

CONCEPTUAL DESIGN BOOKLET
L.D. FARGO PUBLIC LIBRARY
DECEMBER 2023



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01 EXECUTIVE SUMMARY

The L.D. Fargo Public Library Conceptual Design for a new addition was developed for the purposes of this booklet by request from the L.D. Fargo Public Library Board of Trustees. Some of the information in this booklet will be referenced from the *October 2023 Facility Assessment Booklet* as well as the *June 2020 Conceptual Design Booklet*. Previous data provided in these two documents include the Project History, Goals for Success, Space Needs Program, Recommendations, Design Charette Workshops, Public Engagement & Community Feedback, Conceptual Budget, Facility Assessment & Improvement Measures.

The existing library building is +/-11,500 square feet with two stories and an occupied basement, situated on a level site directly north of Commons Park on Madison Street. The original 1902 portion of the library building was designed by Ferry and Clas Architects and is on the [National Register of Historic Places](#). The existing library is designed in the Neogothic Revival Style, a simplified form of the Gothic Revival with characteristics that include steeply-pitched gable roofs and dormer elements, irregular massing, and stone construction. Elements unique to the character of the L.D. Fargo Public Library include buttressed stone walls, decorative bargeboards, bay window structures, and divided-lite windows framed with large sandstone headers and sills.

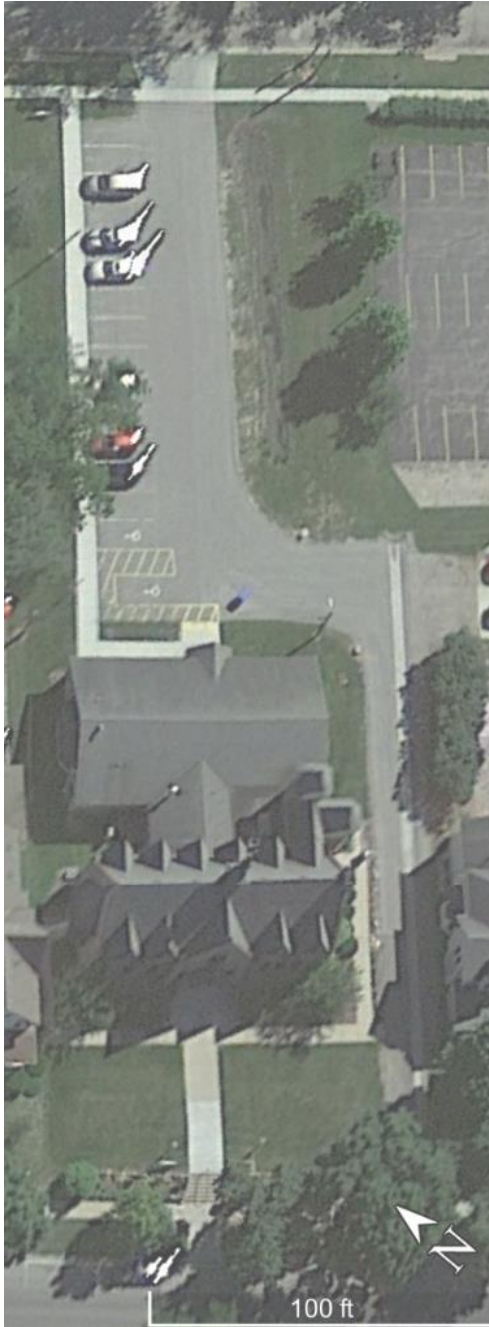
The proposed addition increases the library to +/-22,000 square feet in response to the Space Needs Evaluation, creating both a first and second floor addition to the North. The addition is designed to complement the original architecture in scale, use of materials and form. The addition will feature a grand north entrance with stone base & façade, a large entry canopy, two stone tower elements with large pointed windows, steeply-pitched gable & dormer roof elements, and additional stair and elevator.

