

MARCH

OCONOMOWOC PUBLIC LIBRARY

2025

OCONOMOWOC, WISCONSIN

CONCEPTUAL DESIGN BOOKLET



FEH DESIGN

ARCHITECTURE / ENGINEERING / INTERIORS

TABLE OF CONTENTS

EXECUTIVE SUMMARY

GOALS FOR SUCCESS

21ST CENTURY LIBRARY VISION

SPACE NEEDS PROGRAM

UNSTAFFED BRANCH CONSIDERATIONS

SPARK SESSION

 SPARK DESIGN PROCESS

 SKETCHES

 UNSTAFFED BRANCH SITES AND SKETCHES

 COMMENTS

 VOTING RESULTS

 CRITERIA CHART

 BUDGETS

 OPERATING COST COMPARISON

THANK YOU, PARTICIPANTS

MEETING MINUTES

CONCLUSIONS

EXECUTIVE SUMMARY

In 2024, the Oconomowoc Public Library Board of Trustees decided to look to the future and determine the best way to deliver library services to the community. This study examines opportunities to enhance the existing library building on its site, or serve the community on a new site. Consideration has also been given to an unstaffed branch to serve the growing community. Estimated growth of the area indicates that the design population for the year 2044 is higher than the current population. Library patrons who utilize the Oconomowoc Public Library reside in the City of Oconomowoc and the surrounding communities, together this makes up the total extended service population. The total extended service population is currently 32,899 and is projected to be 39,854 in 2044. Now is an ideal time to consider new or renovated space that will serve all area residents for many decades to come. Exploring the current and emerging library services provides the foundation, the information they need to create potential building designs.

BACKGROUND INFORMATION

Information was gathered from the Core Planning Committee and the Library Director relating to existing services and the current inventory of library resources. The space needed for the library has exceeded the library's current space allotment of 24,124 square feet. It is expected that the library will need to grow to 54,808 square feet. The substantial difference between what the library has and what the library needs, space wise, was based on the underlying service goals and national trends in public library service. These include the provision of more user-friendly access to the collection and an increased emphasis on programming. Additional meeting / programming spaces, improved space for children's and teen services, and a better environment for using technological resources are also included.

The differential between the space the library has today and the space it needs tomorrow is made up of three distinct categories:

The library's current inventory of resources and services SHOULD occupy more space than the 16,790 square feet used to house the library today. Like many libraries contemplating expansion, the Oconomowoc Public Library has managed to crowd more resources and services into its present building than that present building should contain. New collection items, formats, and services have crowded out "people" spaces.

The second category of spaces needed includes services or resources that SHOULD be offered today but are not because there is not enough space in the present building. For example, the building lacks enough study room spaces for small groups, tutoring rooms, and a meeting room that can accommodate a very large group.

Finally, the third category of space covers the ability to accommodate future resource and service inventory needs. As the community grows from today's population of 32,899 to the project's population of 39,854 in 2044, the collection will need to grow, the seating inventory will need to grow, and so on.

PUBLIC ENGAGEMENT

An Advisory Task Force (ATF) was established, from a cross section of community residents. The ATF was informed about 21st Century library trends, current & future space needs, and community goals. They provided input and evaluated potential design solution options. This group also provided potential designs and locations to study. These potential options were evaluated during the ATF meetings and Spark Sessions. A group of more than 70 members of the public met 4 times in 2024 and 2025. They confirmed the library's recommended space needs, developed project goals for success, established decision making criteria, suggested site locations, and evaluated options. The group participated in a two-day design Spark workshop, where the public shared their thoughts, ideas, and opinions on what site and building options should be studied. Some of those ideas include:

- The entrance should be welcoming and visible.
- Provide a meeting room that can be operated outside of regular library hours.
- Provide a Children's programming room.
- Provide spaces for all ages.
- Offer outdoor program areas.
- Barrier-free access for everyone: ADA, walking, biking, parking, collection, and restrooms.
- Access to new technology and high-speed internet.

The design Spark workshop participants studied 18 possible building site options. All the options were tested against the projected library space needs and desired off-street parking. The community provided feedback throughout both days and during evening presentations. At the end of the advisory task force meetings, the citizens evaluated and voted for their favorite options. There were 3 options that rose to the top, options B, F2, and G1. The total project cost for the preferred options ranged from \$23,261,392 - \$27,714,115.

