

WAUKESHA PUBLIC LIBRARY | SPACE UTILIZATION AND PREFUNDING DESIGN STUDY



ACKNOWLEDGEMENTS

Our thanks to the Waukesha Public Library Board of Trustees for their enthusiastic support of this process, and to Grant Lynch, Library Director, and the many staff of Waukesha Public Library for their ideas, energy and cooperation.

Thanks also to Larry Palank and the Hunzinger Construction Co. staff for their assistance in estimating construction and related costs for each of the project components imagined in this study.

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A Re-Imagined Adult Library

It's a wonderful time to plan library services. Residents are using their library at record levels and new service methods and technologies are enabling innovative services and operation. Waukesha's Public Library has always been a place where people come together for information, learning, and enriching diversion. In the future that will still be the case but the form of the information, the way in which we learn, and the variety of enriching diversion that people seek will certainly have changed. The challenge is to re-shape the adult floor of the library, to keep pace with the customer demand and innovations.

In 2001-2005, Waukesha Public Library embarked on what was to have been a two-phase renovation and expansion of the facility. The first phase focused on a new central entry, which was intended to be the center of a larger facility, mirrored about this entry point. Some interior renovations, including a partial meeting room, an inviting new books area, and a very successful teen space pointed toward a new direction for WPL, with a contemporary vocabulary and features that pointed toward the future of library service.

When the economy took a turn in the years to follow, it became apparent that the large addition to the library was not to be, and the Board and City embarked on a smaller second phase project that expanded and radically altered the Children's library on the second floor, creating a large and flexible program space, special environments for both early learners and pre-teens, and expanding technology and collections in an environment that excited the senses and stimulated learning and growth.

Now the time has come to address some of the remaining goals of the earlier phase one project, but primarily within the footprint of the existing building. It is time for the adult library to "catch up" with some of the advancement and change that has made the earlier projects so successful. In the coming years the library will remain the community's vibrant forum for learning for both the individual and the collective. People will still be curious; desire to come together with others to share common interests; children will still welcome the joy of a well told story. The library will still be the community's conduit for information whether it is hard copy and media on site or as a digital portal to world-wide

resources. The library will still need to provide spaces for each of those essential endeavors.

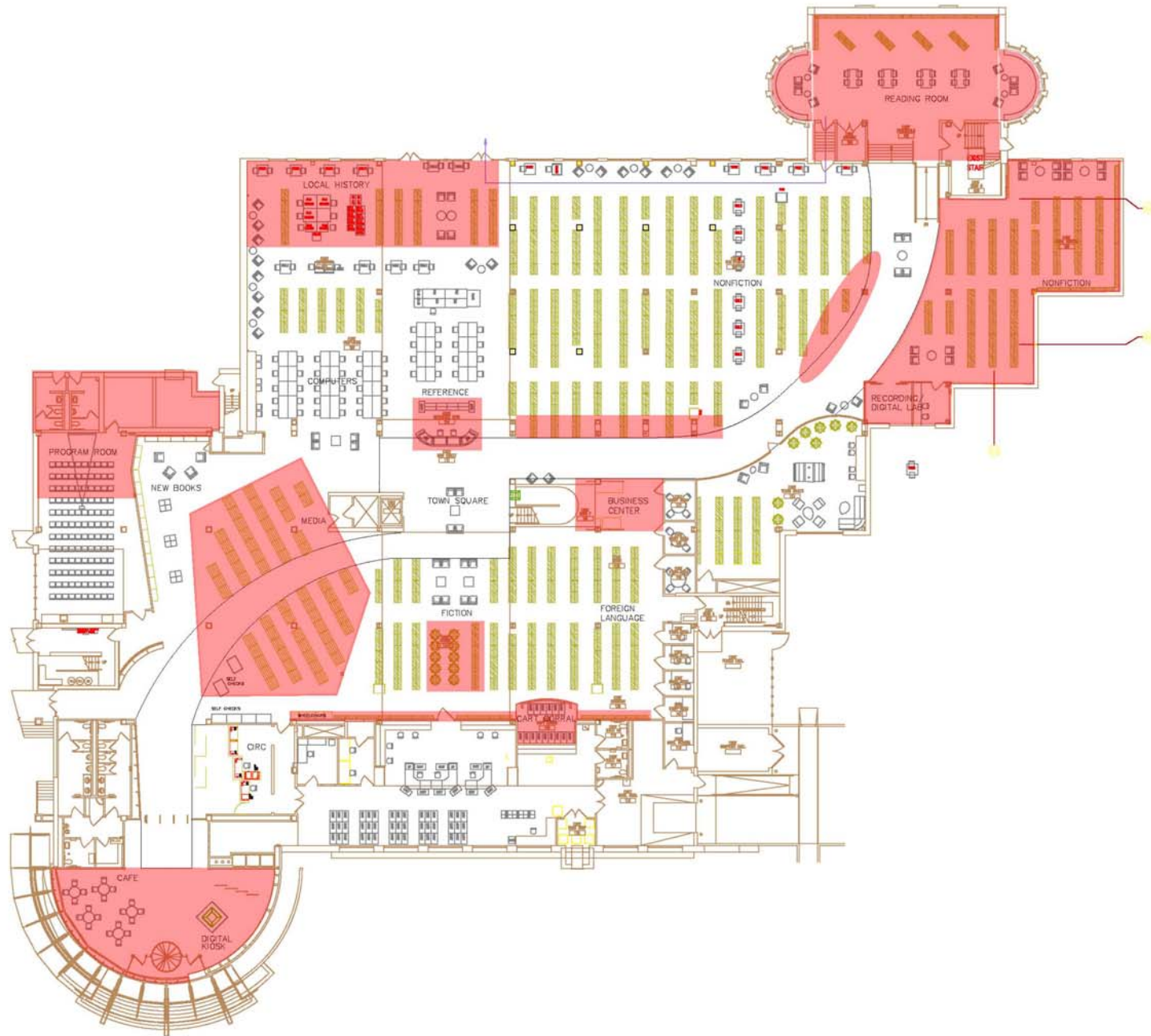
The library we are planning will be an agile agent of the community, able to respond to the changes in form and function. This means an interior plan, furnishings, equipment, and infrastructure that can be reimagined without undue cost or disruption. The recommendations of the library planning team create such an environment; one that can be re-tasked and re-invented to respond to whatever it is the future will bring. Throughout this process the library's management team has shown itself to be a clear-headed, nimble adapter to innovation and changing circumstances, and a creative partner with the design team in imagining the future of Waukesha Public Library.

The vision for re-imagining the library was identified in an on-site planning workshop on June 13, 2013. The planning team included both library staff and library space planners. Grant Lynch, Karol Kennedy, and John Klima represented the Waukesha Public Library staff and Board. The consulting team included Bill Robison and Sarah Ponto for Engberg Anderson and George Lawson for George Lawson Library Planning.

While this conversation ultimately spanned a wide range of concerns, several overarching themes developed in re-tasking the library's existing spaces to improve the patrons' experience. (The full list of issues voiced by the team is included at the end of this study.)

- **Enhance Intuitive Wayfinding**
- **Bring Focus to Existing Assets**
- **Reduce Clutter**
- **Provide Opportunities for Creativity (The Sound Center)**
- **Re-energize the Carnegie Room**
- **Improve Inadequate Building Lighting**
- **Expand and Update the Community Room**

The planning team made a core commitment to cost effective solutions that both sensibly serve and delight the library's customers. Those were the watchwords that guided the crafting of the following recommendations.



Enhance Intuitive Wayfinding

The Issue

The path to the elevator, stairs, Children’s Department, Reference Desk, Young Adult, and Carnegie Room is not obvious or intuitive for many library customers.