Studies published by organizations such as the WELL Building Institute and U.S. Green Building Council show that the built environment has a dramatic impact on the health and well-being of both the outside environment and the occupants being served. From the inception of the L.D. Fargo Public Library to today, construction types have changed, as have technology, space needs, building codes, and expectations. All of these factors are contributing concerns to the efficiency, security, adequacy, suitability and sustainability of the existing facility in achieving the library's mission statement: "[to serve the people of Lake Mills and the surrounding area as a reading, learning, entertainment, cultural, and technological center.](#)"

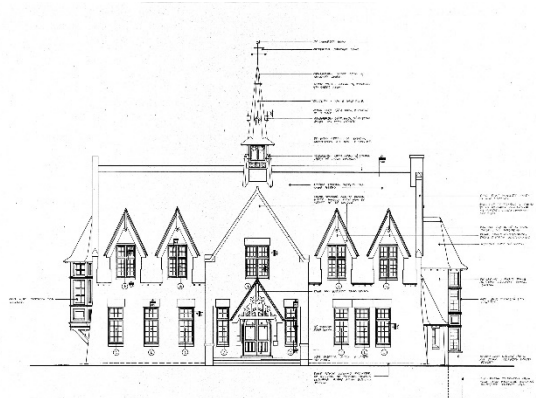
02 GOALS FOR SUCCESS

- 01 CONSTRUCT A LONG-LASTING FACILITY
- 02 STAY RELEVANT IN A CHANGING WORLD
- 03 BE A LIBRARY THAT IS FLEXIBLE, ADAPTABLE, CHANGEABLE
- 04 BE ENVIRONMENTALLY, FINANCIALLY, AND CULTURALLY SUSTAINABLE
- 05 SUPPORT PROGRAMMING TO SERVE THE COMMUNITY
- 06 PROMOTE PARTNERSHIPS WITHIN THE COMMUNITY
- 07 DISCOVER COMMUNITY NEEDS/WANTS AND PROVIDE ACCOMMODATIONS
- 08 PRESERVE THE CULTURAL HISTORY OF THE COMMUNITY
- 09 MAINTAIN THE HISTORIC CHARACTER AND SIGNIFICANCE OF THE BUILDING
- 10 PROMOTE ACCESS FOR ALL
- 11 PROVIDE A SAFE AND SECURE ENVIRONMENT