COMMUNITY RECOMMENDATIONS AND RESULTS

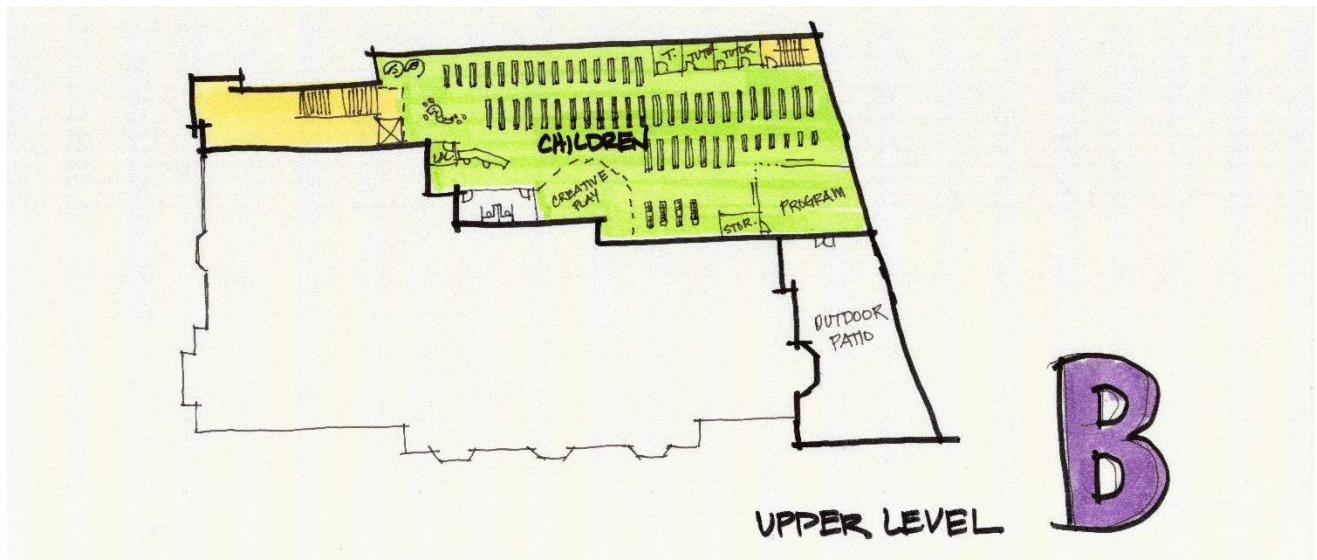
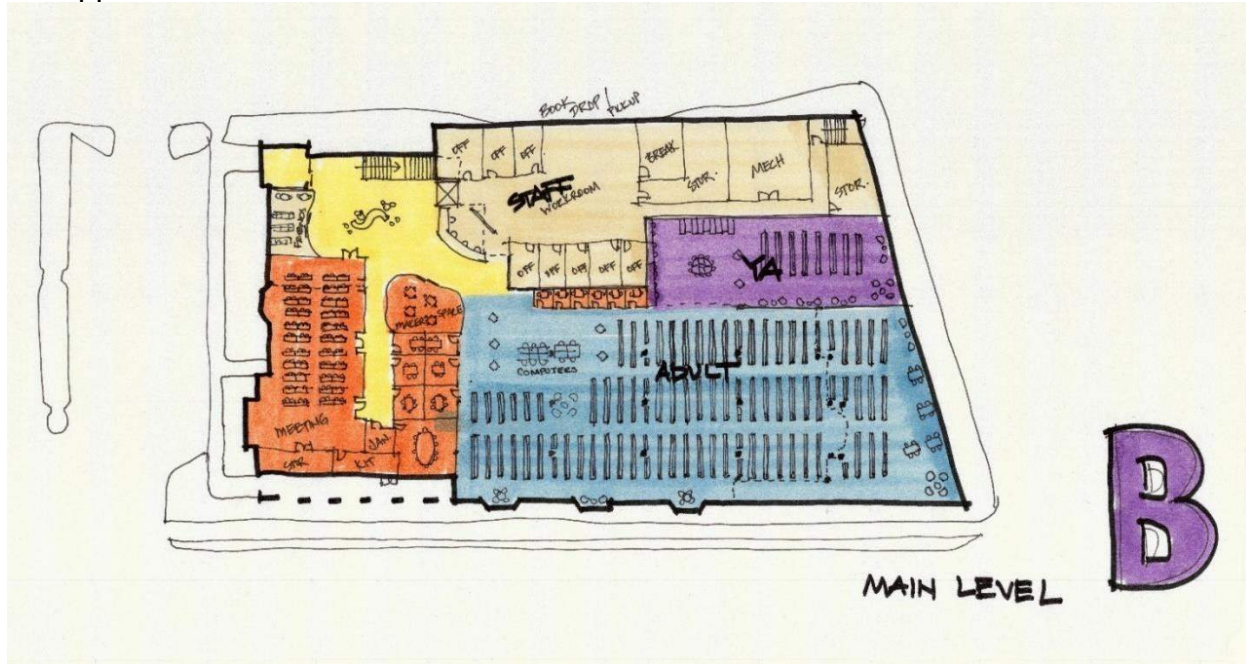
The recommendations made, after evaluating the votes from the ATF group and receiving additional comments, were as follows:

- Provide an addition to and renovation of the existing library building.
- Maintain the library building on city-owned property.
- Replace any parking spaces that are lost as part of the expansion.
- Retain existing parking and build library space above on a second floor.
- Provide a drive up book drop and pick up window attached to the library building.

PREFERRED CONCEPTS: EXPANDING AT THE EXISTING LIBRARY

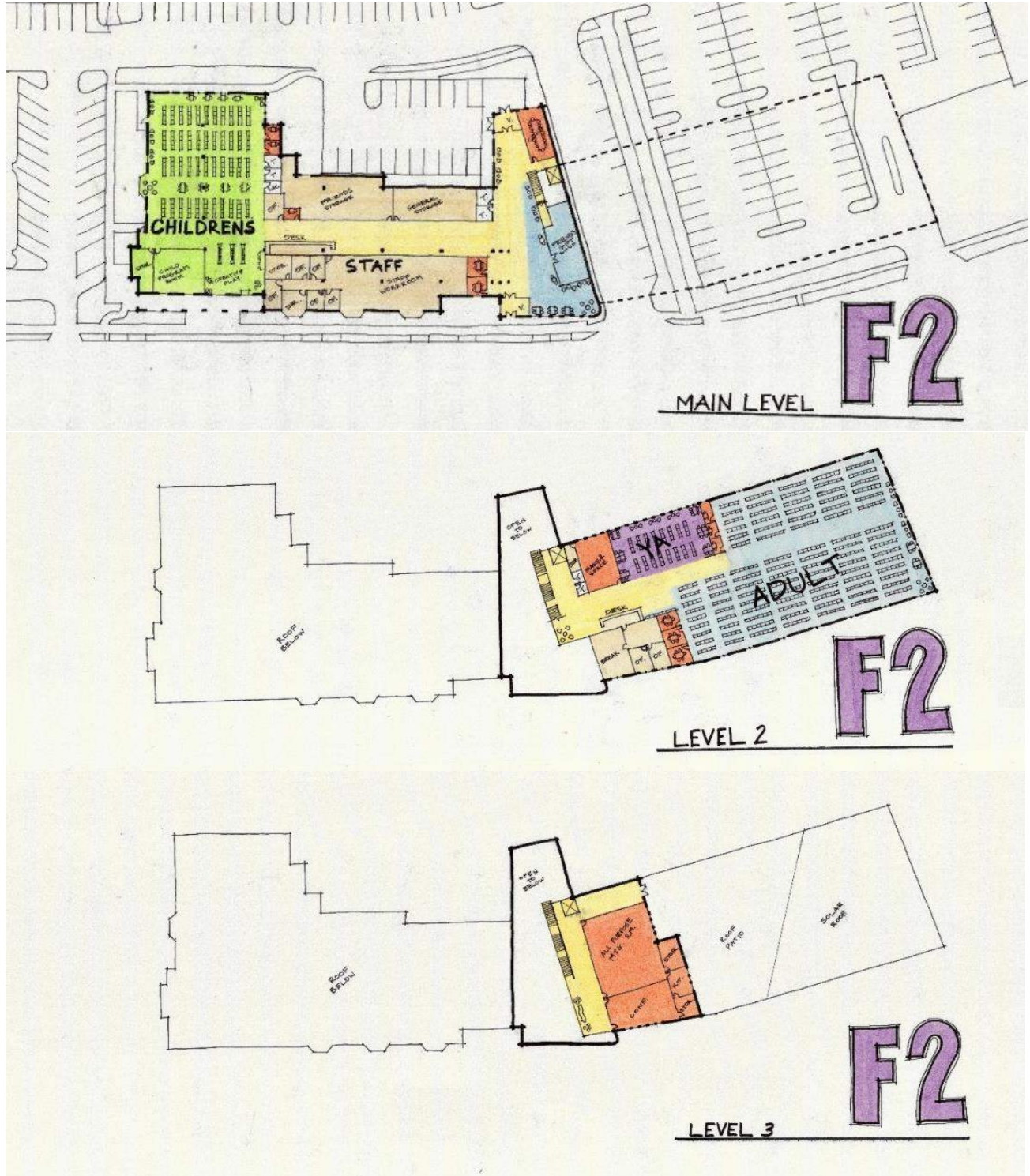
OPTION B:

A 1- and 2-story addition to the existing library on the east and the parking lot to the North, making the existing L-shaped building more rectangular. This option creates a new entrance on the northwest corner of the existing building with a monumental stair that would lead to the upper level children's area.



OPTION F2:

A 2 story addition to the east of the existing library that extends over Church Street into the east parking lot. A three-story atrium between the addition and the existing building would serve as the new entrance.

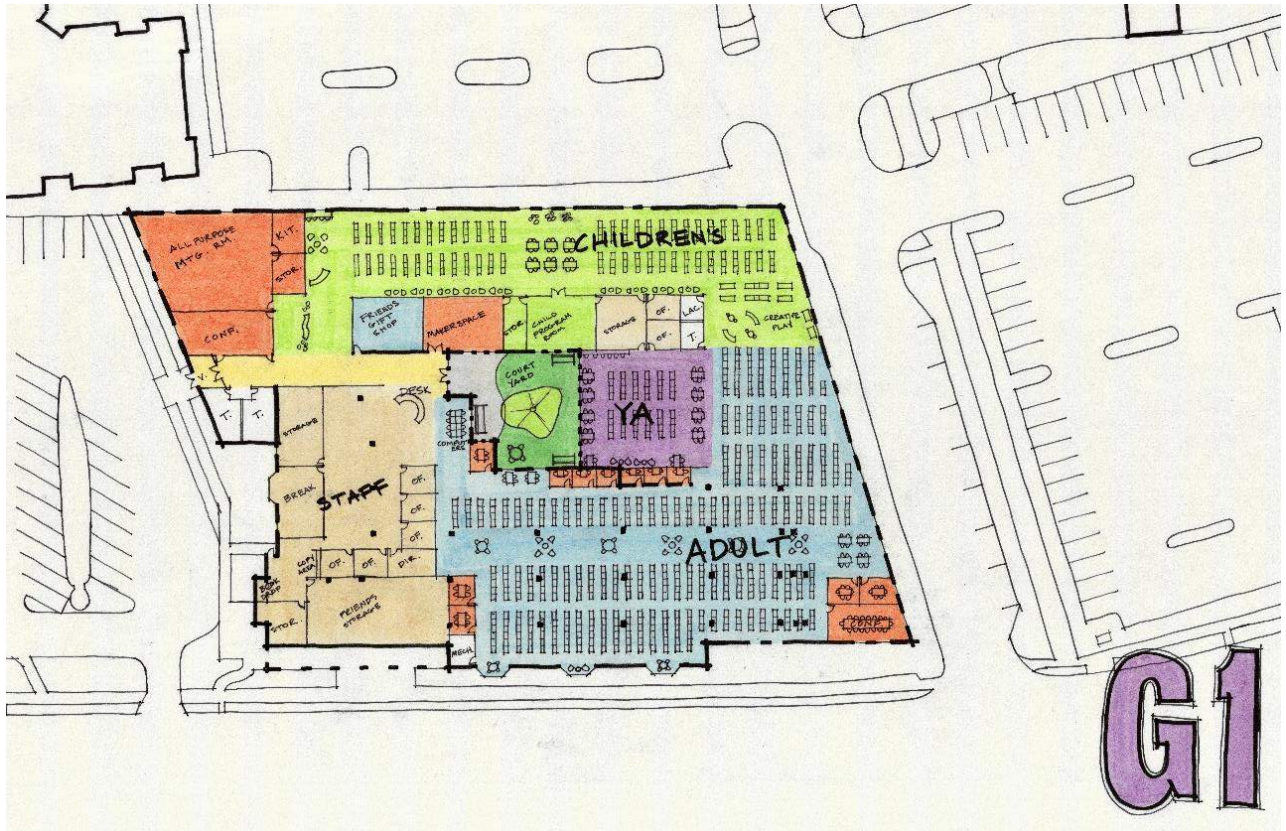


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OPTION G1:

An addition to the existing library extends to the north and the east. Space for a central courtyard for patrons is shown..



