

DESIGN CHARRETTE WORKSHOP BOOKLET

# BELLEVILLE PUBLIC LIBRARY

BELLEVILLE, WISCONSIN



**FEH** DESIGN

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# / EXECUTIVE SUMMARY & RECOMMENDATION

## EXECUTIVE SUMMARY

The Belleville Public Library Board began studying how to address a shortage of space in the public library in 2015 when the Village conducted a municipal study of all village departments including the library. The needs assessment portion of that study indicated the existing 6,500 square foot library building would need to be expanded by 7,000 square feet or build a new 13,700 square foot building to meet the community's library needs for the next 20 years. The recommendations presented to the Village Board ranged from expanding the existing building, to sharing a building with other village departments, to building a new, freestanding building on an undetermined site. The Village Board embraced the concept of building a new library building if it would include community space and the library could fundraise a significant portion of the cost of a new building. The existing library building would then be renovated and become home to the Belleville police department.

In 2017 the Belleville Public Library Board engaged a professional fundraising consultant to conduct a capital campaign and FEH Design to engage community stakeholders and develop conceptual designs for the new Belleville Public Library and Community Center.

## PUBLIC PLANNING PROCESS

The Library Board wanted to gather as much public input as possible and recruit a cross section of residents including; staff, parents, students, village officials, business representatives and community leaders to be a voice for the community. Invitations were sent out and individuals were asked to attend three meetings to help develop the Goals for Success, identifying possible options to study, develop criteria to evaluate potential solutions, weight the criteria, participate in the planning workshop, and recommend preferred options to the library board.

Through multiple public meetings, community residents and the Library Board developed; the goals for success, decision making criteria, and prioritization and weighing the criteria for evaluating design concepts at the on-site design workshop.

## DESIGN WORKSHOP

A multi-day onsite design workshop was conducted to develop multiple concepts for the library on a downtown building site that the Village was interested in redeveloping across the street from Library Park and near the Badger Bike trail. The workshop was conducted with an immersion of public input from community residents and students from the school district. Numerous concepts were developed, studied, evaluated and designed. At the end of the second day, the public was asked to select the best concept and then rank the top three concepts against the criteria that was developed. Opinions of cost were developed for all three options with a total project cost approach.

## RECOMMENDATIONS

The highest ranked concepts from the design workshop were Option L1 (98.5), Option K (92.5), and Option J (88.5). Option L1.1 was developed after the design workshop in response to public feedback at the final presentation and has been included in the booklet as a recommended option. All of these options present strong arguments and should be considered as the library and community center project moves forward.

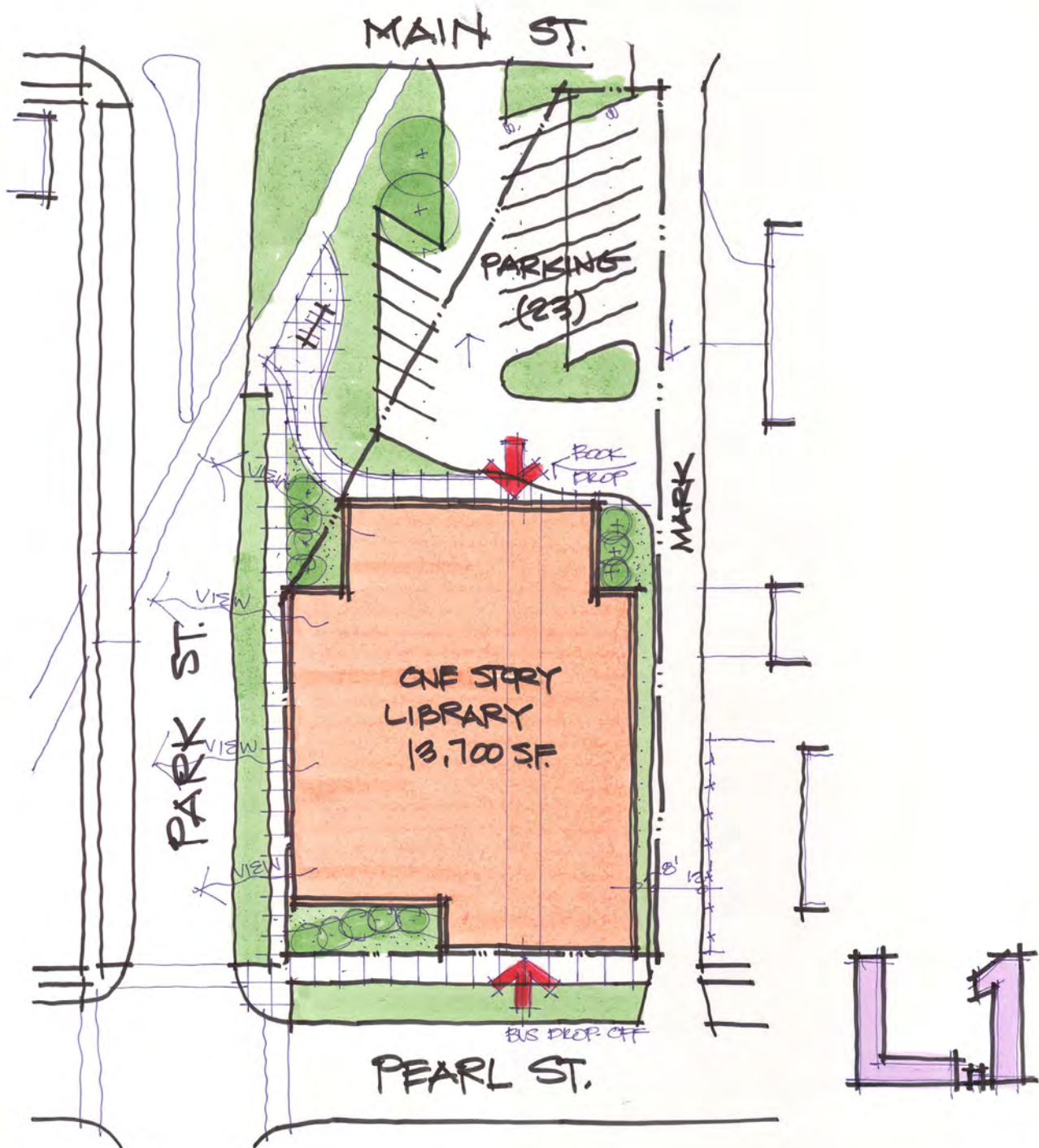
Option L1 achieved a score of 98.5 against the list of criteria developed at public meeting #1. Positive comments recorded at the design workshop include;

1. A southwest corner building entrance to accommodate bus traffic and children (away from the fire station).
2. This option would best accommodate future expansion beyond 20 years.
3. Well defined areas for the community and library which allows for independent use by the library and community.
4. A drive-up book drop along the east side of the building.
5. A well-defined path between the bike path and library/community building.
6. The building has a five-foot offset from the zero-setback building line along the east property line.
7. Good views and natural light from library spaces to the park across the street.

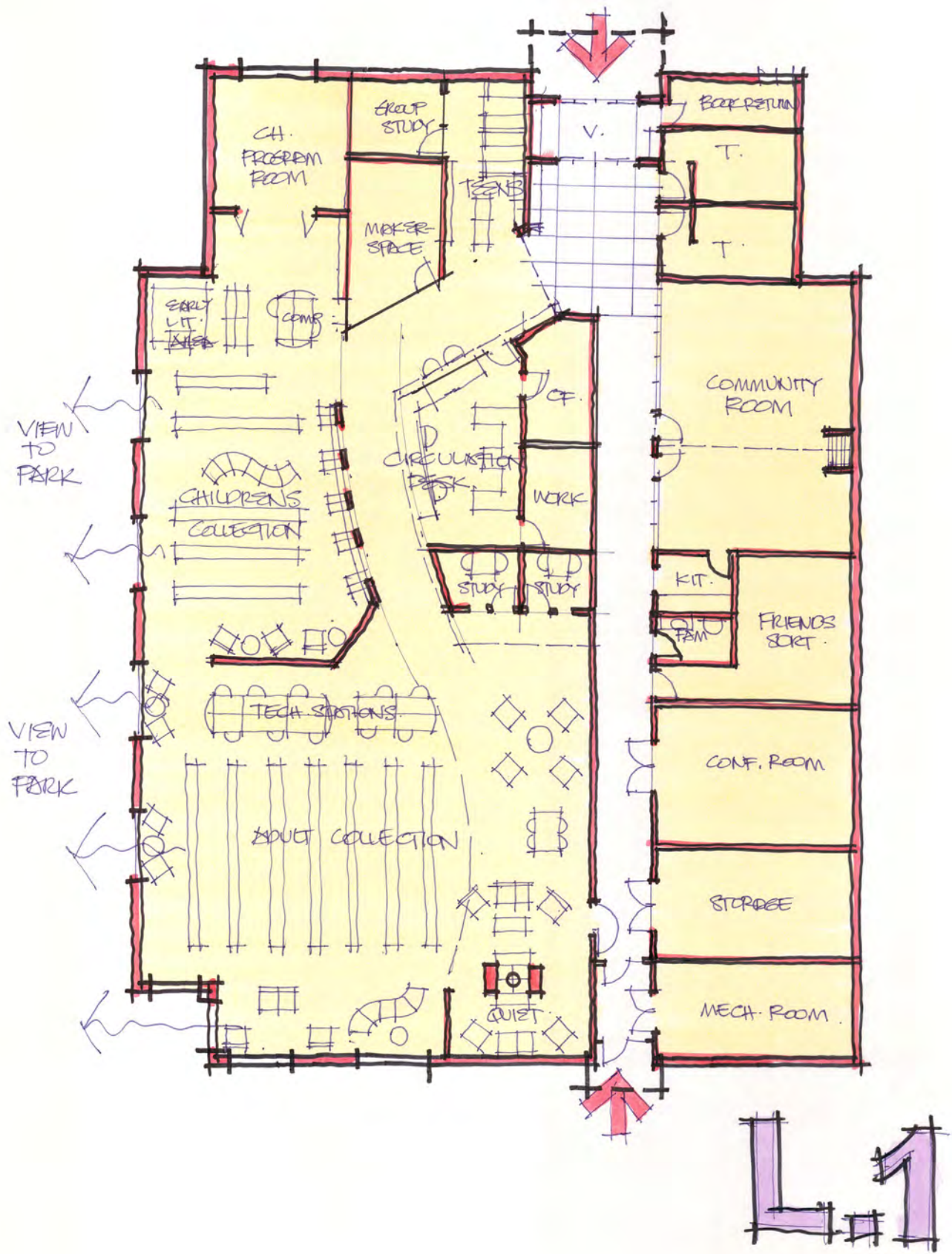
Option K achieved a score of 92.5 against the list of criteria and received many positive comments. It was also the most controversial concept due to the “agriculture” imagery.

Option J achieved a score of 88.5 against the list of criteria and received many positive comments for efficient use of the site, outdoor community space, and interior layout of the library. Diagonal parking along the east side of the building and the proximity of the parking to the library entrance was not as strong as other options.

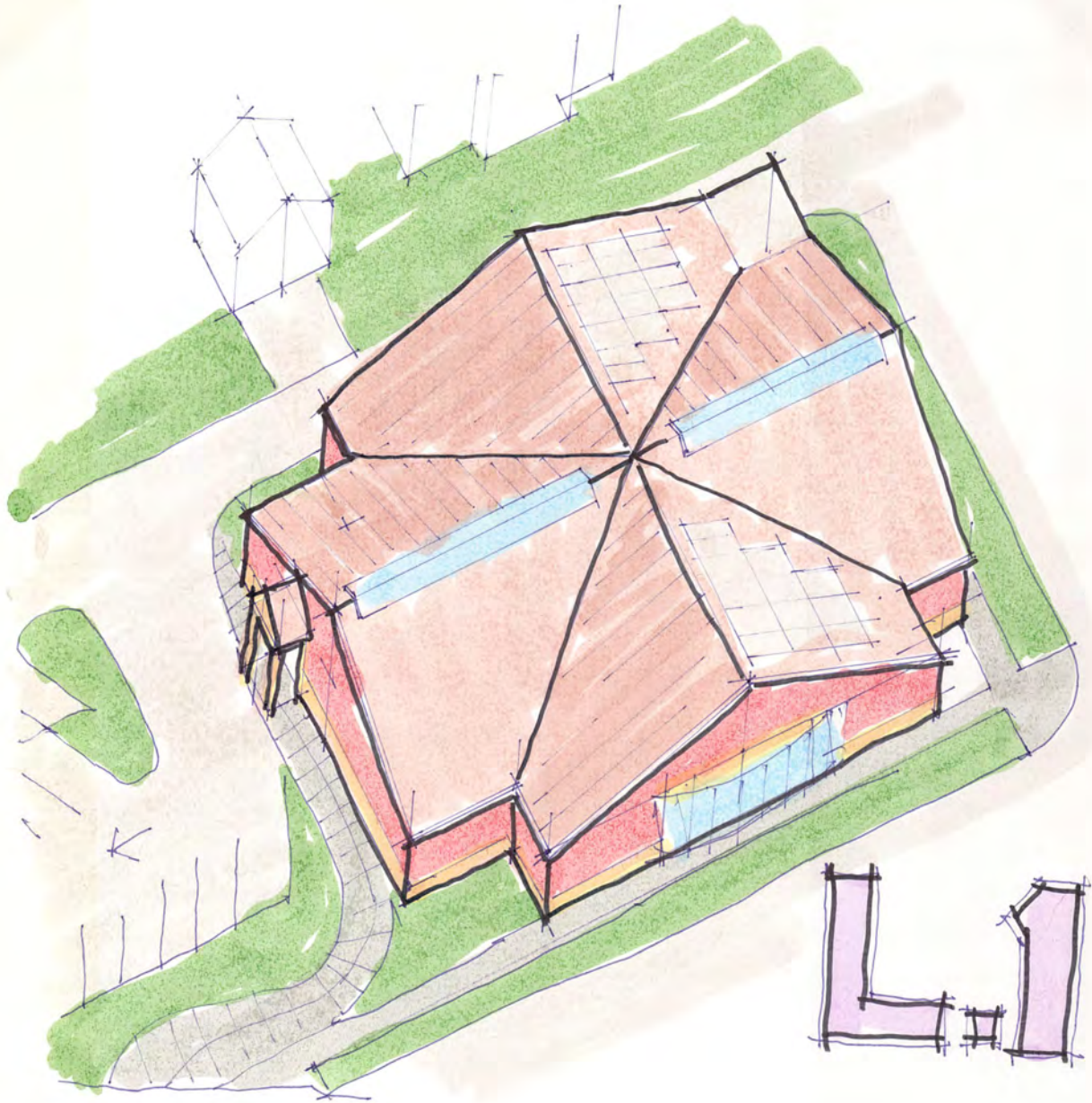




EXECUTIVE SUMMARY & RECOMMENDATION

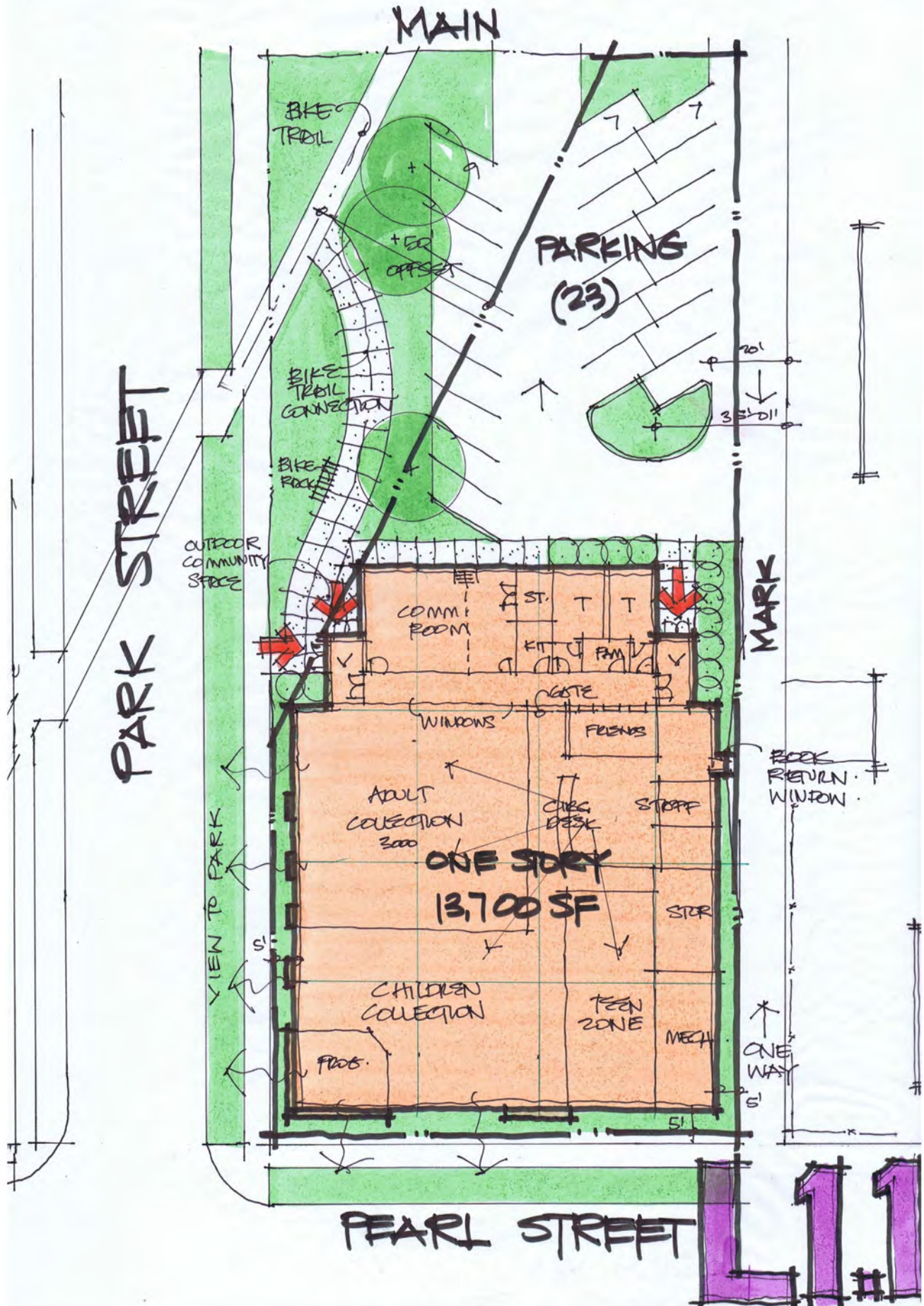




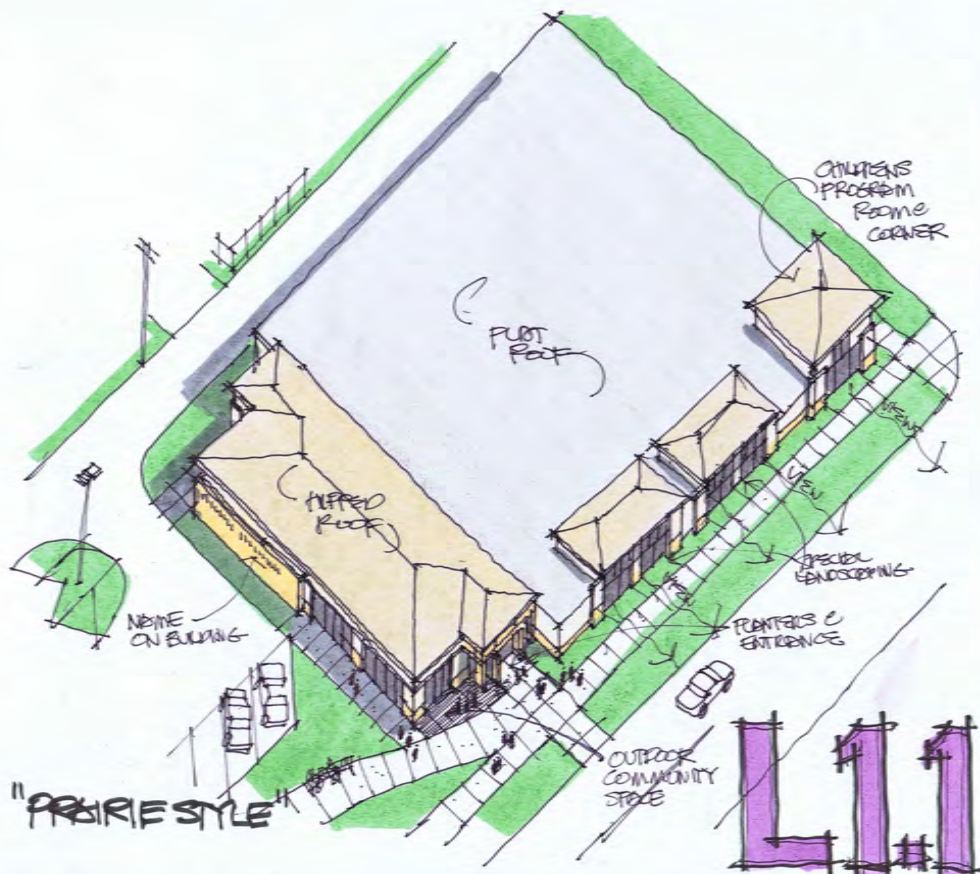




# EXECUTIVE SUMMARY & RECOMMENDATION

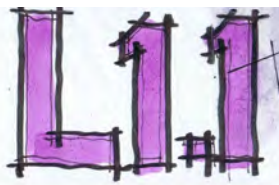




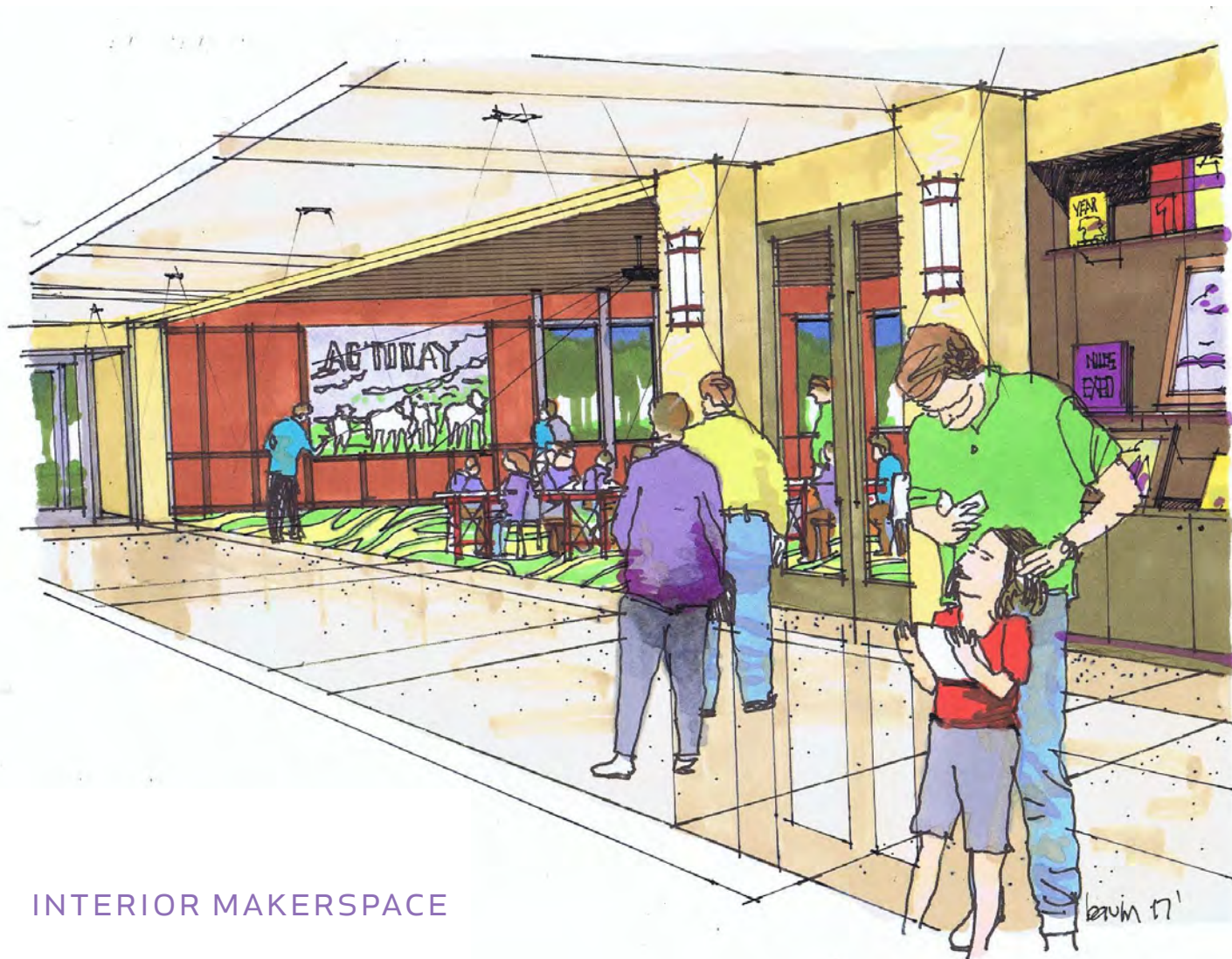




## EXECUTIVE SUMMARY & RECOMMENDATION



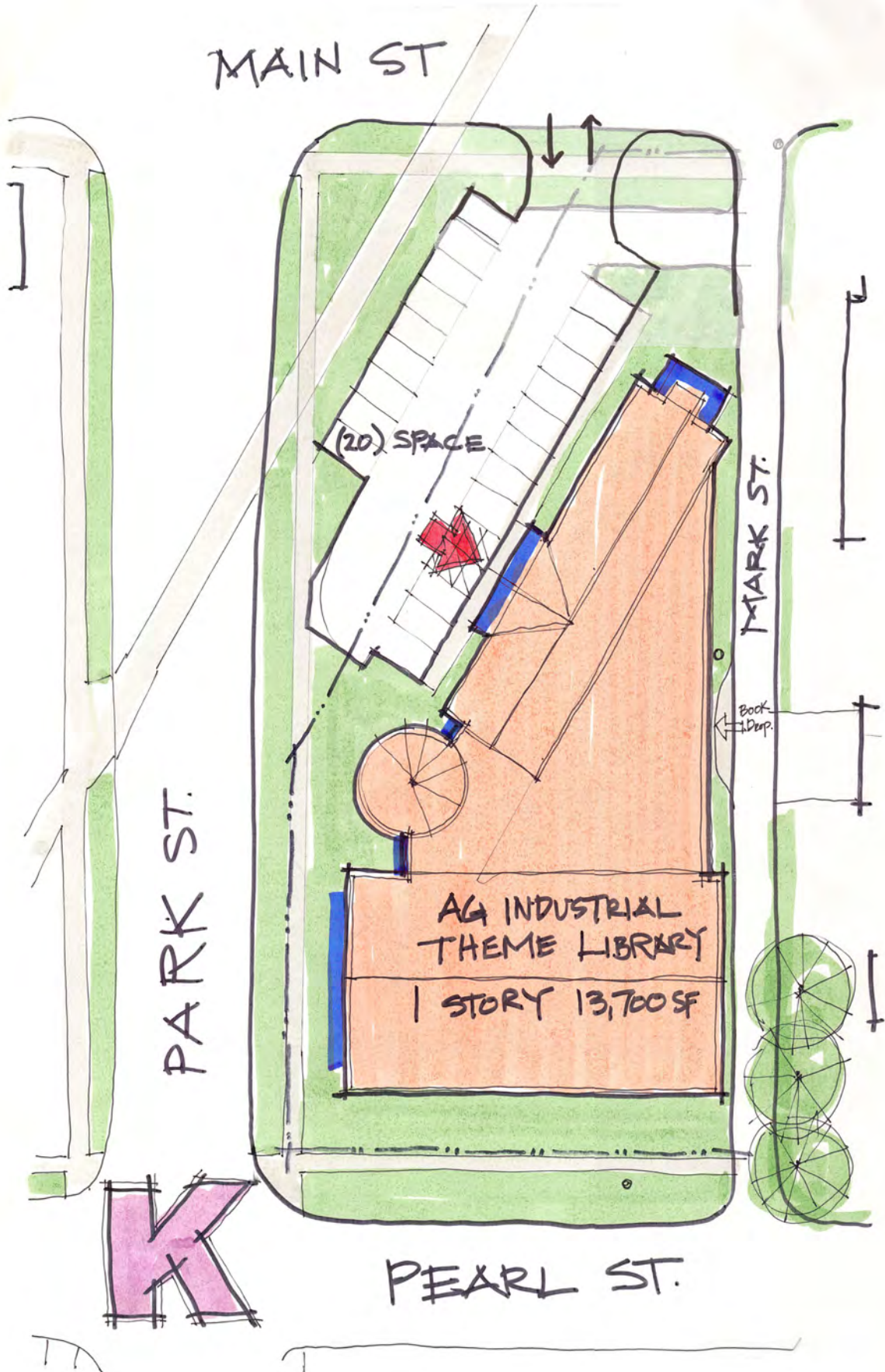
EXTERIOR PRAIRIE STYLE



INTERIOR MAKERSPACE



## EXECUTIVE SUMMARY & RECOMMENDATION





MAIN ST.

