

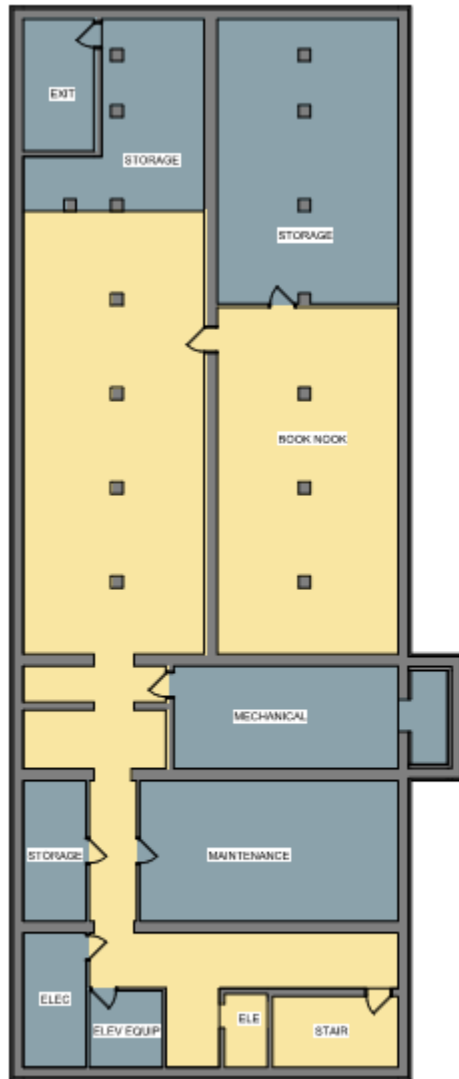


Welcome!

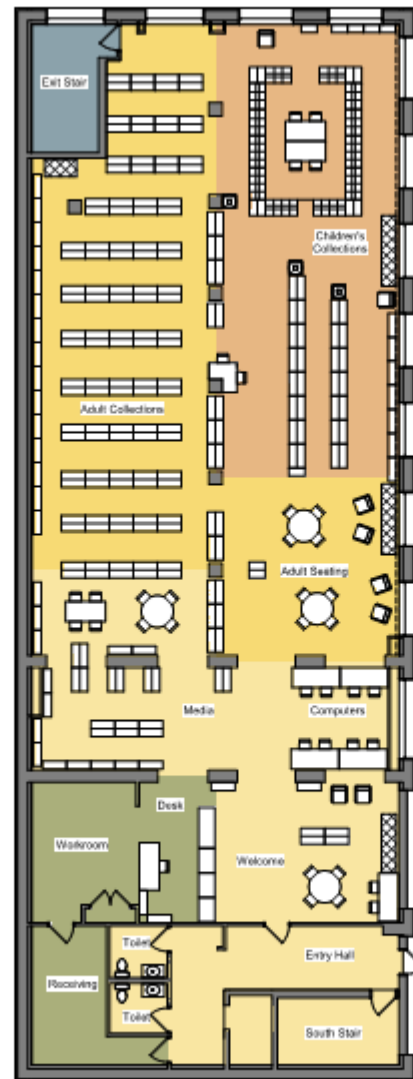
Vaughn Public Library – Renovation Planning

