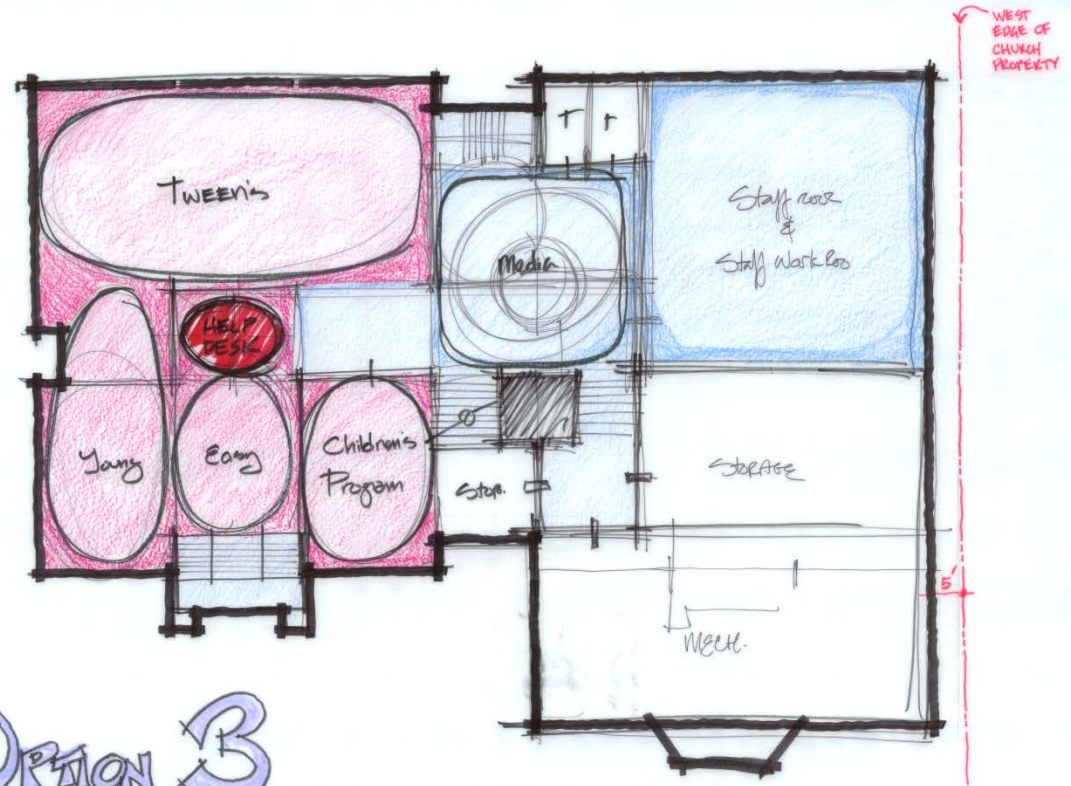
Conceptual Floor Plan Bubble Diagram Refinements



Concept 3

_This study illustrates the program organization without purchasing 30 feet of church property and expanding toward the street.