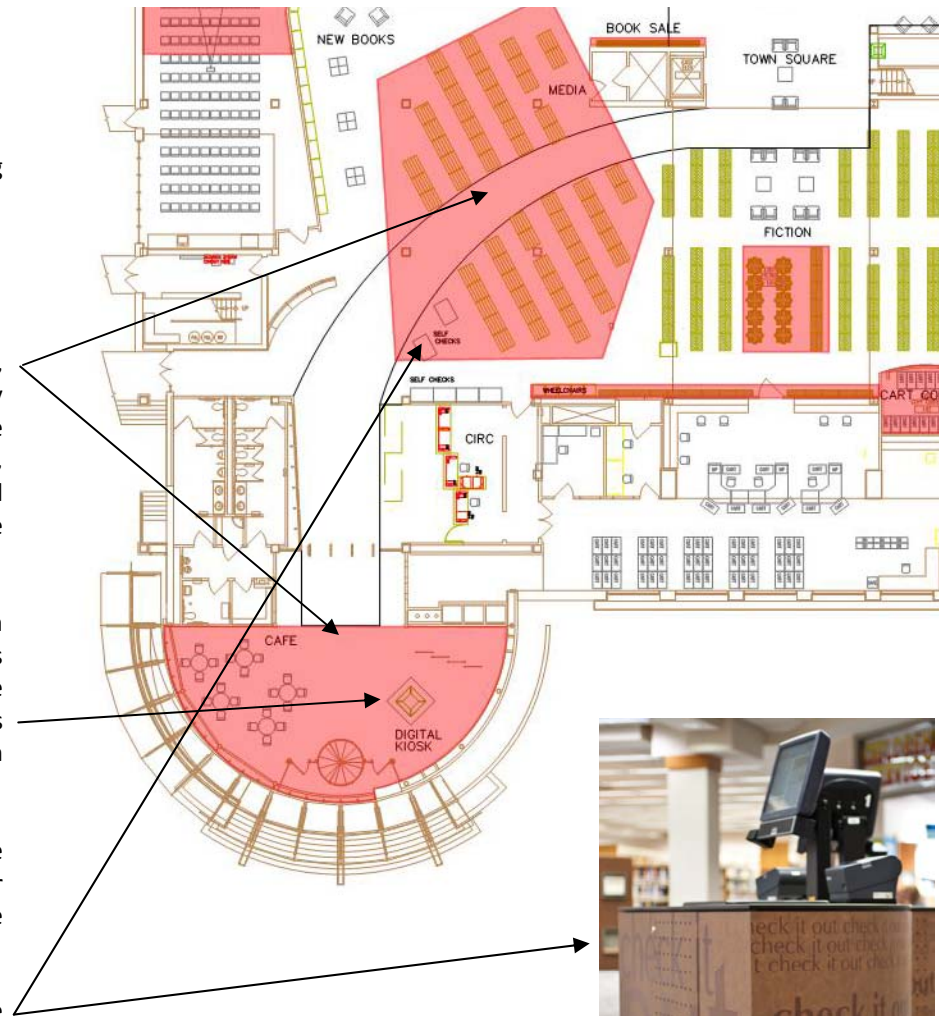
The Solution

A new Path is created beginning at the lobby and sweeping directly to the stairs, elevator, and Reference Desk. The path’s graceful arc continues to convey patrons to the Carnegie Room. Along the Path patrons pass through or along the key collections and services of the main floor: media, foreign language, fiction, public computing, the collaborative study rooms, Young Adult, the new Sound Center, and nonfiction, organized around this central path to make self-service and wayfinding more intuitive for both first-time and regular library users.

The Path is a strong unifying element for the building as can be seen in the plan drawings included in this document. Carpeting and other architectural elements make the path distinctive and exciting. The Path begins at the library lobby. The confusing glass panels are removed. A new digital display kiosk plainly provides information about lively library and community offerings and events. The Path reaches into the lobby to greet patrons.

The existing path that take patrons past the new books and via a 90 degree angle to the rest of the library is maintained in the project but is a pleasant meander rather than the main street. New books maintain their prominence along the historic route but are immediately accessible from the new Path.

As patrons exit the facility, relocated self-check stations are positioned to provide “first available” cueing while maintaining proximity to the staff at the circulation desk who can assist when needed.





Restrictive glass railings are removed from the lobby and used elsewhere in the facility. Visitors are greeted by a new, multi-function information kiosk, featuring event signage, places for maps, forms and other patron documents, and large video monitors displaying library as well as community information, weather, time, etc. A virtual “library desktop” in the lobby. The kiosk design relates back to similar elements that identify the Children’s area.

Beyond the kiosk, a new pathway and ceiling element lead patrons along a route to key library collections and services.



These new wayfinding elements can be seen from virtually any place in the library to lead users back to the entry, providing continuity and clarity for patrons. Along the route, changes to the elevator help to identify and clarify its location. An improved reference desk is pulled forward to intersect this path. This will make it easier for patrons to locate, and it will improve sight lines for staff observing various parts of the facility, both to provide security, and to identify patrons with service needs. All these elements help to create a new “town center” just below the bridge – a central location and activity hub.

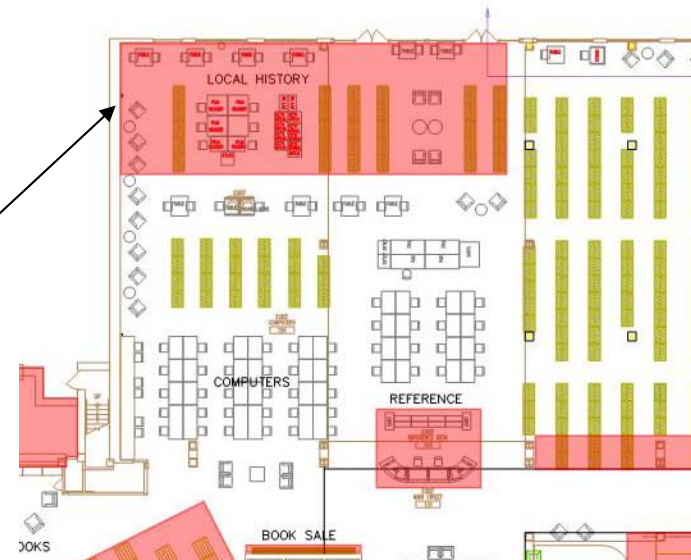
Bring Focus to Existing Assets

The Issue

There are a number of collections and services that should be relocated or rearranged to afford them prominence.

The Solutions:

- Re-locate the local history / genealogy collections and equipment from the far reaches of the building to the Reference area. This will also allow greater staff support of patron research activities.
- Increase the visibility of the study rooms, copiers, and paperback fiction. Currently the paperback spinners obscure the study rooms. By moving the paperback spinners to the fiction casual seating area it opens up space for the lower profile copier equipment to be moved forward to a more visible location. Because the copier equipment is lower profile and has a smaller footprint, both they and the study rooms become more visible from the new central path.
- Install the current periodicals on new face-out wood shelving in the Carnegie Room. Currently the collection is on cramped ranges of steel shelving.





Immediately adjacent to the central core and partially enclosed by the relocated glass panels from the entry lobby is the newly expanded business center, combining revamped collaboration rooms for group study and patron work or meetings, with a new technology and print center with easy to use copy equipment and room to spread out and collate printed work. Aimed at business users, students and even self-publishers, this equipment center will make getting work done at the library a breeze.

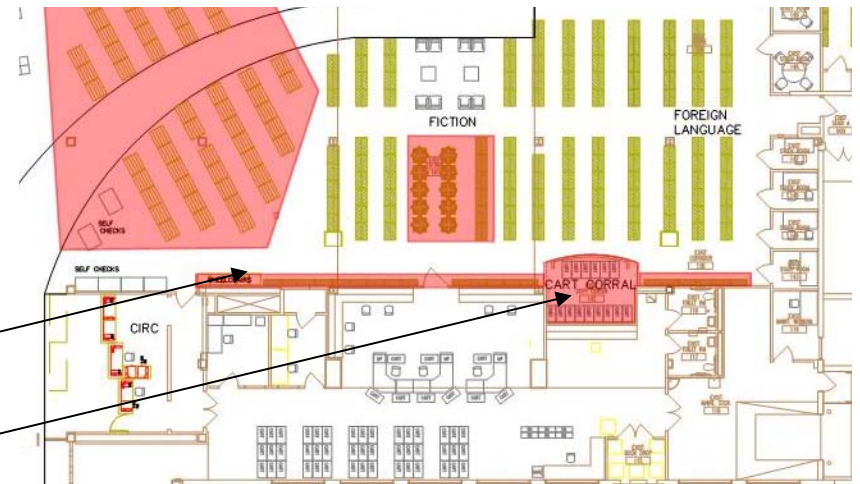
Reduce clutter

The Issue

Over time and by uncoordinated incremental actions a sense of clutter has taken hold of some portions of the public floor.

The Solutions:

- Create a new location for the many mobility devices (wheelchairs, walkers, cart) important to a number of the library patrons.
- Make a new home for the numerous book carts needed to support reshelving in the area previously employed as a copy center.



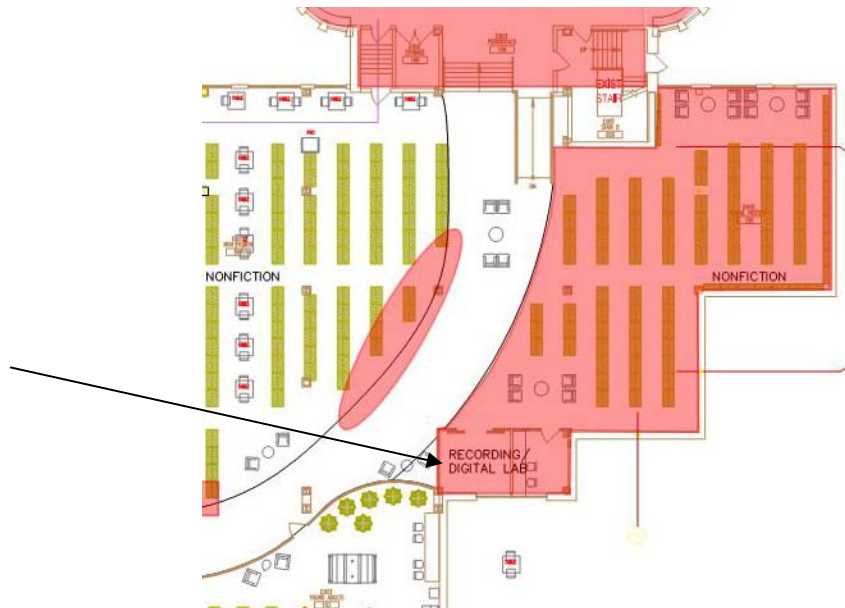
Provide Opportunities for Creativity (The Sound Center)