ADDRESSING LIBRARY SERVICES

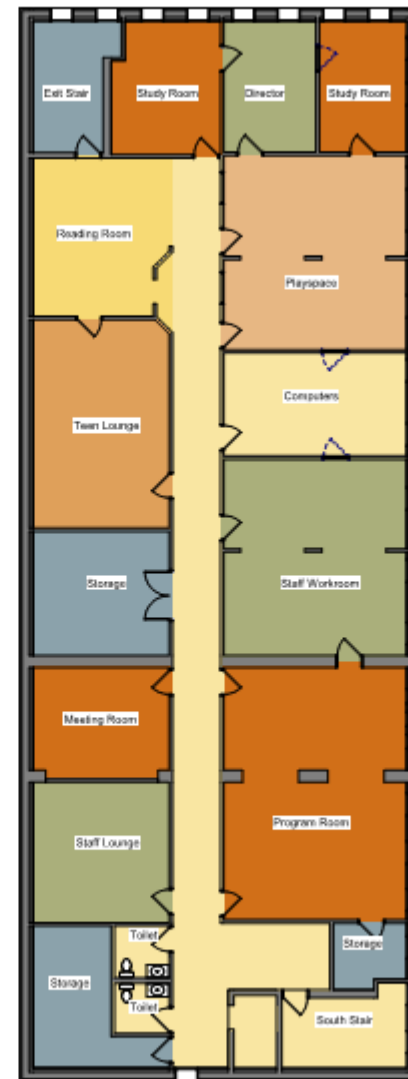
Needs Assessment and Design Solution



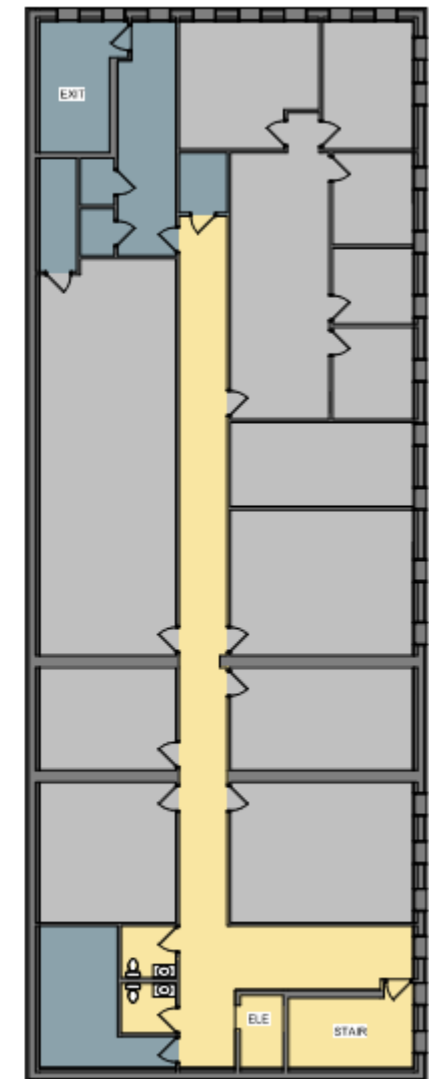
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



KEEP:

Wifi access inside and out
 Kids play area / collections / entry
 Meeting spaces / wet / improv
 New books / community display
 General seating / newspapers
 Book Nook
 Windows / natural light
 Self-check out



TOSS:

Disconnected levels
 Crowded areas
 Entry hall / 2nd floor access
 2nd floor compartmentalization
 Upholstered furniture
 Outdated look



CREATE SPACE:

Outdoor seating / garden / parking
 Main street entry / two entries
 Open welcoming entry
 Central stair / slide / mural
 Teen study and social space
 History display / room
 Small study rooms
 Quiet area for focused work
 Tutor / virtual services / co-work
 Stuff storage / strollers / bags

CREATE SERVICE:

Bi- or tri-lingual signage
 Preteen collections / manga
 Intergenerational interaction
 Extending hours / activities
 Lending of tools, puzzles, party kits