PARK ST.

HWY 92

MARK ST.

(21 SPACES)

Community Rm.

Serv.

Lobby

Conf.

Friends

Circ.

Office

Staff

Book Drop

Children's

Children's

Maker

Tech

Mech.

Adult

Teen

Study

Study

Storage

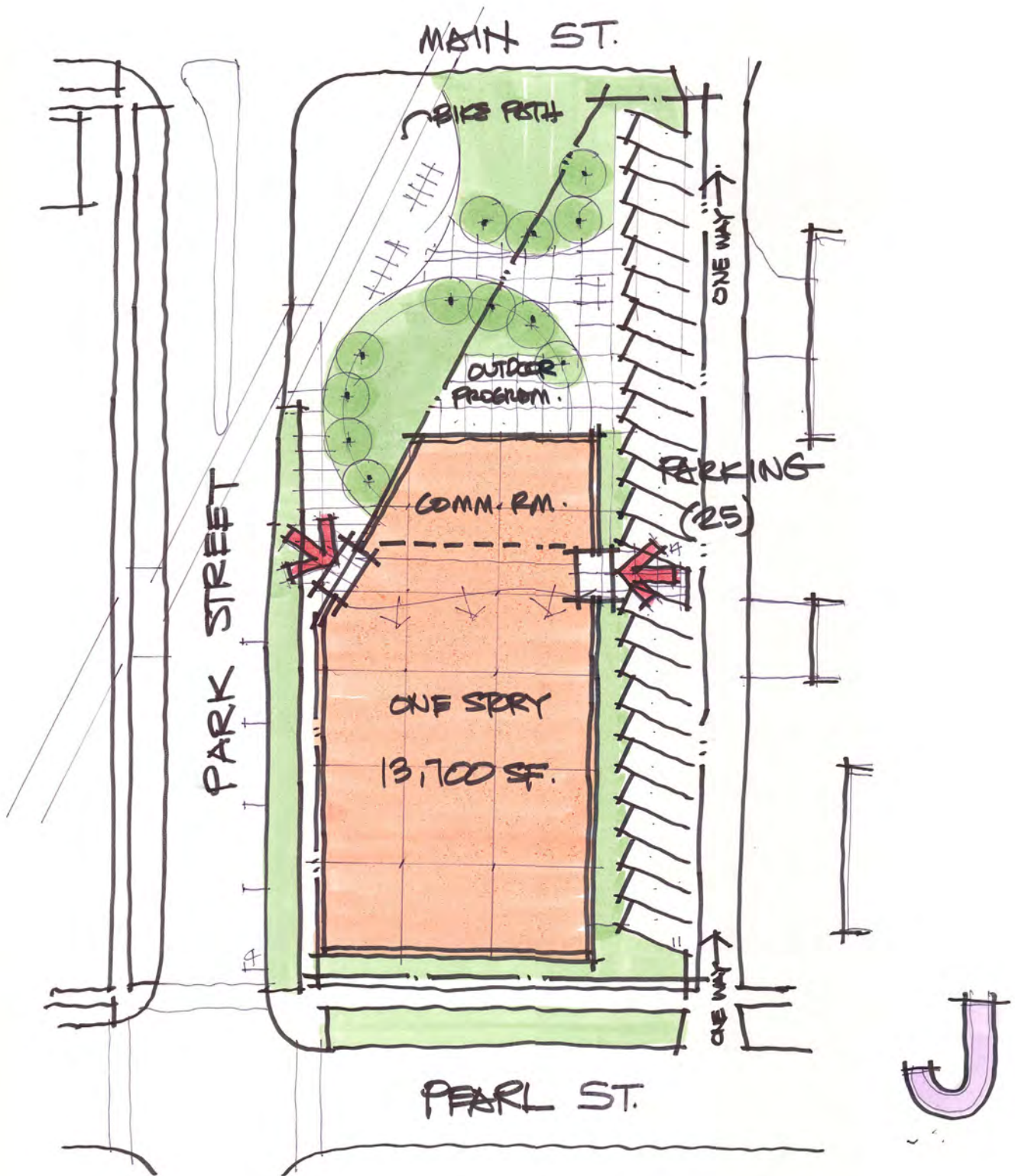
EXIT

PEARL ST.

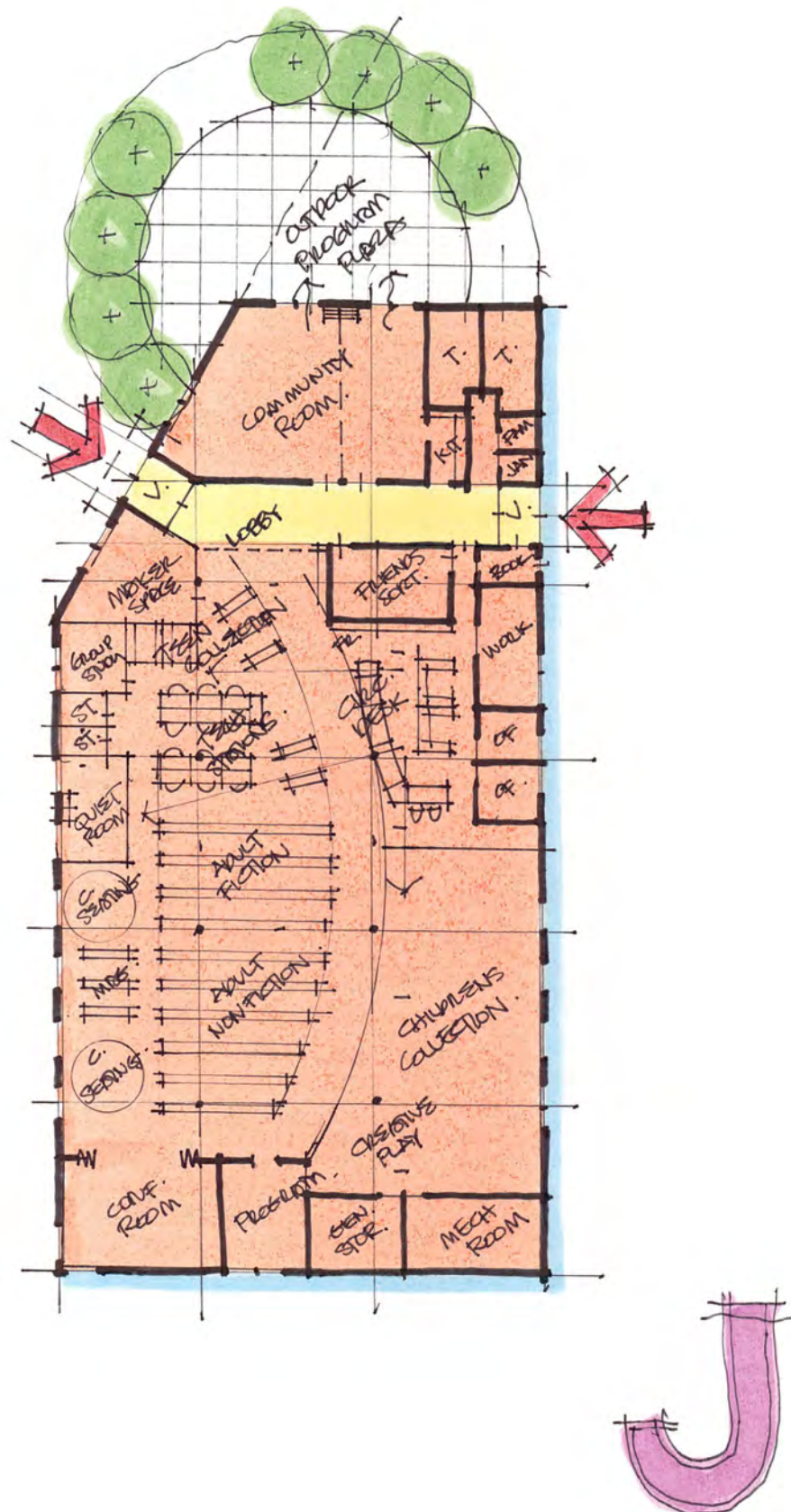
K



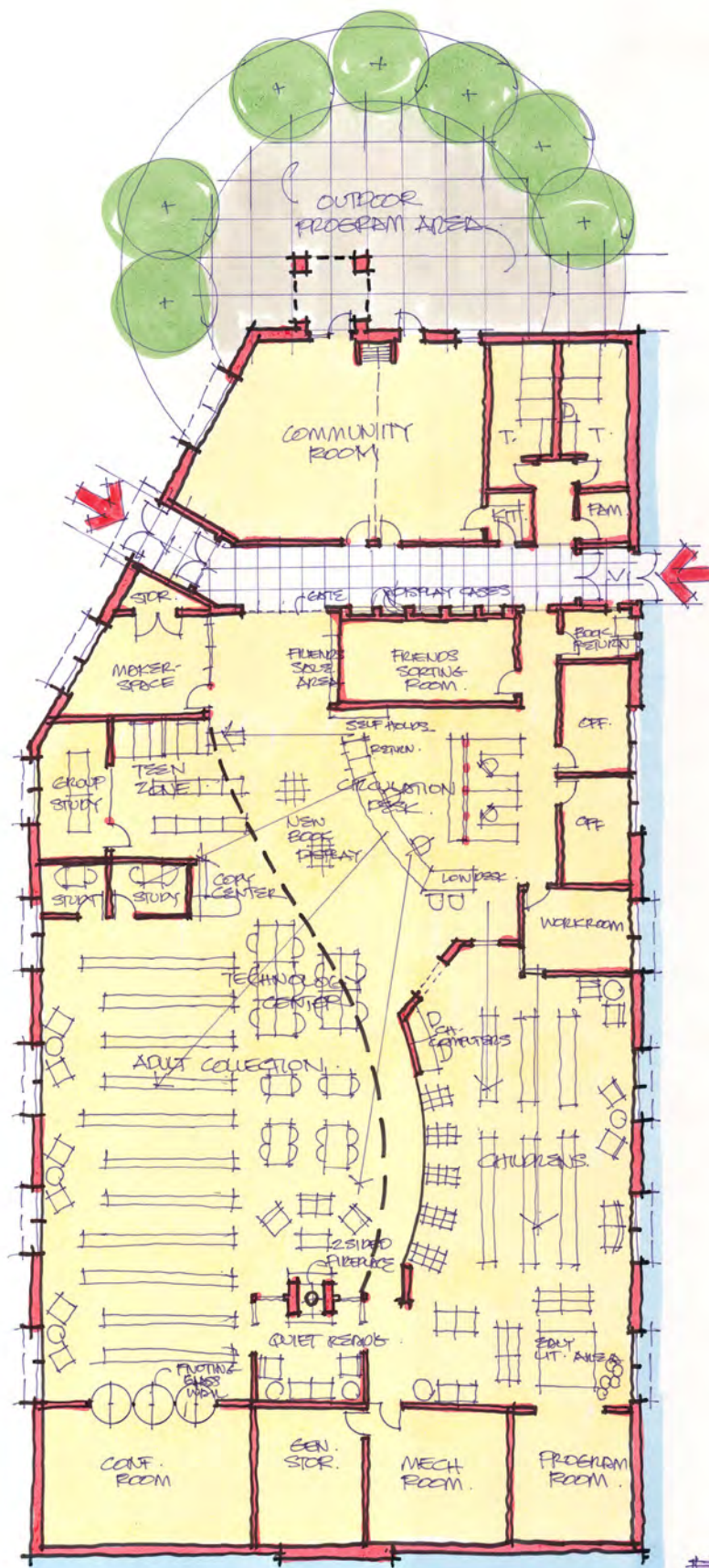




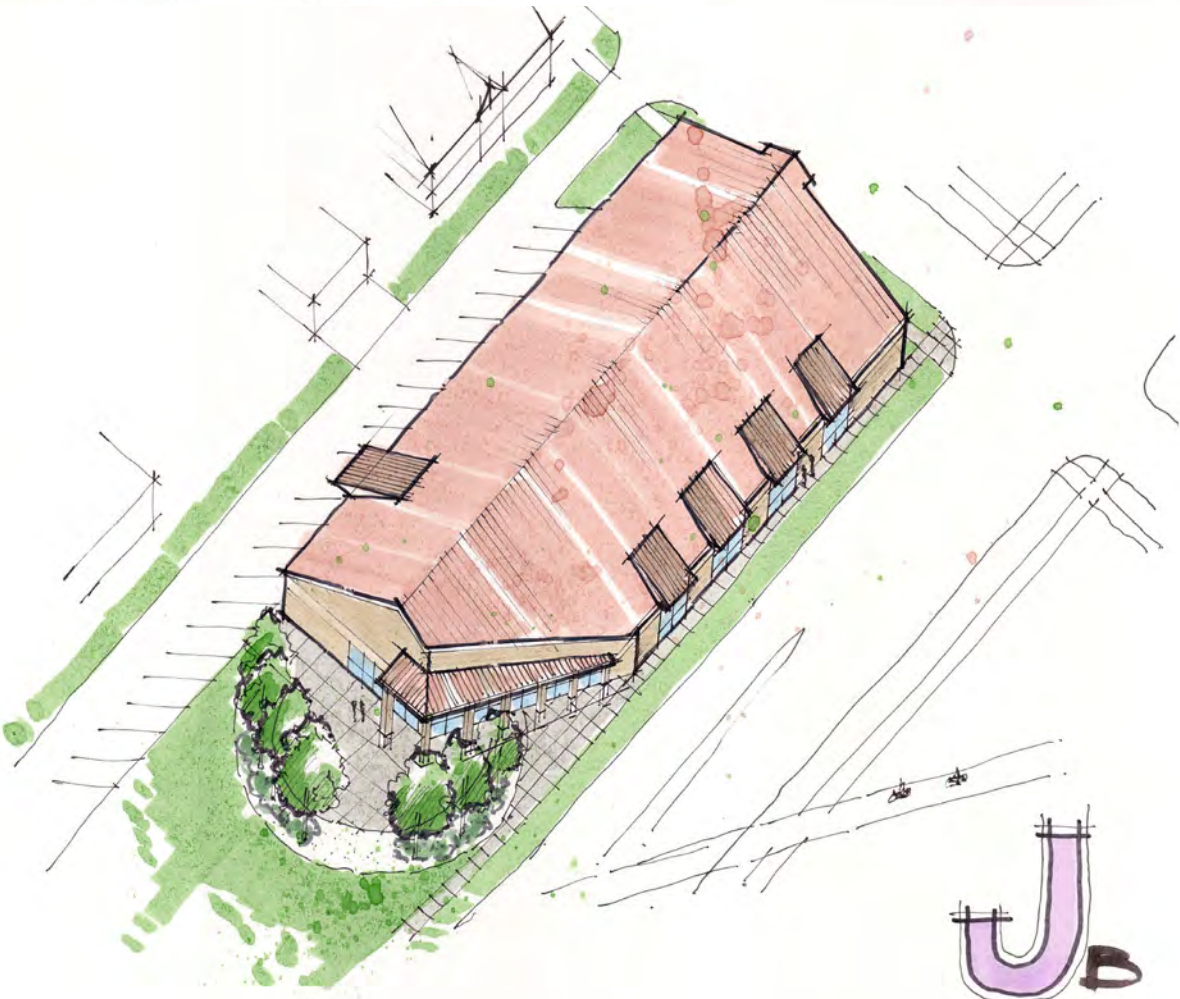
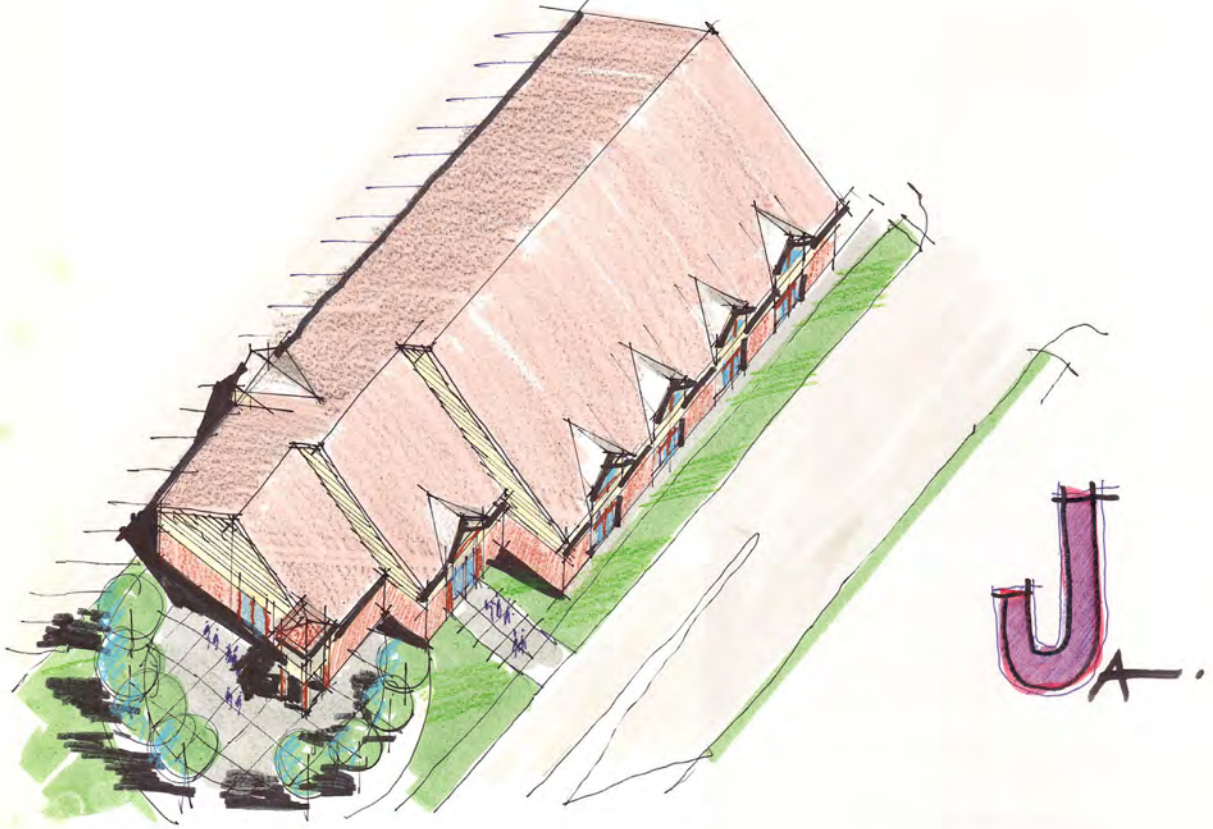
## EXECUTIVE SUMMARY & RECOMMENDATION







## EXECUTIVE SUMMARY & RECOMMENDATION



# /GOALS FOR SUCCESS

## DRAFT 2.21.2007

1. Provide adequate space for different uses, associated noise levels, and current/changing collections.
2. Provide adequate and appropriate meeting space for library programming for all age groups.
3. Have sufficient parking for all functions and be well lit.
4. Be a community destination serving all residents of all ages.
5. Provide community gathering and meeting space with after-hours access.
6. Expand space to support children and teen learning and literacy needs at different ages.
7. Improve the quality of life for everyone in Belleville and enhance our sense of community.
8. Incorporate flexibility to accommodate changing needs and multi-purpose use of different areas.
9. Anchor the downtown district.
10. Maximize day-lighting, views toward greenspaces, and be a presence from the street.
11. Be safe and secure.
12. Provide the best technology that we can afford for staff and library patron use.
13. Be warm, welcoming, and family friendly with a comfortable environment.
14. Be designed to minimize operating costs through efficient equipment, efficient departmental layout, and by utilizing durable materials.
15. Utilize sustainable building initiatives where feasible.
16. Incorporate landscaping that connects outdoor library space to adjoining green spaces.
17. Provide adequate space for adult, young adult, and children's needs for the next 20 years.



# /SPACE NEEDS

## 20 YEAR DEPARTMENT SPACE NEEDS

| Area/Room Name                       | Existing Space  | Space Needs  |                |            | Remarks   |
|--------------------------------------|-----------------|--------------|----------------|------------|---|
|                                      | Total Area (sf) | No. of Rooms | Room Size (sf) | Total Area |   |
| Library Collections/ Adult           | 2227            | 1            | 3,084          | 2,634      | - Existing area is split between the main floor and basement                      |
| Teens/Young Adult                    |                 | 1            | 1,025          | 1,025      |   |
| Meeting/ Community/ Conference/Craft |                 | 1            | 2,100          | 2,100      |   |
| Circulation Desk                     |                 | 1            | 450            | 450        |   |
| Friends Store/ sorting room          |                 | 1            |                | 800        |   |
| Children/Youth                       | 403             | 1            | 2,140          | 2,140      | -   |
| Computer/ Technology Stations        | 669             | 1            | 450            | 450        | - Existing area includes the main floor computer section and the "Wisconsin Room" |
| Restrooms                            | 159             | 1            | 400            | 400        | - Existing area includes the men's and women's on the main floor                  |
| General Storage                      | 408             | 1            | 400            | 400        | - Existing area includes all 5 storage rooms                                      |
| Senior Center                        | 627             |              | 0              | 0          | -   |
| Staff Space                          | 381             | 1            | 850            | 850        | - Existing area includes all office cubicles and the circulation desk             |



## SPACE NEEDS

| Area/Room Name                             | Existing Space  | Space Needs  |                |            | Remarks  |
|--|-----------------|--------------|----------------|------------|--|
|  | Total Area (sf) | No. of Rooms | Room Size (sf) | Total Area |  |
| Mechanical                                 | 210             | 1            | 200            | 200        | - Existing area includes the main mechanical room and the elevator mechanical room |
| Total Net Square Footage                   | 5,084           |              |                | 11,449     |  |
| Multiplier for Corridors and Walls = +20%  |                 |              |                | 22,89.8    |  |
| Gross Square Footage of above listed rooms | 6,412           |              |                | 13,738.8   |  |

# / PUBLIC STAKEHOLDER MEETINGS



The following page is the meeting notes from the public meeting.



## MEETING MINUTES

**DATE** 2 March 2017

### MEETING INFORMATION

|                     |                    |                         |         |
|---------------------|--------------------|-------------------------|---------|
| <b>MEETING DATE</b> | 1 March 2017       | <b>MEETING TIME</b>     | 6PM     |
| <b>MEETING NAME</b> | Public Meeting #1  | <b>MEETING LOCATION</b> | Library |
| <b>PROJECT NAME</b> | Belleville Library |                         |         |
| <b>FEH #</b>        | 2017305.00         |                         |         |

**MINUTES NOTES BY** Gregg Baum

**ISSUE DATE** 2 March 2017

| <b>ATTENDEES</b> | <b>NAME</b>         | <b>ORGANIZATION</b>        | <b>PHONE</b> | <b>EMAIL</b> |
|------------------|---------------------|----------------------------|--------------|--------------|
|                  | Bronna Lehmann      | Belleville Library         |              |              |
|                  | Brian Wilson        | Belleville Village         |              |              |
|                  | Gregg Baum          | FEH Design                 |              |              |
|                  | Karen Greiner       | FEH Design                 |              |              |
|                  | Community Residents | See Attached Sign In Sheet |              |              |

**DISTRIBUTION** All Present

**PURPOSE** The purpose of the meeting was to get community input into the project goals for success, create evaluation criteria, and weight evaluation criteria.

### DISCUSSION

1. The library director introduced the design team and gave a brief history of the library project.
2. The Architect indicated the library needs to be approximately 13,600 square feet to meet the needs of the library for 20 years.
3. The Architect presented the draft project goals for success and asked the community for input.
  - a. Want to make sure there is enough support space for staff to do their job efficiently.
  - b. Would like the toilet rooms to be near the meeting room and convenient to the front door.
  - c. Would like to include an auditorium space in the library project since it will not be expanded at the existing school. Unfortunately the proposed site is not big enough for a large sloped floor auditorium with required parking. Cultural space in the community is a quality of life issue and we should do what is possible to support this initiative.
4. The community indicated that safety crossing HWY 92 is very important. Would like the library design to reflect safety measures.
5. The Architect asked the community to help craft evaluation criteria that will be used to score design concepts that are generated at the upcoming design workshop on March 9 and 10. The community weighted the criteria on a scale from 1 - 10 with 10 being the highest. A list of criteria and weighting follows;
  - a. Safe/visible access to front door. (10)



- 
- b. Create efficient library layout. (10)
    - c. Adequate space for all user groups. (9)
    - d. Flexible layout and expandable building. (9)
    - e. Community space with after hours access. (9)
    - f. Adequate off-street parking. (8)
    - g. The library as a downtown anchor and front door to the community. (7)
    - h. Cost of the project. (9)
    - i. Daylighting and sustainability. (8)
    - j. Connection to outdoor space. (7)
    - k. Vehicular access. (7)
    - l. Technology infrastructure (10)
    - m. Bike path connection. (7.5)
  6. The architect will insert the criteria into a chart that will be used to evaluate potential solutions created at the design workshop.
  7. The community would like the design team to look at the bike lanes on Hwy D and Hwy 69 to see if they work with the proposed library site. Signage and flashing lights would be helpful given the fact that the fire station/emergency vehicles are across the street.
- 
- 

*This is the author's understanding to the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued.*

Attachments

Sign-in sheet

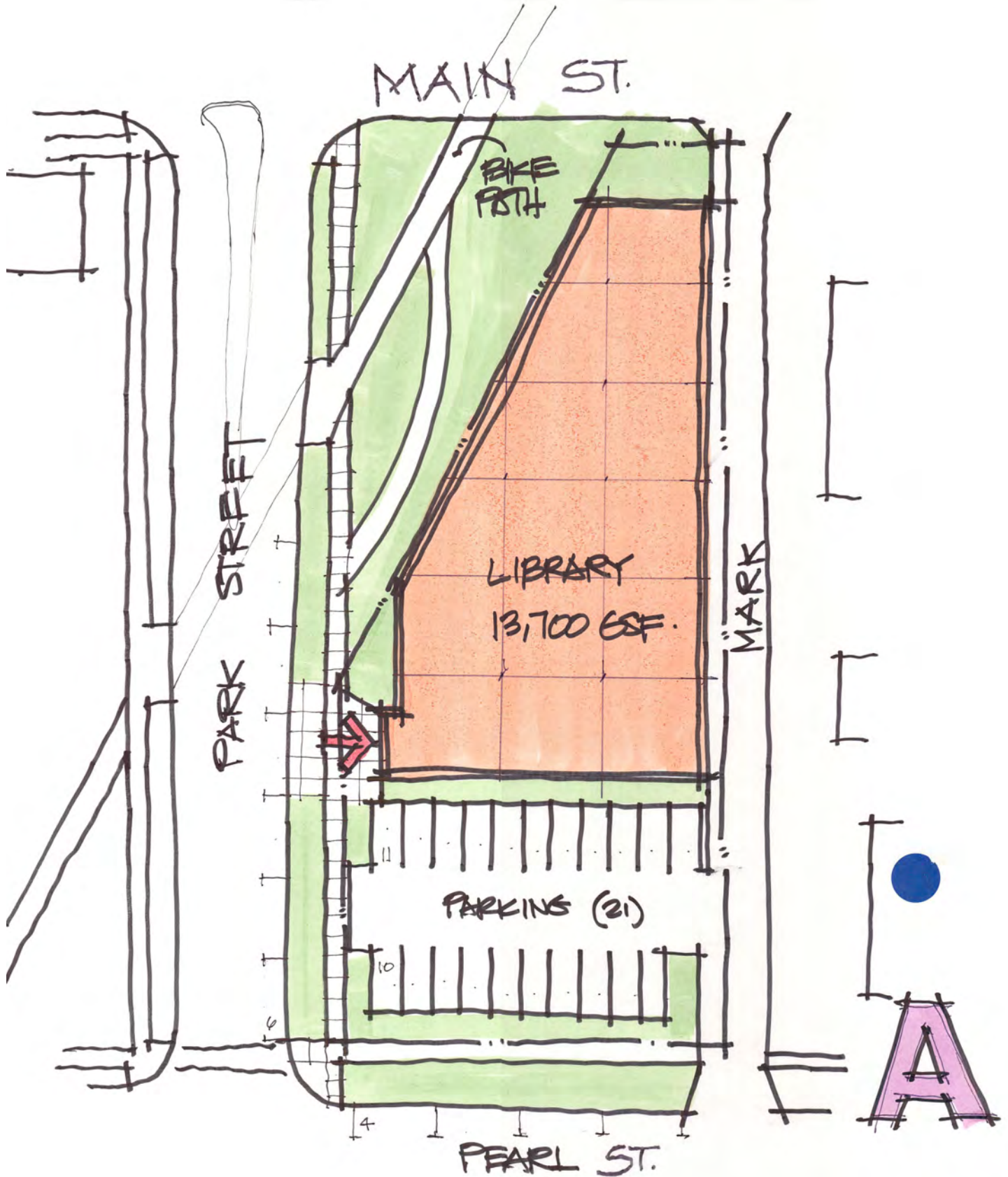
# / CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS



The following page are the conceptual design layouts from the two day design charrette.



CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS





## Belleville Public Library

### Pros and Cons Sheet

Pros/Likes

Cons/Dislikes

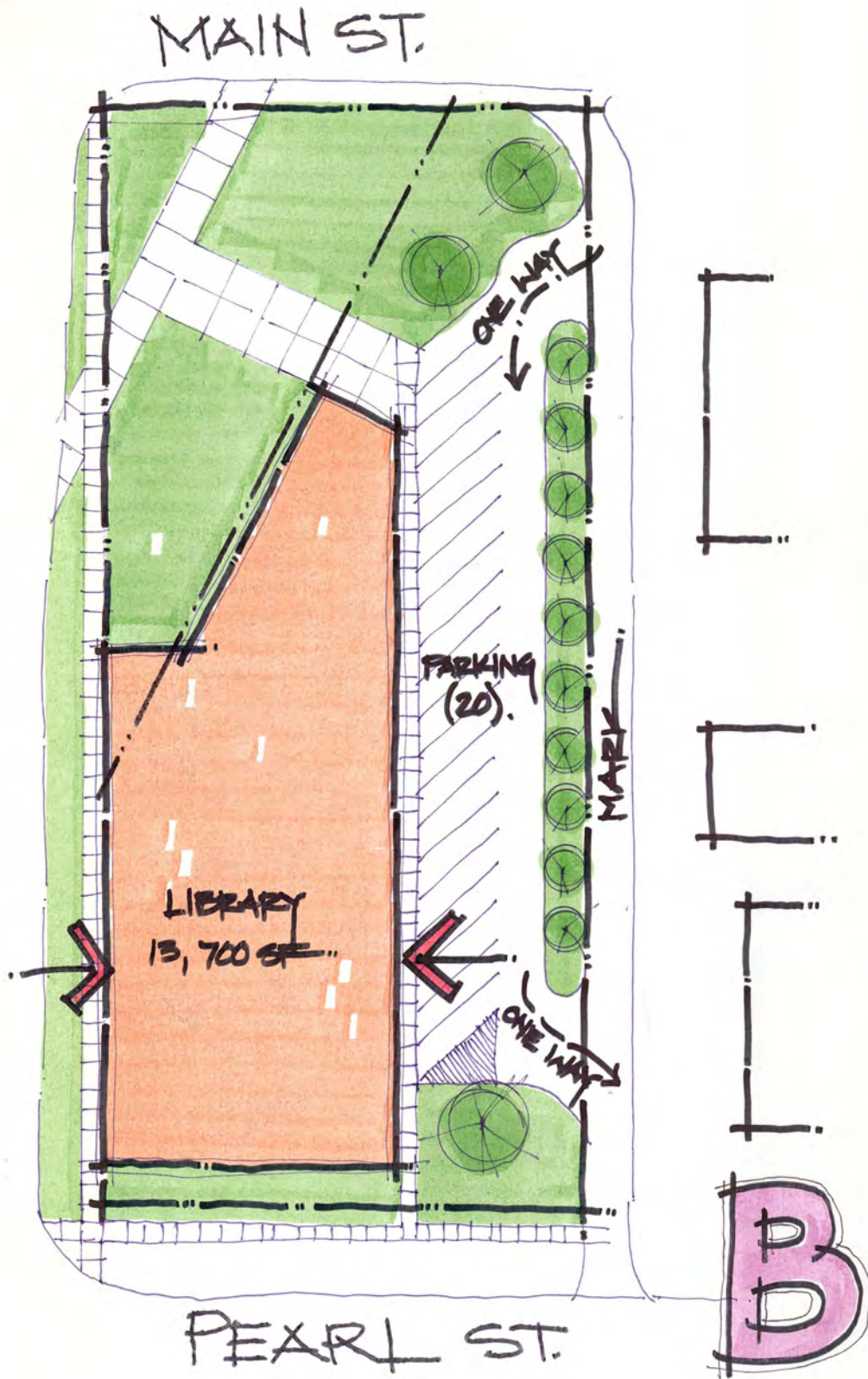
noise from snowmobilers  
ditto

not enough parking

- Grand Prairie Piano

- ~~I want that lamp~~

CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS





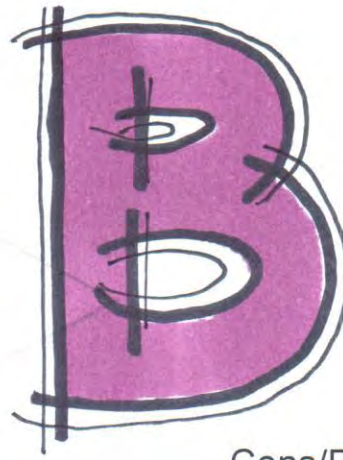


FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Belleville Public Library

### Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

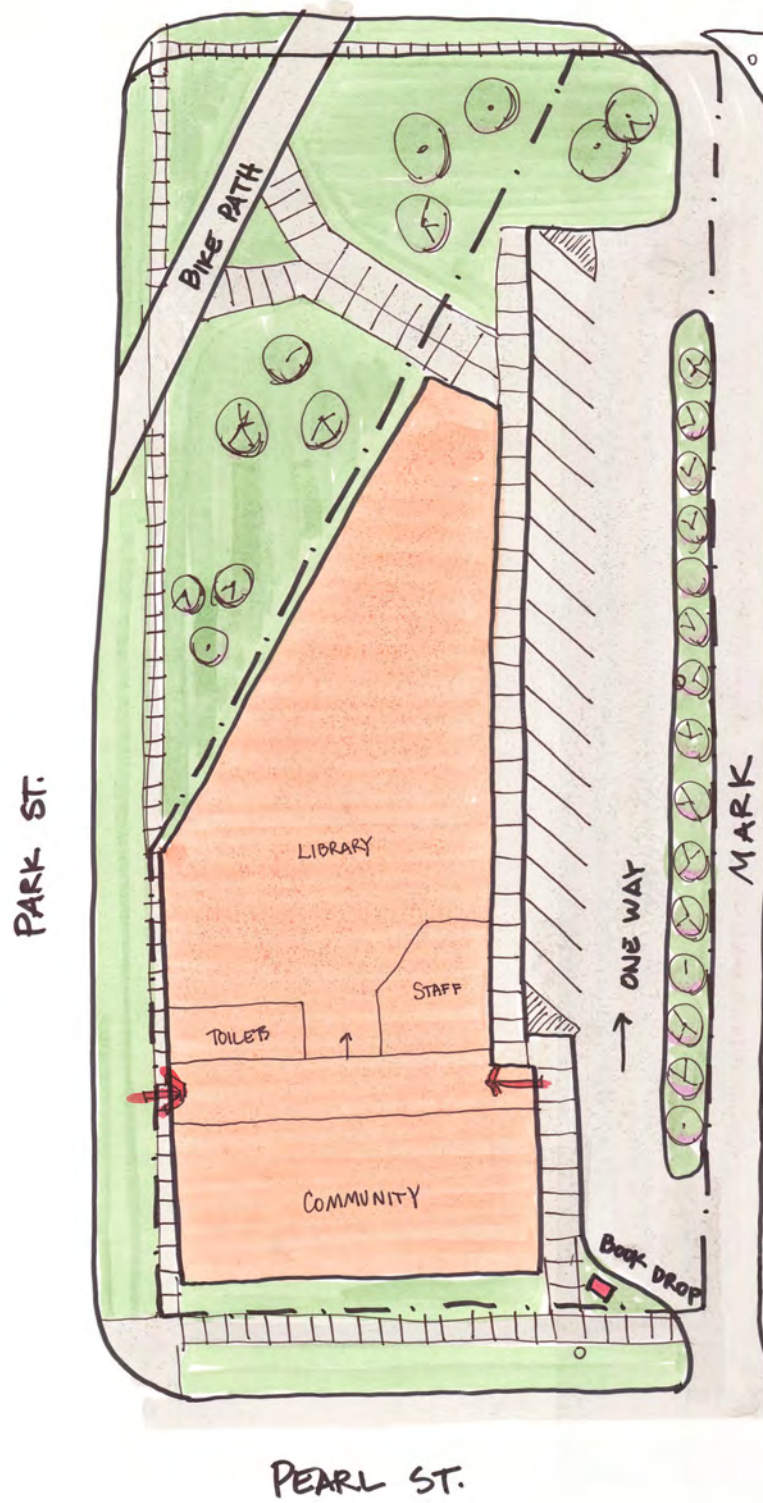
*Broaden from row of bikes*

\* like the entry areas and green space  
near bike path.

\* Like the angled parking and the location  
+ Prefer back drop attached to building  
not enough parking

\* B-1. Like the green space to separate neighbor + traffic to East.  
Bikers will be using toilets etc continually.  
one way parking aisle good  
not enough spaces for parking

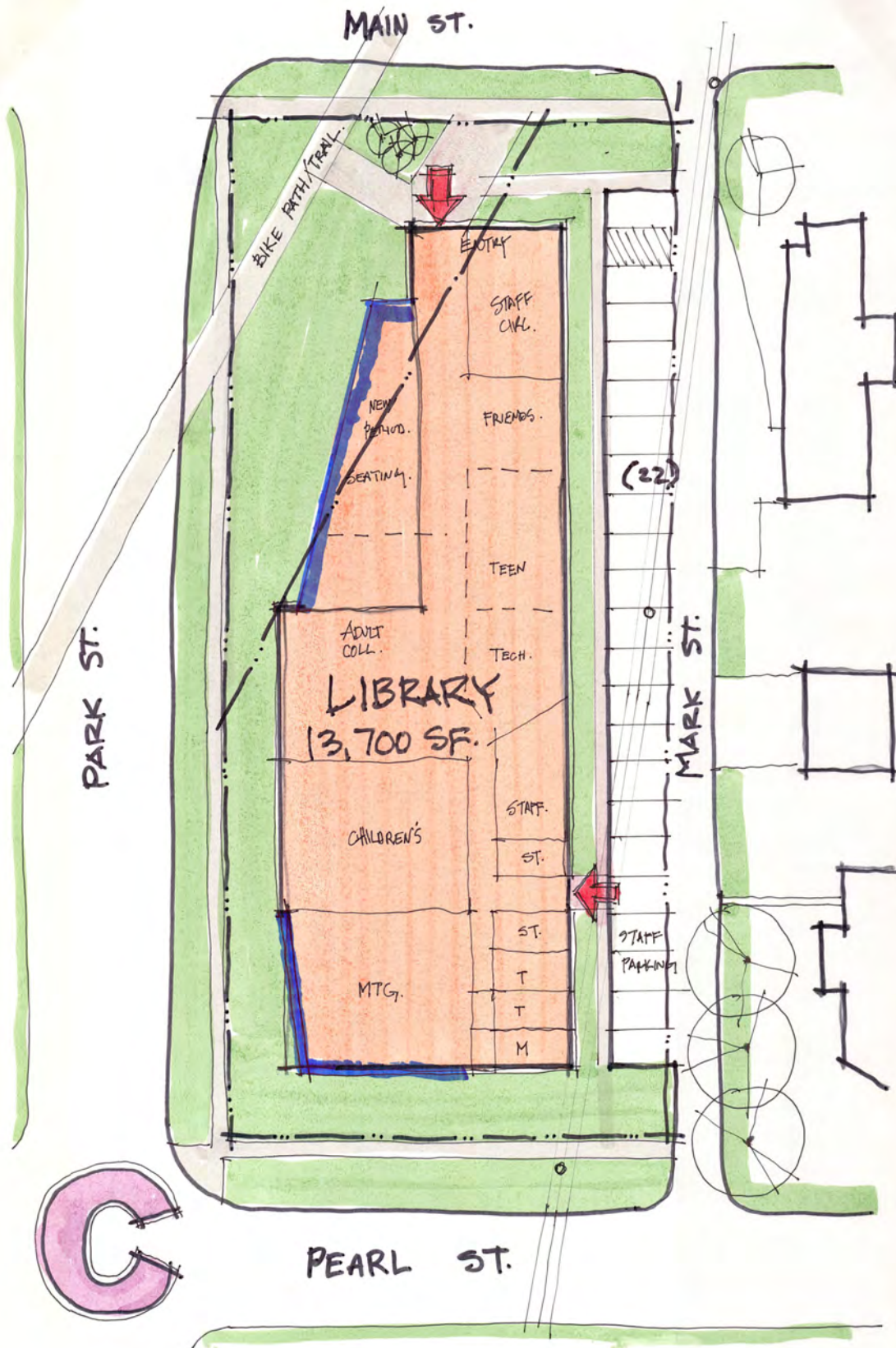
# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS



B.1



# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS





FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Belleville Public Library

### Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

EAST NEIGHBOR DOESN'T LIKE PARKING.

Ditto like green space addition to superate.

snow mobile noise

not enough parking  
pat in a basement

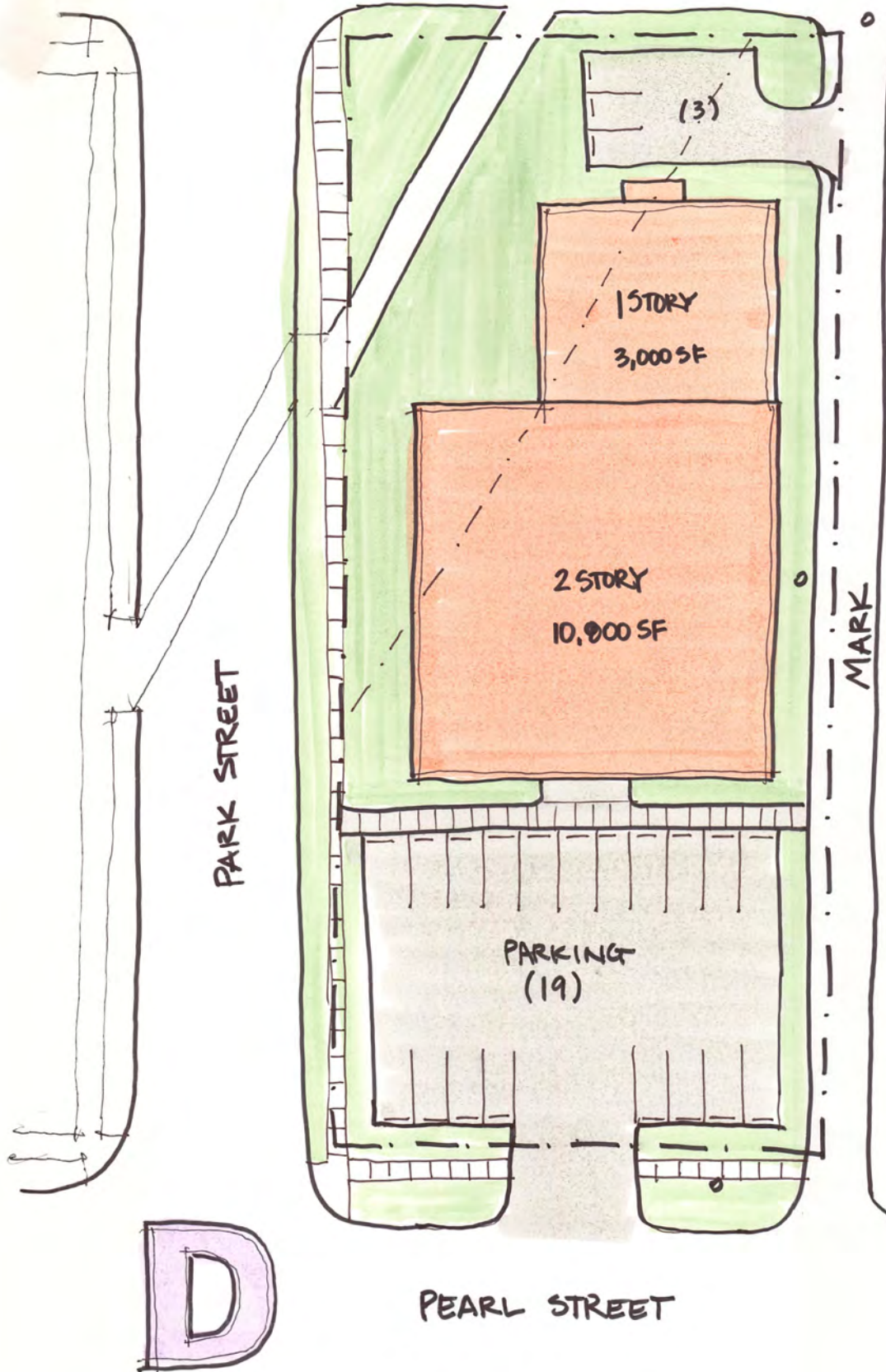
Not enough parking



# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS



# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS





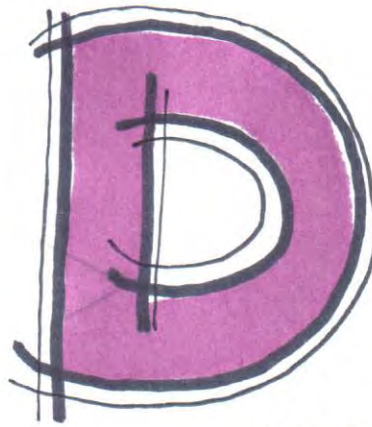


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## Belleville Public Library

### Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

- TURNS BACK ON MAIN STREET, SUPPOSED TO ANCHOR DOWNTOWN
- EXTENDS TOO FAR OVER R.R. SETBACK R.C.V.

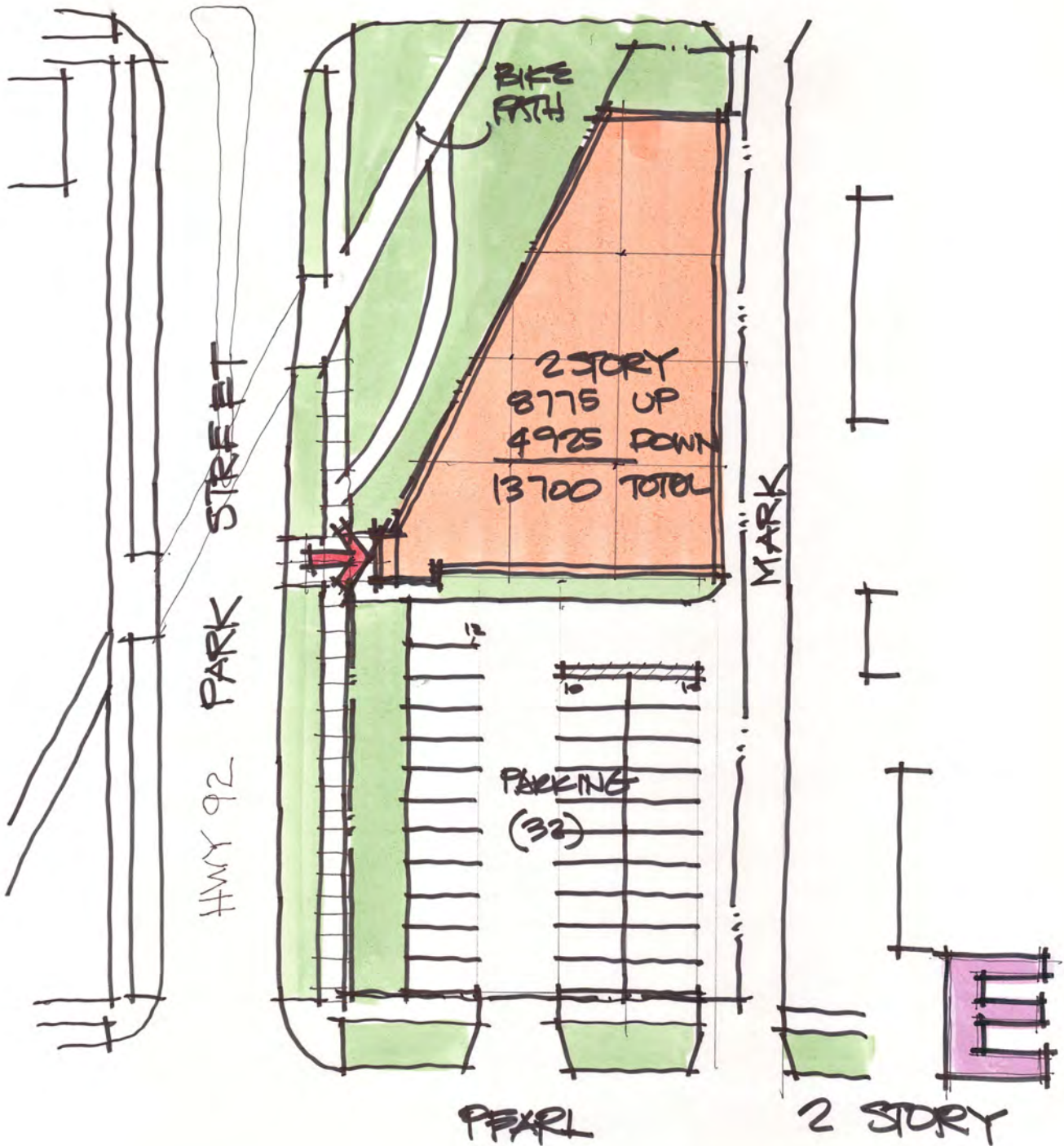
IF adding 2<sup>nd</sup> story outside balcony would be nice for people to get outside w/ lap tops etc.

noise from snowmobiles

- ~~We need that~~

- NICE TO HAVE TEENS IN THEIR OWN ROOM WITH THEIR OWN COMPUTERS TO PLAY GAMES. SEPERATE FROM ADULT COMPUTERS (SEE- MONROE, WI LIBRARY)

CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS

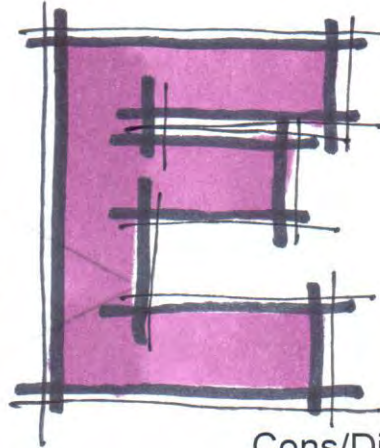






## Belleville Public Library

### Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

- DON'T WASTE GROUND FLOOR WITH MECHANICAL SPACE
- MAYBE ENTRANCE COULD BE MID-LEVEL
- ENTRY IS ON OR NEAR R.O.W OF RAIL CORRIDOR  
REQUIRES SPECIAL PERMIT.
- VILLAGE DOES NOT WANT SIDEWALK ON WEST PROP. LINE.  
add outdoor seating 2nd floor.

noise control for snowmobilers

Best for parking

add a balcony on 2nd floor

the parking lot is too big.

uh?

CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS



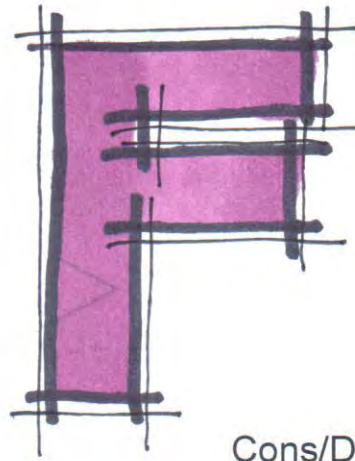


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## Belleville Public Library

### Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

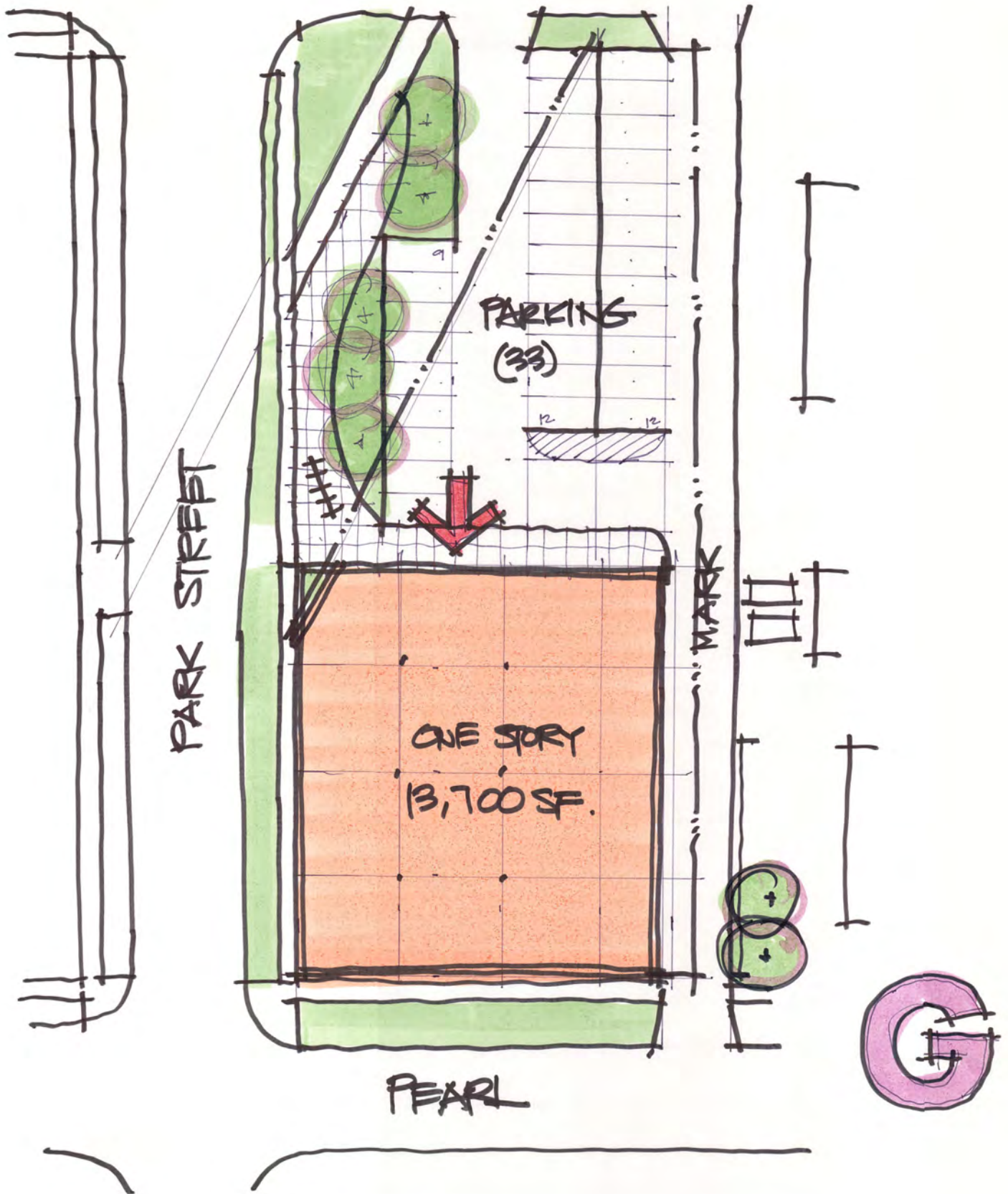
Do not like parking location  
not enough parking  
Do not like parking lot.

↓  
No  
flank S.

Not convinced we  
shouldn't get a different  
building site - this doesn't  
seem like best site (eye wide  
or safety wise w/ fire Dept  
response vehicles) - maybe we should  
wait till more money is raised!



CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS







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## Belleville Public Library

### Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

CAN BEST ACCOMMODATE FUTURE EXPANSION.

Do not like the entrance location  
Good parking

Could have a drive up book drop probably

~~I like the runoff on the~~  
2 entrances? Bike trail.