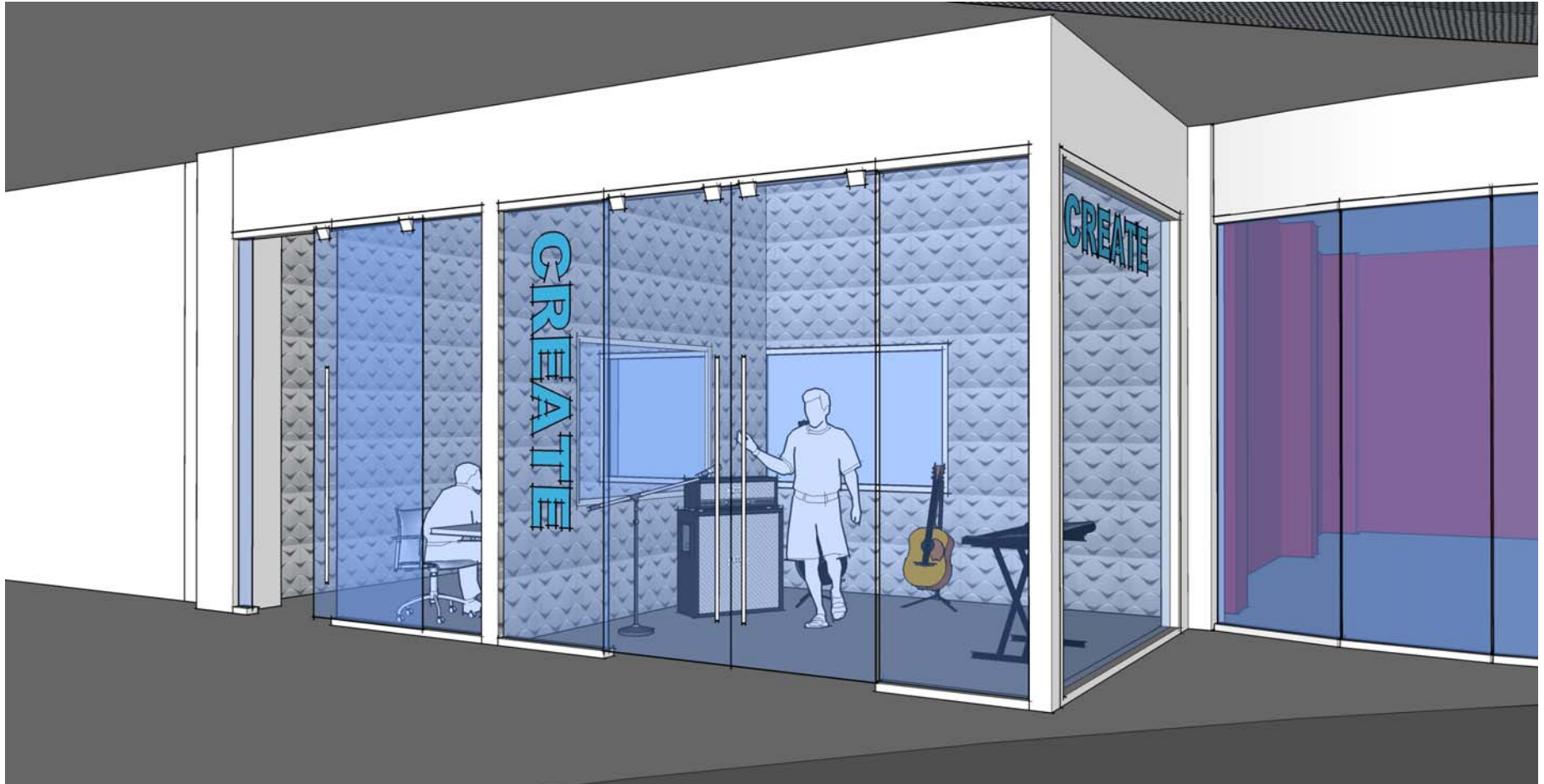
The Issue

Waukesha has a rich tradition of guitar and musical innovation. There is no public, community-based digital workshop to support the innovators of today.

The Solution

Creation of a Sound Center with the digital equipment and software needed to support today's musicians in their creative process. The Sound Center is a work space with multiple high-end computing stations, production and editing software, and everything else to support the next generation of inspired creators. The Sound Center will display important pieces of guitar lore.





Located along the new central path through the library and adjacent to the teen room, the Sound Center will provide digital instruments and computer-based mixing and composition tools in a “recording studio” atmosphere to permit the recording of music, which can then be made available to others in the Waukesha community as a listening library. This unique feature of WPL will both showcase and archive local talent, and also foster a love of music in the heart of the city that Les Paul helped to put on the map.

Re-energize the Carnegie Room

The Issue

The historic heart of the library is an under-utilized, hard to find, austere room over-filled with shelving. As the historic heart of the library, it represents a lost opportunity to use and celebrate this historic structure.

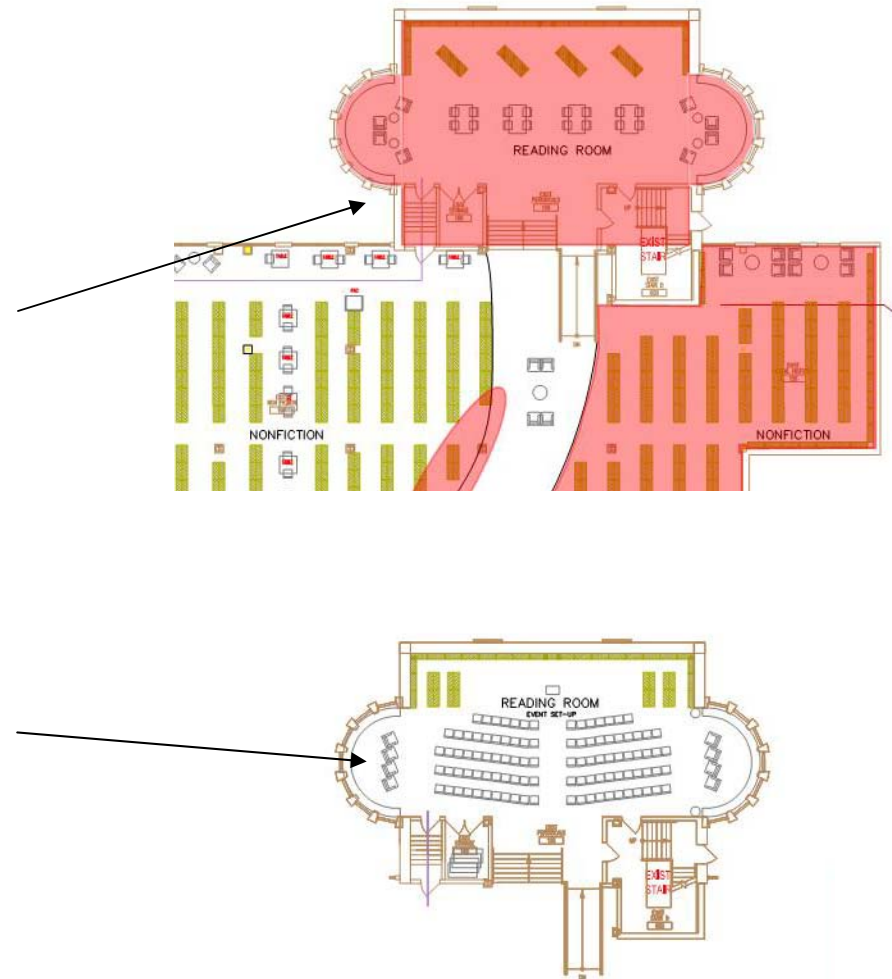
The Solution

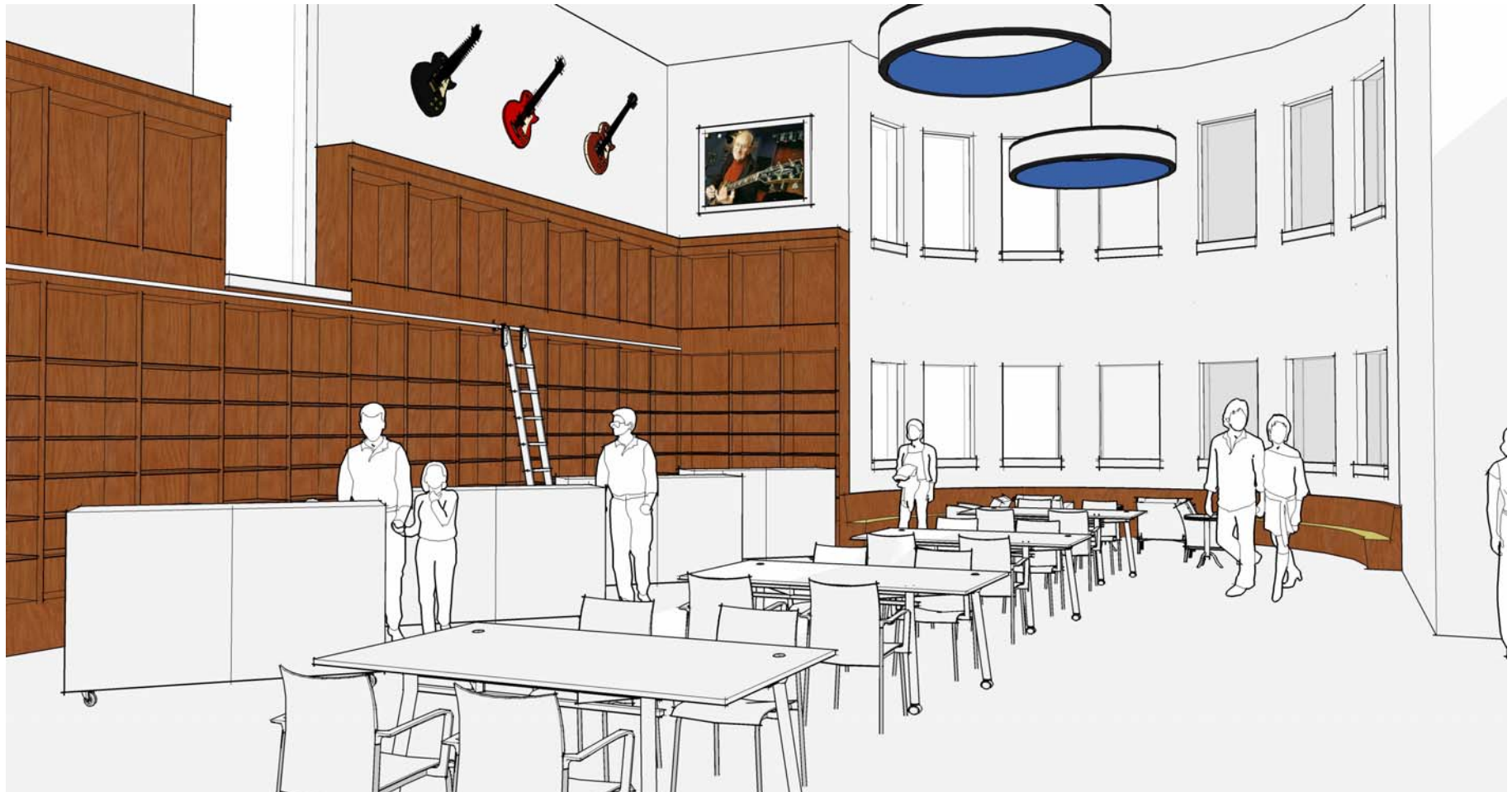
The plan restores the Carnegie Room as a place for people. New life is brought to the space with a dual identity as both a setting for quiet study and as a stunning venue for important community programs and events.