Conceptual Floor Plan Bubble Diagram Refinements



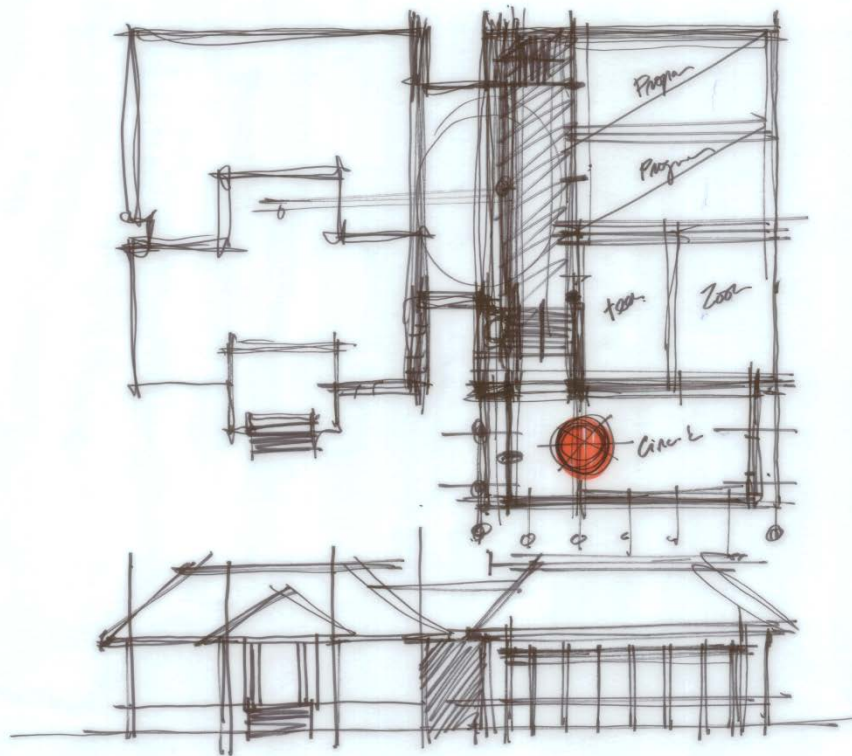
Concept 3

_This study illustrates the program organization without purchasing 30 feet of church property and expanding toward the street.

OPTION 3
LOWER LEVEL

Massing Studies

Scheme 3.



Massing / Elevation Notes

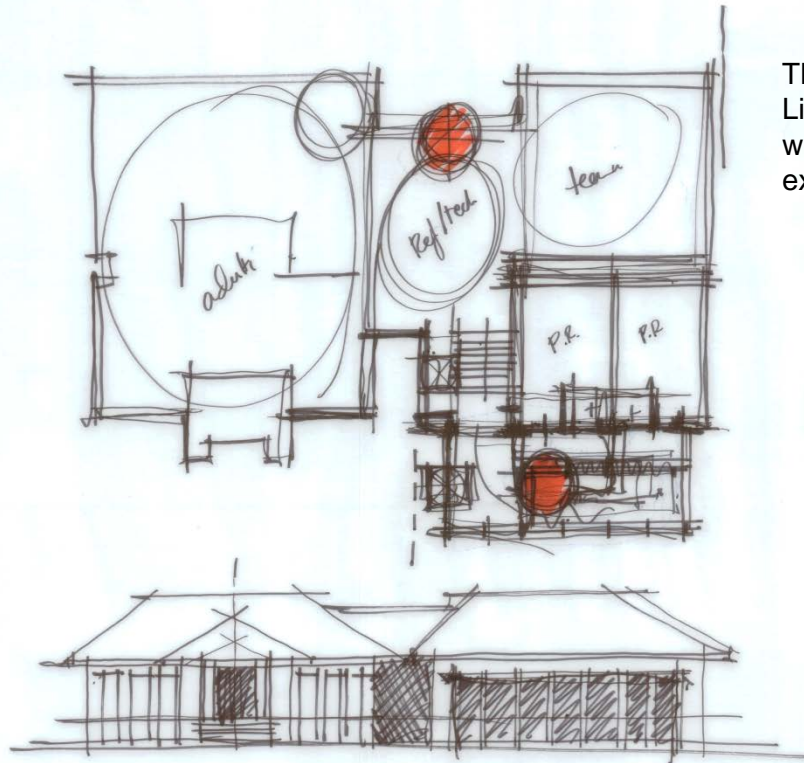
Historic characteristics of the existing structure are embraced and respected when considering an addition/expansion to the Baraboo Public Library.

Regulating lines and existing structural conditions provide a framework in which the new architecture can operate within.

This helps the building reinforce its original architectural characteristics as well as the characteristics of its surrounding urban context.