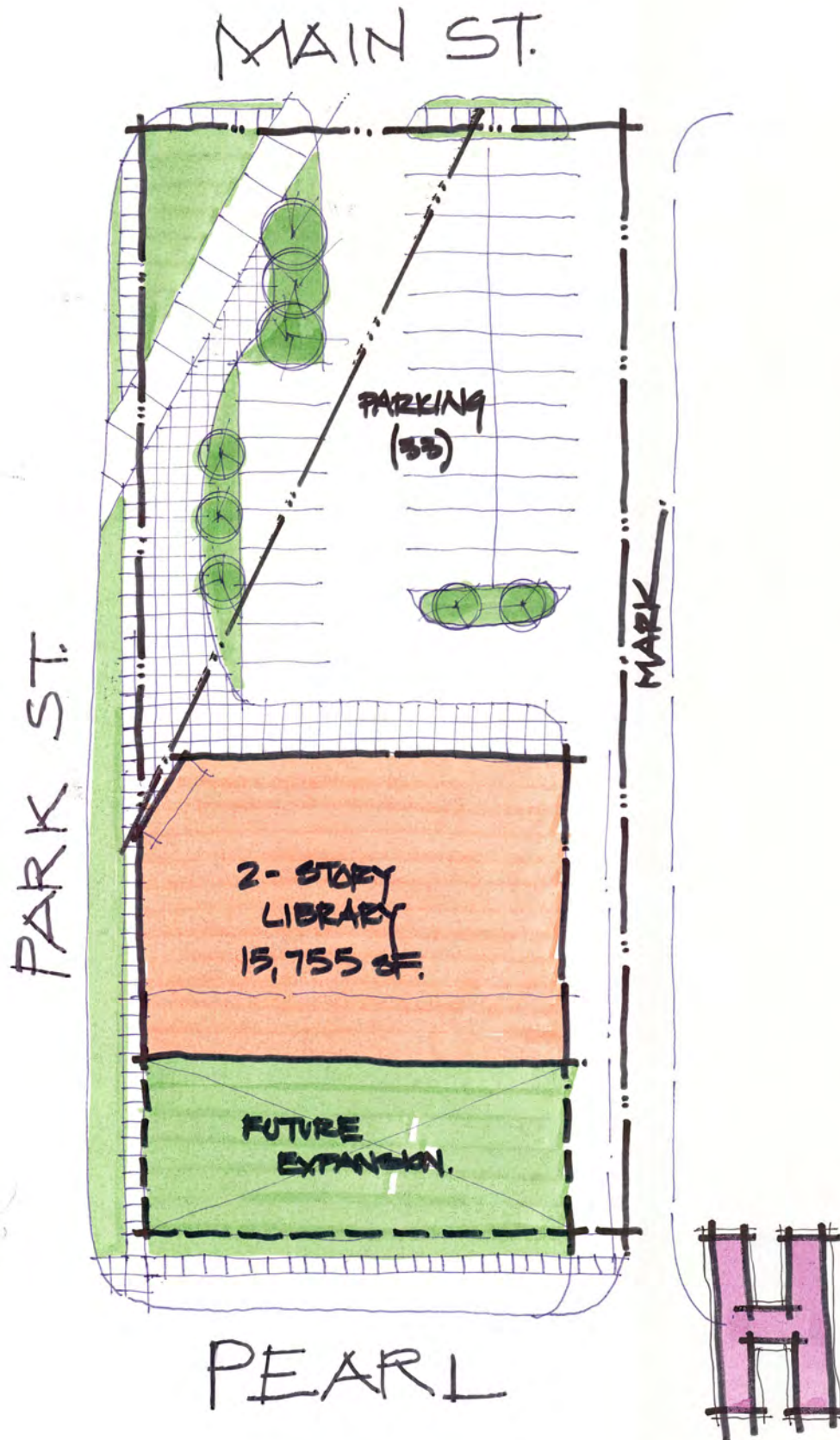
I like the extension on the bike trail.  
2 entrances sound next.

LOVE the green  
spaces!

Book drop

WE need that lamp

CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS





FEH DESIGN

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563 583 4900

## Belleville Public Library

### Pros and Cons Sheet

Pros/Likes

Cons/Dislikes



Like the green space

Like parking ~~is~~ bldg on space

Room to expand

Really like this one

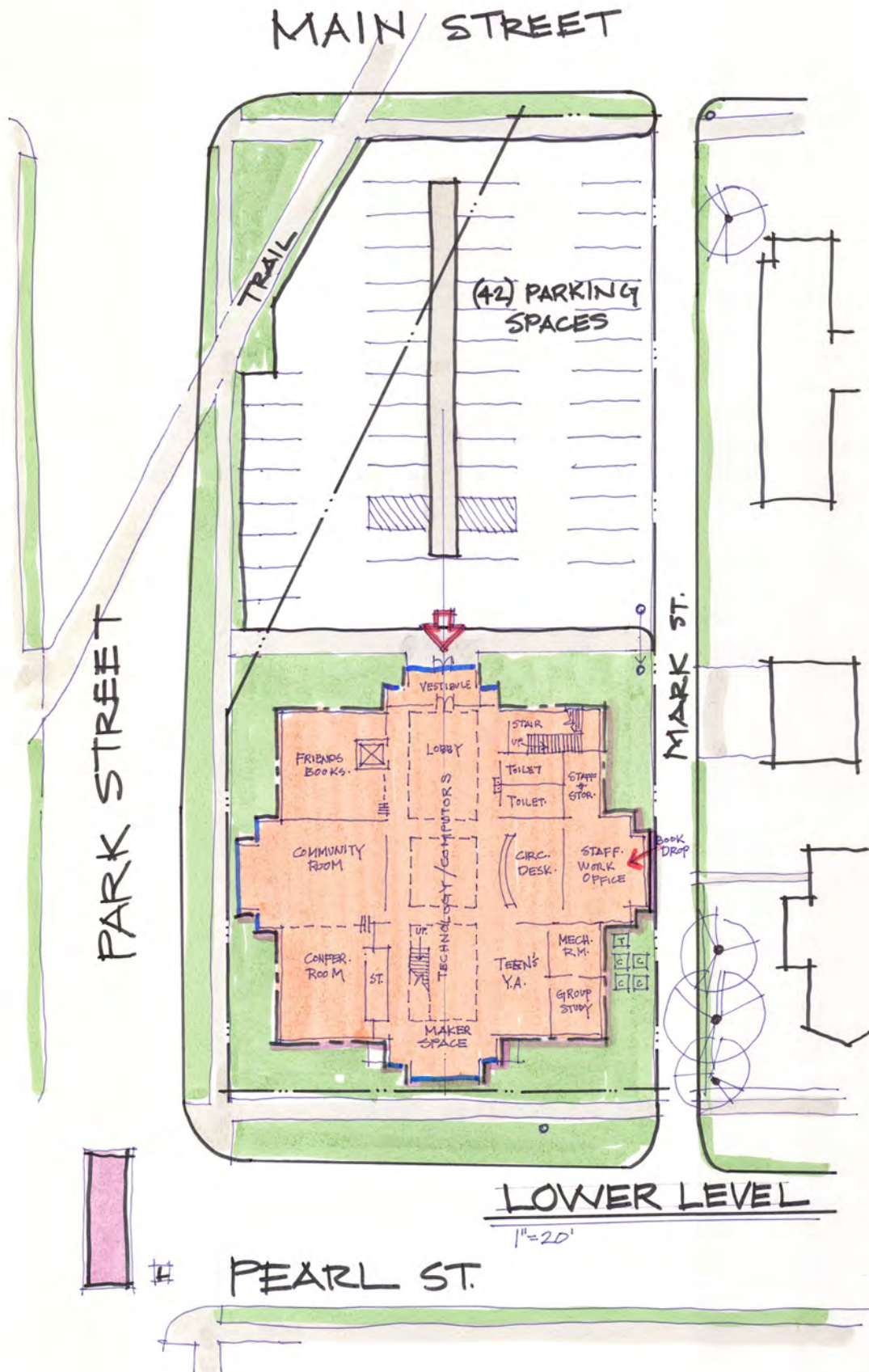
Can expand space + not lose parking stalls

Don't have so much

Don't like the parking lot green space



# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS

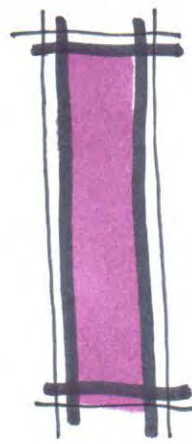






# Belleville Public Library

## Pros and Cons Sheet



### Pros/Likes

### Cons/Dislikes

Concern is fire calls cars will park in library stalls

Atrium - concerns for heavy bird population to crash into atrium if not done properly. Does happy

ke plans for future exp.

Maximum parking to floor below

~~Like~~ Like the open concept

Like how you can see onto the next floor

Like how you can see into the 2nd floor

- Like maker space and how it's open to teen space

- Love the of solar panels on roof

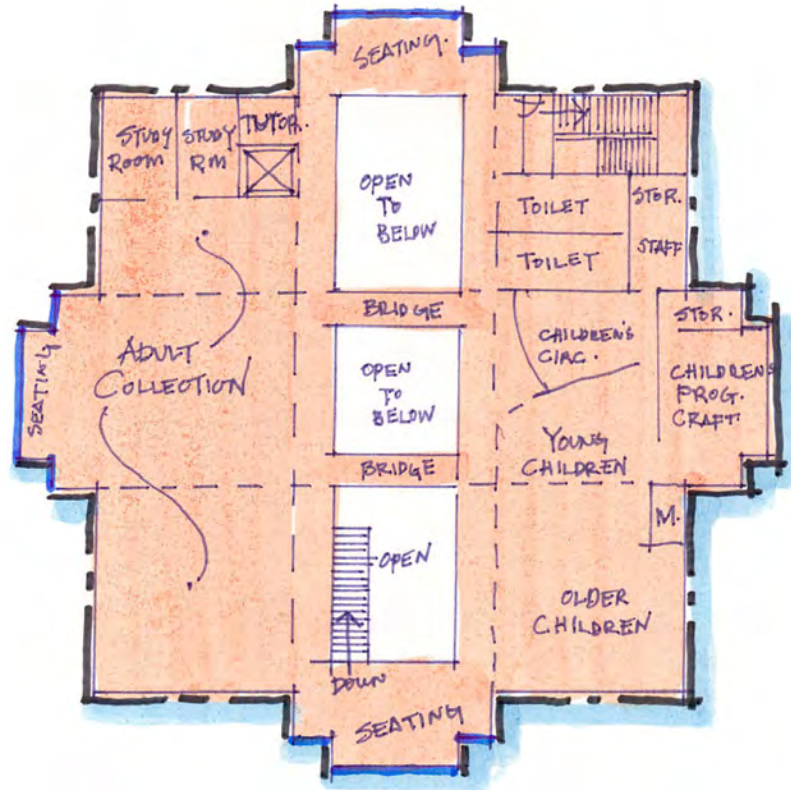
Not Enough Computer Space

- like having the kid's and teen's/YA sections separate

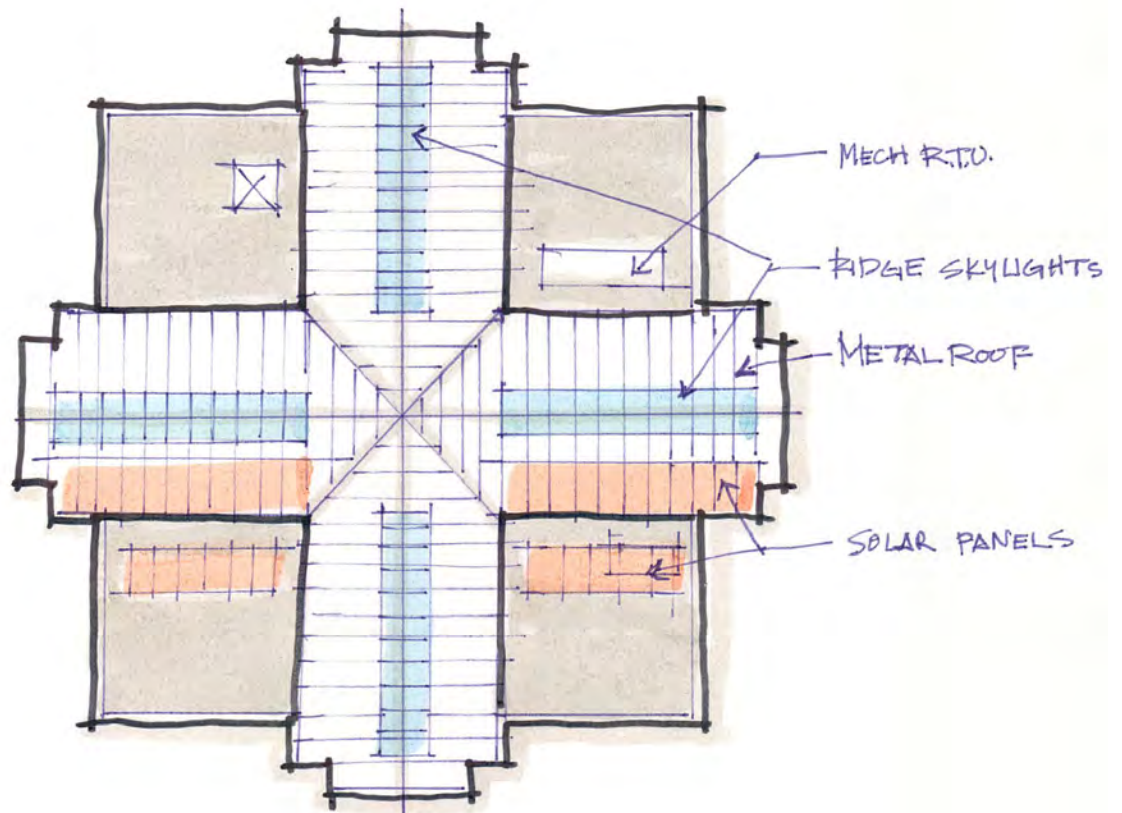
- not a huge fan of how the front door is positioned

- LOVE the solar panel ideas - hopefully there's lots of windows, natural light is key

## CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS



UPPER LEVEL



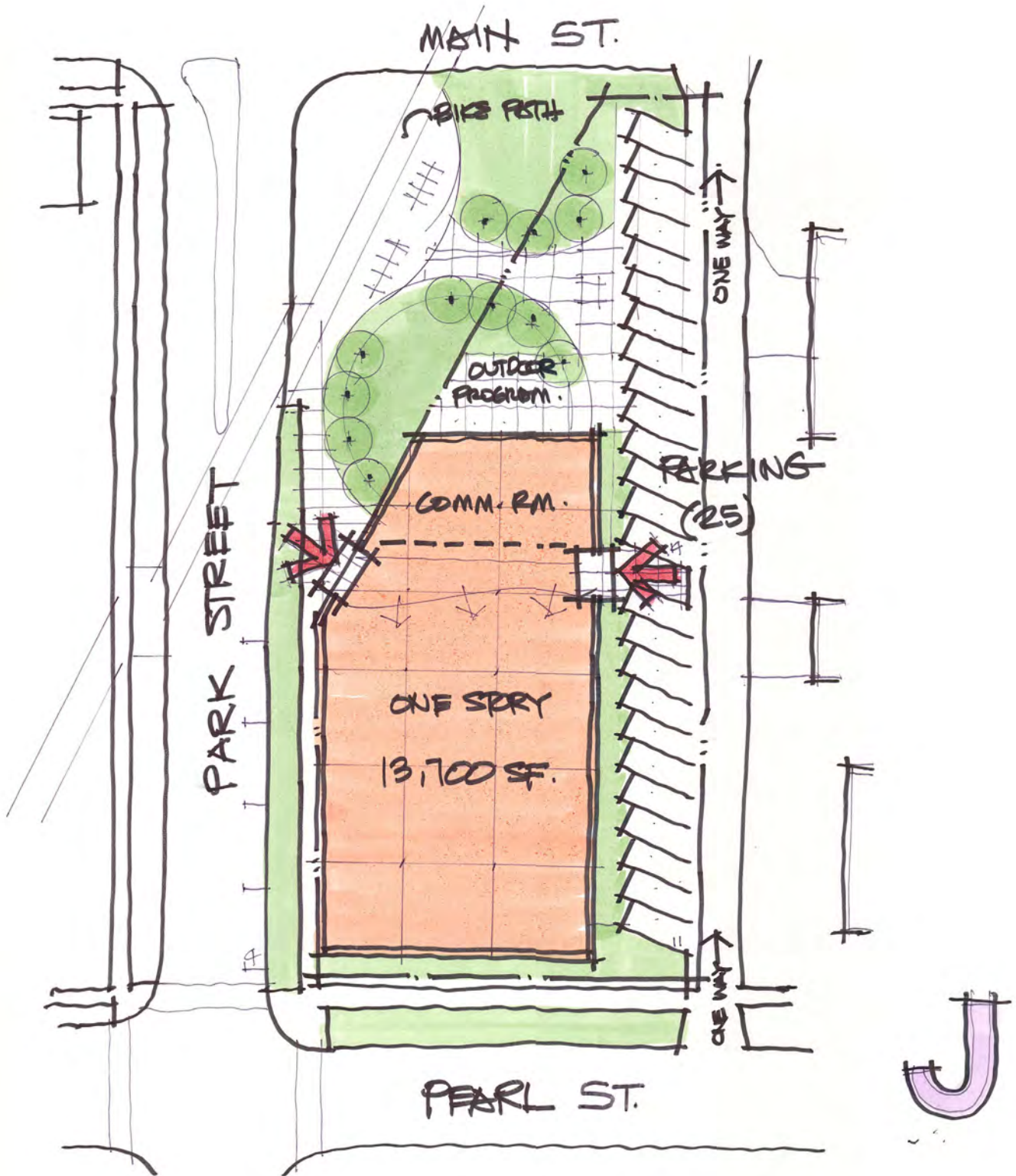
ROOF PLAN







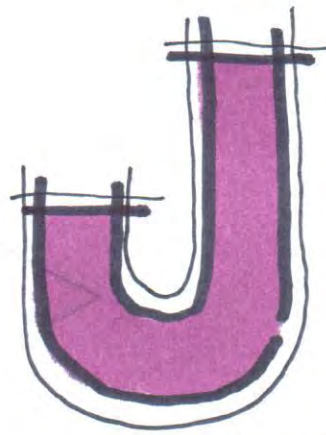
# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS





## Belleville Public Library

### Pros and Cons Sheet



#### Pros/Likes

#### Cons/Dislikes

- LIKE COMMUNITY ROOM ON NORTH. WITH GREEN SPACE
- LIKE ANGLED PARKING ON MARK ST.  
Mark St needs green space for neighbors to east  
like outdoor green area.

- Dislike entry location

~~\*\*\*~~ Like outdoor program space

Like the layout with community Room by the outdoor space. (Include, View through Room\*)

~~\*\*\*~~ Like one-way parking space (w/ Book Drop)

~~\*\*\*~~ If the <sup>room</sup> has a window to inside & to outside, blinds on inside to offer privacy.

Could this be Ag Aesthetic?

Could this also be 2-story/Room for Expansion?

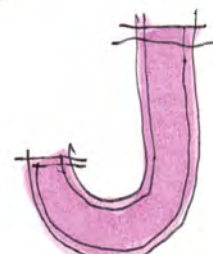
~~\*\*\*~~ Green space off the trail is great!

Like this idea a lot

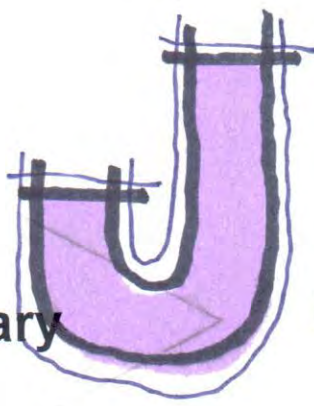
- Like green space & lack of stairs & elevator (cost & staff-wise), Like the program space outdoors; any chance of a basement under a portion of the Bldg.?

window seats







CONTINUED  
2**Belleville Public Library**  
Pros and Cons Sheet

## Pros/Likes

## Cons/Dislikes

- I like the outdoor program area! It is new and unique! I really do like that about this layout of a future new library!
- don't see a space for advice up book
- Needs basement
- book drop option is needed
- Really like the outdoor space.
- More Computerz.

concerned about safety of  
outdoor program w/ parking  
right there

Nice big windows

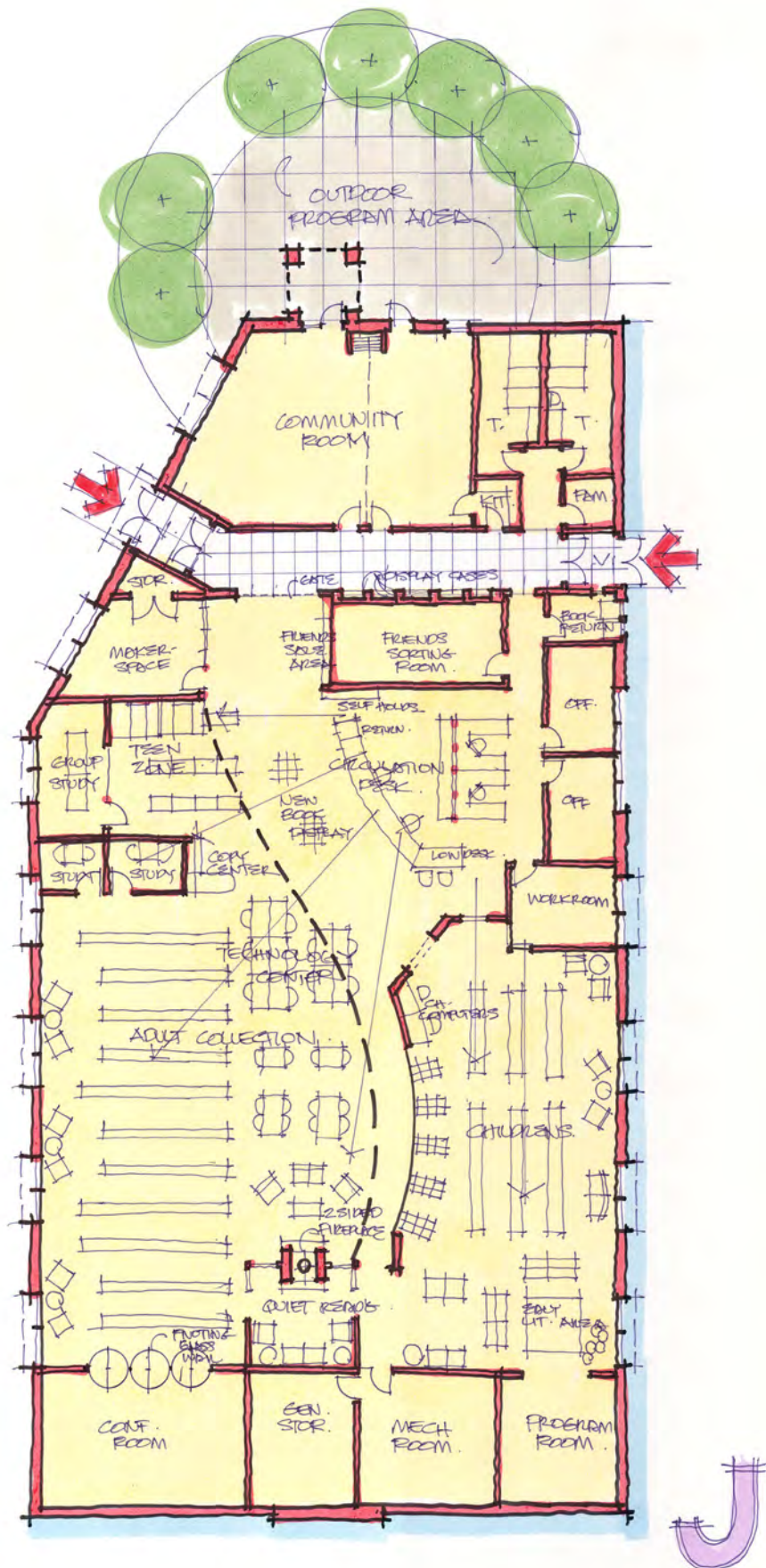
nice art space w/ vending machines

\* we need that lamp - ~~we need a~~

\* tables outside to read/work

book drop!

# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS

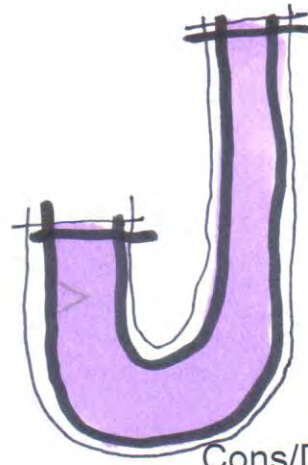






# Belleville Public Library

## Pros and Cons Sheet



CONT. 3

Pros/Likes

Cons/Dislikes

- Nice - Good -

Not Enough Computer Space

- make corridor wider to make better use of space

- Like community room - outdoor space

- Don't need outside space because library park across street

- I like the outdoor patio space

- I like the fireplace/sitting area in the middle

- love the idea of patio - hopefully there are lots of windows, natural light is key

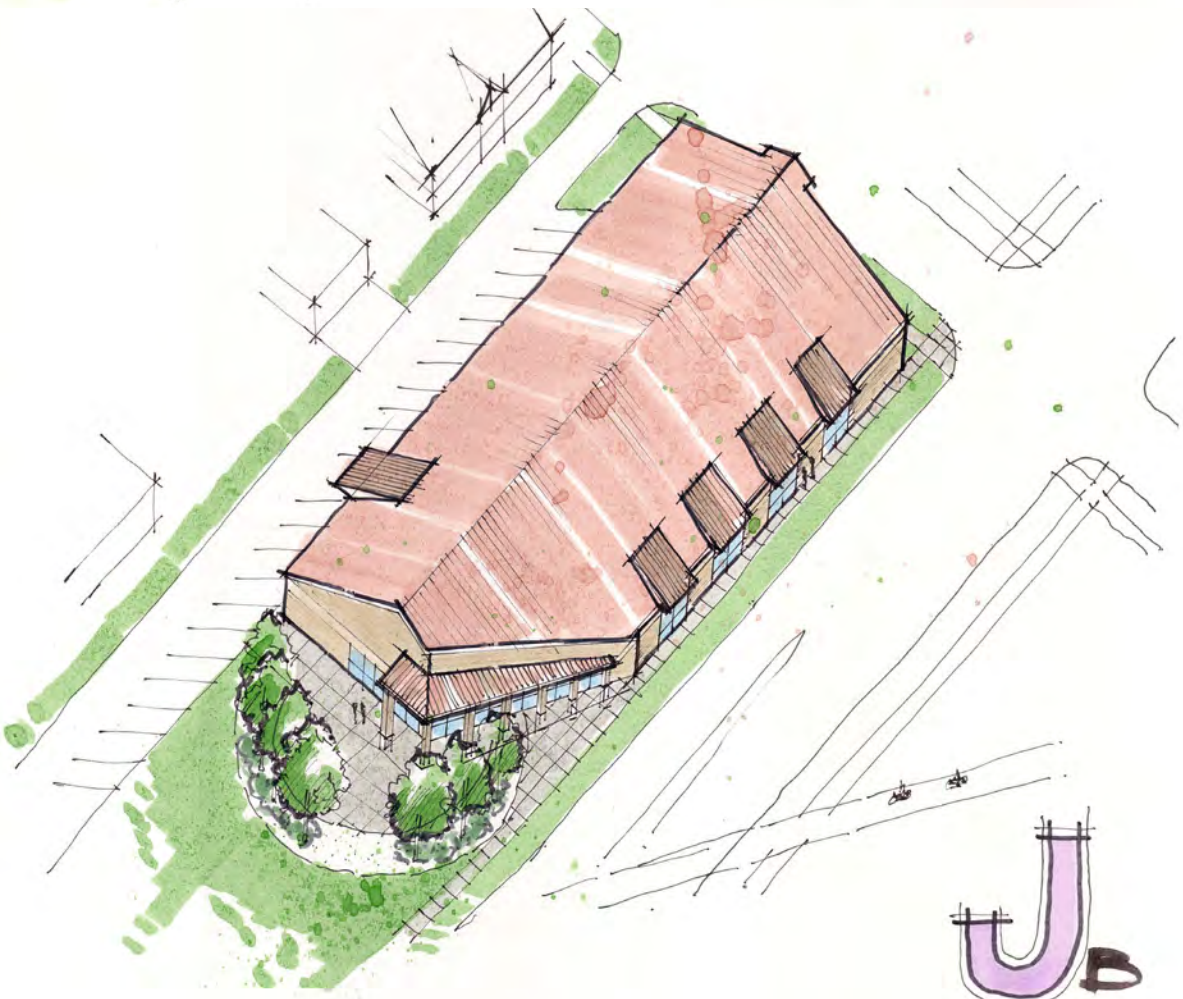
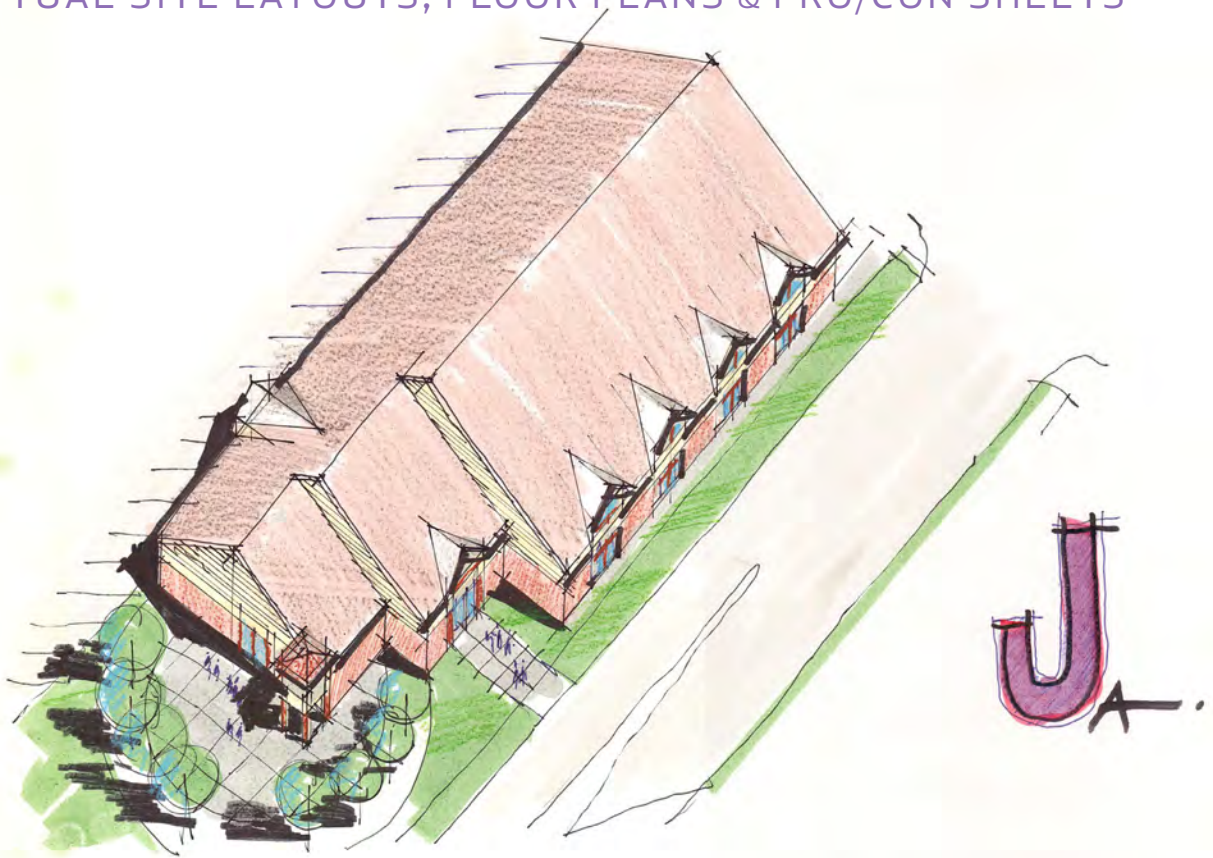
- If the children's area is far from the bathrooms, have another family bathroom by children's area.