ENTRY LEVEL PLAN





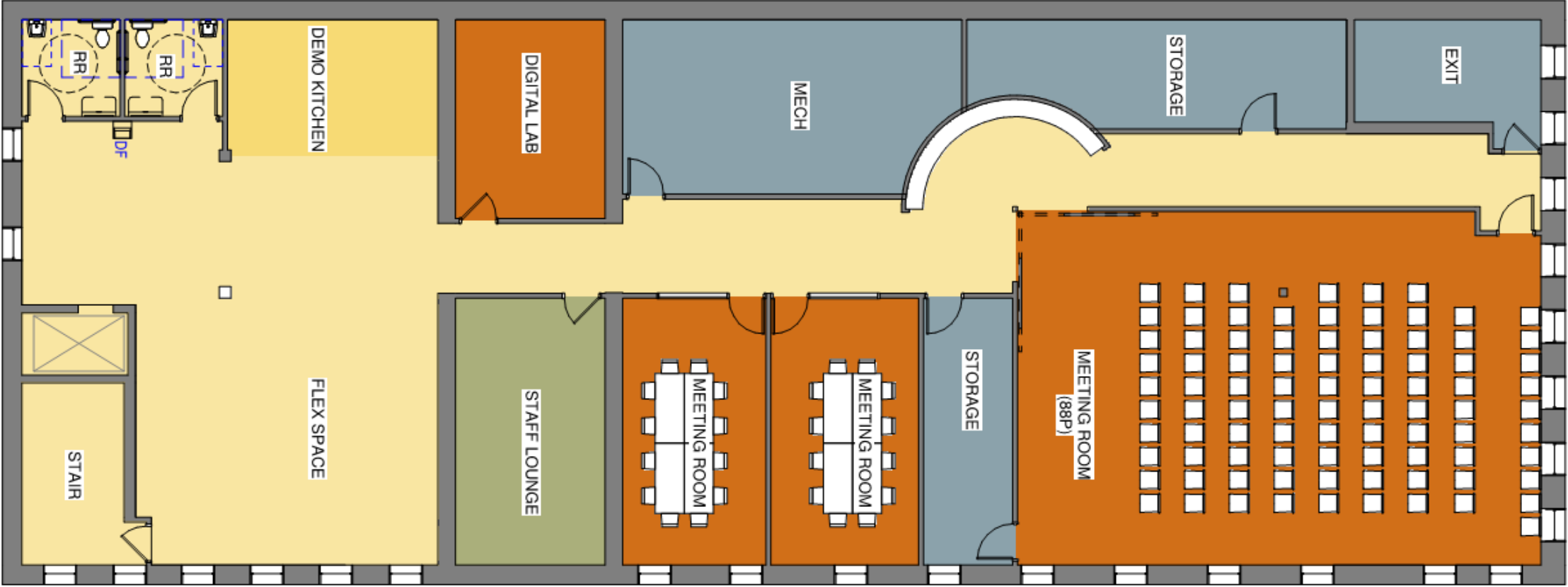


SECOND FLOOR PLAN





THIRD FLOOR PLAN

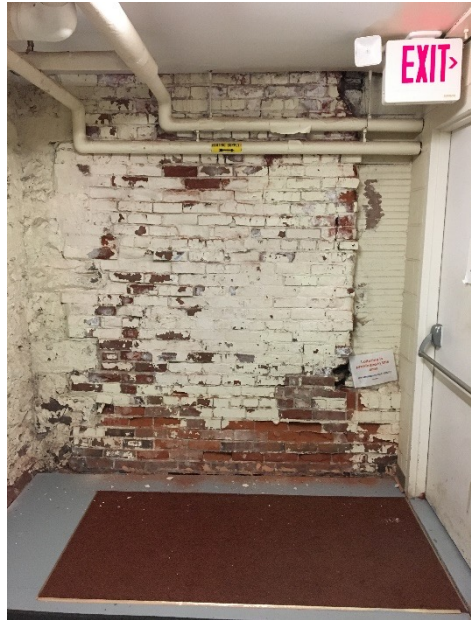