Oconomowoc Public Library

Goals for Success

- Provide ample space to meet the current and future needs of the community.
- Expand and reinforce OPL as a community hub.
- Create a community showcase highlighting artists, authors, community events.
- Be culturally, financially, and environmentally sustainable.
- Showcase services being provided inside the library.
- Improve space dedication for all age groups.
- Provide barrier free access for everyone.
- Provide programable outdoor space.
- Provide flexible and adaptable infrastructure.
- Increase technology access for the community.
- Develop a flexible space that optimizes use by staff and future needs for the community.



21st Century Libraries

TWENTY FIRST CENTURY LIBRARY DESIGN

Public libraries continue to evolve as services, media and our culture changes. A well-planned library anticipates these changes and is flexible enough to accommodate current and future shifts. We believe there are 5 key areas of focus in a 21st century library: People Focused, Flexibility in Space and Furnishings, Tech-Rich in Services and Building Design, Community Centers and Sustainable in Design and Operation.

The design of any library is always a unique process with each client. This is increasingly true with advanced integration of technology, collaboration opportunities, and flexibility needs. These needs are carefully evaluated and discussed throughout the design process to help guide the development of each space. At the conclusion of the design process, each library is given a book with specific library-focused solutions to address these needs in their project(s). This book helps ensure the design process incorporates these solutions into a new or renovated facility that is prepared for the future.



People Focused

- Self-directed user services
- Creating spaces for all users to call their own, from active to contemplative
- Spaces for user engagement and learning
- Areas for business and career minded individuals



Flexibility In Space And Furnishing

- Design for maximum flexibility and environments that allow for continuous change
- Multi-use spaces, maker spaces, community event spaces
- Provide a variety of furnishings to allow for user preferences



Tech-Rich In Services And Building Design

- Allow for collaboration spaces that easily integrate technology
- Technology infusion throughout the library and furnishings
- Electronic publishing and e-books
- Spaces for user engagement and learning



Community Centered

- Through community relationships and partnerships
- Design to be a reflection of the community
- Spaces for community use



Sustainable In Design And Operations

- Design to minimize operating costs
- Green design and environmental sustainability
- Lower height collection shelving and displays for increased visibility and daylighting





SPACE NEEDS PROGRAM

SUMMARY OF ESTIMATED SPACE NEEDS - FEH DESIGN

BASIC INFORMATION	
Library Name	Oconomowoc Public Library
Year Space Needs Analysis Performed	2024
Space Needs Calculation Target Year	2044
Design Population Applied	39,854

COLLECTION SPACES	Square Footage
Adult Collection Space Required	10,660
Children's Collection Space Required	5,851
Young Adult Collection Space Required	997
TOTAL COLLECTION SPACE REQUIRED	17,508

RUNNING TOTAL
54,808 GSF

SEATING SPACES	User Seats	Square Footage
Recommended Total User Seating Base (not including computer or meeting room seating). NOTE: Total number of seats may differ from sum of counts for individual areas due to rounding.	143	143
		Total including Revised Percentages
CASUAL AND STUDY SEATING		
Adult Casual and Study Seating Suggested Based on Population Served	72	3,228
Children's Casual and Study Seating Suggested Based on Population Served	36	1,255
Young Adult Casual and Study Seating Suggested Based on Population Served	36	1,614
TOTAL CASUAL AND STUDY SEATING REQUIRED		6,098
COMPUTER/ TECHNOLOGY SEATING	Computer Seats	Square Footage
Adult Desktop Computer Workstations	9	405
Children's Desktop/ Early Literacy/ Educational Game Workstations	2	80
Young Adult Desktop Computer Workstations	4	180
Laptop Bar Stations	4	96
TOTAL COMPUTER/ TECHNOLOGY SPACE REQUIRED		761
TOTAL USER SEATING SPACE REQUIRED		6,859