- Don't like parking along the side. Children are coming across parking to enter library.

- Actually, I like parking on the side - doesn't overtake the whole lot, more hidden.



## CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS



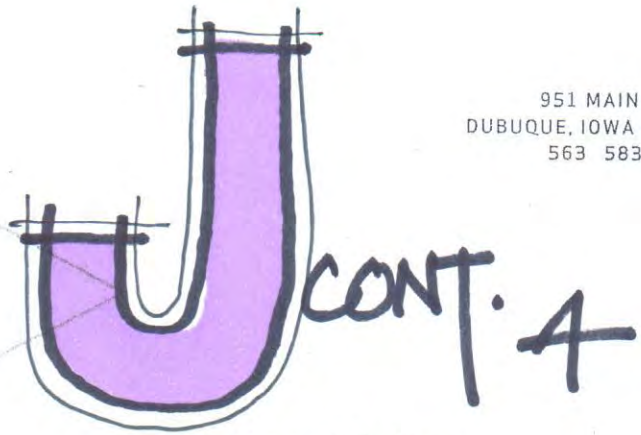


FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

# Belleville Public Library

## Pros and Cons Sheet



Pros/Likes

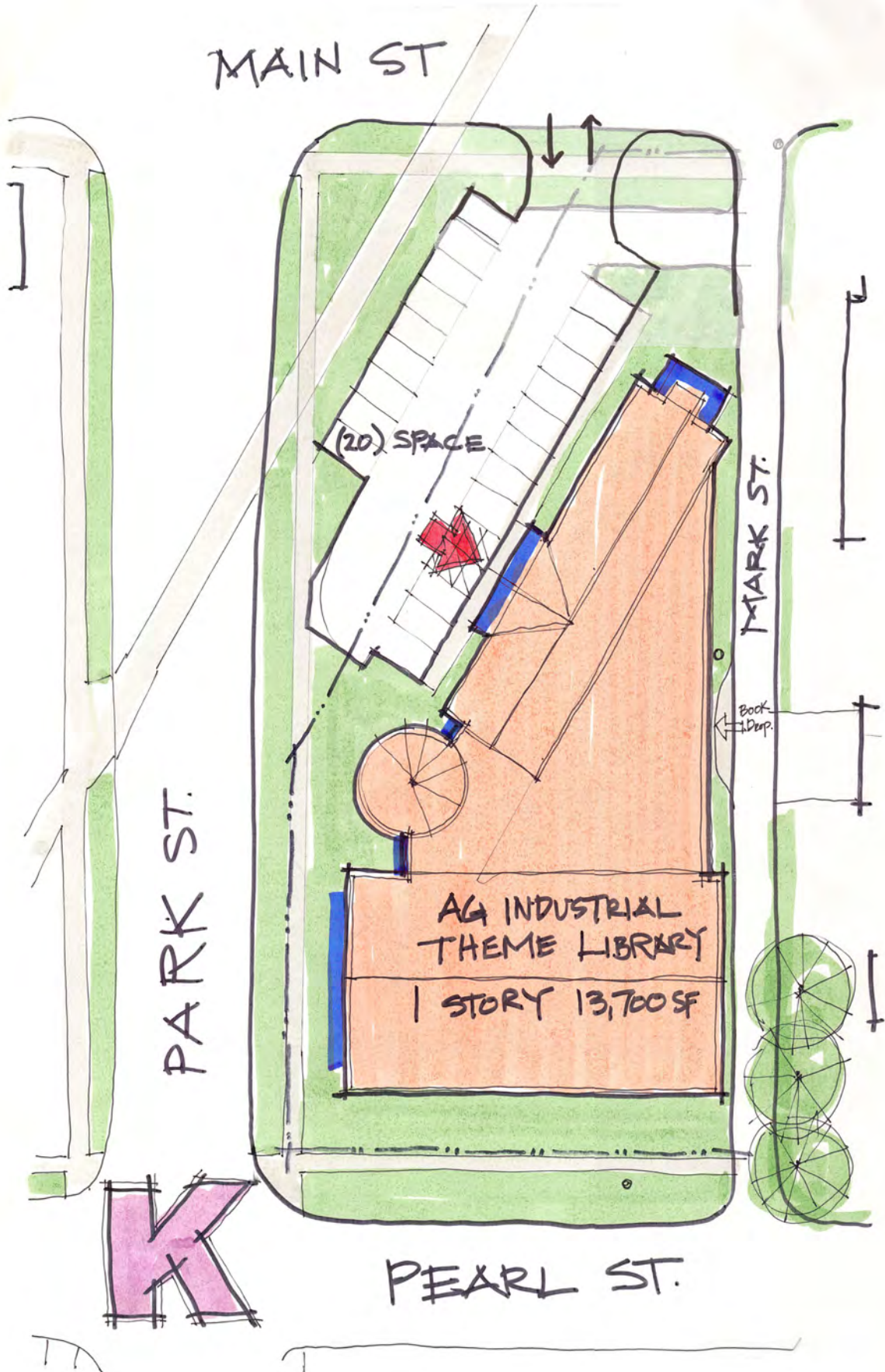
Cons/Dislikes

don't like parking in alley

kids area far from bathrooms have another kids area?



CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS

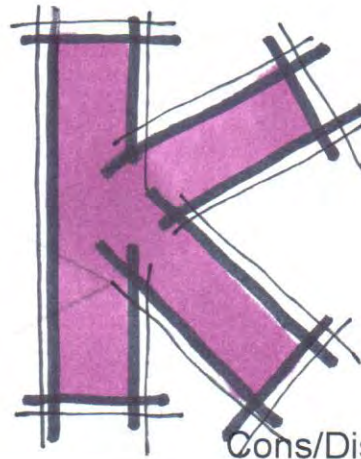






## Belleville Public Library

### Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

AG LOOK IS GOOD BUT PEOPLE DON'T APPRECIATE BINS IN TOWN.  
GOOD VISIBILITY OF ENTRY.

I like the Ag look; but I'd like to see that aesthetic applied to Option J. ★

- Also like the community Room with a view to the outside activity area
- I like that there is a special area <sup>for</sup> children! I think that it can separate kids from <sup>the</sup> adults and teens section! Free Book Drop looks good

With a basement - Outdoor Seating.

- try to incorporate outdoor space

- We need a lamp

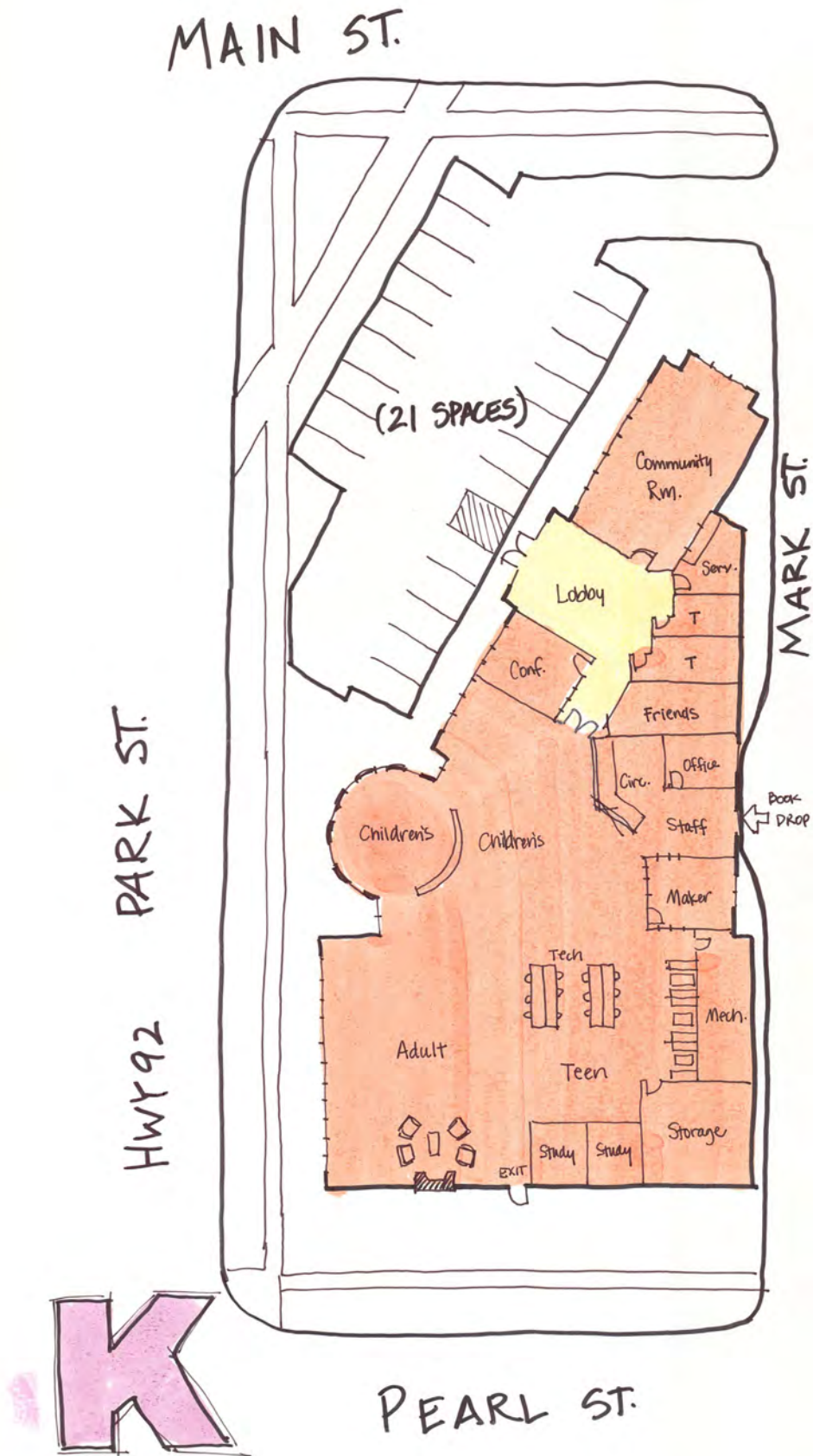
- A small bakery (with pies or doughnuts for example)

- like the rustic idea, because Belleville is a more rustic town.

- need window seat with view to park

- Middle East Decor

CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS





FEH DESIGN

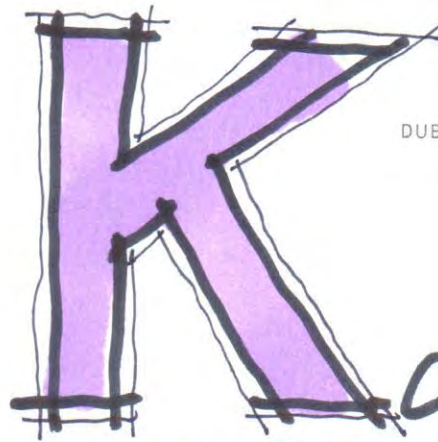
951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Belleville Public Library

### Pros and Cons Sheet

Pros/Likes

Cons/Dislikes



CONT.

~~ALike it~~

Not Enough Computers

like bridge view + big community room

- like the children's section on a different spot than Y1
- like all the open space for seating and tables
- LOVE the fireplace!
- like the entry spot
- like conference room by lobby and children's program by community room
- like the bridge view - hopefully windows everywhere; natural light is key



# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS





FEH DESIGN

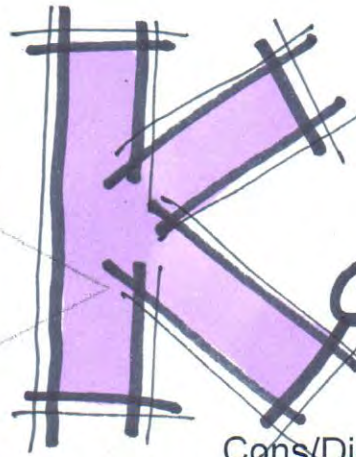
951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## Belleville Public Library

### Pros and Cons Sheet

Pros/Likes

Cons/Dislikes



CONT. 3

where entrance faces +

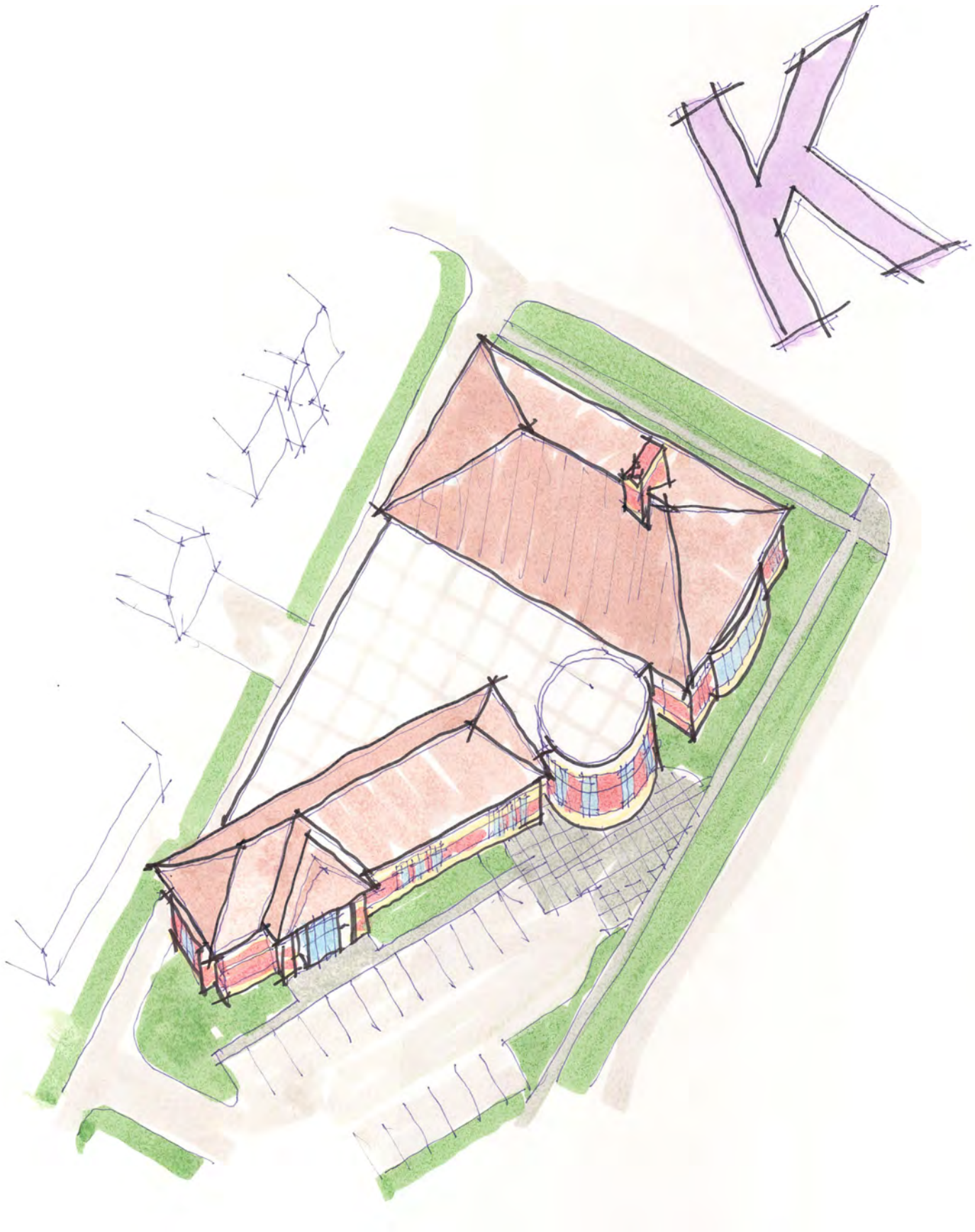
Change the booth side in teen area

No Farm

Shape is nice  
but not together



## CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS

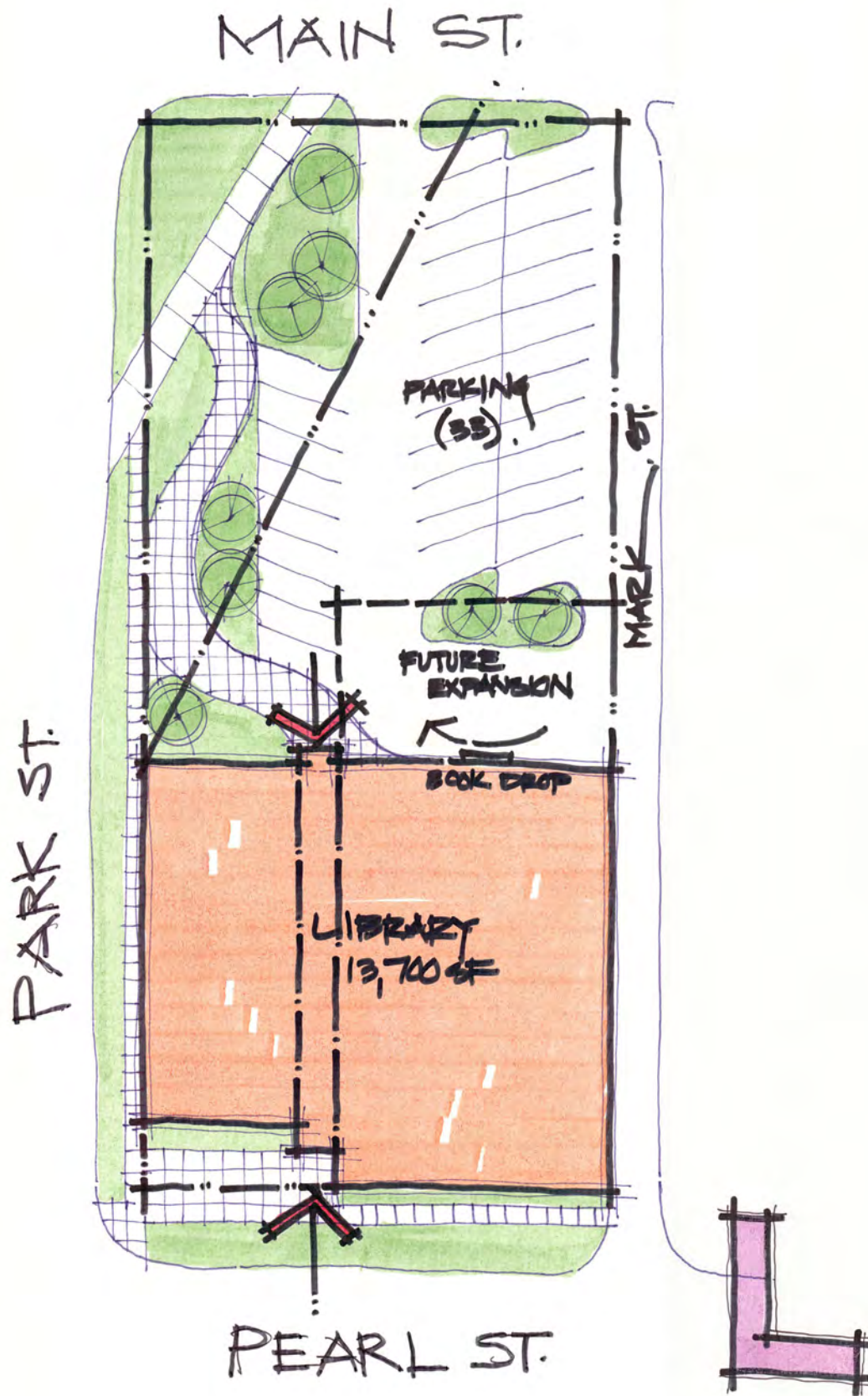




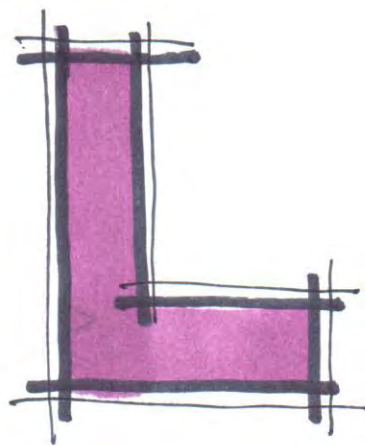


K.B.

CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS







# Belleville Public Library

## Pros and Cons Sheet

### Pros/Likes

### Cons/Dislikes

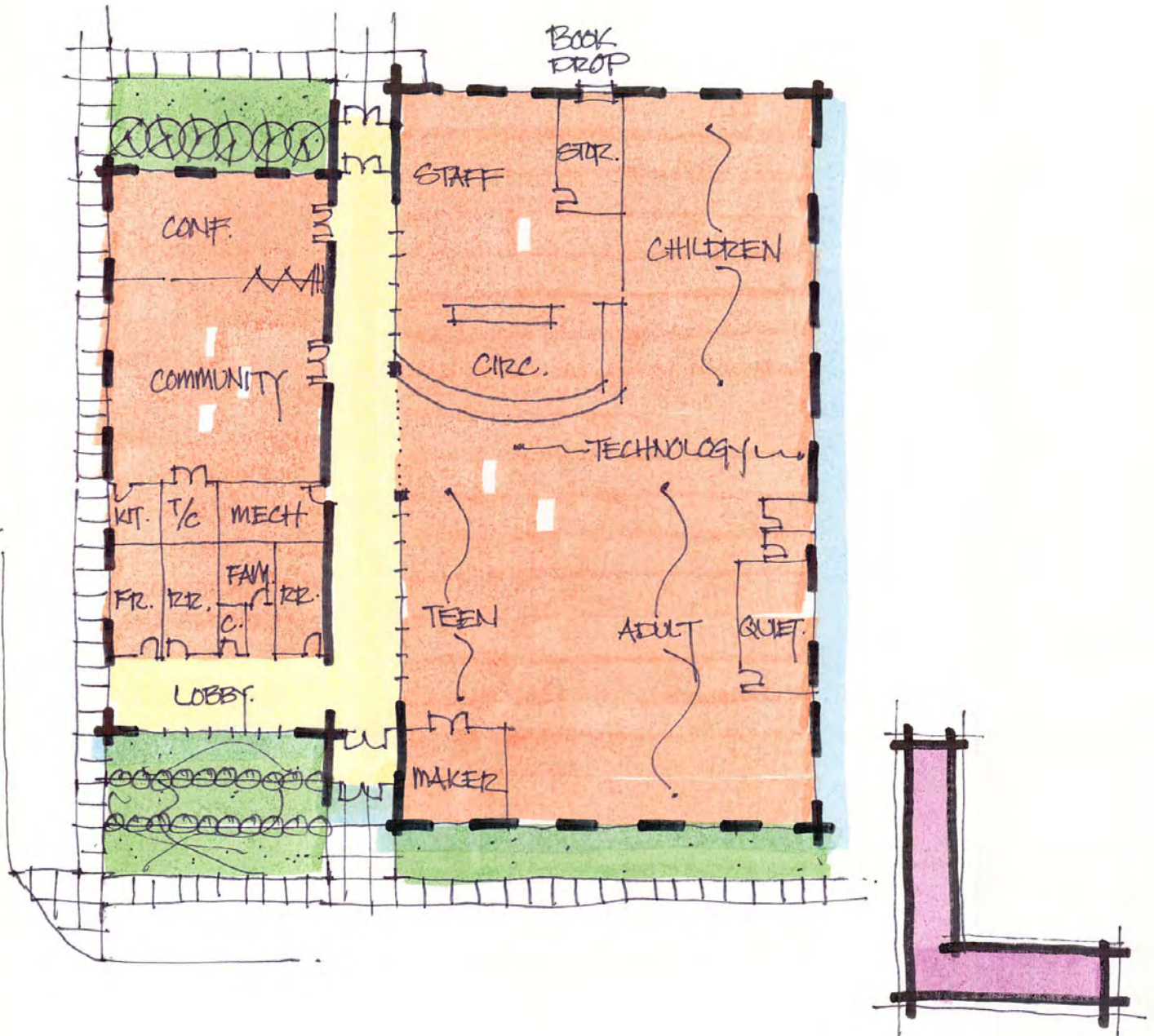
- LIKE ENTRY AT SOUTHWEST CORNER.  
ditto
- WOULD BEST ACCOMMODATE FUTURE EXPANSION.  
ditto
- Like the path to library from Bike path ditto
- Like the plan for future exp.
- Like the separate areas defined for community and library.
- Like the drive through book drop ditto
- Like ~~space~~ path from bike trail / green space
- ~~views/sunlight~~ from the west should go to library space rather than meeting rooms  
best parking
- like future expansion good parking, greenery
- try to incorporate bro/door space
- need basement
- build "future" expansion now
- need more development of outside space ~~outside~~ community room
- 5-10' offset of building off of mark St  
w/ green space / landscaping to offset  
brick facade

1 agree!!  
Few windows  
in library itself.