Massing Studies

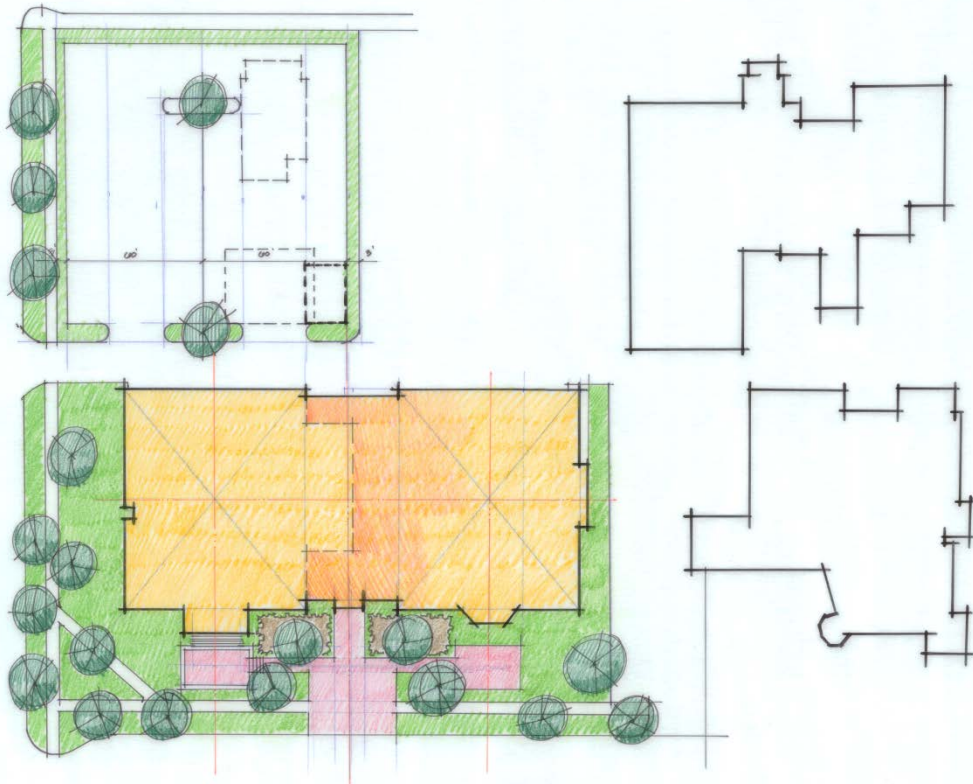
Scheme 3.



Massing / Elevation Notes

The addition and expansion of the Baraboo Public Library presents an opportunity to create public spaces within the structure that can be expressed in the exterior massing and elevation.

Site Refinement Studies



OPTION 2: SITE PLAN

Site Refinement Option 2

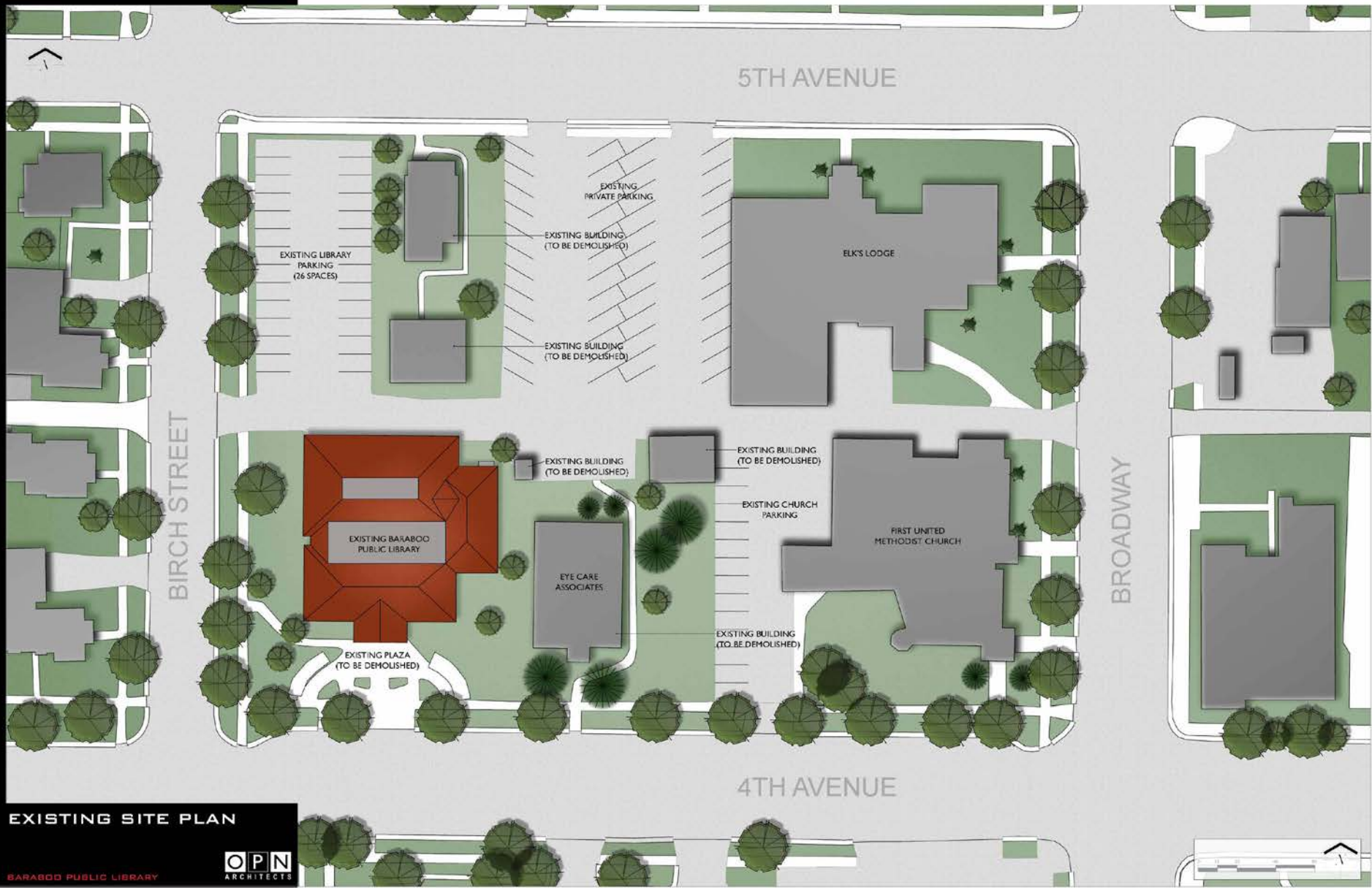
This expansion study creates symmetry with the existing library. A new entry is created at the center of the south elevation facing the street. New hardscape would help guide patrons and building users toward this new entrance and plaza. The existing parking lot would double in size to accommodate patrons and staff. Sensitivity to the East elevation (facing the church) would be an important design consideration in this scheme.