RUNNING TOTAL
54,808 GSF

STAFF SPACES	Square Footage
Director's Office	220
Other Enclosed Offices	1330
Circulation Workstations	720
Reference/ Information Desk Workstation(s)	0
Children's Service Desk Workstation(s)	330
Young Adult Service Desk Workstation(s)	0
Other Service Desks	0
General Staff Workspace	2280
Staff Lunch/ Break Room	640
TOTAL STAFF WORKSPACE REQUIRED	5,520



MEETING AND GATHERING SPACES	Occupancy	Square Footage
Conference Room #1	15	510
Conference Room #2	0	-
All-Purpose Room #1	200	3,000
All-Purpose Room #2	50	750
Children's Program Area	50	700
Children's Craft Area	0	-
Children's Creative Play Space	35	700
Maker Space	20	700
Computer Lab	0	-
Tutoring Space(s)	12	470
Group Study Space(s)	30	1,100
Other Meeting Space #1	0	-
Other Meeting Space #2	0	-
TOTAL MEETING & GATHERING SPACE		7,930

RUNNING TOTAL
54,808 GSF

SPECIAL USE SPACES	Square Footage
Coffee Bar	-
Café	-
Art Gallery	-
Friends' Book Sale Area	-
Friends' Gift Shop	756
Friends' Office/ Book Sorting Area	1,891
Co-Working Space	-
Office for another organization/ agency	-
Nursing/ Lactation Area	90
AMH (RFID) sorting equipment	-
TOTAL SPECIAL USE SPACES	2,737

RUNNING TOTAL
54,808 GSF

MISCELLANEOUS SPACES	Square Footage
Space for areas such as restrooms, mechanical rooms, janitorial storage are included in the percentage that is applied in the Structural Space/ Non-Assignable Space category. However, there are some important spaces that are not included in the functional categories above that are important to library operations. These are broken out below.	
Self Checkout Unit(s)	180
Copy Machine(s)	50
Dictionary Stand(s)	0
Atlas Stand(s)	0
Map Case(s)	0
Microform Cabinet(s)	0
Vertical File Cabinet(s)	0
Lateral File Cabinet(s)	0
TOTAL MISCELLANEOUS SPACES	230

UNCATEGORIZED SPACE	Square Footage
Supply Storage	221
General Storage	1218
Entrance Lobby(ies)	1218
Service/ Loading Entrance	406
TOTAL UNCATEGORIZED SPACE	3,063

TOTAL FUNCTIONAL SPACE 43,847

STRUCTURAL SPACE/ NON-ASSIGNABLE SPACE PERCENTAGE APPLIED 25 %

GRAND TOTAL ESTIMATED TOTAL SPACE NEED (GROSS SQUARE FEET) 54,808 GSF

SPACE NEEDS SUMMARY

The space needs of the library accommodate library services based on the service goals and national trends in public library service. The proposed scenario would include a building of 54,808 SF and provide a modern, flexible library layout with all the amenities that will allow the library to reach its service goals. The proposed scenario also takes into mind a user-friendly approach to services that provides patrons with lower shelving heights, wider aisles, and eliminating the need to put books on the bottom shelf. This scenario also includes spaces for the community to meet, study, and socialize.

Program	Area in SF		
	Existing	Proposed	department subtotals
City of Oconomowoc Public Library			
Adult Collection		10,660	
Adult casual and study seating - 72		3,228	
Adult desktop computer workstations - 9		405	
Friends Gift Shop		756	
	10,875		15,049
Children's Collection		5,851	
Children's casual and study seating - 36		1,255	
Children's desktop/early literacy workstations - 2		80	
Children's Creative Play space - 35		700	
Family Restroom at children's			
Children's Program area - 50 people		700	
Children's Program Storage		90	
Children's service desk		330	
	2,077		9,006
Young Adult Collection		997	
Young Adult casual and study seating - 36		1,614	
Young Adult desktop computers - 4		180	
Laptop bar stations - 4		96	
	1,793		2,887
Directors office	195	220	
Enclosed Offices - 7 at 190SF each	667	1,330	
Circulation Workstation - 4 Spaces including self-check	247	720	
General staff workspace	1,534	2,280	
Staff break area	272	640	
Copy machine, printer area	65	50	
Friend's book sorting storage, work area		1,891	
Supply storage	381	221	
General Storage	528	1,128	
Self-Checkout - 3		180	
Drive up book drop (existing book drop is a walk-up)	25		
			8,660
All-purpose room - 200 people	1,190	2,700	
All-purpose room - 50 people		600	
Meeting room storage	109	200	
Meeting room kitchenette	50	250	
Conference Room - 15 People	326	510	
Makerspace - 20 People		700	
Tutoring Spaces - 12 people in 2 person rooms	294	470	
Group Study Spaces - 30 people in 4-6 person rooms		1,100	
Nursing / Lactation Area		90	
			6,620
Entrance Vestibule and Lobby	506	1,218	
Service entrance	89	406	
Receiving, Trash, Recycling	47		
Mechanical room	225		
Fire Sprinkler entrance			
Janitors closet with mop sink	56		
Public restrooms - 2	441		
Electric water cooler	42		
			1,624
	Total	22,034	43,846
	Gross Multiplier for walls and Corridors (25%)	2,090	10,962
	Library Gross Total Area	24,124	54,808