Removing the back-runs of periodicals and newspapers to the main nonfiction stack area clears the room of important but lesser-used materials. Current magazines and newspapers, a key browsing collection, are moved to the north wall of the space on new, warm wood shelving and to a small number of low, free-standing display shelves on casters for easy movement. Table and soft seating provide the venues library patrons value when seeking a reflective, thoughtful environment. The result is a handsome, open reading room in the best sense of the phrase.

All of these actions also allow the room's transformation on demand into the community's showcase venue for library and civic programs. The expansive room will support a wide range of events. Guest authors, civic recognition events, and the celebration of important milestones would all be fitting events for such a striking setting.

The architecture of the room invites inspired interior treatments that will delight residents for years to come. New lighting and interior elements add warmth and a sense of welcome. The generous space is also a natural setting for the display of important community keepsakes where they may be seen and securely appreciated by all. In addition, though not included in this study, this room presents an ideal location for a fireplace to create a central "hearth" for the building in this most community-focused space.





Enhancements to the Carnegie Room will include new, custom wall shelving, built-in bench seating at the rounded end spaces, new and targeted lighting, and moveable shelving units and furniture to permit reconfiguration to allow use of the room as a lecture/performance/event space that comfortably seats over 100. Display space above the permanent shelving will foster the display of historic artifacts or perhaps rotating art collections to enhance the already strong public art at WPL.

Improve Inadequate Building Lighting

The Problem

Throughout the portions of the building which do not benefit from strong natural light, there are areas wherein the level of lighting is either inadequate for wayfinding and various tasks, or fails to highlight key building features.

The Solution

As a part of the development of the new circulation path, and the conceptual design of various spaces throughout the building, this proposal takes a look at specific lighting improvements that both increase the levels and quality of light, but also take a look at current energy saving solutions to lower overall building operational costs in the process.

Suggested fixtures shown are chosen to relate to the character of other recent renovations to the building and intended to bring the various parts of the design together in a conceptual whole.



Carnegie Room



Book Sale



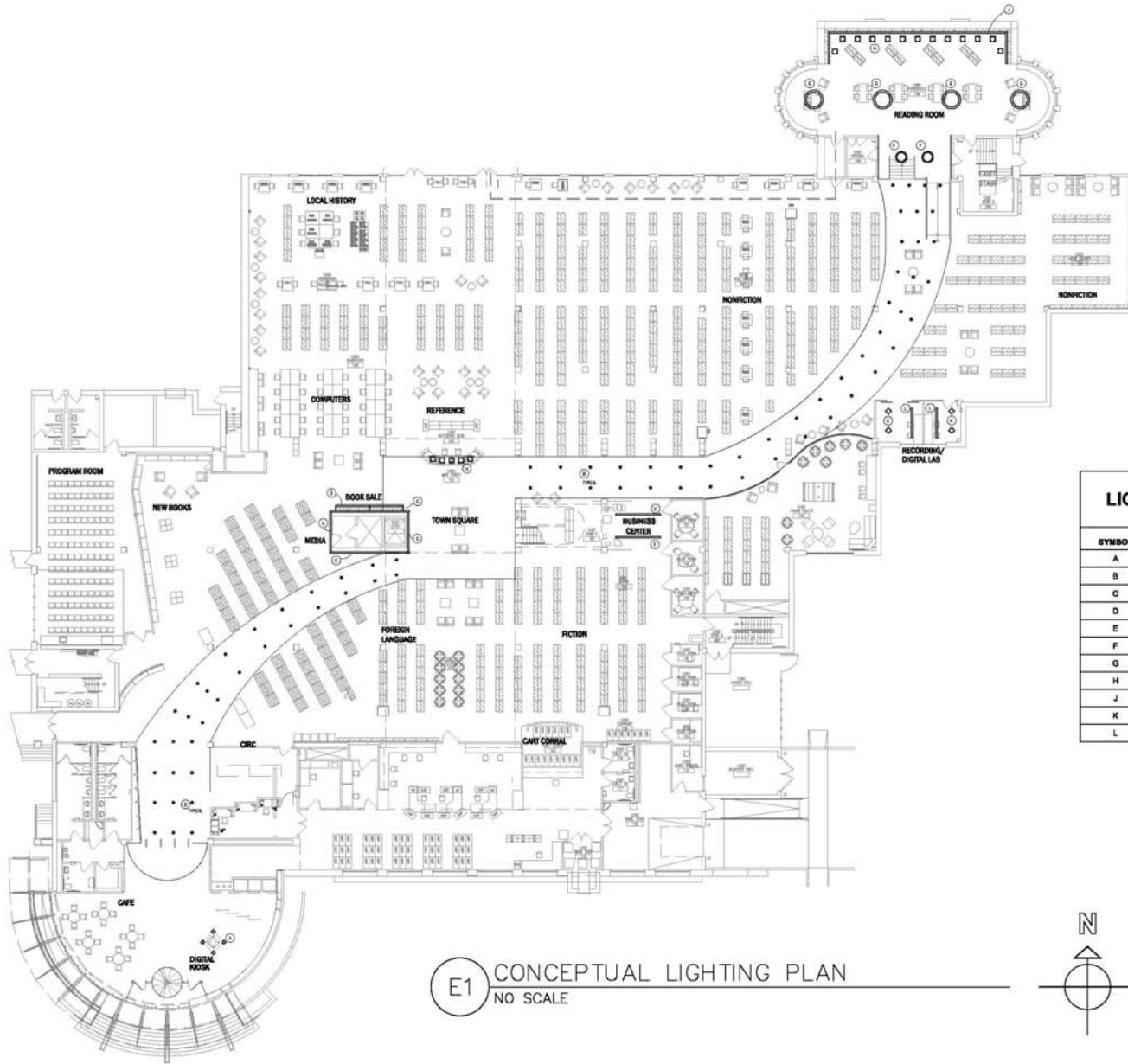
Central Path



Lobby Kiosk

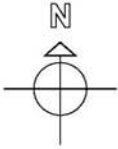


Sound Center



LIGHTING FIXTURE SCHEDULE	
SYMBOL	DESCRIPTION
A	KIOSK FIXTURES
B	4" LED CYLINDER WITH DOWNLIGHT
C	TRAGECOVE LIGHTING
D	18" STYK LINEAR LED
E	LINEAR DIRECT/INDIRECT
F	3" CYLINDRO COLOR LED
G	5" CYLINDRO COLOR LED
H	ADJUSTABLE ACENT
J	2' X 3' LINEAR FIXTURE
K	LED ORB PENDANT
L	RECESSED LINEAR SLOT

E1 CONCEPTUAL LIGHTING PLAN
NO SCALE



Expand and Update the Community Room

The Problem

In addition to the various interior problems and opportunities this report attempts to address, one building program issue is included which would require a look at the building exterior. At the time of the 2005 building renovation, plans included a second phase, adding considerable square footage to the west of the building. This project would have mirrored, and therefore doubled, the size of the current public meeting room, creating a space of an appropriate size for the program needs of WPL and a community the size of Waukesha. As this project was never completed, and is not anticipated in the future, the remaining half-sized meeting room puts serious constraints on programming and offerings at the library.