Massing Studies



Concept 1a Elevation Study

Symmetry in terms of massing is expressed in this study. A lighter, more transparent link between the brick facades helps to denote entry as well as maintain an appropriate sense of scale. Window size, a bay window (or similar element), and materials helps to further link the new expansion to the existing.



EXISTING SITE PLAN

BARABOO PUBLIC LIBRARY

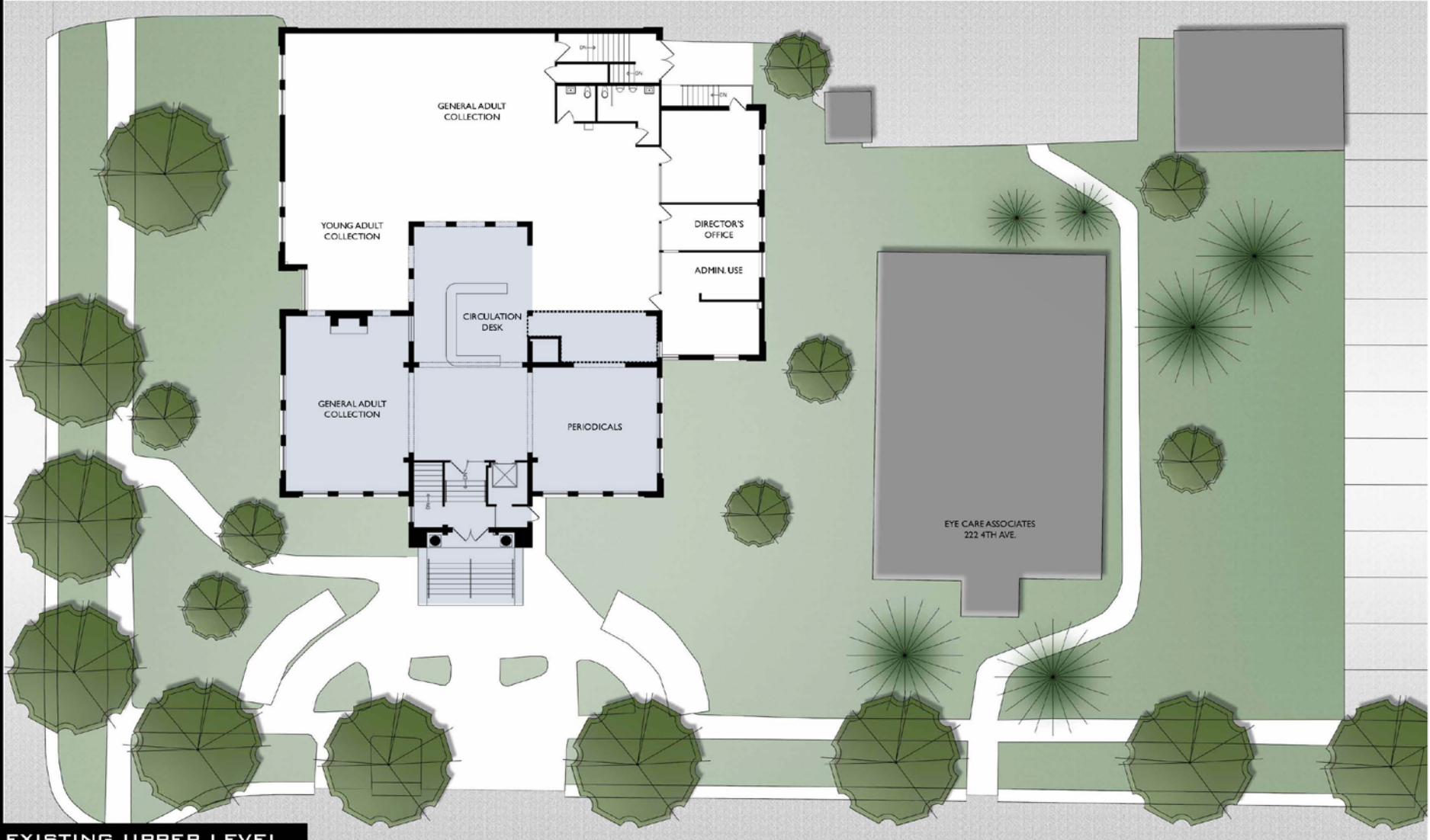


Baraboo Public Library
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PROPOSED SITE PLAN
 BARABOO PUBLIC LIBRARY
 OPN ARCHITECTS