UNSTAFFED BRANCH CONSIDERATIONS

Credit: Anders Dahlgren of Library Planning Associates (LPA)

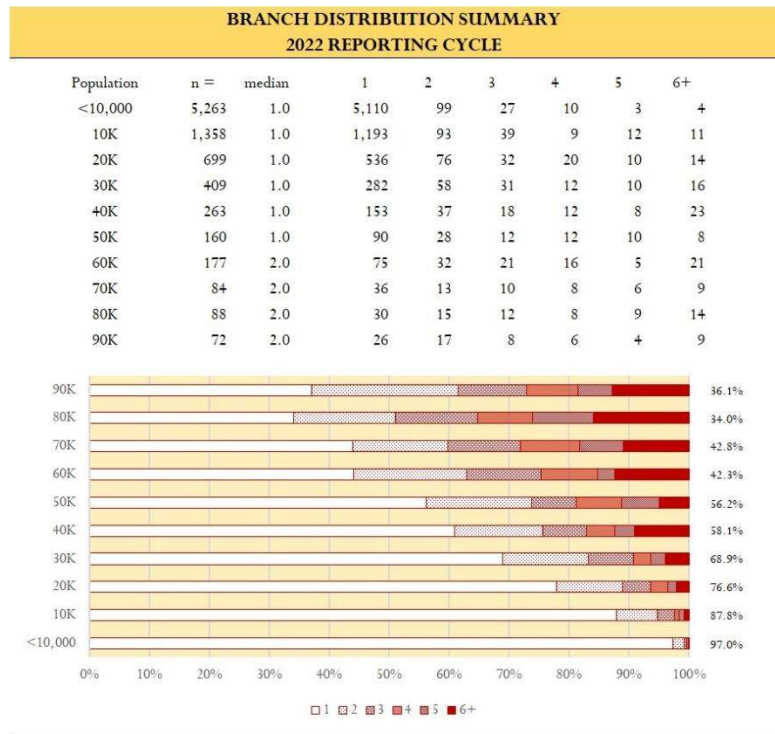
The prospect of introducing branch library service is an important issue raised by the Oconomowoc Public Library in its Request for Proposal for this master plan study. Local planners want to investigate whether a branch would be an effective means of improving service to neighborhoods on the south end of the library’s service jurisdiction and what a branch may look like.

BRANCH LIBRARY DEVELOPMENT TRENDS: THE BIG PICTURE

In response, this prompts a high-level examination of branch development trends in U.S. public libraries.

A venerable adage from the annals of public library administration provides guidance on this question. The Rule of Thumb holds that when a library’s service area grows to 50,000 population, branching becomes a feasible consideration. This rule of thumb offers a convenient benchmark, but its underlying rationale is less evident. The underlying driver for this rule of thumb is access. As a community grows, it extends over a larger and larger physical area; as the population reaches 50,000, the library jurisdiction’s physical area is so large that residents on the edges of the jurisdiction can no longer access the main library conveniently and within a reasonable period of time.