Bathrooms accessible to library park events



# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS

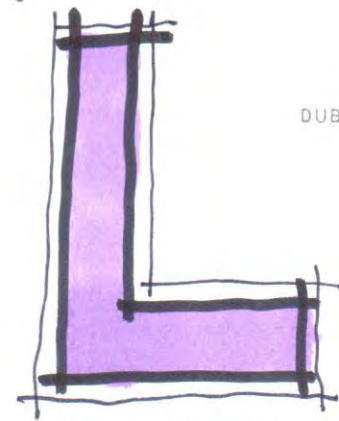




## Belleville Public Library

### Pros and Cons Sheet

#### Pros/Likes



CONT.

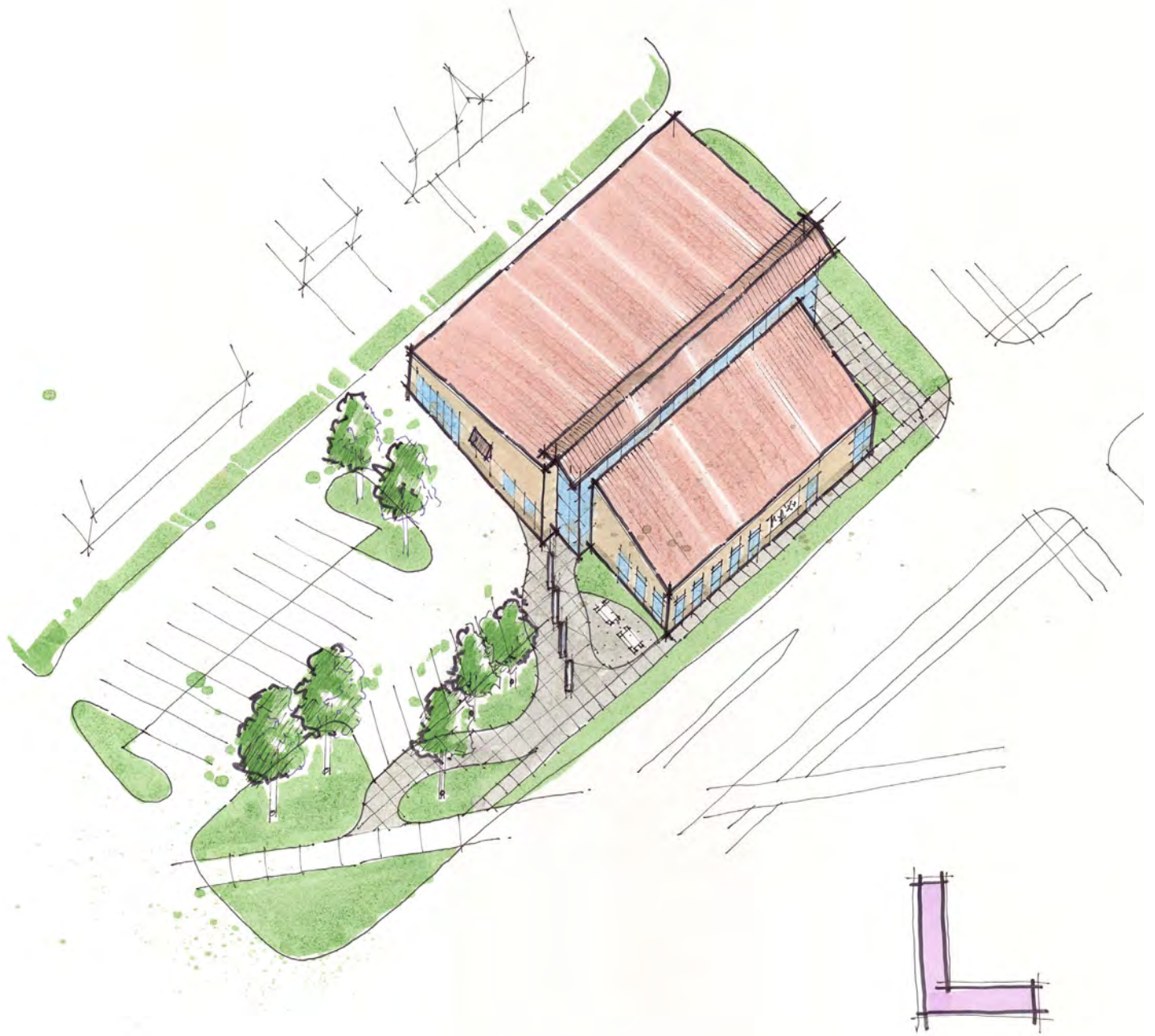
#### Cons/Dislikes

- circulation should be near front door
- Like reading area
- like the separate genres - maybe add chairs or more Study Space
- open kitchen to corridor for for  
fundraising / sales

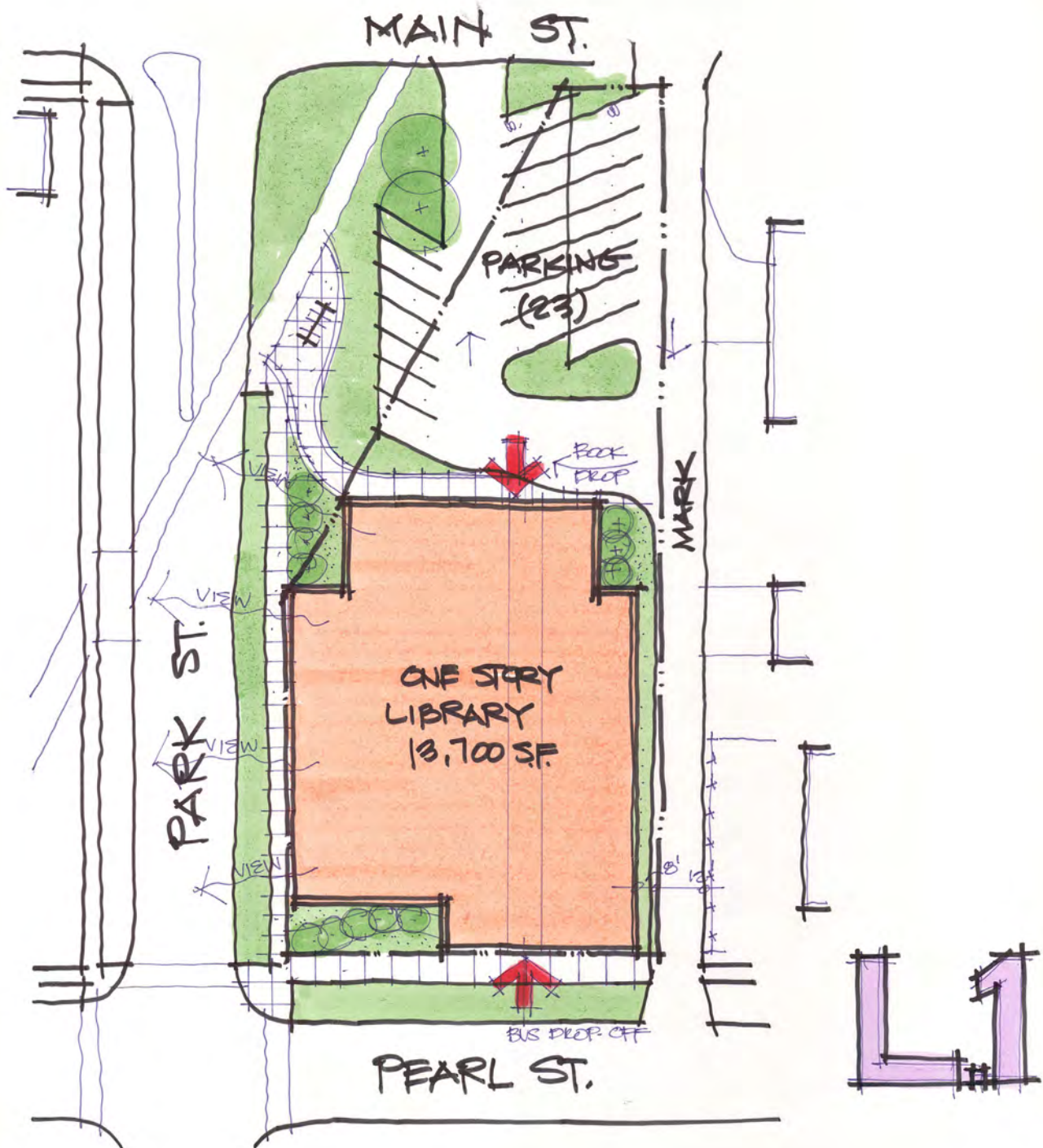
# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS







# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS





FEH DESIGN

## Belleville Public Library

### Pros and Cons Sheet

Pros/Likes

Cons/Dislikes

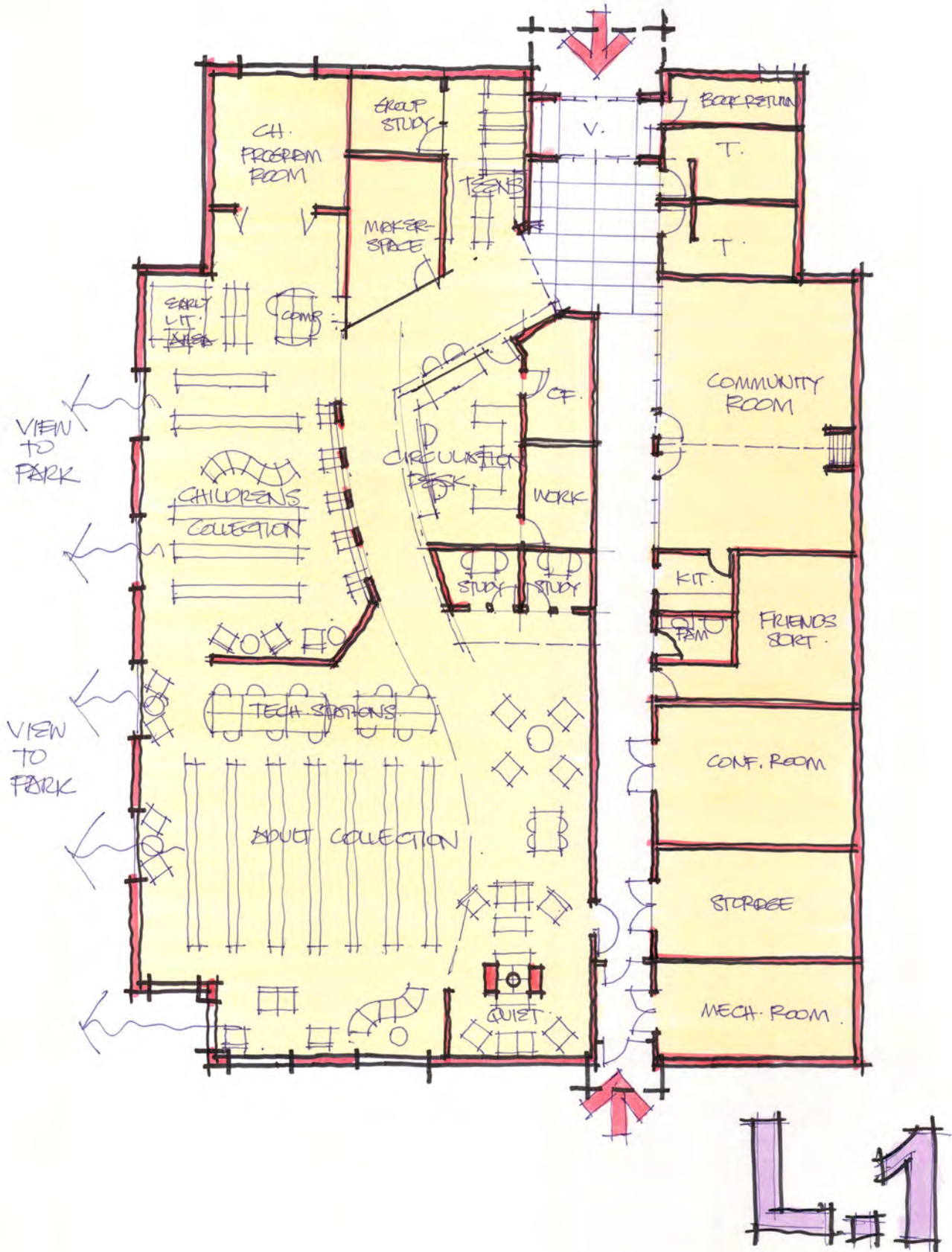


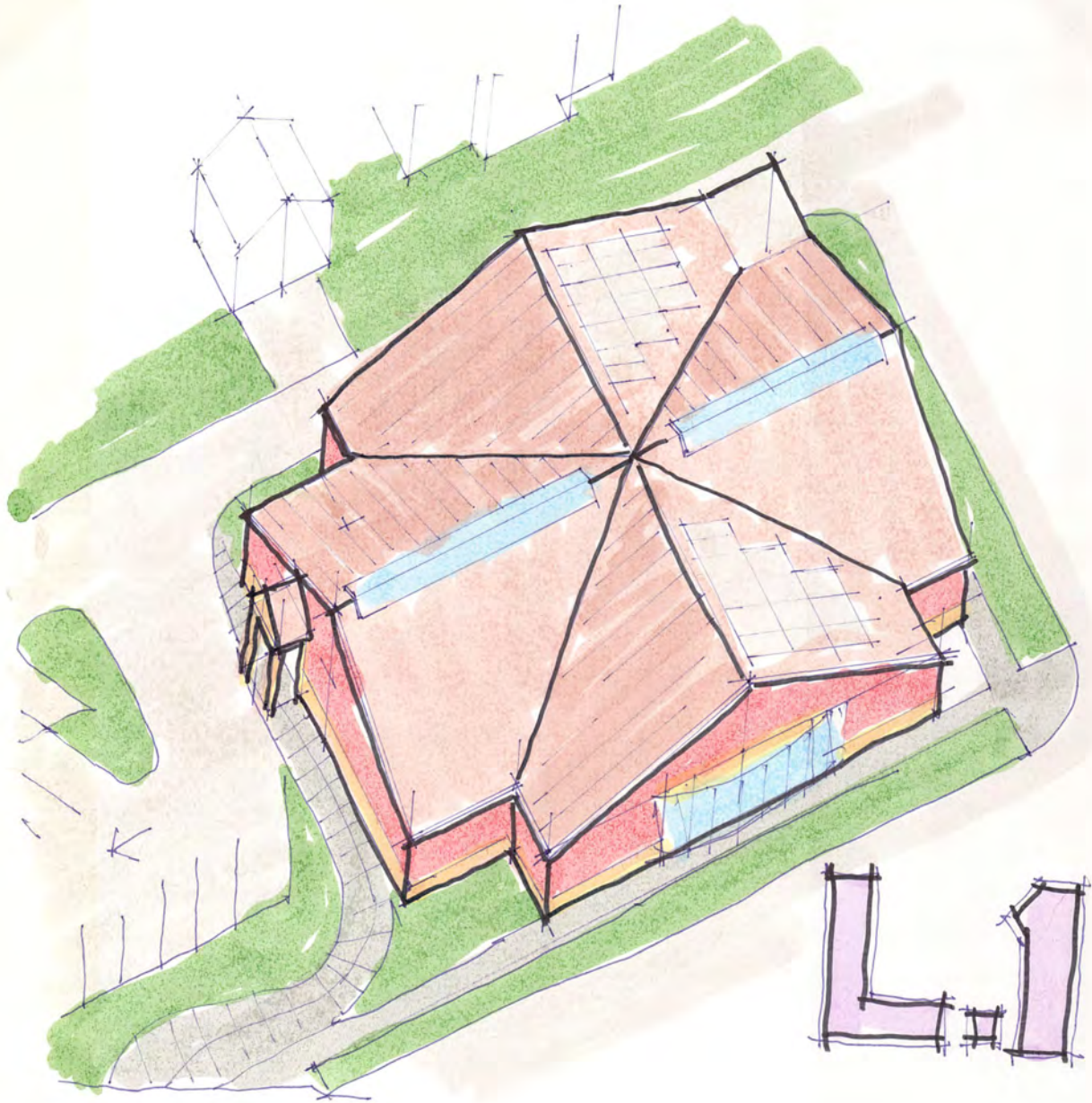
951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

book return location  
inefficient  
can staff see teen  
group study?



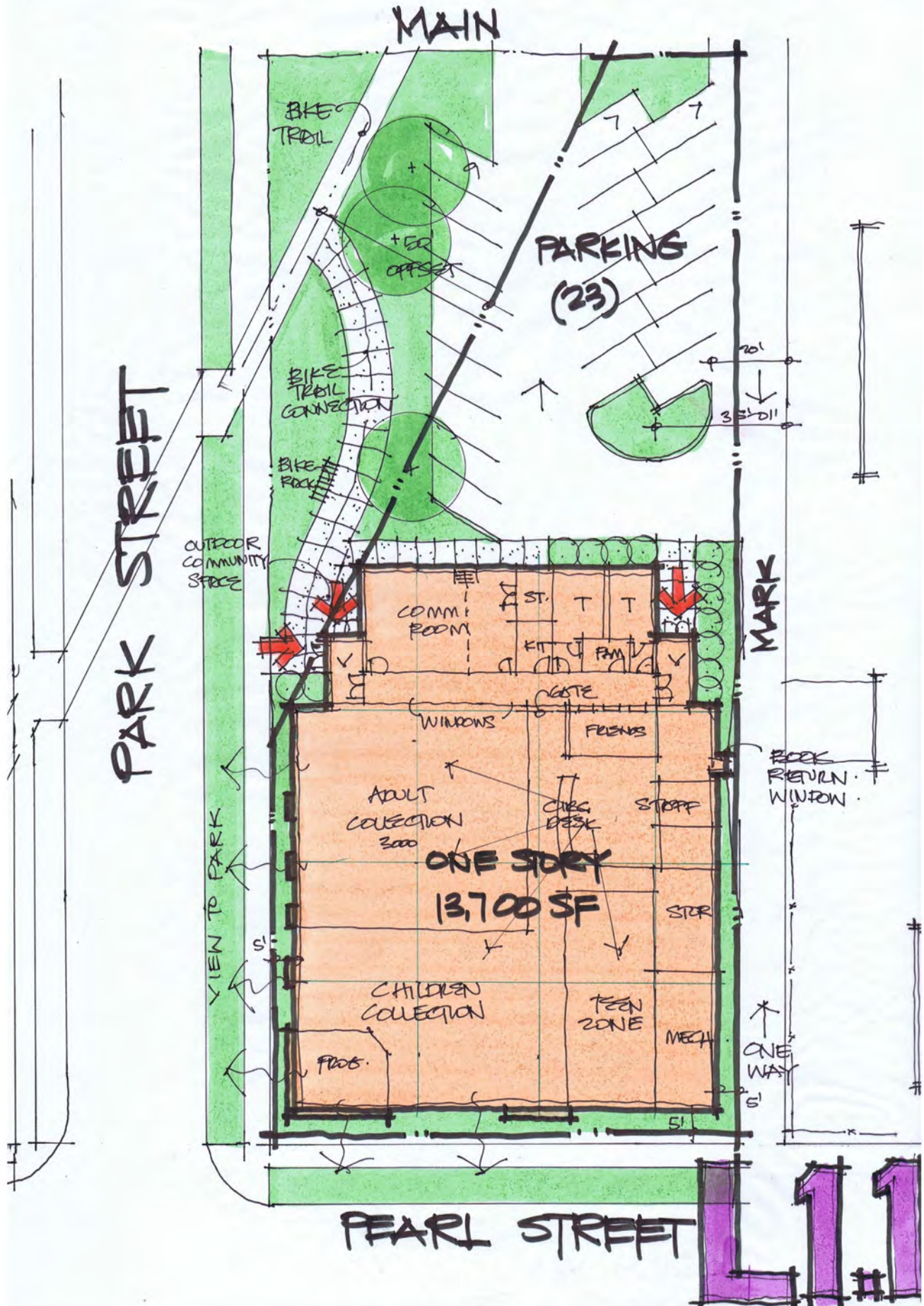
# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS



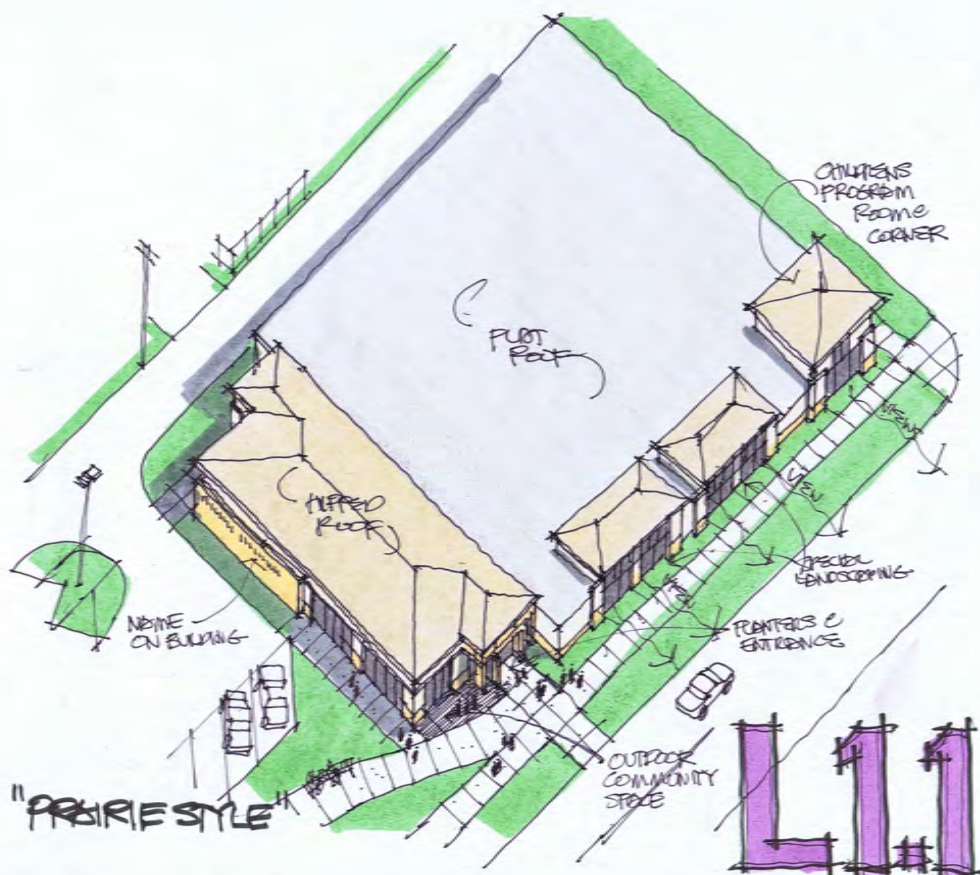




# CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS

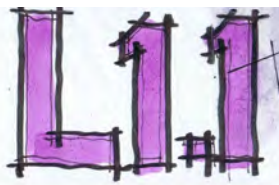






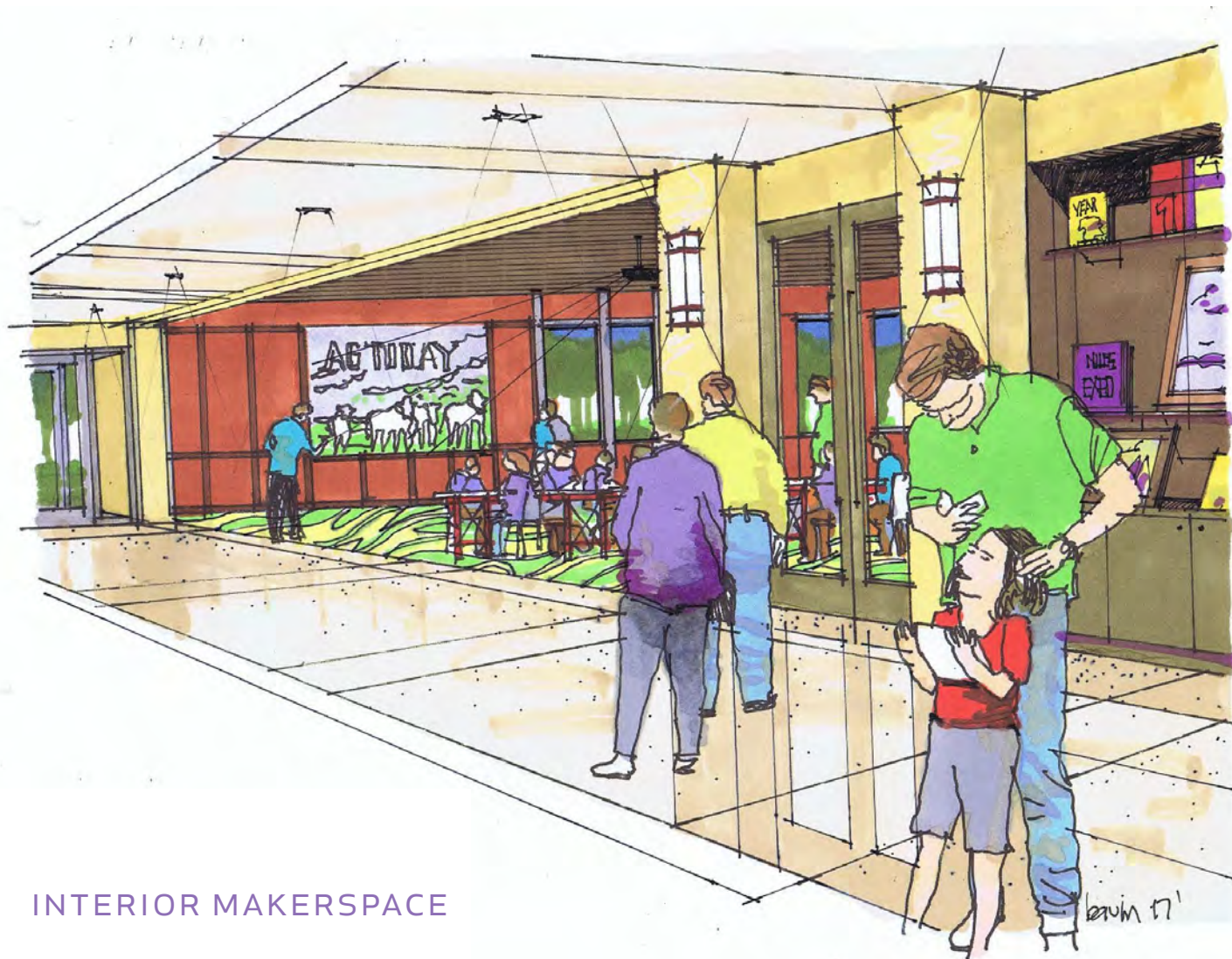


## CONCEPTUAL SITE LAYOUTS, FLOOR PLANS & PRO/CON SHEETS



EXTERIOR PRAIRIE STYLE





INTERIOR MAKERSPACE

# / EVALUATION MATRIX & CRITERIA

## EVALUATION CRITERIA

FEH took the results from the design workshop and weighted them to the criteria.

| Criteria                          | 1 to 10 Weighting Factor | Site Design Options |             |             |             |
|-----------------------------------|--------------------------|---------------------|-------------|-------------|-------------|
|                                   |                          | J                   | K           | L           | L.1         |
| Safe Visible Access to Door       | 10                       | 5                   | 10          | 10          | 10          |
| Create Efficient Layout           | 10                       | 9                   | 9           | 9           | 9           |
| Adequate Space for Everyone       | 9                        | 9                   | 9           | 9           | 9           |
| Access After Hours - community rm | 9                        | 9                   | 9           | 9           | 9           |
| Flexible Layout & Expandable      | 9                        | 2                   | 2           | 5           | 5           |
| Adequate Parking (41)             | 8                        | 5                   | 4           | 6           | 5           |
| Downtown Anchor                   | 7                        | 7                   | 7           | 6           | 6           |
| Cost of Project                   | 9                        | 9                   | 9           | 9           | 9           |
| Max. Daylight                     | 8                        | 8                   | 8           | 6           | 8           |
| Connection to Outdoors            | 7                        | 6                   | 4           | 5           | 4           |
| Vehicular Access                  | 7                        | 2                   | 4           | 7           | 7           |
| Technology Infrastructure         | 10                       | 10                  | 10          | 10          | 10          |
| Bike Path                         | 7.5                      | 7.5                 | 7.5         | 7.5         | 7.5         |
| <b>Total Score</b>                | <b>110.5</b>             | <b>88.5</b>         | <b>92.5</b> | <b>98.5</b> | <b>98.5</b> |



# / OPINION OF PROBABLE COST

## PROBABLE COST INFORMATION

On the following pages are the cost opinions for the options that were created during the charrette.