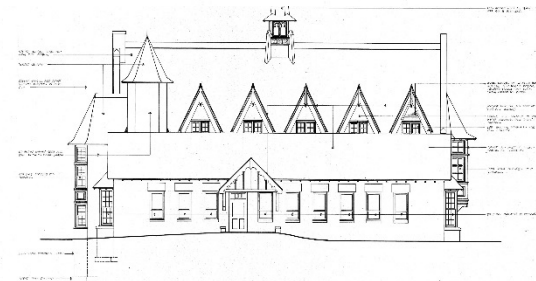
03 FACILITY PLANS EXISTING



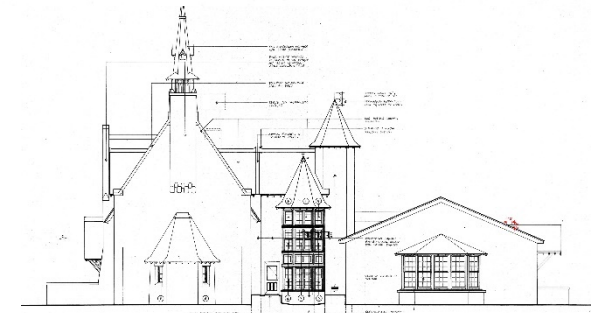
AERIAL SITE



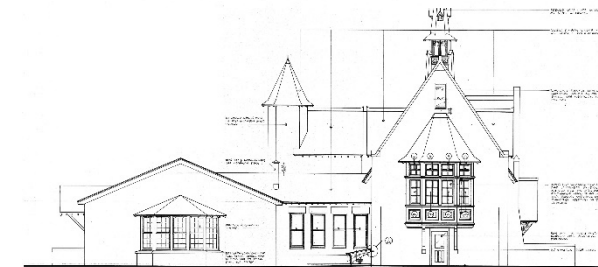
SOUTH ELEVATION



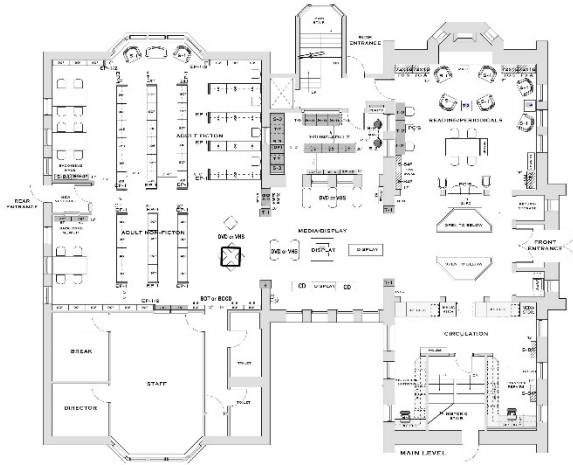
NORTH ELEVATION



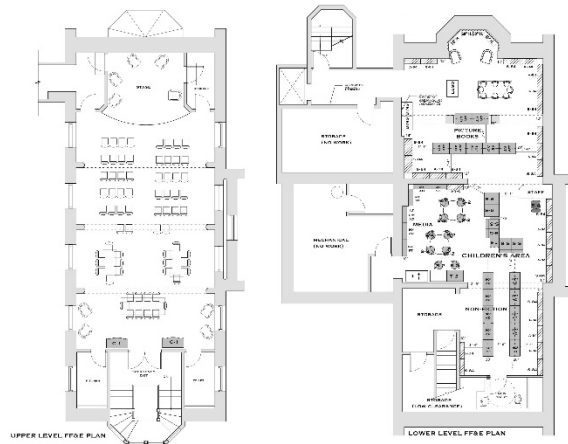
EAST ELEVATION



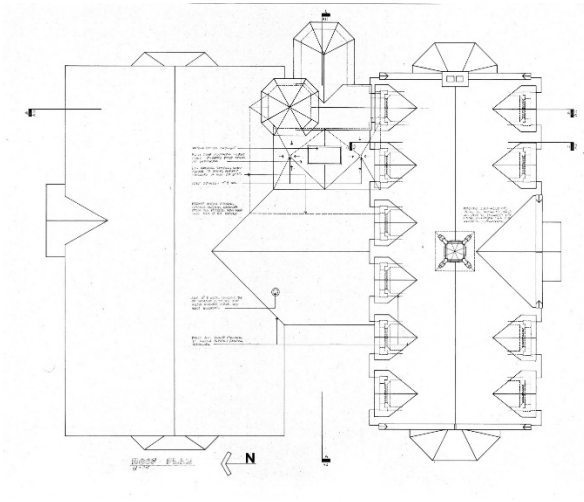
WEST ELEVATION



PLAN - MAIN LEVEL



PLAN - UPPER & LOWER LEVELS



ROOF PLAN

LOCATION & ZONING ANALYSIS

The library is located at 120 E Madison St, Lake Mills, WI 53551. The existing site is zoned as B-1 Downtown Business. The lot size is approximately .75 acres and accommodates 16 parking spaces. There is an existing bio-retention swale on site. The city's zoning code prescribes a maximum building height of 35ft, a maximum ROW setback of 5ft, a side setback maximum of 1ft, no rear yard setback, and no min/max floor area.

04 SPACE NEEDS EVALUATION

L. D. Fargo (Lake Mills, WI) Public Library - Program of Spaces - Oct. 5, 2023		
20-Year Design Population	11,217	
Municipal	5,923	
10-Year Growth % Applied	4%	
	6,160	
Extended Service Area	4,535	
10-Year Growth % Applied	2%	
	4,626	
10-Year (2030) Projection	10,786	
Year 11-20 Growth % Applied	4%	
20-Year Design Population	11,217	
Estimated Collection Size @ 3.5 Volumes per cap	39,260	
Space Needs by Functional Area		
Adult	Ideal	Acceptable
Adult Collections	1,792	1536
Adult Non-Print/ Media Collections	210	180
Adult Magazine/Newspaper Collections	196	168
Casual Seating (30 seats)	1,200	1050
Study Seating (20 seats)	600	500
Adult Computers (10 seats)	495	440
Business Center Resource Area	140	120
Laptop Computer/ Tablet Bar (6 seats)	120	120
Group Study/ Conference Rooms (seat 6)	230	200
Group study/history room/quiet reading (seat 8) history storage	400	340
Adult Subtotal	5,383	4,654
Children's	Ideal	Acceptable
Children's Collections	784	672
Pre-School Collections	360	312
Children's Non-Print/ Media Collections	130	120
Children's Magazines	52	48
Mothers lactation room	75	65
Children's/family restroom	80	65
Story-time room - locate near other meeting rooms to expand	500	400
Children's Casual Seating (7 seats)	210	175
Multigenerational Casual Seating (4 seats)	200	180
Primary Study Seating (4 seats)	72	72
Intermediate Study Seating (4 seats)	80	80
Children's Computer Seating	180	140
Creative Playspace	400	250