The Solution

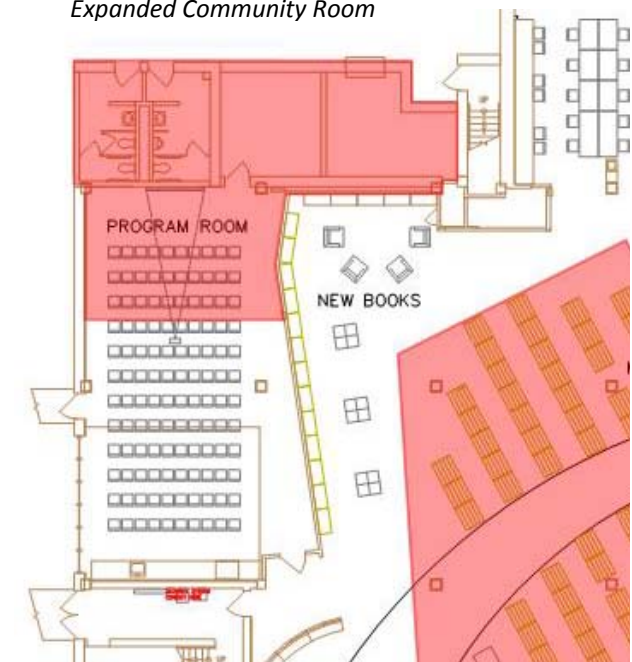
Separate from the contemplated interior modifications to the building, an opportunity has been identified to not only greatly improve the size and functionality of the library community room but to also improve the facilities associated with the Les Paul Performance Stage in Cutler Park. By adding a small addition to the existing building which infills the existing northwest corner near the stage, space can be created for an expanded meeting room, adding as many as 40-50 seats, and sufficient storage for chairs and tables. The room will also be reoriented so that patrons enter the room from the rear to avoid disturbing presentations or presenters.

At the same time, new fully accessible and highly “outdoor durable” restrooms can be added to serve the stage, along with a small concession stand for park events and performances. The size of the addition would be modest and the costs reasonable in contrast with the great benefits to the community both in the park and the library.

Existing Community Room



Expanded Community Room



Other Important Actions and Outcomes

- A new program provides mobile computing devices for patrons to utilize at location of their choosing within the library, freeing them from static desktop locations.
- Additional color is brought to the walls in key locations to add vitality to the library main floor.
- New graphics and signage throughout provide clarity to improve patron self-service and general wayfinding.
- Additional and better distributed seating options provide patrons with more choice in where and how they make themselves comfortable in their library.
- The overall effect is to pull together the various parts of the library into a more cohesive vocabulary of design elements, color and detail, so that the total effect is to create one complete, resource-filled and technologically advanced library to serve the citizens of Waukesha for years to come.

Estimates of Probable Cost

As the Waukesha Public Library Board and City Leaders consider how best to implement the work of this study, a critical element to be considered is the cost of the project. In order to best facilitate the discussions to follow, Engberg Anderson enlisted the assistance of local general contractor Hunzinger Construction to review the proposed design elements and to bring a measure of realism and detail to the various components of the project. Many assumptions were made in the creation of these budgets and there should not be considered as a guarantee of future costs; however these figures should provide a guide in weighing the costs and benefits of the various components of the project and setting priorities on behalf of the patrons and constituents of the City of Waukesha.*

To give structure to those discussions, we have provided the budgets broken into the major elements of the project:

- The wayfinding or “Path” elements including the lobby modifications finish changes, lighting and the business center.
- The Sound Center includes buildout of the new studio spaces, finishes, equipment, lighting and furnishings.
- The Carnegie Room is fairly self-explanatory.
- The Community Room expansion includes all work on the library space as well as the construction of new restrooms, storage and a concessions space with service window (food service equipment is excluded)

Fees are presented at two cost levels, low and high, representing a range of choices in terms of features, finishes and overall quality. Costs include contingencies and general conditions, as well as the GC fees. Fees are also listed for regular construction hours, which would necessitate closing parts of the library and permitting work during hours that patrons were present, and premium costs for completing the work entirely (or nearly entirely) “after hours” to minimize patron and staff disruption. This might, for example, be unnecessary for the Carnegie or Community Room spaces, but more critical where the main entry is concerned.

Architecture and Engineering fees are included, and are based on the assumption that all selected projects will run concurrently. Separate, smaller projects spread over multiple years might impact these costs, as well as add additional escalation costs not provided.

Costs listed separately at the end of each section include related moving costs for collection relocation where appropriate, and furniture and AV technology costs. Permits and related municipal costs are assumed to be waived as was the case for prior WPL projects.

Following the building costs on pages 26 and 27 are estimates for new furnishings to complete the design concepts proposed. These estimates are conservative in nature and represent the cost of high-quality, public/commercial grade furnishings appropriate for the wear and tear and long life expectancy of a public institution with the heavy use received by this library. While lower cost options may be available, it is our recommendation that furniture of a lesser quality will cost more in the long run and be a poor investment of the public resources entrusted to the City for use in providing and improving library service. It is assumed that some of these furniture purchases may be made incrementally in order to adapt the to available funds and annual budget cycles.

** These budgets reflects probable construction costs for these projects at the time the budgets were created. Information found in this document is developed through standard industry wide practice, professional experience, and information available at the time of creation. These budgets represent the fair value of the projects and are not a prediction of market place bidding. Since Hunzinger Construction Company has no control over the cost of labor, materials, equipment, or subcontractor pricing we cannot guarantee that bids and proposals will not vary from the information found in this document.*

Wayfinding and "Path"

Work Item	Quantity	Units	Low End		High End	
Remove Glass Screen Walls	26.0	LF	\$30.00	\$780	\$30.00	\$780
Repair Floor at Removed Partitions	26.0	SF	\$60.00	\$1,560	\$70.00	\$1,820
New Digital Kiosk	1.0	EA	\$15,000.00	\$15,000	\$25,000.00	\$25,000
Electrical & Data for New Kiosk	1.0	EA	\$3,500.00	\$3,500	\$3,500.00	\$3,500
Cut & Patch Floor for Feeds to Kiosk	20.0	LF	\$45.00	\$900	\$45.00	\$900
Cut & Patch Floor for Feeds to Reference Desk	8.0	LF	\$45.00	\$360	\$45.00	\$360
Cut & Patch Floor for Feeds to Business Center	15.0	LF	\$45.00	\$675	\$45.00	\$675
Business Center Base Cabinet & Plastic Laminate Top	15.0	LF	\$210.00	\$3,150	\$250.00	\$3,750
Remove & Replace Carpet Tile In Pathway	4664.0	SF	\$5.20	\$24,253	\$5.80	\$27,051
Remove & Modify Existing Ceiling Grid & Tile	4664.0	SF	\$2.40	\$11,194	\$2.40	\$11,194
New Perforated Metal Ceiling Tile & Grid	5100.0	SF	\$9.40	\$47,940	\$11.20	\$57,120
New Dropped Ceiling Edge Panels	730.0	LF	\$7.40	\$5,402	\$7.40	\$5,402
Black Acoustical Batt Insulation Above Ceiling in Vestibule	256.0	SF	\$3.50	\$896	\$3.50	\$896
New Can(Glowing Trim) Lighting in New Ceiling	50.0	EA	\$950.00	\$47,500	\$1,100.00	\$55,000
Drop Sprinkler Heads to Below Ceiling	4664.0	SF	\$2.20	\$10,261	\$2.20	\$10,261
New Curved, Angled Ceiling in Lobby	320.0	SF	\$18.00	\$5,760	\$23.00	\$7,360
Add Sprinklers Below New Angled Ceiling	320.0	SF	\$4.90	\$1,568	\$4.90	\$1,568
Cut Back Existing Ceiling at Elevator Core	80.0	LF	\$6.50	\$520	\$6.50	\$520
Build Light Soffit at Elevator	80.0	LF	\$90.00	\$7,200	\$90.00	\$7,200
Power, Data & Mounting for LED TVs	3.0	EA	\$1,250.00	\$3,750	\$1,250.00	\$3,750
New Wall Wash Lights	80.0	LF	\$55.00	\$4,400	\$60.00	\$4,800
New Directional Spot Lights	5.0	EA	\$670.00	\$3,350	\$700.00	\$3,500
New Down Lights Over Reference Desk	6.0	EA	\$600.00	\$3,600	\$650.00	\$3,900
Subtotal				\$203,518.20		\$236,306.60
Contingency @ 10%				\$20,352		\$23,631
General Conditions @ 11%				\$24,626		\$28,593
Insurance @ 1%				\$2,485		\$2,885
Performance Bond for GC @ 0.75%				\$1,882		\$2,186
Architecture/Engineering Fees @ 8.5%				\$21,122		\$24,525
GC Fee @ 5%				\$12,643		\$14,680
Total Probable Cost for Daytime Working Hours				\$286,628		\$332,806
Total Probable Cost for 2nd Shift Working Hours				\$298,093		\$346,119
Alternate to retile entire entry vestibule (if attic stock is not available to complete needed patching)				\$22,400		\$28,000