Baraboo Public Library
 Pre-Funding Design



**EXISTING UPPER LEVEL
FLOOR PLAN**

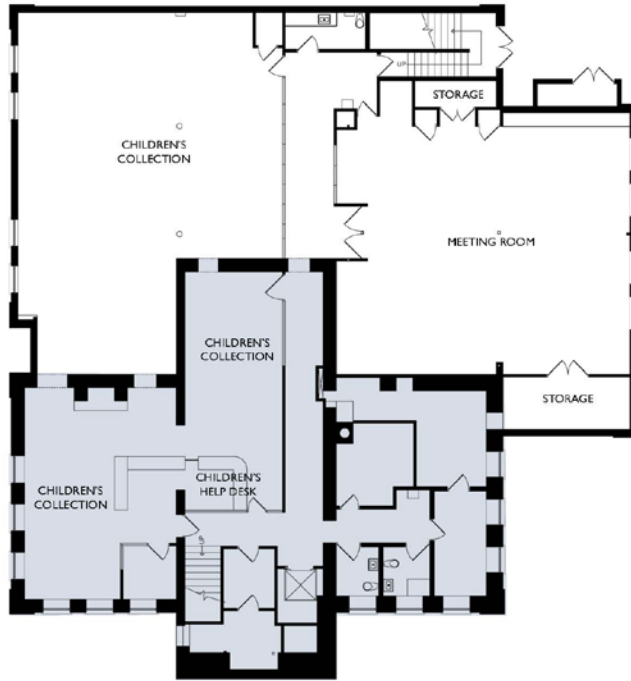
BARABOO PUBLIC LIBRARY



■ = ORIGINAL FOOTPRINT OF CARNEGIE LIBRARY



Baraboo Public Library
Pre-Funding Design



EXISTING EXTERIOR VIEW FROM 4TH AVE.
PHOTOGRAPH



EXISTING EXTERIOR VIEW FROM 4TH AVE.
PHOTOGRAPH

EXISTING LOWER LEVEL
FLOOR PLAN

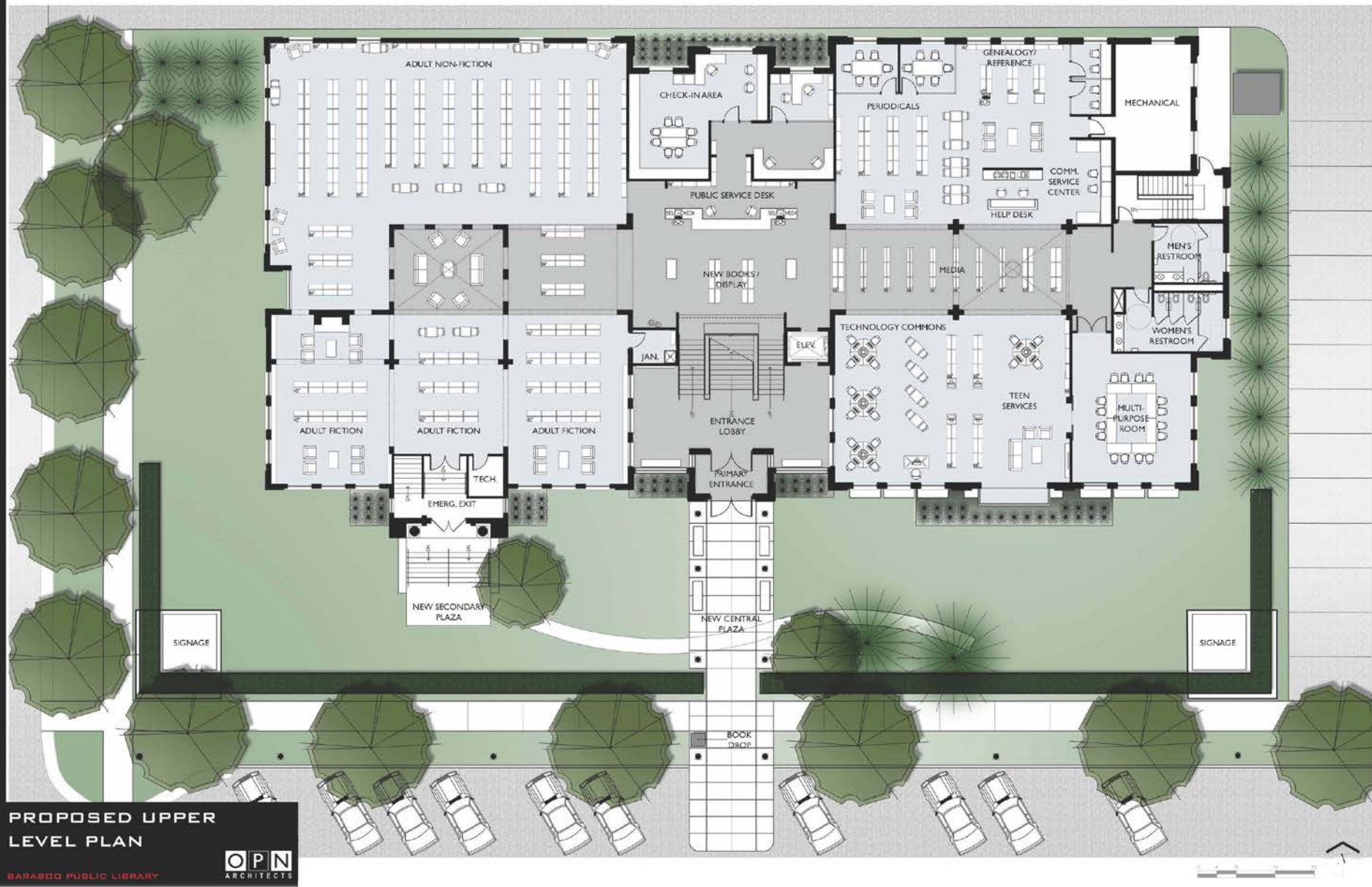
BARABOO PUBLIC LIBRARY



■ = ORIGINAL FOOTPRINT OF CARNEGIE LIBRARY

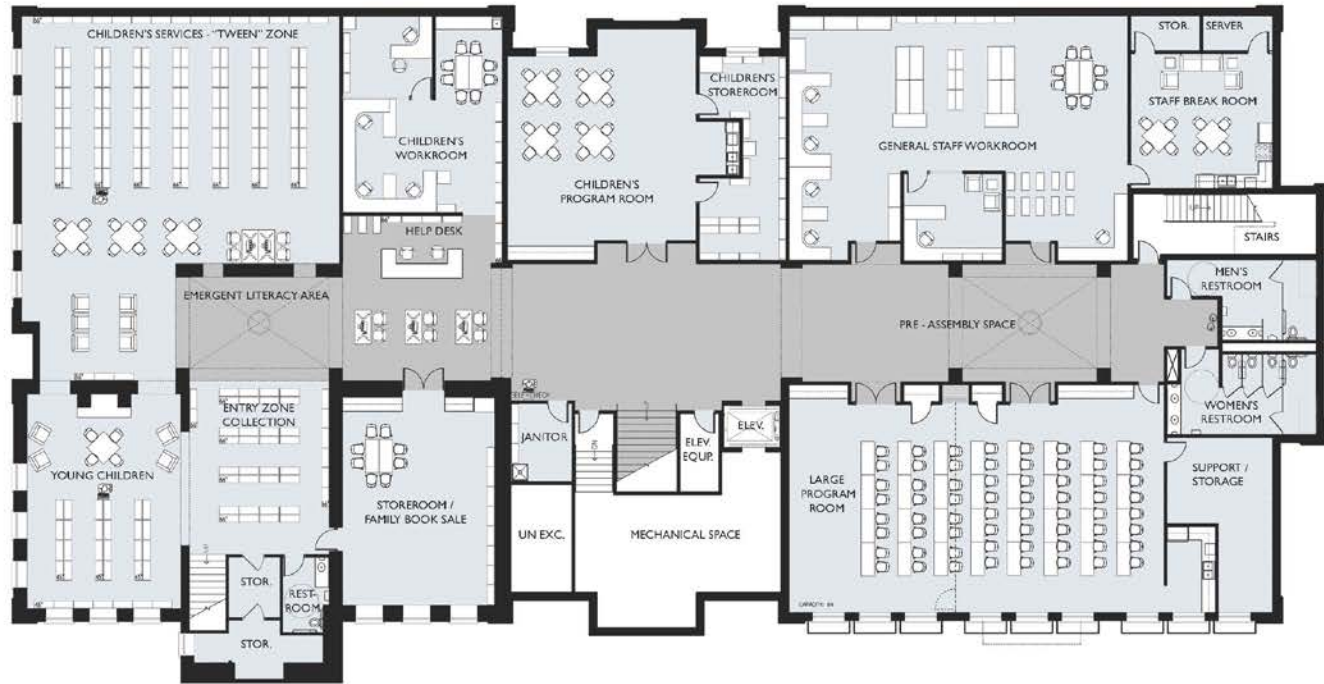


Baraboo Public Library
Pre-Funding Design



PROPOSED UPPER LEVEL PLAN
 BARABOO PUBLIC LIBRARY
 OPN ARCHITECTS

Baraboo Public Library
 Pre-Funding Design

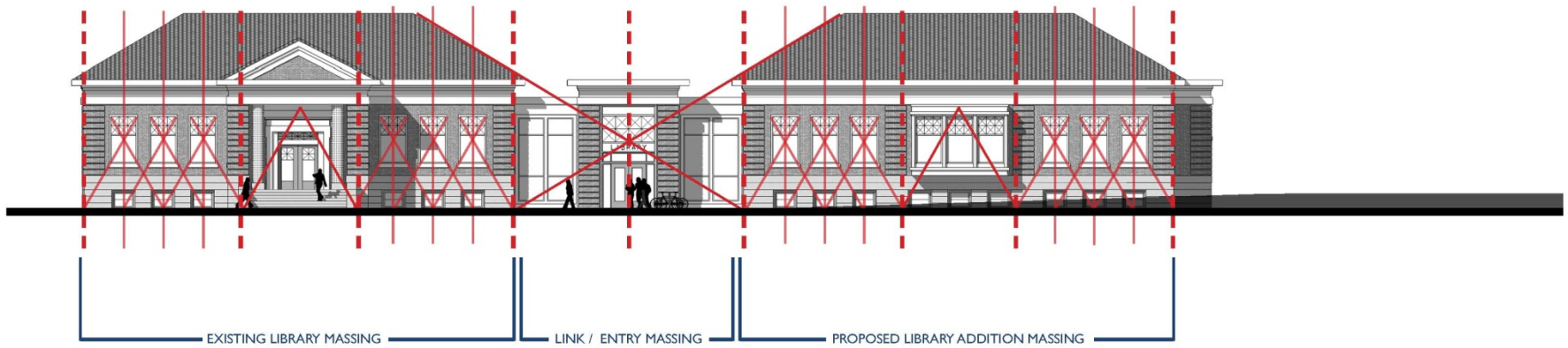


PROPOSED LOWER
LEVEL PLAN

BARABOO PUBLIC LIBRARY



Baraboo Public Library
Pre-Funding Design



PROPOSED SOUTH ELEVATION
ORGANIZING DIAGRAM



CONCEPT
DEVELOPMENT

BARABOO PUBLIC LIBRARY

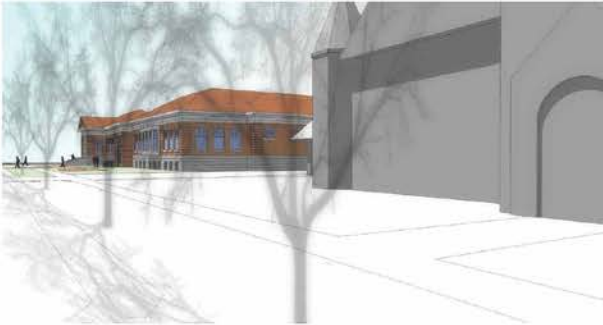
Baraboo Public Library
Pre-Funding Design



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION



PERSPECTIVE VIEW
FROM FIRST UNITED METHODIST CHURCH

PROPOSED / EXISTING