ADDRESSING BUILDING DEFICIENCIES

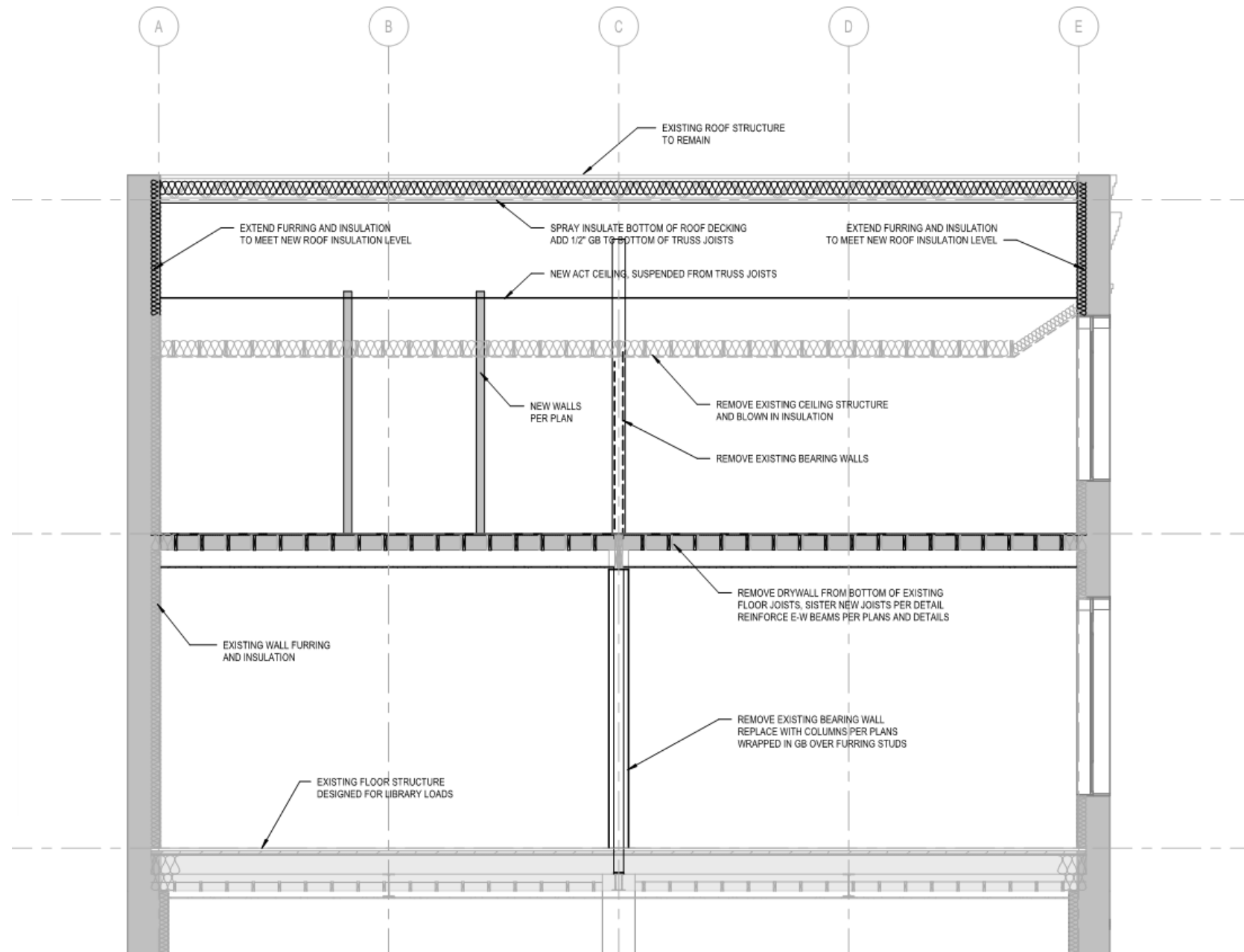
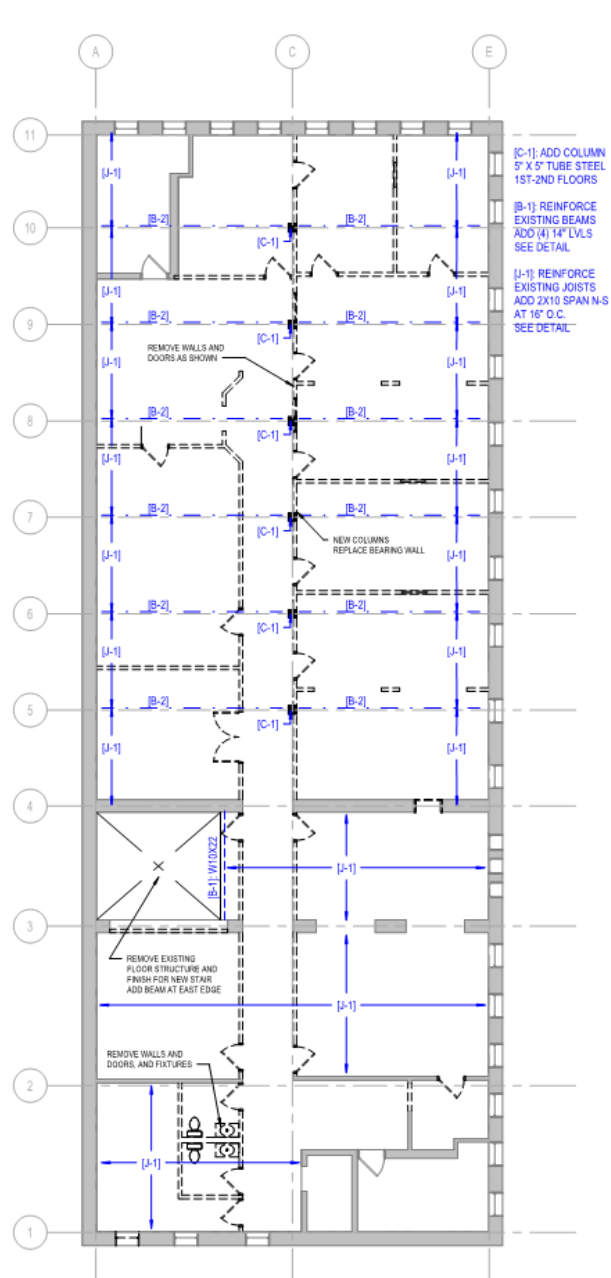
Scope of Work and Budget Estimate