# OPINION OF PROBABLE COST

Owner: Belleville Public Library  
Project : New Library

Project No.: 2017  
Phase: Conceptual Design

Date : 3/10/17  
Estimator : KE

## Concept I - FEH - Total Project Budget

| DESCRIPTION   | QTY    | UNIT | COST/SF                                      | TOTALS             |
|---|--------|------|--|--------------------|
| <b>Building Construction Costs:</b>   |        |      |  |                    |
| 1 New construction  |        |      |  |                    |
| New building with Geothermal HVAC - Atrium included                                 | 16,800 | SF   | 170.00                                       | 2,856,000          |
|   |        |      |  |                    |
|   |        |      | SubTotal                                     | 2,856,000          |
|   |        |      | Design / Bid Contingency 10%                 | 285,600            |
|   |        |      | <b>Building Construction Costs SubTotal</b>  | <b>3,141,600</b>   |
|   |        |      | Construction Contingency 5%                  | 157,080            |
|   |        |      | <b>BUILDING CONSTRUCTION COST TOTAL</b>      | <b>\$3,298,680</b> |
| <b>Site Work Construction Costs</b>   |        |      |  |                    |
| 11 Structure Deconstruction industrial buildings - by current owner                 | 1      | EA   | 0  | 0                  |
| 12 Structure Deconstruction - house   | 3,000  | SF   | 6  | 18,000             |
| 13 Remove foundations - house   | 3,000  | SF   | 2  | 6,000              |
| 14 Hazard Material survey, sample, test - House                                     | 1      | LS   | 7500   | 7,500              |
| 15 Fuel tank removal  | 0      | EA   | 35000  | 0                  |
| 16 New Parking Spaces & Drive Lane  | 42     | EA   | 2,900.00                                     | 121,800            |
| 17 Drive lane: 12'x120'   | 1,340  | SF   | 14.00  | 18,760             |
| 18 Concrete Curb and Gutter   | 420    | LF   | 12.00  | 5,040              |
| 19 Children's Outdoor Program area  | 0      | SF   | 6.00   | 0                  |
| 21 Storm Sewer - roof drains and parking lot  | 1      | LS   | 22,000                                       | 22,000             |
| 22 Domestic Water   | 1      | LS   | 4,000  | 4,000              |
| 23 Sanitary Sewer   | 1      | LS   | 3,500  | 3,500              |
| 24 Electrical service, transformer  | 1      | LS   | 7,000  | 7,000              |
| 25 Relocate power lines   | 1      | LS   | 12,000                                       | 12,000             |
| 26 Fill material  | 950    | CY   | 28   | 26,600             |
| 27 Retaining Walls  | 0      | LF   | 120  | 0                  |
| 28 Pedestrian Paving, 480'x6'   | 3,000  | SF   | 4.00   | 12,000             |
| 29 Lawns & Landscaping - small trees and shrubs                                     | 1      | LS   | 11,500                                       | 11,500             |
| 30 Benches and site furniture, donated  | 1      | LS   | 1,500  | 1,500              |
| 31 Roof canopy  | 0      | LS   | 8,000  | 0                  |
| 32 Flag pole  | 1      | LS   | 2,800  | 2,800              |
| 33 Directional & Informational Signage - signage, electronic site sign and building | 1      | LS   | 20,000                                       | 20,000             |
| 34 Storm Water Detention - underground  | 0      | SF   | 12.00  | 0                  |
| 35 Parking lot lighting   | 2      | EA   | 1,900  | 3,800              |
| 36 Solar Panels - 15 KW   | 1      | EA   | 35,000                                       | 35,000             |
|   |        |      | SubTotal                                     | 338,800            |
|   |        |      | Design / Bid Contingency 10%                 | 33,880             |
|   |        |      | <b>Site Work Construction Costs SubTotal</b> | <b>372,680</b>     |
|   |        |      | Construction Contingency 5%                  | 18,634             |
|   |        |      | <b>SITE WORK CONSTRUCTION COST TOTAL</b>     | <b>\$391,314</b>   |
| 37 Land Acquisition   | 1      | LS   |  | 0                  |
| 38 Legal Fees   | 1      | LS   |  | 8,000              |
| 39 Architectural & Engineering Design Fees  | 1      | LS   |  | 258,300            |
| 40 Information & Technology Design Fees   | 1      | LS   |  | 10,000             |
| 41 Furnishing Design Fees   | 1      | LS   |  | 36,000             |
| 42 Geo Thermal Horizontal Test Well   | 1      | LS   |  | 8,500              |
| 43 Site Survey (utilize existing facility documents)                                | 1      | LS   |  | 6,800              |
| 44 Printing Costs for Construction Documents  | 1      | LS   |  | 8,500              |
| 45 Construction Permits & Fees  | 1      | LS   |  | 12,000             |
| 46 Builders Risk Insurance  | 1      | LS   |  | 6,800              |
| 47 Quality Control Material Testing & Inspections                                   | 1      | LS   |  | 14,000             |
| 48 Construction Utility by Owner  | 1      | LS   |  | 10,000             |
| 49 Fixtures, Furnishings & Equipment Allowance \$22/SF                              | 1      | LS   |  | 300,000            |
| 50 Technology & Computer Equipment Allowance  | 1      | LS   |  | 150,000            |
| 51 Energy & Utility Rebates   | 1      | LS   |  | (10,000)           |
| 52 Grants   | 1      | LS   |  | 0                  |
| 53 Moving   | 1      | LS   |  | 3,200              |
| 54 Ground breaking and dedication ceremonies  | 1      | LS   |  | 3,000              |
| 55 LEED certification services  | 1      | LS   |  | 0                  |
| 56 Library Programming  | 1      | LS   |  | 3,000              |
| 57 Commissioning  | 1      | LS   |  | 0                  |
| 58 Reimbursable expenses  | 1      | LS   |  | 10,000             |
| 59 Referendum Campaign Facilitation   | 1      | LS   |  | 25,000             |
| 60 Fundraising Consulting & grant writing   | 1      | LS   |  | 75,000             |
|   |        |      | Soft Cost SubTotal                           | 938,100            |
|   |        |      | Site Work Construction Cost Total            | 391,314            |
|   |        |      | Building Construction Cost Total             | 3,298,680          |
|   |        |      | <b>PROJECT TOTAL COST</b>                    | <b>\$4,628,094</b> |



Owner: Belleville Public Library  
Project : New Library

Project No.: 2017  
Phase: Conceptual Design

Date : 3/10/17  
Estimator : KE

**Concept I - FEH - Total Project Budget**

| DESCRIPTION   | QTY    | UNIT | COST/SF  | TOTALS             |
|---|--------|------|----------|--------------------|
| <b>Building Construction Costs:</b>   |        |      |          |                    |
| 1 New construction  |        |      |          |                    |
| New building with Geothermal HVAC - Atrium included                                 | 16,800 | SF   | 170.00   | 2,856,000          |
| New building Full basement - unfinished   | 8,400  | SF   | 72.00    | 604,800            |
| Two stop mid size elevator  | 1      | LS   | 0.00     | 0                  |
| Items required to add basement: 2 stairs 500, elevator 125                          | 625    | SF   | 125.00   | 78,125             |
| SubTotal  |        |      |          | 3,538,925          |
| Design / Bid Contingency 10%  |        |      |          | 353,893            |
| <b>Building Construction Costs SubTotal</b>   |        |      |          | <b>3,892,818</b>   |
| Construction Contingency 5%   |        |      |          | 194,641            |
| <b>BUILDING CONSTRUCTION COST TOTAL</b>   |        |      |          | <b>\$4,087,458</b> |
| <b>Site Work Construction Costs</b>   |        |      |          |                    |
| 11 Structure Deconstruction industrial buildings - by current owner                 | 1      | EA   | 0        | 0                  |
| 12 Structure Deconstruction - house   | 3,000  | SF   | 6        | 18,000             |
| 13 Remove foundations - house   | 3,000  | SF   | 2        | 6,000              |
| 14 Hazard Material survey, sample, test - House                                     | 1      | LS   | 7,500    | 7,500              |
| 15 Fuel tank removal  | 0      | EA   | 35,000   | 0                  |
| 16 New Parking Spaces & Drive Lane  | 42     | EA   | 2,900.00 | 121,800            |
| 17 Drive lane: 12'x120'   | 1,340  | SF   | 14.00    | 18,760             |
| 18 Concrete Curb and Gutter   | 420    | LF   | 12.00    | 5,040              |
| 19 Children's Outdoor Program area  | 0      | SF   | 6.00     | 0                  |
| 21 Storm Sewer - roof drains and parking lot  | 1      | LS   | 22,000   | 22,000             |
| 22 Domestic Water   | 1      | LS   | 4,000    | 4,000              |
| 23 Sanitary Sewer   | 1      | LS   | 3,500    | 3,500              |
| 24 Electrical service, transformer  | 1      | LS   | 7,000    | 7,000              |
| 25 Relocate power lines   | 1      | LS   | 12,000   | 12,000             |
| 26 Fill material  | 950    | CY   | 28       | 26,600             |
| 27 Retaining Walls  | 0      | LF   | 120      | 0                  |
| 28 Pedestrian Paving, 480's6'   | 3,000  | SF   | 4.00     | 12,000             |
| 29 Lawns & Landscaping - small trees and shrubs                                     | 1      | LS   | 11,500   | 11,500             |
| 30 Benches and site furniture, donated  | 1      | LS   | 1,500    | 1,500              |
| 31 Roof canopy  | 0      | LS   | 8,000    | 0                  |
| 32 Flag pole  | 1      | LS   | 2,800    | 2,800              |
| 33 Directional & Informational Signage - signage, electronic site sign and building | 1      | LS   | 20,000   | 20,000             |
| 34 Storm Water Detention - underground  | 0      | SF   | 12.00    | 0                  |
| 35 Parking lot lighting   | 2      | EA   | 1,900    | 3,800              |
| 36 Solar Panels - 15 KW   | 1      | EA   | 35,000   | 35,000             |
| SubTotal  |        |      |          | 338,800            |
| Design / Bid Contingency 10%  |        |      |          | 33,880             |
| <b>Site Work Construction Costs SubTotal</b>  |        |      |          | <b>372,680</b>     |
| Construction Contingency 5%   |        |      |          | 18,634             |
| <b>SITE WORK CONSTRUCTION COST TOTAL</b>  |        |      |          | <b>\$391,314</b>   |
| 37 Land Acquisition   | 1      | LS   |          | 0                  |
| 38 Legal Fees   | 1      | LS   |          | 8,000              |
| 39 Architectural & Engineering Design Fees  | 1      | LS   |          | 313,514            |
| 40 Information & Technology Design Fees   | 1      | LS   |          | 10,000             |
| 41 Furnishing Design Fees   | 1      | LS   |          | 36,000             |
| 42 Geo Thermal Horizontal Test Well   | 1      | LS   |          | 8,500              |
| 43 Site Survey (utilize existing facility documents)                                | 1      | LS   |          | 6,800              |
| 44 Printing Costs for Construction Documents  | 1      | LS   |          | 8,500              |
| 45 Construction Permits & Fees  | 1      | LS   |          | 12,000             |
| 46 Builders Risk Insurance  | 1      | LS   |          | 6,800              |
| 47 Quality Control Material Testing & Inspections                                   | 1      | LS   |          | 14,000             |
| 48 Construction Utility by Owner  | 1      | LS   |          | 10,000             |
| 49 Fixtures, Furnishings & Equipment Allowance \$22/SF                              | 1      | LS   |          | 300,000            |
| 50 Technology & Computer Equipment Allowance  | 1      | LS   |          | 150,000            |
| 51 Energy & Utility Rebates   | 1      | LS   |          | (10,000)           |
| 52 Grants   | 1      | LS   |          | 0                  |
| 53 Moving   | 1      | LS   |          | 3,200              |
| 54 Ground breaking and dedication ceremonies  | 1      | LS   |          | 3,000              |
| 55 LEED certification services  | 1      | LS   |          | 0                  |
| 56 Library Programming  | 1      | LS   |          | 3,000              |
| 57 Commissioning  | 1      | LS   |          | 0                  |
| 58 Reimbursable expenses  | 1      | LS   |          | 10,000             |
| 59 Referendum Campaign Facilitation   | 1      | LS   |          | 25,000             |
| 60 Fundraising Consulting & grant writing   | 1      | LS   |          | 75,000             |
| Soft Cost SubTotal  |        |      |          | 993,314            |
| <b>Site Work Construction Cost Total</b>  |        |      |          | <b>391,314</b>     |
| <b>Building Construction Cost Total</b>   |        |      |          | <b>4,087,458</b>   |
| <b>PROJECT TOTAL COST</b>   |        |      |          | <b>\$5,472,086</b> |

## OPINION OF PROBABLE COST

Owner: Belleville Public Library  
Project : New Library

Project No.: 2017  
Phase: Conceptual Design

Date : 3/10/17  
Estimator : KE

**Concept J - FEH - Total Project Budget**

| DESCRIPTION                           |  | QTY    | UNIT | COST/SF  | TOTALS      |
|---------------------------------------|--|--------|------|----------|-------------|
| Building Construction Costs:          |  |        |      |          |             |
| 1                                     | New construction   |        |      |          |             |
|                                       | New building with Geothermal HVAC  | 13,700 | SF   | 170.00   | 2,329,000   |
|                                       |  |        |      |          |             |
|                                       |  |        |      |          |             |
| SubTotal                              |  |        |      |          | 2,329,000   |
| Design / Bid Contingency 10%          |  |        |      |          | 232,900     |
| Building Construction Costs SubTotal  |  |        |      |          | 2,561,900   |
| Construction Contingency 5%           |  |        |      |          | 128,095     |
| BUILDING CONSTRUCTION COST TOTAL      |  |        |      |          | \$2,689,995 |
| Site Work Construction Costs          |  |        |      |          |             |
| 11                                    | Structure Deconstruction industrial buildings - by current owner                 | 1      | EA   | 0        | 0           |
| 12                                    | Structure Deconstruction - house   | 3,000  | SF   | 6        | 18,000      |
| 13                                    | Remove foundations - house   | 3,000  | SF   | 2        | 6,000       |
| 14                                    | Hazard Material survey, sample, test - House                                     | 1      | LS   | 7500     | 7,500       |
| 15                                    | Fuel tank removal  | 0      | EA   | 35000    | 0           |
| 16                                    | New Parking Spaces & Drive Lane  | 25     | EA   | 2,900.00 | 72,500      |
| 17                                    | Drive lane   | 0      | SF   | 14.00    | 0           |
| 18                                    | Concrete Curb and Gutter   | 300    | LF   | 12.00    | 3,600       |
| 19                                    | Children's Outdoor Program area  | 600    | SF   | 6.00     | 3,600       |
| 21                                    | Storm Sewer - roof drains and parking lot  | 1      | LS   | 22,000   | 22,000      |
| 22                                    | Domestic Water   | 1      | LS   | 4,000    | 4,000       |
| 23                                    | Sanitary Sewer   | 1      | LS   | 3,500    | 3,500       |
| 24                                    | Electrical service, transformer  | 1      | LS   | 7,000    | 7,000       |
| 25                                    | Relocate power lines   | 1      | LS   | 12,000   | 12,000      |
| 26                                    | Fill material  | 950    | CY   | 28       | 26,600      |
| 27                                    | Retaining Walls  | 0      | LF   | 120      | 0           |
| 28                                    | Pedestrian Paving, 420's6', 60's60', 120's6'                                     | 6,840  | SF   | 4.00     | 27,360      |
| 29                                    | Lawns & Landscaping - small trees and shrubs                                     | 1      | LS   | 11,500   | 11,500      |
| 30                                    | Benches, bike racks, and site furniture, donated                                 | 1      | LS   | 2,000    | 2,000       |
| 31                                    | Roof canopy  | 1      | LS   | 8,000    | 8,000       |
| 32                                    | Flag pole  | 1      | LS   | 2,800    | 2,800       |
| 33                                    | Directional & Informational Signage - signage, electronic site sign and building | 1      | LS   | 20,000   | 20,000      |
| 34                                    | Storm Water Detention - underground  | 0      | SF   | 12.00    | 0           |
| 35                                    | Parking lot lighting   | 2      | EA   | 1,900    | 3,800       |
| 36                                    | Solar Panels - 15 KW   | 1      | EA   | 35,000   | 35,000      |
|                                       |  |        |      |          |             |
| SubTotal                              |  |        |      |          | 296,760     |
| Design / Bid Contingency 10%          |  |        |      |          | 29,676      |
| Site Work Construction Costs SubTotal |  |        |      |          | 326,436     |
| Construction Contingency 5%           |  |        |      |          | 16,322      |
| SITE WORK CONSTRUCTION COST TOTAL     |  |        |      |          | \$342,758   |
|                                       |  |        |      |          |             |
| 37                                    | Land Acquisition   | 1      | LS   |          | 0           |
| 38                                    | Legal Fees   | 1      | LS   |          | 8,000       |
| 39                                    | Architectural & Engineering Design Fees  | 1      | LS   |          | 212,293     |
| 40                                    | Information & Technology Design Fees   | 1      | LS   |          | 10,000      |
| 41                                    | Furnishing Design Fees   | 1      | LS   |          | 36,000      |
| 42                                    | Geo Thermal Horizontal Test Well   | 1      | LS   |          | 8,500       |
| 43                                    | Site Survey (utilize existing facility documents)                                | 1      | LS   |          | 6,800       |
| 44                                    | Printing Costs for Construction Documents  | 1      | LS   |          | 8,500       |
| 45                                    | Construction Permits & Fees  | 1      | LS   |          | 12,000      |
| 46                                    | Builders Risk Insurance  | 1      | LS   |          | 6,800       |
| 47                                    | Quality Control Material Testing & Inspections                                   | 1      | LS   |          | 14,000      |
| 48                                    | Construction Utility by Owner  | 1      | LS   |          | 10,000      |
| 49                                    | Fixtures, Furnishings & Equipment Allowance \$22/SF                              | 1      | LS   |          | 300,000     |
| 50                                    | Technology & Computer Equipment Allowance  | 1      | LS   |          | 150,000     |
| 51                                    | Energy & Utility Rebates   | 1      | LS   |          | (10,000)    |
| 52                                    | Grants   | 1      | LS   |          | 0           |
| 53                                    | Moving   | 1      | LS   |          | 3,200       |
| 54                                    | Ground breaking and dedication ceremonies  | 1      | LS   |          | 3,000       |
| 55                                    | LEED certification services  | 1      | LS   |          | 0           |
| 56                                    | Library Programming  | 1      | LS   |          | 3,000       |
| 57                                    | Commissioning  | 1      | LS   |          | 0           |
| 58                                    | Reimbursable expenses  | 1      | LS   |          | 10,000      |
| 59                                    | Referendum Campaign Facilitation   | 1      | LS   |          | 25,000      |
| 60                                    | Fundraising Consultanting & grant writing  | 1      | LS   |          | 75,000      |
| Soft Cost SubTotal                    |  |        |      |          | 892,093     |
| Site Work Construction Cost Total     |  |        |      |          | 342,758     |
| Building Construction Cost Total      |  |        |      |          | 2,689,995   |
| PROJECT TOTAL COST                    |  |        |      |          | \$3,924,845 |

Owner: Belleville Public Library  
Project : New Library

Project No.: 2017  
Phase: Conceptual Design

Date : 3/10/17  
Estimator : KE

**Concept J - FEH - Total Project Budget**

| DESCRIPTION   | QTY    | UNIT | COST/SF   | TOTALS             |
|---|--------|------|-----------|--------------------|
| <b>Building Construction Costs:</b>   |        |      |           |                    |
| 1 New construction  |        |      |           |                    |
| New building with Geothermal HVAC   | 13,700 | SF   | 170.00    | 2,329,000          |
| New building Full basement - unfinished   | 13,700 | SF   | 72.00     | 986,400            |
| Two stop mid size elevator  | 1      | LS   | 75,000.00 | 75,000             |
| Items required to add basement: 2 stairs 1,000, elevator 350                        | 1,350  | SF   | 125.00    | 168,750            |
| SubTotal  |        |      |           | 3,559,150          |
| Design / Bid Contingency 10%  |        |      |           | 355,915            |
| <b>Building Construction Costs SubTotal</b>   |        |      |           | 3,915,065          |
| Construction Contingency 5%   |        |      |           | 195,753            |
| <b>BUILDING CONSTRUCTION COST TOTAL</b>   |        |      |           | <b>\$4,110,818</b> |
| <b>Site Work Construction Costs</b>   |        |      |           |                    |
| 11 Structure Deconstruction industrial buildings - by current owner                 | 1      | EA   | 0         | 0                  |
| 12 Structure Deconstruction - house   | 3,000  | SF   | 6         | 18,000             |
| 13 Remove foundations - house   | 3,000  | SF   | 2         | 6,000              |
| 14 Hazard Material survey, sample, test - House                                     | 1      | LS   | 7500      | 7,500              |
| 15 Fuel tank removal  | 0      | EA   | 35000     | 0                  |
| 16 New Parking Spaces & Drive Lane  | 25     | EA   | 2,900.00  | 72,500             |
| 17 Drive lane   | 0      | SF   | 14.00     | 0                  |
| 18 Concrete Curb and Gutter   | 300    | LF   | 12.00     | 3,600              |
| 19 Children's Outdoor Program area  | 600    | SF   | 6.00      | 3,600              |
| 21 Storm Sewer - roof drains and parking lot  | 1      | LS   | 22,000    | 22,000             |
| 22 Domestic Water   | 1      | LS   | 4,000     | 4,000              |
| 23 Sanitary Sewer   | 1      | LS   | 3,500     | 3,500              |
| 24 Electrical service, transformer  | 1      | LS   | 7,000     | 7,000              |
| 25 Relocate power lines   | 1      | LS   | 12,000    | 12,000             |
| 26 Fill material  | 950    | CY   | 28        | 26,600             |
| 27 Retaining Walls  | 0      | LF   | 120       | 0                  |
| 28 Pedestrian Paving, 420'x6', 60'x60', 120'x6'                                     | 6,840  | SF   | 4.00      | 27,360             |
| 29 Lawns & Landscaping - small trees and shrubs                                     | 1      | LS   | 11,500    | 11,500             |
| 30 Benches, bike racks, and site furniture, donated                                 | 1      | LS   | 2,000     | 2,000              |
| 31 Roof canopy  | 1      | LS   | 8,000     | 8,000              |
| 32 Flag pole  | 1      | LS   | 2,800     | 2,800              |
| 33 Directional & Informational Signage - signage, electronic site sign and building | 1      | LS   | 20,000    | 20,000             |
| 34 Storm Water Detention - underground  | 0      | SF   | 12.00     | 0                  |
| 35 Parking lot lighting   | 2      | EA   | 1,900     | 3,800              |
| 36 Solar Panels - 15 KW   | 1      | EA   | 35,000    | 35,000             |
| SubTotal  |        |      |           | 296,760            |
| Design / Bid Contingency 10%  |        |      |           | 29,676             |
| <b>Site Work Construction Costs SubTotal</b>  |        |      |           | 326,436            |
| Construction Contingency 5%   |        |      |           | 16,322             |
| <b>SITE WORK CONSTRUCTION COST TOTAL</b>  |        |      |           | <b>\$342,758</b>   |
| -----   |        |      |           |                    |
| 37 Land Acquisition   | 1      | LS   |           | 0                  |
| 38 Legal Fees   | 1      | LS   |           | 8,000              |
| 39 Architectural & Engineering Design Fees  | 1      | LS   |           | 311,750            |
| 40 Informational & Technology Design Fees   | 1      | LS   |           | 10,000             |
| 41 Furnishing Design Fees   | 1      | LS   |           | 36,000             |
| 42 Geo Thermal Horizontal Test Well   | 1      | LS   |           | 8,500              |
| 43 Site Survey (utilize existing facility documents)                                | 1      | LS   |           | 6,800              |
| 44 Printing Costs for Construction Documents  | 1      | LS   |           | 8,500              |
| 45 Construction Permits & Fees  | 1      | LS   |           | 12,000             |
| 46 Builders Risk Insurance  | 1      | LS   |           | 6,800              |
| 47 Quality Control Material Testing & Inspections                                   | 1      | LS   |           | 14,000             |
| 48 Construction Utility by Owner  | 1      | LS   |           | 10,000             |
| 49 Fixtures, Furnishings & Equipment Allowance \$22/SF                              | 1      | LS   |           | 300,000            |
| 50 Technology & Computer Equipment Allowance  | 1      | LS   |           | 150,000            |
| 51 Energy & Utility Rebates   | 1      | LS   |           | (10,000)           |
| 52 Grants   | 1      | LS   |           | 0                  |
| 53 Moving   | 1      | LS   |           | 3,200              |
| 54 Ground breaking and dedication ceremonies  | 1      | LS   |           | 3,000              |
| 55 LEED certification services  | 1      | LS   |           | 0                  |
| 56 Library Programming  | 1      | LS   |           | 3,000              |
| 57 Commissioning  | 1      | LS   |           | 0                  |
| 58 Reimbursable expenses  | 1      | LS   |           | 10,000             |
| 59 Referendum Campaign Facilitation   | 1      | LS   |           | 25,000             |
| 60 Fundraising Consulting & grant writing   | 1      | LS   |           | 75,000             |
| Soft Cost SubTotal  |        |      |           | 991,550            |
| Site Work Construction Cost Total   |        |      |           | 342,758            |
| Building Construction Cost Total  |        |      |           | 4,110,818          |
| <b>PROJECT TOTAL COST</b>   |        |      |           | <b>\$5,445,126</b> |



## OPINION OF PROBABLE COST

Owner: Belleville Public Library  
Project : New Library

Project No.: 2017  
Phase: Conceptual Design

Date : 3/10/17  
Estimator : KE

**Concept K - FEH - Total Project Budget**

| DESCRIPTION                  |  | QTY    | UNIT | COST/SF | TOTALS    |
|------------------------------|--|--------|------|---------|-----------|
| Building Construction Costs: |  |        |      |         |           |
| 1                            | New construction   |        |      |         |           |
|                              | New building with Geothermal HVAC - more circulation corridor required | 13,700 | SF   | 170.00  | 2,329,000 |
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Owner: Belleville Public Library  
Project : New Library