Children's Subtotal	3,123	2,579
Teen/Young Adult	Ideal	Acceptable
Teen Collections	196	168
Casual Seating (4 seats)	160	140
Study Seating (8 seats)	200	200
Tutoring Room (3)	240	210
Laptop Computer/ Tablet Bar (4 seats)	80	80
Teen Subtotal	876	798
Staff Areas	Ideal	Acceptable
Circulation/ Reception Desk	495	450
Circulation Work Area	495	450
Reshelving and Hold Shelves	84	84
Children's/ Information Services Kiosk Desk	80	80
Director's Office	200	180
Staff Workroom	660	450
Staff Areas Subtotal	2,014	1,694
Meeting Spaces	Ideal	Acceptable
Multipurpose Room (150 seats) kitchenette adjacent	1950	1800
Kitchenette	180	150
Multipurpose Room Storage Space	300	225
Meeting Space Subtotal	2,430	2,175
Miscellaneous Spaces	Ideal	Acceptable
Entry Lobby	400	300
Service Entrance	200	200
Wiring Closet/ Server Room	80	80
Lunchroom	350	300
Display cases	32	24
Book Return	100	100
Supply Storage	250	200
Maintenance Storage	100	80
Other Storage (Including Friends')	1,150	1000
Miscellaneous Subtotal	2,662	2,284
TOTAL Assignable Square Feet (excluding structural space/ non-assignable space percentage allocation)	16,488	14,184
Structural Space/ Non-Assignable Space Percentage Applied	30%	30%
Gross Square Feet Required	21,434	18,439

05 SPARK CHARETTE & VISIONING

The plans illustrated below were presented as part of the *June 2020 Conceptual Design Booklet*, indicating the recommended and preferred option F.2. This design was desired for its overall aesthetic, feel, flexible layout, and overall fit of the library into the neighborhood. This concept was updated and refined as part of the October 2023 Design Workshop and is presented in the following Chapter 06.





SUMMARY OF OPTION F.2 FROM JUNE 2020

Option F.2 satisfies the project's goals for success and promotes access for all in a multiple-level library facility. Accessible parking is available in the Oak Street parking lot right next to the new north entrance. Public library space is spread out over two floor levels featuring adults on the main level with children's and teens on the upper level. The upper level community room will be maintained and a pre-function gathering area right outside the room will provide improved access. Afterhours access from the existing stair and elevator will be maintained and a new monumental stair and elevator in the addition will provide expanded accessibility when the library is open for business. The basement in the historic building will be used by staff, the Friends of the Library, and building mechanical systems.