Carnegie Room

Work Item	Quantity	Units	Low End		High End	
Remove & Replace Carpet Tile	2100.0	SF	\$5.20	\$10,920	\$5.80	\$12,180
Remove & Replace Ceiling(4x4)	2100.0	SF	\$4.80	\$10,080	\$5.40	\$11,340
Cut Openings Into Existing Walls for New Doors	2.0	EA	\$240.00	\$480	\$240.00	\$480
Remove Existing Door & Frame and Close Up Opening	1.0		\$560.00	\$560	\$560.00	\$560
Double HM Frame and Wood Doors	1.0	EA	\$2,400.00	\$2,400	\$2,400.00	\$2,400
Remove Floor/Foundation Wall for New Communicating Stair	40.0	SF	\$35.00	\$1,400	\$35.00	\$1,400
New Concrete Communicating Stair	40.0	SF	\$85.00	\$3,400	\$85.00	\$3,400
New Concrete Egress Stair & Landing	60.0	SF	\$80.00	\$4,800	\$80.00	\$4,800
Railings for Communicating Stair	30.0	LF	\$120.00	\$3,600	\$120.00	\$3,600
Railings for Egress Stair	20.0	LF	\$64.00	\$1,280	\$64.00	\$1,280
New HM Door Frame w/Wood Door & Panic Hardware	2.0	EA	\$2,800.00	\$5,600	\$2,800.00	\$5,600
Replace Existing Door Hardware w/Panic Hardware	1.0	EA	\$750.00	\$750	\$750.00	\$750
Rubber Stair Treads & Risers	100.0	SF	\$10.50	\$1,050	\$10.50	\$1,050
Paint Existing Walls	5760.0	SF	\$0.85	\$4,896	\$0.85	\$4,896
New Tall Wall Cabinets/Millwork	64.0	LF	\$450.00	\$28,800	\$550.00	\$35,200
Power, Data & Mounting for LED TVs	2.0	EA	\$1,250.00	\$2,500	\$1,250.00	\$2,500
New Lighting in Room(Aimable Spotlights)	5568.0	SF	\$2.00	\$11,136	\$3.00	\$16,704
New Lighting in Room(Large Light Fixtures)	5568.0	SF	\$5.20	\$28,954	\$5.20	\$28,954
New Lighting for Stairs & Reduced Storage Room	192.0	SF	\$6.80	\$1,306	\$6.80	\$1,306
Remodel hvac at Stair and Storage Room	192.0	SF	\$4.50	\$864	\$4.50	\$864
Subtotal				\$124,775.20		\$139,263.20
Contingency @ 10%				\$12,478		\$13,926
General Conditions @ 11%				\$15,098		\$16,851
Insurance @ 1%				\$1,524		\$1,700
Performance Bond for GC @ 0.75%				\$1,154		\$1,288
Architecture/Engineering Fees @ 8.5%				\$12,950		\$14,453
GC Fee @ 5%				\$7,751		\$8,651
Total Probable Cost for Daytime Working Hours				\$175,729		\$196,134
Total Probable Cost for 2nd Shift Working Hours				\$182,758		\$203,979

Sound Center

Work Item	Quantity	Units	Low End		High End	
Remove & Replace Carpet Tile	288.0	SF	\$5.20	\$1,498	\$5.80	\$1,670
Remove & Replace Ceiling(2x2)	288.0	SF	\$3.40	\$979	\$3.40	\$979
Plastic Laminate Counter Top	12.0	LF	\$210.00	\$2,520	\$220.00	\$2,640
New Butt-Glazed Window Wall	432.0	SF	\$80.00	\$34,560	\$85.00	\$36,720
Glass Swinging Doors	1.0	EA	\$4,400.00	\$4,400	\$4,400.00	\$4,400
Glass Sliding Doors	1.0	PAIR	\$9,350.00	\$9,350	\$4,400.00	\$4,400
Drywall with Batt Insulation Wall	244.0	SF	\$5.60	\$1,366	\$5.60	\$1,366
Acoustical Wall Treatment	672.0	SF	\$9.50	\$6,384	\$13.00	\$8,736
Power, Data & Mounting for LED TVs	2.0	EA	\$1,250.00	\$2,500	\$1,250.00	\$2,500
New Dimmable Lighting	288.0	SF	\$16.00	\$4,608	\$21.00	\$6,048
Ceiling Speakers	6.0	EA	\$380.00	\$2,280	\$380.00	\$2,280
New Data Rough-Ins	288.0	SF	\$5.00	\$1,440	\$5.00	\$1,440
Subtotal				\$71,885.20		\$73,180.00
Contingency @ 10%				\$7,189		\$7,318
General Conditions @ 11%				\$8,698		\$8,855
Insurance @ 1%				\$878		\$894
Performance Bond for GC @ 0.75%				\$665		\$677
Architecture/Engineering Fees @ 8.5%				\$7,461		\$7,595
GC Fee @ 5%				\$4,466		\$4,546
Total Probable Cost for Daytime Working Hours				\$101,241		\$103,064
Total Probable Cost for 2nd Shift Working Hours				\$105,290		\$107,187

Community Room Expansion

Work Item	Quantity	Units	Low End		High End	
Demolish Existing Bathroom Items	320.0	SF	\$4.10	\$1,312	\$4.10	\$1,312
Demolish Existing Doors & Frames Double	2.0	EA	\$180.00	\$360	\$180.00	\$360
Demolish Existing Doors & Frames Single	2.0	EA	\$140.00	\$280	\$140.00	\$280
Demolish & Cap Existing Plumbing Fixtures	9.0	EA	\$180.00	\$1,620	\$180.00	\$1,620
Cut Opening Into Existing Exterior Wall For Door	2.0	EA	\$650.00	\$1,300	\$650.00	\$1,300
Remove Ceiling in Existing Program Room	960.0	SF	\$0.95	\$912	\$0.95	\$912
Misc. Demolition Work for Addition	1.0	ALLOW	\$3,000.00	\$3,000	\$3,000.00	\$3,000
Remove Topsoil & Stockpile	18.5	CY	\$14.00	\$259	\$14.00	\$259
Excavate for Footings	94.8	CY	\$28.00	\$2,655	\$28.00	\$2,655
Excavate for Slab	31.5	CY	\$24.00	\$756	\$24.00	\$756
Haul Spoils	126.0	CY	\$9.50	\$1,197	\$9.50	\$1,197
Spoil Disposal	126.0	CY	\$10.00	\$1,260	\$10.00	\$1,260
Backfill Foundation Walls	56.9	CY	\$46.50	\$2,645	\$46.50	\$2,645
Slab Granular Backfill	15.7	CY	\$44.80	\$705	\$44.80	\$705
Grade for New Landscape Areas	1410.0	SF	\$0.45	\$635	\$0.45	\$635
Grade for New Sidewalks	100.0	SF	\$0.35	\$35	\$0.35	\$35
Concrete Strip Footings	4.7	CY	\$480.00	\$2,276	\$480.00	\$2,276
Concrete Pad Footings	3.6	CY	\$465.00	\$1,653	\$465.00	\$1,653
Concrete Foundation Wall	9.5	CY	\$1,340.00	\$12,705	\$1,340.00	\$12,705
Concrete Slab on Grade	850.0	SF	\$8.90	\$7,565	\$8.90	\$7,565
Concrete Strip Footings for Stoop	1.5	CY	\$540.00	\$800	\$540.00	\$800
Concrete Foundation Wall for Stoop	2.0	CY	\$1,450.00	\$2,879	\$1,450.00	\$2,879
Concrete Stoop Slab	50.0	SF	\$15.00	\$750	\$15.00	\$750
New Sidewalk	100.0	SF	\$8.10	\$810	\$8.10	\$810
Cut & Patch Floor For Extension on Sanitary Sewer	24.0	LF	\$40.00	\$960	\$40.00	\$960
Infill Existing Door Opening with Brick & Block	42.0	SF	\$62.00	\$2,604	\$62.00	\$2,604
Ground Face Backup Block 8"	1120.0	SF	\$21.40	\$23,968	\$21.40	\$23,968
Face Brick to Match Existing	1120.0	SF	\$23.10	\$25,872	\$25.00	\$28,000
Concrete Block 8"	384.0	SF	\$18.40	\$7,066	\$18.40	\$7,066
Concrete Block 4"	288.0	SF	\$17.60	\$5,069	\$17.60	\$5,069
Steel Columns	0.8	TONS	\$4,200.00	\$3,528	\$4,200.00	\$3,528
Steel Beam	1.9	TONS	\$4,400.00	\$8,250	\$4,400.00	\$8,250
Steel Roof Joists	0.5	TONS	\$3,950.00	\$2,086	\$3,950.00	\$2,086
Metal Roof Deck	850.0	SF	\$3.10	\$2,635	\$3.10	\$2,635
Single HM Door Frame w/HM Door & Weather-Stripping	2.0	EA	\$1,650.00	\$3,300	\$1,650.00	\$3,300
Single HM Door Frame w/ Wood Door	2.0	EA	\$1,820.00	\$3,640	\$1,820.00	\$3,640
Overhead Aluminum Coiling Door	24.0	SF	\$80.00	\$1,920	\$80.00	\$1,920
Stainless Steel Counter	20.0	LF	\$75.00	\$1,500	\$75.00	\$1,500