SOUTH ELEVATION



BARABOO PUBLIC LIBRARY

Baraboo Public Library
Pre-Funding Design



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED
ELEVATIONS

BARABOO PUBLIC LIBRARY



Baraboo Public Library
Pre-Funding Design



PROPOSED EXTERIOR
PERSPECTIVE

BARABOO PUBLIC LIBRARY



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PROPOSED EXTERIOR
PERSPECTIVE

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Project Costs

OPINION OF PROBABLE CONSTRUCTION COSTS

This cost summary is based on schematic information and is based on the professional judgment and experience of the design team. We make no warranty, express or implied, that the actual cost will not vary from the costs listed below.

CONSTRUCTION COSTS \$ 5,875,314

a.	General construction & remodeling	\$ 5,170,276
b.	Design contingency for schematic level design (12.5%)	\$ 705,038

ADDITIONAL COSTS \$ 1,984,110

a.	Construction Contingency (7.5% of construction costs)	\$ 440,650
b.	A/E/M/S Design Fees (9.5% of construction costs)	\$ 558,155
c.	Technology & Telecom Design Fees (.25% of const. cost)	\$14,680
d.	LEED Fees (estimated)	\$ 61,000
	1. A/E Design Team (\$1 / SF)	\$ 34,000
	2. Energy Modeling	\$ 7,500
	3. Fundamental Commissioning (\$0.50 / SF)	\$ 17,000
	4. USGBC Registration & Certification Fees	\$3,150
e.	Furnishings Budget (\$20 / SF)	\$ 680,000
f.	Furnishings Design Fees (12% of Furnishings Budget)	\$ 81,600
g.	Interior Bookstack & Wayfinding Signage (.5% of const. cost)	\$ 29,375
h.	Signage Design Consultant Fees	\$4,000
i.	Site Lighting	\$6,000
j.	Soil Borings/Site Survey/Construction Testing	\$25,000
k.	Printing & Misc. Reimbursable Expenses	\$22,000

TOTAL PROJECT COST \$ 7,859,424

ASSUMPTIONS & UNDERSTANDINGS

The above costs do not include the following:

- Cost of inflation (2%-4% annually) for any delay in proceeding with the project. Construction estimate is based on 2010 construction costs.
- Cost of voice or data equipment such as servers, switches, workstation computers or patch cords.
- Cost of self check-out units which run approx. \$30,000 each
- Cost of book security gates, equipment and media
- Cost of purchasing and demolishing house & garage on 5th Ave. and constructing a new parking lot
- Cost of purchasing a 30 foot portion of the adjacent church property