Project No.: 2017  
Phase: Conceptual Design

Date : 3/10/17  
Estimator : KE

**Concept K - FEH - Total Project Budget**

| DESCRIPTION   | QTY    | UNIT | COST/SF                                      | TOTALS             |
|---|--------|------|--|--------------------|
| <b>Building Construction Costs:</b>   |        |      |  |                    |
| 1 New construction  |        |      |  |                    |
| New building with Geothermal HVAC   | 13,700 | SF   | 170.00                                       | 2,329,000          |
| New building Full basement - unfinished   | 13,700 | SF   | 72.00  | 986,400            |
| Two stop mid size elevator  | 1      | LS   | 75,000.00                                    | 75,000             |
| Items required to add basement: 2 stairs 1,000, elevator 350                        | 1,350  | SF   | 125.00                                       | 168,750            |
|   |        |      | SubTotal                                     | 3,559,150          |
|   |        |      | Design / Bid Contingency 10%                 | 355,915            |
|   |        |      | <b>Building Construction Costs SubTotal</b>  | <b>3,915,065</b>   |
|   |        |      | Construction Contingency 5%                  | 195,753            |
|   |        |      | <b>BUILDING CONSTRUCTION COST TOTAL</b>      | <b>\$4,110,818</b> |
| <b>Site Work Construction Costs</b>   |        |      |  |                    |
| 11 Structure Deconstruction industrial buildings - by current owner                 | 1      | EA   | 0  | 0                  |
| 12 Structure Deconstruction - house   | 3,000  | SF   | 6  | 18,000             |
| 13 Remove foundations - house   | 3,000  | SF   | 2  | 6,000              |
| 14 Hazard Material survey, sample, test - House                                     | 1      | LS   | 7500   | 7,500              |
| 15 Fuel tank removal  | 0      | EA   | 35000  | 0                  |
| 16 New Parking Spaces & Drive Lane  | 21     | EA   | 2,900.00                                     | 60,900             |
| 17 Drive lane   | 800    | SF   | 14.00  | 11,200             |
| 18 Concrete Curb and Gutter   | 800    | SF   | 14.00  | 11,200             |
| 19 Children's Outdoor Program area  | 600    | SF   | 6.00   | 3,600              |
| 21 Storm Sewer - roof drains and parking lot  | 1      | LS   | 22,000                                       | 22,000             |
| 22 Domestic Water   | 1      | LS   | 4,000  | 4,000              |
| 23 Sanitary Sewer   | 1      | LS   | 3,500  | 3,500              |
| 24 Electrical service, transformer  | 1      | LS   | 7,000  | 7,000              |
| 25 Relocate power lines   | 1      | LS   | 12,000                                       | 12,000             |
| 26 Fill material  | 950    | CY   | 28   | 26,600             |
| 27 Retaining Walls  | 0      | LF   | 120  | 0                  |
| 28 Pedestrian Paving, 420'x6', 16'x8', 120'x6'                                      | 3,420  | SF   | 4.00   | 13,680             |
| 29 Lawns & Landscaping - small trees and shrubs                                     | 1      | LS   | 11,500                                       | 11,500             |
| 30 Benches and site furniture, donated  | 1      | LS   | 1,500  | 1,500              |
| 31 Roof canopy  | 1      | LS   | 8,000  | 8,000              |
| 32 Flag pole  | 1      | LS   | 2,800  | 2,800              |
| 33 Directional & Informational Signage - signage, electronic site sign and building | 1      | LS   | 20,000                                       | 20,000             |
| 34 Storm Water Detention - underground  | 0      | SF   | 12.00  | 0                  |
| 35 Parking lot lighting   | 2      | EA   | 1,900  | 3,800              |
| 36 Solar Panels - 15 KW   | 1      | EA   | 35,000                                       | 35,000             |
|   |        |      | SubTotal                                     | 289,780            |
|   |        |      | Design / Bid Contingency 10%                 | 28,978             |
|   |        |      | <b>Site Work Construction Costs SubTotal</b> | <b>318,758</b>     |
|   |        |      | Construction Contingency 5%                  | 15,938             |
|   |        |      | <b>SITE WORK CONSTRUCTION COST TOTAL</b>     | <b>\$334,696</b>   |
| ----  |        |      |  |                    |
| 37 Land Acquisition   | 1      | LS   |  | 0                  |
| 38 Legal Fees   | 1      | LS   |  | 8,000              |
| 39 Architectural & Engineering Design Fees  | 1      | LS   |  | 311,186            |
| 40 Information & Technology Design Fees   | 1      | LS   |  | 10,000             |
| 41 Furnishing Design Fees   | 1      | LS   |  | 36,000             |
| 42 Geo Thermal Horizontal Test Well   | 1      | LS   |  | 8,500              |
| 43 Site Survey (utilize existing facility documents)                                | 1      | LS   |  | 6,800              |
| 44 Printing Costs for Construction Documents  | 1      | LS   |  | 8,500              |
| 45 Construction Permits & Fees  | 1      | LS   |  | 12,000             |
| 46 Builders Risk Insurance  | 1      | LS   |  | 6,800              |
| 47 Quality Control Material Testing & Inspections                                   | 1      | LS   |  | 14,000             |
| 48 Construction Utility by Owner  | 1      | LS   |  | 10,000             |
| 49 Fixtures, Furnishings & Equipment Allowance \$22/SF                              | 1      | LS   |  | 300,000            |
| 50 Technology & Computer Equipment Allowance  | 1      | LS   |  | 150,000            |
| 51 Energy & Utility Rebates   | 1      | LS   |  | (10,000)           |
| 52 Grants   | 1      | LS   |  | 0                  |
| 53 Moving   | 1      | LS   |  | 3,200              |
| 54 Ground breaking and dedication ceremonies  | 1      | LS   |  | 3,000              |
| 55 LEED certification services  | 1      | LS   |  | 0                  |
| 56 Library Programming  | 1      | LS   |  | 3,000              |
| 57 Commissioning  | 1      | LS   |  | 0                  |
| 58 Reimbursable expenses  | 1      | LS   |  | 10,000             |
| 59 Referendum Campaign Facilitation   | 1      | LS   |  | 25,000             |
| 60 Fundraising Consulting & grant writing   | 1      | LS   |  | 75,000             |
|   |        |      | Soft Cost SubTotal                           | 990,986            |
|   |        |      | Site Work Construction Cost Total            | 334,696            |
|   |        |      | Building Construction Cost Total             | 4,110,818          |
|   |        |      | <b>PROJECT TOTAL COST</b>                    | <b>\$5,436,500</b> |

## OPINION OF PROBABLE COST

Owner: Belleville Public Library  
Project : New Library

Project No.: 2017  
Phase: Conceptual Design

Date : 3/10/17  
Estimator : KE

**Concept L - FEH - Total Project Budget**

[illegible]



Owner: Belleville Public Library  
Project : New Library

Project No.: 2017  
Phase: Conceptual Design

Date : 3/10/17  
Estimator : KE

**Concept L - FEH - Total Project Budget**

| DESCRIPTION   | QTY    | UNIT | COST/SF                                      | TOTALS             |
|---|--------|------|--|--------------------|
| <b>Building Construction Costs:</b>   |        |      |  |                    |
| 1 New construction  |        |      |  |                    |
| New building with Geothermal HVAC - more circulation corridor required              | 13,700 | SF   | 170.00                                       | 2,329,000          |
| New building Full basement - unfinished   | 13,700 | SF   | 72.00  | 986,400            |
| Two stop mid size elevator  | 1      | LS   | 75,000.00                                    | 75,000             |
| Items required to add basement: 2 stairs 1,000, elevator 350                        | 1,350  | SF   | 125.00                                       | 168,750            |
|   |        |      |  |                    |
|   |        |      | SubTotal                                     | 3,559,150          |
|   |        |      | Design / Bid Contingency 10%                 | 355,915            |
|   |        |      | <b>Building Construction Costs SubTotal</b>  | <b>3,915,065</b>   |
|   |        |      | Construction Contingency 5%                  | 195,753            |
|   |        |      | <b>BUILDING CONSTRUCTION COST TOTAL</b>      | <b>\$4,110,818</b> |
| <b>Site Work Construction Costs</b>   |        |      |  |                    |
| 11 Structure Deconstruction industrial buildings - by current owner                 | 1      | EA   | 0  | 0                  |
| 12 Structure Deconstruction - house   | 3,000  | SF   | 6  | 18,000             |
| 13 Remove foundations - house   | 3,000  | SF   | 2  | 6,000              |
| 14 Hazard Material survey, sample, test - House                                     | 1      | LS   | 7,500  | 7,500              |
| 15 Fuel tank removal  | 0      | EA   | 35,000                                       | 0                  |
| 16 New Parking Spaces & Drive Lane  | 23     | EA   | 2,900.00                                     | 66,700             |
| 17 Drive lane: 50'x24', 20'x20'   | 1,600  | SF   | 14.00  | 22,400             |
| 18 Concrete Curb and Gutter   | 300    | LF   | 12.00  | 3,600              |
| 19 Children's Outdoor Program area  | 0      | SF   | 6.00   | 0                  |
| 21 Storm Sewer - roof drains and parking lot  | 1      | LS   | 22,000                                       | 22,000             |
| 22 Domestic Water   | 1      | LS   | 4,000  | 4,000              |
| 23 Sanitary Sewer   | 1      | LS   | 3,500  | 3,500              |
| 24 Electrical service, transformer  | 1      | LS   | 7,000  | 7,000              |
| 25 Relocate power lines   | 1      | LS   | 12,000                                       | 12,000             |
| 26 Fill material  | 950    | CY   | 28   | 26,600             |
| 27 Retaining Walls  | 0      | LF   | 120  | 0                  |
| 28 Pedestrian Paving, 420'x6', 170'x6', 120'x6'                                     | 4,260  | SF   | 4.00   | 17,040             |
| 29 Lawns & Landscaping - small trees and shrubs                                     | 1      | LS   | 11,500                                       | 11,500             |
| 30 Benches and site furniture, donated  | 1      | LS   | 1,500  | 1,500              |
| 31 Roof canopy  | 1      | LS   | 8,000  | 8,000              |
| 32 Flag pole  | 1      | LS   | 2,800  | 2,800              |
| 33 Directional & Informational Signage - signage, electronic site sign and building | 1      | LS   | 20,000                                       | 20,000             |
| 34 Storm Water Detention - underground  | 0      | SF   | 12.00  | 0                  |
| 35 Parking lot lighting   | 2      | EA   | 1,900  | 3,800              |
| 36 Solar Panels - 15 KW   | 1      | EA   | 35,000                                       | 35,000             |
|   |        |      |  |                    |
|   |        |      | SubTotal                                     | 298,940            |
|   |        |      | Design / Bid Contingency 10%                 | 29,894             |
|   |        |      | <b>Site Work Construction Costs SubTotal</b> | <b>328,834</b>     |
|   |        |      | Construction Contingency 5%                  | 16,442             |
|   |        |      | <b>SITE WORK CONSTRUCTION COST TOTAL</b>     | <b>\$345,276</b>   |
| <b>Soft Costs</b>   |        |      |  |                    |
| 37 Land Acquisition   | 1      | LS   |  | 0                  |
| 38 Legal Fees   | 1      | LS   |  | 8,000              |
| 39 Architectural & Engineering Design Fees  | 1      | LS   |  | 311,927            |
| 40 Information & Technology Design Fees   | 1      | LS   |  | 10,000             |
| 41 Furnishing Design Fees   | 1      | LS   |  | 36,000             |
| 42 Geo Thermal Horizontal Test Well   | 1      | LS   |  | 8,500              |
| 43 Site Survey (utilize existing facility documents)                                | 1      | LS   |  | 6,800              |
| 44 Printing Costs for Construction Documents  | 1      | LS   |  | 8,500              |
| 45 Construction Permits & Fees  | 1      | LS   |  | 12,000             |
| 46 Builders Risk Insurance  | 1      | LS   |  | 6,800              |
| 47 Quality Control Material Testing & Inspections                                   | 1      | LS   |  | 14,000             |
| 48 Construction Utility by Owner  | 1      | LS   |  | 10,000             |
| 49 Fixtures, Furnishings & Equipment Allowance \$22/SF                              | 1      | LS   |  | 300,000            |
| 50 Technology & Computer Equipment Allowance  | 1      | LS   |  | 150,000            |
| 51 Energy & Utility Rebates   | 1      | LS   |  | (10,000)           |
| 52 Grants   | 1      | LS   |  | 0                  |
| 53 Moving   | 1      | LS   |  | 3,200              |
| 54 Ground breaking and dedication ceremonies  | 1      | LS   |  | 3,000              |
| 55 LEED certification services  | 1      | LS   |  | 0                  |
| 56 Library Programming  | 1      | LS   |  | 3,000              |
| 57 Commissioning  | 1      | LS   |  | 0                  |
| 58 Reimbursable expenses  | 1      | LS   |  | 10,000             |
| 59 Referendum Campaign Facilitation   | 1      | LS   |  | 25,000             |
| 60 Fundraising Consulting & grant writing   | 1      | LS   |  | 75,000             |
|   |        |      | Soft Cost SubTotal                           | 991,727            |
|   |        |      | Site Work Construction Cost Total            | 345,276            |
|   |        |      | Building Construction Cost Total             | 4,110,818          |
|   |        |      | <b>PROJECT TOTAL COST</b>                    | <b>\$5,447,821</b> |

# OPINION OF PROBABLE COST

Owner: Belleville Public Library  
Project : New Library

Project No.: 2017  
Phase: Conceptual Design

Date : 3/20/17  
Estimator : KE

## Concept L - FEH - Total Project Budget

| DESCRIPTION   | QTY    | UNIT | COST/SF   | TOTALS             |
|---|--------|------|-----------|--------------------|
| <b>Building Construction Costs:</b>   |        |      |           |                    |
| 1 New construction  |        |      |           |                    |
| New building with Geothermal HVAC - more circulation corridor required              | 13,100 | SF   | 170.00    | 2,227,000          |
| New building Full basement - unfinished with storage and mechanical space           | 13,100 | SF   | 72.00     | 943,200            |
| Two stop mid size elevator  | 1      | LS   | 75,000.00 | 75,000             |
| Items required to add basement: 2 stairs 1,000, elevator 350                        | 1,350  | SF   | 125.00    | 168,750            |
| SubTotal  |        |      |           | 3,413,950          |
| Design / Bid Contingency 10%  |        |      |           | 341,395            |
| <b>Building Construction Costs SubTotal</b>   |        |      |           | <b>3,755,345</b>   |
| Construction Contingency 5%   |        |      |           | 187,767            |
| <b>BUILDING CONSTRUCTION COST TOTAL</b>   |        |      |           | <b>\$3,943,112</b> |
| <b>Site Work Construction Costs</b>   |        |      |           |                    |
| 11 Structure Deconstruction industrial buildings - by current owner                 | 1      | EA   | 0         | 0                  |
| 12 Structure Deconstruction - house   | 3,000  | SF   | 6         | 18,000             |
| 13 Remove foundations - house   | 3,000  | SF   | 2         | 6,000              |
| 14 Hazard Material survey, sample, test - House                                     | 1      | LS   | 7,500     | 7,500              |
| 15 Fuel tank removal  | 0      | EA   | 35,000    | 0                  |
| 16 New Parking Spaces & Drive Lane  | 23     | EA   | 2,900.00  | 66,700             |
| 17 Drive lane: 50'x24', 20'x20'   | 1,600  | SF   | 14.00     | 22,400             |
| 18 Concrete Curb and Gutter   | 300    | LF   | 12.00     | 3,600              |
| 19 Children's Outdoor Program area  | 0      | SF   | 6.00      | 0                  |
| 21 Storm Sewer - roof drains and parking lot  | 1      | LS   | 22,000    | 22,000             |
| 22 Domestic Water   | 1      | LS   | 4,000     | 4,000              |
| 23 Sanitary Sewer   | 1      | LS   | 3,500     | 3,500              |
| 24 Electrical service, transformer  | 1      | LS   | 7,000     | 7,000              |
| 25 Relocate power lines   | 1      | LS   | 12,000    | 12,000             |
| 26 Fill material  | 910    | CY   | 28        | 25,480             |
| 27 Retaining Walls  | 0      | LF   | 120       | 0                  |
| 28 Pedestrian Paving, 420'x6', 170'x6', 120'x6'                                     | 4,260  | SF   | 4.00      | 17,040             |
| 29 Lawns & Landscaping - small trees and shrubs                                     | 1      | LS   | 11,500    | 11,500             |
| 30 Benches and site furniture, donated  | 1      | LS   | 1,500     | 1,500              |
| 31 Roof canopy  | 1      | LS   | 8,000     | 8,000              |
| 32 Flag pole  | 1      | LS   | 2,800     | 2,800              |
| 33 Directional & Informational Signage - signage, electronic site sign and building | 1      | LS   | 20,000    | 20,000             |
| 34 Storm Water Detention - underground  | 0      | SF   | 12.00     | 0                  |
| 35 Parking lot lighting   | 2      | EA   | 1,900     | 3,800              |
| 36 Solar Panels - 15 KW   | 1      | EA   | 35,000    | 35,000             |
| SubTotal  |        |      |           | 297,820            |
| Design / Bid Contingency 10%  |        |      |           | 29,782             |
| <b>Site Work Construction Costs SubTotal</b>  |        |      |           | <b>327,602</b>     |
| Construction Contingency 5%   |        |      |           | 16,380             |
| <b>SITE WORK CONSTRUCTION COST TOTAL</b>  |        |      |           | <b>\$343,982</b>   |
| -----   |        |      |           |                    |
| 37 Land Acquisition   | 1      | LS   |           | 0                  |
| 38 Legal Fees   | 1      | LS   |           | 8,000              |
| 39 Architectural & Engineering Design Fees  | 1      | LS   |           | 300,097            |
| 40 Information & Technology Design Fees   | 1      | LS   |           | 10,000             |
| 41 Furnishing Design Fees   | 1      | LS   |           | 33,600             |
| 42 Geo Thermal Horizontal Test Well   | 1      | LS   |           | 8,500              |
| 43 Site Survey (utilize existing facility documents)                                | 1      | LS   |           | 6,800              |
| 44 Printing Costs for Construction Documents  | 1      | LS   |           | 8,500              |
| 45 Construction Permits & Fees  | 1      | LS   |           | 12,000             |
| 46 Builders Risk Insurance  | 1      | LS   |           | 6,800              |
| 47 Quality Control Material Testing & Inspections                                   | 1      | LS   |           | 14,000             |
| 48 Construction Utility by Owner  | 1      | LS   |           | 10,000             |
| 49 Fixtures, Furnishings & Equipment Allowance \$22/SF                              | 1      | LS   |           | 280,000            |
| 50 Technology & Computer Equipment Allowance  | 1      | LS   |           | 140,000            |
| 51 Energy & Utility Rebates   | 1      | LS   |           | (10,000)           |
| 52 Grants   | 1      | LS   |           | 0                  |
| 53 Moving   | 1      | LS   |           | 3,200              |
| 54 Ground breaking and dedication ceremonies  | 1      | LS   |           | 3,000              |
| 55 LEED certification services  | 1      | LS   |           | 0                  |
| 56 Library Programming  | 1      | LS   |           | 3,000              |
| 57 Commissioning  | 1      | LS   |           | 0                  |
| 58 Reimbursable expenses  | 1      | LS   |           | 10,000             |
| 59 Referendum Campaign Facilitation   | 1      | LS   |           | 25,000             |
| 60 Fundraising Consulting and grant writing   | 1      | LS   |           | 75,000             |
| Soft Cost SubTotal  |        |      |           | 947,497            |
| <b>Site Work Construction Cost Total</b>  |        |      |           | <b>343,982</b>     |
| <b>Building Construction Cost Total</b>   |        |      |           | <b>3,943,112</b>   |
| <b>PROJECT TOTAL COST</b>   |        |      |           | <b>\$5,234,591</b> |



Phase: Conceptual Design

Estimator : KE

**Concept L1.1 - FEH - Total Project Budget**



**FEH** DESIGN



# OPINION OF PROBABLE COST

Owner: Belleville Public Library  
Project : New Library

Project No.: 2017  
Phase: Conceptual Design

Date : 3/14/17  
Estimator : KE



FEH DESIGN

## Concept L1.1 - FEH - Total Project Budget under \$3M

| DESCRIPTION  | QTY    | UNIT | COST/SF  | TOTALS  |
|--|--------|------|----------|---|
| <b>Building Construction Costs:</b>  |        |      |          |   |
| 1 New construction   |        |      |          |   |
| New building with Geothermal HVAC - more circulation corridor required                                       | 10,250 | SF   | 170.00   | 1,742,500   |
|  |        |      |          |   |
|  |        |      |          | SubTotal 1,742,500                                    |
|  |        |      |          | Design / Bid Contingency 10% 174,250                  |
|  |        |      |          | <b>Building Construction Costs SubTotal 1,916,750</b> |
|  |        |      |          | Construction Contingency 5% 95,838                    |
|  |        |      |          | <b>BUILDING CONSTRUCTION COST TOTAL \$2,012,588</b>   |
| <b>Site Work Construction Costs</b>  |        |      |          |   |
| 11 Structure Deconstruction industrial buildings - by current owner  | 1      | EA   | 0        | 0   |
| 12 Structure Deconstruction - cap utilities, house deconstruction, clean up, haul, tipping fees, grass, fill | 3,000  | SF   | 6        | 18,000  |
| 13 Remove foundations - house, excavate,   | 3,000  | SF   | 2        | 6,000   |
| 14 Hazard Material survey, sample, test - House  | 1      | LS   | 7500     | 7,500   |
| 15 Fuel tank removal   | 0      | EA   | 35000    | 0   |
| 16 New Parking Spaces & Drive Lane   | 25     | EA   | 2,900.00 | 66,700  |
| 17 Drive lane: 70'x24'   | 1,680  | SF   | 14.00    | 23,520  |
| 18 Concrete Curb and Gutter  | 280    | LF   | 12.00    | 3,360   |
| 19 Children's Outdoor Program area   | 0      | SF   | 6.00     | 0   |
| 21 Storm Sewer - roof drains and parking lot   | 1      | LS   | 18,000   | 18,000  |
| 22 Domestic Water service and sprinkler riser  | 1      | LS   | 4,000    | 4,000   |
| 23 Sanitary Sewer  | 1      | LS   | 3,500    | 3,500   |
| 24 Electrical service, transformer   | 1      | LS   | 7,000    | 7,000   |
| 25 Relocate power lines  | 1      | LS   | 12,000   | 12,000  |
| 26 Engineered Fill material under slab and footings, need 150 PSF bearing capacity                           | 650    | CY   | 28       | 18,200  |
| 27 Retaining Walls   | 0      | LF   | 120      | 0   |
| 28 Pedestrian Paving, 240'x6', 120'x12', 50'x6'  | 3,180  | SF   | 4.00     | 12,720  |
| 29 Lawns & Landscaping - small trees and shrubs  | 1      | LS   | 11,500   | 11,500  |
| 30 Benches and site furniture, donated   | 1      | LS   | 1,500    | 1,500   |
| 31 Roof canopy   | 0      | LS   | 8,000    | 0   |
| 32 Flag pole   | 1      | LS   | 2,200    | 2,200   |
| 33 Directional & Informational Signage - signage, electronic site sign and building                          | 1      | LS   | 10,000   | 10,000  |
| 34 Storm Water Detention - underground   | 0      | SF   | 12.00    | 0   |
| 35 Parking lot lighting  | 2      | EA   | 1,900    | 3,800   |
| 36 Solar Panels - 15 KW  | 0      | EA   | 35,000   | 0   |
|  |        |      |          | SubTotal 229,500                                      |
|  |        |      |          | Design / Bid Contingency 10% 22,950                   |
|  |        |      |          | <b>Site Work Construction Costs SubTotal 252,450</b>  |
|  |        |      |          | Construction Contingency 5% 12,623                    |
|  |        |      |          | <b>SITE WORK CONSTRUCTION COST TOTAL \$265,073</b>    |
| 37 Land Acquisition  | 1      | LS   |          | 0   |
| 38 Legal Fees  | 1      | LS   |          | 8,000   |
| 39 Architectural & Engineering Design Fees   | 1      | LS   |          | 159,436   |
| 40 Information & Technology Design Fees  | 1      | LS   |          | 8,000   |
| 41 Furnishing Design Fees  | 1      | LS   |          | 27,000  |
| 42 Subsurface geotechnical investigation   | 1      | LS   |          | 11,500  |
| 43 Geo Thermal Horizontal Test Well  | 1      | LS   |          | 8,500   |
| 44 Site Survey (utilize existing facility documents)   | 1      | LS   |          | 6,800   |
| 45 Printing Costs for Construction Documents   | 1      | LS   |          | 8,500   |
| 46 Construction Permits & Fees   | 1      | LS   |          | 11,000  |
| 47 Builders Risk Insurance   | 1      | LS   |          | 6,800   |
| 48 Quality Control Material Testing & Inspections  | 1      | LS   |          | 12,000  |
| 49 Construction Utility by Owner   | 1      | LS   |          | 10,000  |
| 50 Fixtures, Furnishings & Equipment Allowance \$22/SF   | 1      | LS   |          | 225,000   |
| 51 Technology & Computer Equipment Allowance, \$11/SF  | 1      | LS   |          | 112,000   |
| 52 Energy & Utility Rebates  | 1      | LS   |          | (10,000)  |
| 53 Grants  | 1      | LS   |          | 0   |
| 54 Moving  | 1      | LS   |          | 3,200   |
| 55 Ground breaking and dedication ceremonies   | 1      | LS   |          | 3,000   |
| 56 LEED certification services   | 1      | LS   |          | 0   |
| 57 Library Programming   | 1      | LS   |          | 3,000   |
| 58 Commissioning   | 1      | LS   |          | 0   |
| 59 Reimbursable expenses   | 1      | LS   |          | 10,000  |
| 60 Referendum Campaign Facilitation  | 1      | LS   |          | 25,000  |
| 61 Fundraising Consulting and grant writing  | 1      | LS   |          | 75,000  |
|  |        |      |          | Soft Cost SubTotal 723,736                            |
|  |        |      |          | Site Work Construction Cost Total 265,073             |
|  |        |      |          | <b>Building Construction Cost Total 2,012,588</b>     |
|  |        |      |          | <b>PROJECT TOTAL COST \$3,001,396</b>                 |



FEH DESIGN

# / APPENDIX

## SIGN IN SHEETS

On the following pages are the sign in sheets from the charrette.

## GENERAL NOTES

On the following pages are the general notes from the charrette.



FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

NAME

EMAIL

JULIE SUTTER - BLAIR

Lena Frunseth

Andrea Ziegler

Sandy Van Kleeck

Bruce Weber

Brian Wil

Mike Koh

Sue Gonzalez

Becky Olson

Beth Campbell

Charles A. Campbell

Carmie McClung

Denise Mussehl

Everett Clark

R. M. Clark

Rod Clark

Dawn Hayslett

Deb KAZMAR



FEH DESIGN





## ATTENDANCE SHEET

PROJECT NAME Belleville Public Library Concept Design

FEH PROJECT NUMBER 2017305

PURPOSE Charrette - Concept Design

NAME

EMAIL

Sean M

Ann H

Tracy H

Mason Schnoegler

Victoria Lancaster

Nikita Brown

Haley Butenick

Alison Erskine

Rachael Meline

Eileen Hume

Paul Schmitt

Chris H

Jessica Butenick

Georgina H

Heidi Clark

Linda Miller

Dick Miller

Nancy Paul

Paula H

Connie Lattman



## ATTENDANCE SHEET

PROJECT NAME Belleville Public Library Concept Design

FEH PROJECT NUMBER 2017305

PURPOSE Charrette - Concept Design

NAME

EMAIL

Kiley Ogodogu  
Linda Schmitt

Pat Slagash

Jared Wells

Mary Austin

Yogi Brown

Barbara Belle

Jerry Penny

Redgethologist

Lisa Forth

Craig Rice

Becky Olson

Brad Banfield

Michael Parkin

Stacey Heller

Pat Manion

Andrea Ziegler

Jenna Koshen

Andy Lloyd





NAME

EMAIL

Mary Jantz

Julie Port

WIKKI Friedl

Barb Hillebrandt

Gregor Mae

Christine Belle

Dawn Hayslett

Erica Ehler + Emilee

Denise Funseth

Jill Remy

Terry Kringle

Regyn Jelle

Josephine Latore

Jack Nielsen

Elize Morrison

Valentina Folkert

BROCKE EVANS

Priscilla Winkler

Andrew Remy

Ashley J. J. J. J.

Steph. y.

Carol Franklin





FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

## ATTENDANCE SHEET

PROJECT NAME Belleville Public Library Concept Design

FEH PROJECT NUMBER 2017305

PURPOSE Charrette - Concept Design

NAME

EMAIL

Jill Remy



FEH DESIGN



03/09 PM MTG QUESTIONS.

## Belleville Public Library

### Pros and Cons Sheet

#### Pros/Likes

#### Cons/Dislikes

- What are the cons of building to zero setback?
- What are the limits of expansion?
- Is building a 2-story bldg cheaper?
- How much addn. space do you gain by closing a portion of the alley?
- How necessary is the necessary parking?
- Is there street parking available?
- Is there good access to daylight on these plans?

#### SITES

- Have you looked at underground parking?
- Are you looking at using alot of glass - and won't that be expensive to heat/cool?
- Does having a basement help you expand easier?
- Is there concern for a lack of daylight if we expand to the basement
- Are there requirements for additional staffing for any of these options?



FEH DESIGN

951 MAIN STREET  
DUBUQUE, IOWA 52001  
563 583 4900

03/09 PM MTH QUESTIONS CONT.

## Belleville Public Library

### Pros and Cons Sheet

Pros/Likes

Cons/Dislikes

- I + K → first thing that is seen to incoming folks is a parking lot
- Is your cost estimate going to include everything?
- What concerns are there for pedestrian access with the adjacent functions/programs? (fire, bike, etc)
- Where is the depot in relation to our drawings?



FEH DESIGN



# GENERAL COMM.

USDA RURAL GRANTS FOR SOLAR FOR A NEW LIBRARY  
GRANT TO MEET LEED CERTIFICATION.  
ADDS TO TOURISM, VERONA.

- BIO-SWALES,
- SOLAR PASSIVE & P.V. (GRANT)
- PERMIABLE CONCRETE. -
- GEO THERMAL HVAC.
- LED FIXTURES (AFFECTS RADIO WAVES)
- (2) 4 TIER MINISPLITS NOW.
- RADIANT FLOOR
- ACCORDING TO STATE, NOT A CONTAMINATED SITE.



## 03/10 PM MEETING NOTES

NAME

EMAIL

- How will remediation be handled?
- What does a cost look like for building a 1 story bldg w/extra structure prepared for a future 2nd story addition?
- Can any of the material from the existing buildings be salvaged/sold?
- "I don't want to see a barn"
  - ↳ not the 'way of the future'