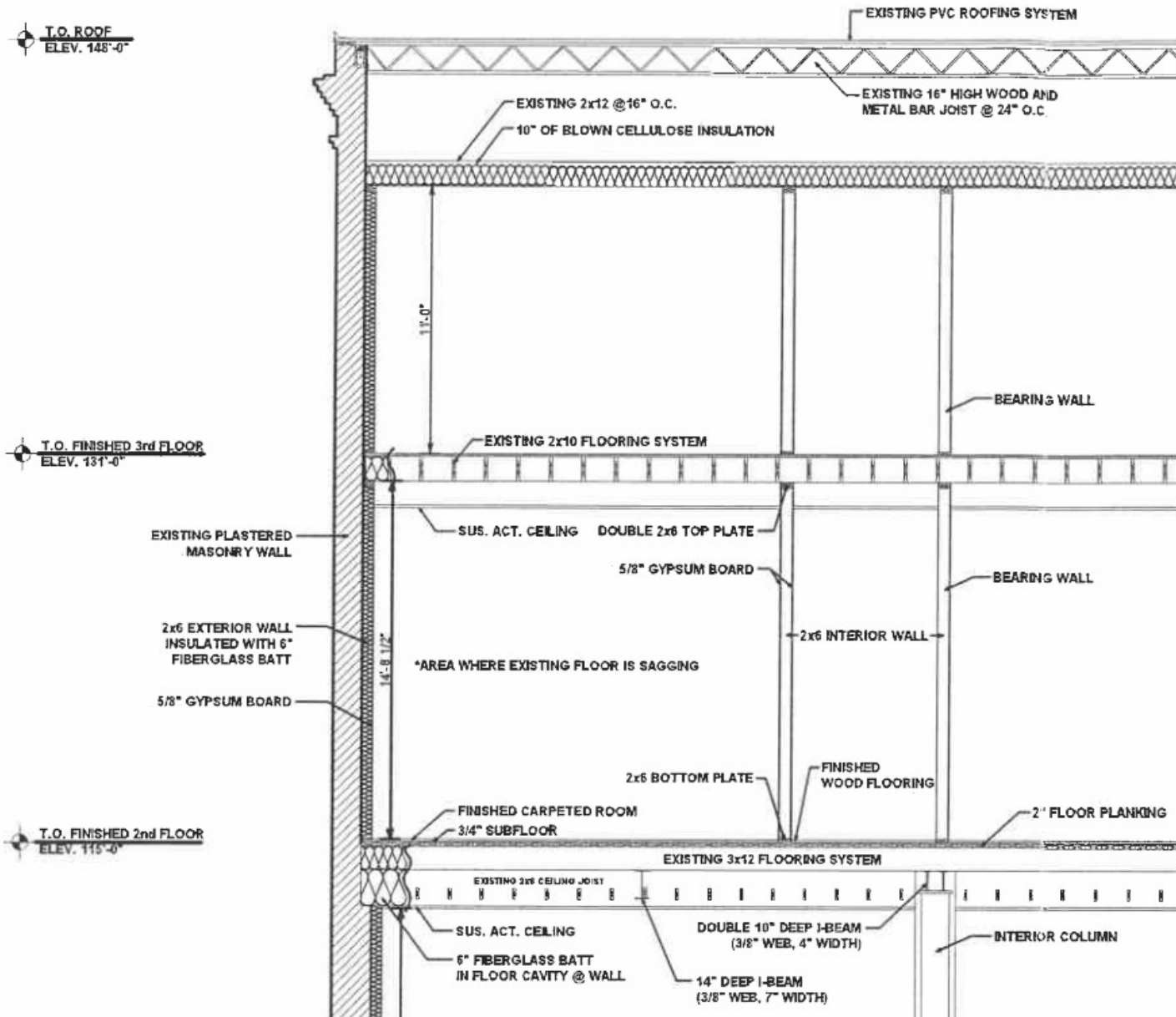
Foundation Repairs



Replacement Windows



Structural Modifications



ROOF:

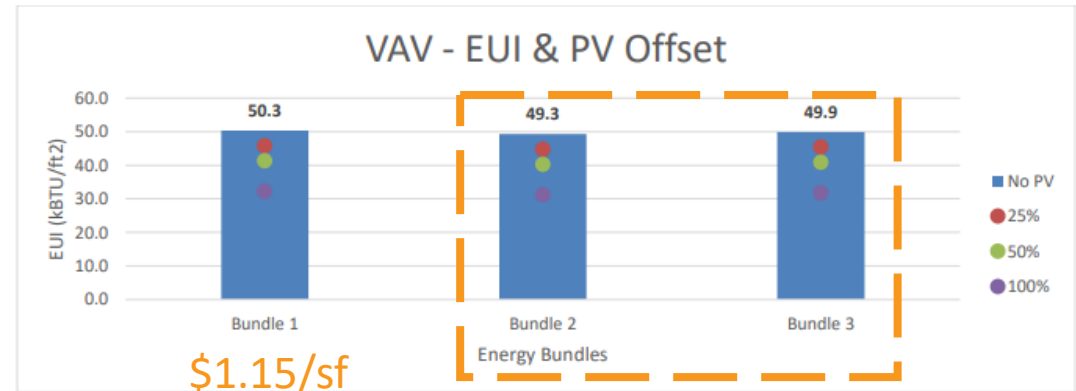
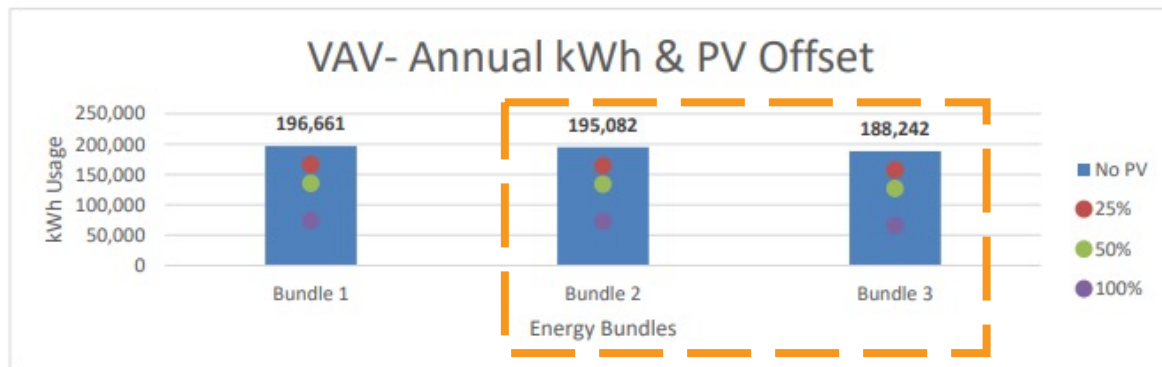
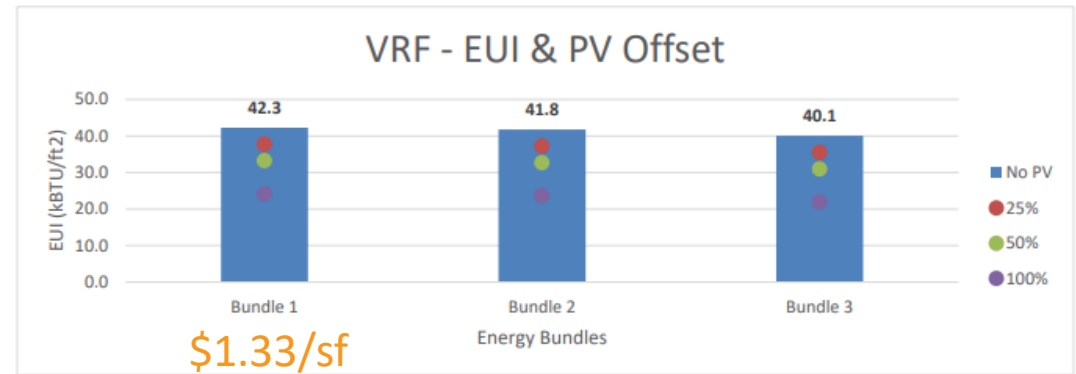
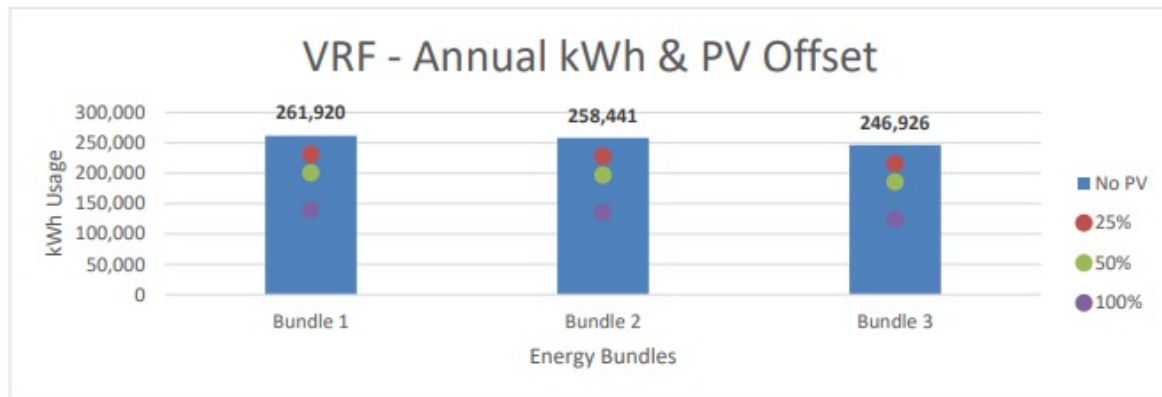
- 10"-14" blown-in [R-31 to 44]
- Replace with new R-40
- Code requires > R-38