Single Ply EPDM Roof	850.0	SF	\$4.20	\$3,570	\$4.20	\$3,570
Prefinished Sheet Metal Coping	64.0	LF	\$27.00	\$1,728	\$27.00	\$1,728
Flashing into Existing Building	50.0	LF	\$16.30	\$815	\$16.30	\$815
Caulking	1.0	ALLOW	\$1,500.00	\$1,500	\$1,500.00	\$1,500
Rigid Wall Insulation	1024.0	SF	\$2.70	\$2,765	\$2.70	\$2,765
Rigid Foundation Insulation	256.0	SF	\$1.60	\$410	\$1.60	\$410
Drywall Ceiling w/Suspension System	512.0	SF	\$5.50	\$2,816	\$5.50	\$2,816
Drywall Partition on Studs	320.0	SF	\$5.85	\$1,872	\$5.85	\$1,872
Drywall on Furring	1024.0	SF	\$3.70	\$3,789	\$3.70	\$3,789
Ceramic Tile Floor	495.0	SF	\$0.00	\$0	\$10.50	\$5,198
Ceramic Tile Base	126.0	LF	\$0.00	\$0	\$13.20	\$1,663
New Ceiling(2x2) in Existing & Expanded Program Room	1404.0	SF	\$2.85	\$4,001	\$2.85	\$4,001
New Carpet in Existing & Expanded Program Room	1404.0	SF	\$4.80	\$6,739	\$5.40	\$7,582
Vinyl Base	104.0	LF	\$2.85	\$296	\$2.85	\$296
Paint Block	2736.0	SF	\$1.02	\$2,791	\$1.02	\$2,791
Paint Drywall Walls	1664.0	SF	\$0.95	\$1,581	\$0.95	\$1,581
Paint Existing Walls	1344.0	SF	\$0.86	\$1,156	\$0.86	\$1,156
Paint HM Door Frames	4.0	EA	\$100.00	\$400	\$100.00	\$400
Paint HM Doors	2.0	EA	\$95.00	\$190	\$95.00	\$190
Stain Wood Doors	2.0	EA	\$110.00	\$220	\$110.00	\$220
Toilet Partitions	3.0	EA	\$800.00	\$2,400	\$800.00	\$2,400
Paper Towel Dispensers	2.0	EA	\$195.00	\$390	\$195.00	\$390
Toilet Paper Holders	3.0	EA	\$70.00	\$210	\$70.00	\$210
Toilet Grab Bars	4.0	EA	\$150.00	\$600	\$150.00	\$600
Mirrors	2.0	EA	\$180.00	\$360	\$180.00	\$360
Soap Dispensers	2.0	EA	\$160.00	\$320	\$160.00	\$320
Napkin Disposals	2.0	EA	\$140.00	\$280	\$140.00	\$280
Blackout Roller Shades	180.0	SF	\$24.00	\$4,320	\$26.00	\$4,680
Toilets	3.0	EA	\$5,400.00	\$16,200	\$5,400.00	\$16,200
Urinals	1.0	EA	\$5,000.00	\$5,000	\$5,000.00	\$5,000
Lavs	2.0	EA	\$4,200.00	\$8,400	\$4,200.00	\$8,400
Sinks	2.0	EA	\$4,100.00	\$8,200	\$4,100.00	\$8,200
Fire Protection for Addition	850.0	SF	\$3.20	\$2,720	\$3.20	\$2,720
Modify Fire Protection for Remodeled Area	896.0	SF	\$1.70	\$1,523	\$1.70	\$1,523
New AC & Heating for Addition	850.0	SF	\$21.00	\$17,850	\$21.00	\$17,850
New HVAC Grills for Existing Program Room	896.0	SF	\$1.05	\$941	\$1.05	\$941
Extend Existing HVAC into New Program Room	520.0	SF	\$6.50	\$3,380	\$6.50	\$3,380
Toilet Exhaust	2.0	EA	\$1,500.00	\$3,000	\$1,500.00	\$3,000
Ventilation for New Food Vending Room	288.0	SF	\$3.50	\$1,008	\$3.50	\$1,008
Electrical & Lighting for Addition	850.0	SF	\$12.00	\$10,200	\$12.00	\$10,200
New Lighting for Existing Program Room	896.0	SF	\$8.90	\$7,974	\$15.00	\$13,440

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Exterior Lighting on Walls	2.0	EA	\$450.00	\$900	\$450.00	\$900
Rough In for Data & Phone	1746.0	SF	\$1.40	\$2,444	\$1.40	\$2,444
Move Existing Projector and Screen	1.0	EA	\$1,500.00	\$1,500	\$1,500.00	\$1,500
Fire Alarm	850.0	SF	\$1.80	\$1,530	\$1.80	\$1,530
Spread Topsoil From Pile	18.0	CY	\$21.00	\$378	\$21.00	\$378
New Sod	960.0	SF	\$3.20	\$3,072	\$3.20	\$3,072
Subtotal				\$282,504.60		\$298,161.30
Contingency @ 10%				\$28,250		\$29,816
General Conditions @ 11%				\$34,183		\$36,078
Insurance @ 1%				\$3,449		\$3,641
Performance Bond for GC @ 0.75%				\$2,613		\$2,758
Architecture/Engineering Fees @ 8.5%				\$29,320		\$30,945
GC Fee @ 5%				\$17,550		\$18,523
Total Probable Cost for Daytime Working Hours				\$397,870		\$419,921
Total Probable Cost for 2nd Shift Working Hours				\$413,785		\$436,717

Furniture: Wayfinding and "Path"

Furniture Item	Quantity	Units	Low End		High End	
Self Check Stations	4.0	EA	\$3000.00	\$12,000.00	\$3500.00	\$14,000.00
"Ask Us" Service Desk	1.0	EA	\$20,000.00	\$20,000.00	\$30,000.00	\$30,000.00
Shelving						
Media, DF	2.0	EA	\$750.00	\$1,500.00	\$750.00	\$1,500.00
Fiction, SF	11.0	EA	\$400.00	\$4,400.00	\$400.00	\$4,400.00
Fiction, DF	1.0	EA	\$550.00	\$550.00	\$550.00	\$550.00
Nonfiction, SF	8.0	EA	\$400.00	\$3,200.00	\$400.00	\$3,200.00
Nonfiction, DF	7.0	EA	\$550.00	\$3,850.00	\$550.00	\$3,850.00
Subtotal				\$45,500.00		\$57,500.00
Contingency @ 3%				\$1,365.00		\$1,725.00
Freight @ 5%				\$2,275.00		\$2,875.00
Installation @ 7%				\$3,185.00		\$4,025.00
Interior Design Fees @ 6%				\$2,730.00		\$3,450.00
Total Probable Cost for Daytime Working Hours				\$55,055.00		\$69,575.00

Furniture: Carnegie Room

Furniture Item	Quantity	Units	Low End		High End	
Lounge Chairs	8.0	EA	\$1,350.00	\$10,800.00	\$1,500.00	\$12,000.00
Side Tables	4.0	EA	\$500.00	\$2,000.00	\$750.00	\$3,000.00
Study Tables	4.0	EA	\$850.00	\$3,400.00	\$1000.00	\$4,000.00
Study Chairs	16.0	EA	\$400.00	\$6,400.00	\$650.00	\$10,400.00
Stacking Chairs	100.00	EA	125.00	\$12,500.00	\$150.00	\$15,000.00
Mobile Shelving	4.0	EA	\$2000.00	\$8,000.00	\$2500.00	\$10,000.00
Subtotal				\$43,100.00		\$54,400.00
Contingency @ 3%				\$1,293.00		\$1,632.00
Freight @ 5%				\$2,155.00		\$2,720.00
Installation @ 7%				\$3,017.00		\$3,808.00
Interior Design Fees @ 6%				\$2,586.00		\$3,264.00
Total Probable Cost for Daytime Working Hours				\$52,151.00		\$65,824.00

Furniture: Sound Center

Furniture Item	Quantity	Units	Low End		High End	
Task Chairs	4.0	EA	\$250.00	\$1,000.00	\$350.00	\$1,400.00
Subtotal				\$1000.00		\$1,400.00
Contingency @ 3%				\$30.00		\$42.00
Freight @ 5%				\$50.00		\$70.00
Installation @ 7%				\$70.00		\$98.00
Interior Design Fees @ 6%				\$60.00		\$84.00
Total Probable Cost for Daytime Working Hours				\$1,210.00		\$1,694.00

Furniture: Community Room Expansion

Furniture Item	Quantity	Units	Low End		High End	
Chairs	30.0	EA	\$125.00	\$3,750.00	\$150.00	\$4,500.00
Subtotal				\$3,750.00		\$4,500.00
Contingency @ 3%				\$112.50		\$135.00
Freight @ 5%				\$187.50		\$225.00
Installation @ 7%				\$262.50		\$315.00
Interior Design Fees @ 6%				\$225.00		\$270.00
Total Probable Cost for Daytime Working Hours				\$4,537.50		\$5,445.00

In addition to the furniture totals above, miscellaneous electronic equipment may be needed to complete the concepts indicated, such as the inclusion of the LED monitors indicated in the entry lobby, Carnegie room and Sound Center. A total of 6 are indicated at an approximate cost of \$800 each, for a total of \$4800. Other elements not programmed, such as an improved sound system in the community room or in the Carnegie room, additional printers or related equipment, or new computers to be located in various areas of the library are also not included in these figures.

Shelving Count Comparisons

To spite some major relocations of collections in the proposed plan and modifications to circulation which appear to removed large quantities of shelving, the overall allocations of shelving by collection, with the exception of the underused reference collection, are largely unchanged.

Note that the shelving counts for the Proposed Plan are combined for some of the collections because the plan does not go into detail regarding the specific locations for the local history, reference, foreign language, fiction, back issue magazines, and back issue newspaper collections. These are accounted for in the overall totals, even though specific ranges are not identified.