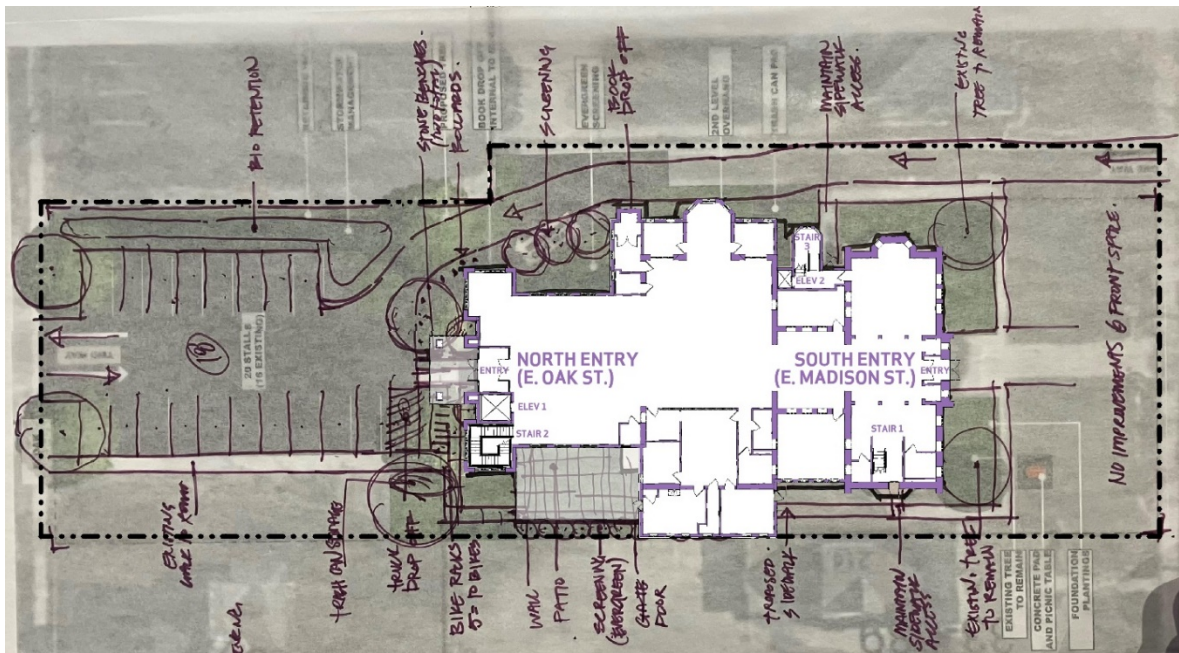
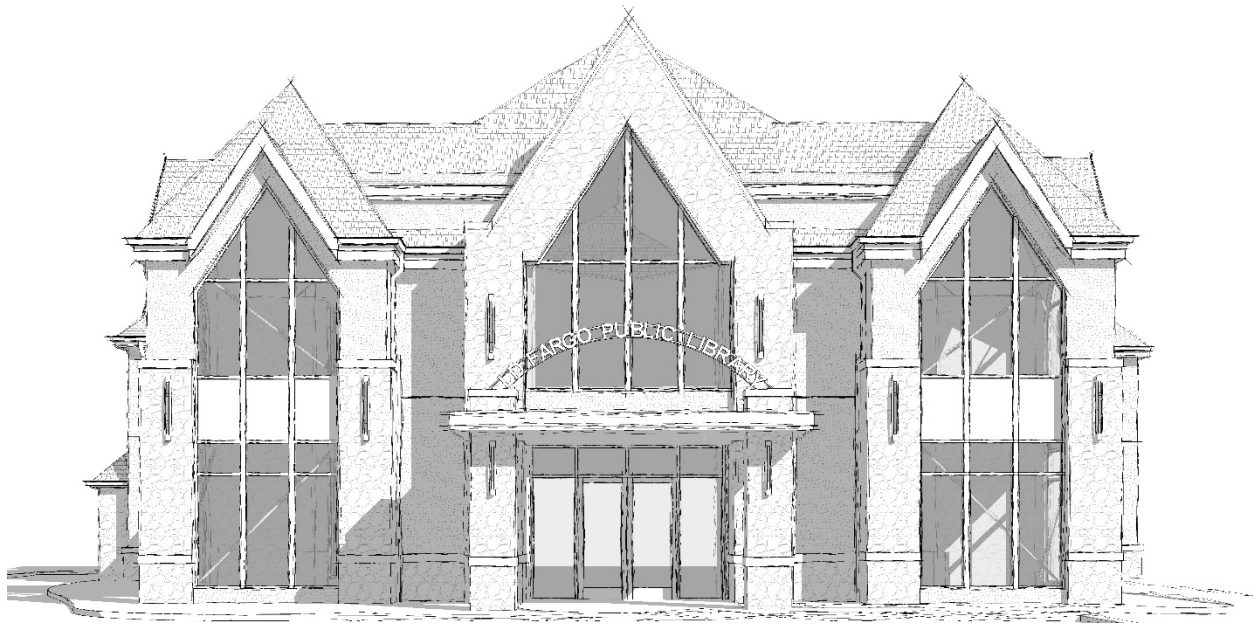
The exterior of the new library will connect to the historic building on two floor levels. The previous addition to the library will look different since a second-floor level will be built on top of it. The overall aesthetic will be a masonry and half-timber/stucco façade that echoes the scale and rhythm of the original in a new way. Entry tower like elements will frame the north entrance and provide complimentary symmetry to the historic building. This option also exemplifies and clearly places the L.D. Fargo Public Library as an essential destination within the community while delivering forward-thinking expanded library services.

COST OPINION FOR OPTION F.2 FROM JUNE 2020

A conceptual budget was provided in the June 2020 Conceptual Design Booklet. The updated cost opinion is presented in Chapter 06 of this booklet.