WALLS:

- Existing to remain, continue to roof
- Multi-wythe brick with plaster [R-3.4]
- 6" batt insulation added in 1980's [R-19.6]
- Code requires > R-15.2ci

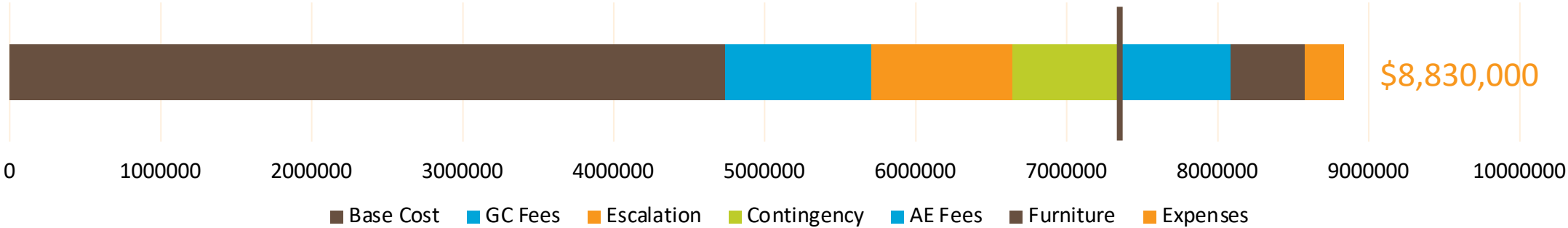
WINDOWS:

- Replace existing windows [R-2.4]
- Triple pane = R-6.25
- Double pane = R-3.4
- Code requires > R-3.3



VRF system adds \$169,828 to the construction and is more costly to operate.
 PV 50% or 40 kwh solar system included in budget
 Energy cost savings \$7,000 per year.
 Focus incentive to project approximately \$x,000

Total Project Costs



- Masonry Repairs
- Window Replacement
- Structure and Interiors
- Building Systems
- Furniture and Equipment
- Implementation

RENOVATIONS 2023	CONCORD
Construction	\$ 1,708,180
Finishes	\$ 1,034,328
Fire sprinklers	\$ 218,879
Mechanical and Plumbing	\$ 1,555,770
Electrical Systems	\$ 727,384
Utilities	\$ 85,693
Foundations	\$ 441,750
Façade Reconfigurations	\$ 330,193
Window Replacements	\$ 562,985
Basement Renovation	\$ 498,812
Rooftop Solar System	\$ 183,475
CONSTRUCTION COSTS	\$ 7,347,450

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AE Fees (10%)	\$ 734,745
Expenses (2%)	\$ 146,949
Furnishings + Fee	\$ 451,440
Equipment Allowance (AV+Kitchen)	\$ 40,000
Interim Library (6,000 sf x 12 months)	\$ 108,000
TOTAL PROJECT COST	\$ 8,828,583

\$13,750,000 – approximate cost for new building.



QUESTIONS?