Collection	Existing		Preliminary Plan
Media	118		120
Foreign Language	24	230	238
Adult Fiction	206		
Paperbacks	10		10
Reference	124 sections at 45" tall	160 sections at 45" tall	106 sections at 45" tall (Existing sections under-utilized)
Local History	36 sections at 45" tall, equivalent (18 sections at 90" tall, actual)		
Nonfiction	594	642	632
Back Issue Magazines	36		
Back Issue Newspapers	12		
Current Periodicals	48		39 (Existing sections under-utilized)
Total	1,208 sections or equivalent		1,145 sections or equivalent

Conclusions and Next Steps

As with all studies and plans for projects on a public scale, the heavy lifting begins once the plan has been imagined. Waukesha Public Library has taken several significant steps over the past dozen or so years to position itself as a leading public institution in the state of Wisconsin; delivering quality service, enhancing collections and technology, and adapting to the changing nature of library service in the 21st century. Indeed this effort by their administration, staff and Board was rewarded in 2010 when the Wisconsin Library Association honored this facility as Wisconsin Library of the Year, a well-deserved honor awarded with the recognition of their peers.

Now it seems the right time to complete the work that was begun in 2001, not with a grand expansion of the facility, but with a series of modest, targeted and exciting projects. These will bring the remaining spaces in the library not only up to the standards that were set by the earlier projects, but beyond them, responding to current best practices and research into the ways in which the public uses their library, and the services and features they look for and expect.

The concepts presented in this document and the accompanying data represent a framework for discussion and a way forward. Our team at Engberg Anderson and George Lawson Library Planning have enjoyed our role in bringing you to this point, and look forward to the opportunity to continue some or all of these projects through design and construction documentation in the future.

And who knows. If you continue down this path and complete some of the innovations imagined for WPL, the members of the Wisconsin Library Association may just have to award top honors to the staff at WPL again very soon.

We thank you for including us in your vision.

Appendix: Workshop Notes and Ideas

Significant effort was made by both administration and staff in compiling notes, ideas, comments and suggestions in the course of preparing concepts for this report. Though many of these suggestions found their way into the final document in one way or another, we felt it valuable to include those notes as an appendix to this document, so that valuable effort and creativity will be recorded for future reference as the projects proceed.

Notes from first staff/design team planning session:

De-clutter the public floor; improve sight-lines and wayfinding.

Collections:

- Weed the Adult Nonfiction collections.
- Bring the current magazine / newspaper collection forward to a more prominent location.
- Back issues need not be in exactly the same location as the current issues. Currently most magazines are retained for the current year plus two years – could that be reduced to current year plus 1 year?
- The Reference collection may be reduced.
- Provide additional shelving for the Adult Fiction collections.
- Improve the visibility of the Local History collection and it is too far from the Reference staff. Patrons need help with the microforms and other resources. Local History is really a Reference collection. Could the microform readers go where the public computers are behind the Reference Desk?
- The MP3 collection (1 section) may be eliminated.

The public should encounter the reference staff / desk sooner.

Create / find storage for the mobility equipment while maintaining its immediacy.

Create a better storage location for the empty re-shelving carts and the carts or returned materials. Carts are used for fiction overflow. High usage is seasonal.

There is an abundance of Tornado Shelter signage.

Make better use of the Atrium.

Create a more visible and immediate location for the library and community bulletin boards and brochures. Consider digital displays to provide this function as well as provide news providers. This dashboard style feature might be relocated to the lobby.

There is no clear “Main Street” from the entry to key areas of the library

The book sale is in a hidden location.

The path to the elevator and the Children’s Department is not obvious. They are often difficult for new library users to find.

The copiers are difficult for customers to find.

Restrooms, located off the Atrium, are difficult for customers to find.

Provide a building map / directory along the main path as patrons move through the building.

Create better sight lines from the Reference Desk to the Young Adult room.

Eliminate the public computers behind the Reference desk and loan laptops and tablets for in building use in their place. The library will have 15 laptops for this purpose soon. The print station will need to be relocated as part of this action. Laptop storage to be considered. Possibly add more soft seating to this area.

The Carnegie Room – Re-purpose the space as a reading room that may also be used for special events and for the display of significant artifacts, whether permanent or traveling exhibits.

Associated issues include :

- Exiting is an issue when the space is re-tasked for assembly.
- Need for table/chair/programming support storage.
- Add some type of closure for the room – perhaps something similar to the sliding glass closure in the Children’s Department.
- The existing ramp is not centered.

Consider an academic aesthetic, mobile furniture, and integrating a fireplace into this room.

Need quiet reading / study seats.

Identify additional locations for public art.

Don't Change:

- Window views to the park.
- Open reference area.
- The library's location is ideal.
- Branches aren't useful, would detract from the full-service experience at the main library.

Additional program or assembly space is a serious need.

Integrate collaborative spaces.

There are dim / poorly lit areas of the library – they would like to see remediation included in the plan. Key areas include by the entry 'tunnel', the reference desk, under the stairs, between the stairs and the elevator.

Add topical book display units.

Irksome issues include:

- Noise from the Bridge.
- Noise from the Atrium.
- Restroom ventilation.
- Limitations of the Community Room.
- Daylighting control in the Community Room.
- Lack of Storage Space.

Utilize digital monitors for messaging throughout the building. Consider a media wall concept in the entry.

Provide new racks for brochures that would eliminate "wilting" of handouts.

Would like an "always ready" camera system to record programming in the Community Room.

Use more color in the building.

Provide neighborhood focus points in high demand areas of the adult nonfiction collection.

Is there a place for a training lab that might seat 12 participants? How could the use of that space be maximized?

The Vertical file back by the local history collection could be significantly reduced.

Consider consolidating media by using shelving with a smaller footprint.

Staff comments on first draft proposal:

APPROVED: moving the café table and chairs to the glass side of the entryway as long as the data lines for the kiosk can be moved.

APPROVED: removing the funnel effect by taking out glass walls in entryway. It is, however, hard to envision what the hanging sound barrier will look like. What is it made of? Why have it in the first place? Is there any other way to make the "cave" of Circ a bit less narrow?

APPROVED: increasing the size of the Community Room and adding new restrooms outside. We suggest to reorient the room (reverse it) and move the screen to the north wall. That way, people enter the room in the back and it is a lot less disruptive mid-program.

APPROVED: expanding area for the Fiction collection.

APPROVED: moving LoHi to the far northeast side of Reference. This will make assisting people with the machines much easier for both customers and staff. Order new, aesthetically pleasing filing cabinets for microfilm/fiche.

APPROVED: the Business Center. Centrally locating printing, faxing, and scanning options makes sense and the Center is an appropriate addition to the facility.

APPROVED: the translucent 'Ask Us' sign behind the Reference Desk. It is progressive, clean, crisp. Consider adding a brand-new Reference Desk as well, as the current setup is inefficient for staff and uncomfortable for customers.

APPROVED: the Town Square concept.

APPROVED: the Cart Corral concept.

APPROVED: the Music Studio & Digital Lab. This unique feature will single out WPL as a leader in the region/state/nation. It does, however, probably belongs where the original plan designated it. The idea of moving it into a much bigger space (current LoHi was suggested) would turn it into a computer lab that would sit unused much of the time due to inferior staffing levels. Will this space be sound proof? We would also like to see a design of specific equipment, arrangement of furniture, technology requirements, etc.

APPROVED: renovating the Carnegie Room into a beautiful reading space and possible exhibit space. Where do the tables/chairs go when we have to clear the space out for an exhibit/major event? Storage of this furniture seems to be an issue. Create deep shelves behind current copy of periodicals as outlined in shelving solutions.

APPROVED: the way-finding path. It is a logical progression through the library. We agree that extensive weeding of the non-fiction collection is necessary to achieve this. The following are some ideas to weed/repurpose shelving:

- Stacks in Fiction are both six-level high and five-level high. Replace the shorter stacks with higher ones. That would alleviate much of the overage concerns in this section.
- Perimeter by the south side of Fiction is empty wall space. Place perimeter shelves there.
- Are the rotating carrels for the Romance Collection the most effective use of space?
- Can we move Spanish-language materials to another location? Can we move Sci-Fi or Graphic Novels to another location to help with the expansion? We would also like to see Sci-Fi/Mystery/Western collections stay within a

reasonable distance of Fiction as patrons drawn to this section will often browse all of those collections.

- Non-Fiction stacks are not utilizing space appropriately. There is a lot of room on the shelves as they stand now, so consolidation will help to alleviate overburden.
- Put stacks going all the way back to where LoHi is currently, but orient them the same direction as all of the other shelves (read: don't rotate them 90 degrees).
- With the increases in stack height in Fiction, adding perimeter shelves, better utilizing the Non-Fiction stacks to eliminate gaps, weeding and pushing stacks back into LoHi, we feel that this will solve a lot of our collection space problems.
- In the Carnegie Reading Room, create deep shelves the current copy can sit in front, flip up the backing and see a stack of past issues behind it. Sort of like what we have now, but on the wall and made out of wooden shelves. That will eliminate the need for storage solutions for periodicals and newspapers.

DISAPPROVED/REMOVE: the outside seating area on the north side of the building. This presents security issues, is largely aesthetic, has a low likelihood of being approved, etc.

DISAPPROVED/REMOVE: eliminating 16 of the public computers. We would like to see how successful the laptop lending program is before moving forward on this. Definitely something to look into for a 5-year planning process, however.

REWORK: the Atrium Kiosk as the base is too large and the display space looks limited. There is concern regarding moving data lines/power lines through the floor. While it mirrors the Children's kiosk at the stairs, the one in the entryway needs to be bigger, more grand, with more space for bulletins.