06 CONCEPTUAL PLANS & VIEWS

The following pages illustrate the updated conceptual design for December 2023, further defining site layout, exterior materials, roof geometry, scale & form.







MATERIAL LEGEND

- Ⓐ STONE VENEER CLADDING
- Ⓑ CAST STONE BANDING
- Ⓒ STUCCO FINISH EIFS SYSTEM
- Ⓓ ALUMINUM & GLASS CURTAINWALL
- Ⓔ ALUMINUM WINDOWS
- Ⓕ COMPOSITE SHINGLE ROOF
- Ⓖ DOWNSPOUTS (TO STORM DRAIN)
- Ⓗ WALL SCONCE LIGHTS
- Ⓘ ENTRY CANOPY & SIGNAGE
- Ⓚ PRECAST SILL



07 OPINION OF PROBABLE COST

DESCRIPTION	QTY	UNIT	COST	%	TOTAL
BUILDING CONSTRUCTION COSTS					
1 CONTRACTOR GENERAL REQUIREMENTS 8% + OVERHEAD 5% + PROFIT 5%					
18% of Items 2-15				15%	\$1,151,100.00
2 SITEWORK & UTILITIES					
	22,000	SF	\$15.00	4%	\$330,000.00
3 SELECTIVE DEMOLITION					
Interior+Roof	17,000	SF	\$8.00	2%	\$136,000.00
4 SUBSTRUCTURE					
	11,000	SF	\$25.00	4%	\$275,000.00
5 SUPERSTRUCTURE					
	17,000	SF	\$30.00	7%	\$510,000.00
6 EXTERIOR ENCLOSURE					
	17,000	SF	\$60.00	14%	\$1,020,000.00
7 ROOFING					
	17,000	SF	\$25.00	6%	\$425,000.00
8 INTERIOR CONSTRUCTION					
	22,000	SF	\$45.00	13%	\$990,000.00
9 SPECIALTIES & EQUIPMENT					
	22,000	SF	\$7.00	2%	\$154,000.00
10 CONVEYING SYSTEMS					
Elevator	22,000	SF	\$6.00	2%	\$132,000.00
11 FIRE PROTECTION					
Sprinkler System	22,000	SF	\$7.00	2%	\$154,000.00
12 PLUMBING					
	17,000	SF	\$17.00	4%	\$289,000.00
13 MECHANICAL					
	22,000	SF	\$47.00	14%	\$1,034,000.00
14 ELECTRICAL					
Service, Power, Lighting	22,000	SF	\$35.00	10%	\$770,000.00
15 SECURITY + VOICE/DATA/AV/FIRE ALARM					
	22,000	SF	\$8.00	2%	\$176,000.00
SUBTOTAL					
Of Items 1-15				100%	\$7,546,100.00
DESIGN/BID CONTINGENCY					
Of Items 1-15				10%	\$754,610.00
BUILDING CONSTRUCTION COSTS SUB-TOTAL					
	22,000	SF	\$377.31		\$8,300,710.00
CONSTRUCTION CONTINGENCY					
7% of Sub-Total					\$581,049.70
INFLATION (FOR ONE YEAR ONLY)					
4% of Sub-Total					\$332,028.40
BUILDING CONSTRUCTION COST TOTAL					
	22,000	SF	\$418.81		\$9,213,788.10

SOFT COSTS (NON-CONSTRUCTION COSTS)					
FIXTURES, FURNISHINGS & EQUIPMENT					
		22,000	SF	\$30.00	\$660,000.00
TECHNOLOGY & COMPUTER EQUIPMENT					
		22,000	SF	\$5.00	\$110,000.00
MISCELLANEOUS					
	Haz Mat, Legal, IT, Geotech, Moving, Fundraising, Permitting, Insurance, etc.	22,000	SF	\$15.00	\$330,000.00
A/E FEES					
	10% of Construction Cost Total				\$921,378.81
<i>SOFT COSTS SUB-TOTAL</i>		<i>22,000</i>	<i>SF</i>	<i>\$91.88</i>	<i>\$2,021,378.81</i>
PROJECT TOTAL COST					
		<i>22,000</i>	<i>SF</i>	<i>\$510.69</i>	<i>\$11,235,166.91</i>