It happens that, broadly speaking, data bears out the Rule of Thumb. The accompanying graphic offers a high-level examination of branch deployment patterns. It draws from the public library database maintained by the Institute for Museum and Library Services (IMLS), sorting all U.S. public libraries into broad classifications by population served, then tallying the number of facilities the libraries operate and calculating the relative proportion of libraries within each population classification that operate a single library, two libraries, three, and so on. It shows that among libraries below 50,000 population served, the majority of libraries – more than half – deliver service by way of a

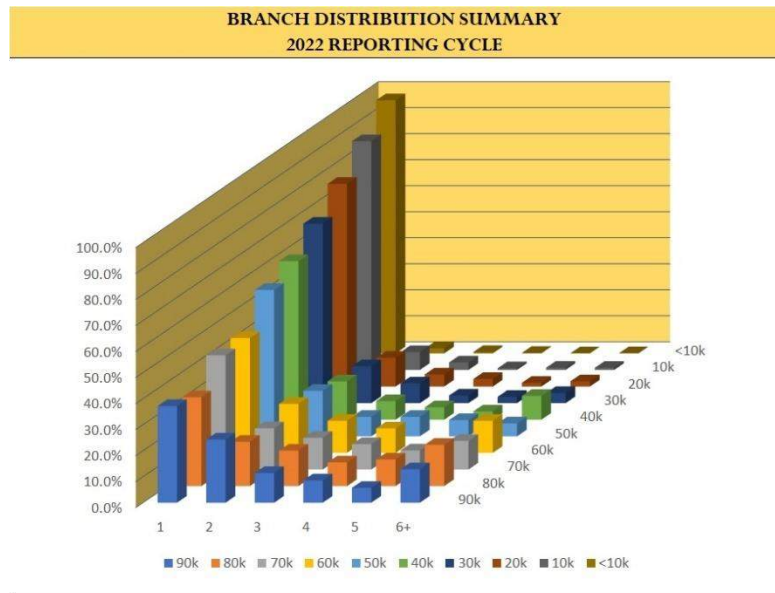


single facility; above 60,000 population served, the minority of libraries – fewer than half – operate a single facility. The 50,000 to 60,000 population range is the transition zone.

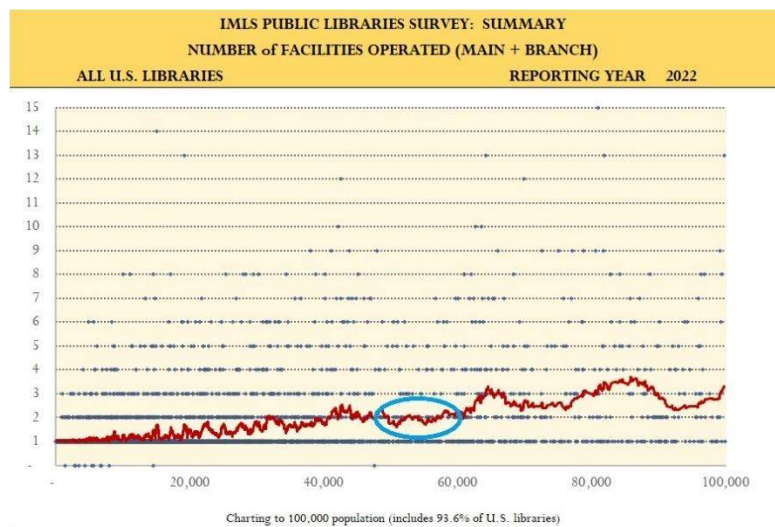
Over the past 25-30 years, Library Planning Associates has had cause to complete this examination from time to time, when a client has raised a similar concern, and this has been the consistent, unyielding result. Below 50,000 population served, public libraries tend to operate with a single facility; above 60,000 population served, public libraries tend to deliver service with two or more facilities.

The accompanying graphic presents the same data in a different way. Again, it's evident that public libraries serving a smaller population tend to operate a single facility. Moreover, as population served increases beyond 60,000, a library tends to operate more facilities.

To reiterate, providing easy access to library service is what drives this consistent pattern. As a city grows to around 50,000 population, it comes to spread over a large enough geographic area that it just takes too long to get to a (typically) centrally-located library. And so branching starts to make sense.



And one more high-level look: the following graphic illustrates a simple scatter diagram summarizing the full 2022 IMLS data set. While the full cohort includes all 9,200+ libraries in the IMLS data set, the graphic illustrates only those libraries serving 100,000 population or less (which nevertheless includes almost 94% of U.S. public libraries). Population served is shown along the x-axis, the number of facilities operated along the y-axis. The red trendline is constructed from a rolling average based on ± 50 from each individual entry. It's plain to see, the trendline slopes generally up, indicating the common understanding that a larger community tends to operate more facilities. The blue oval highlights the "transition zone" – 50,000 to 60,000 population. It's clear here as well, that the libraries in this



group represent the threshold between mostly a one facility service configuration and mostly a multi-facility configuration.

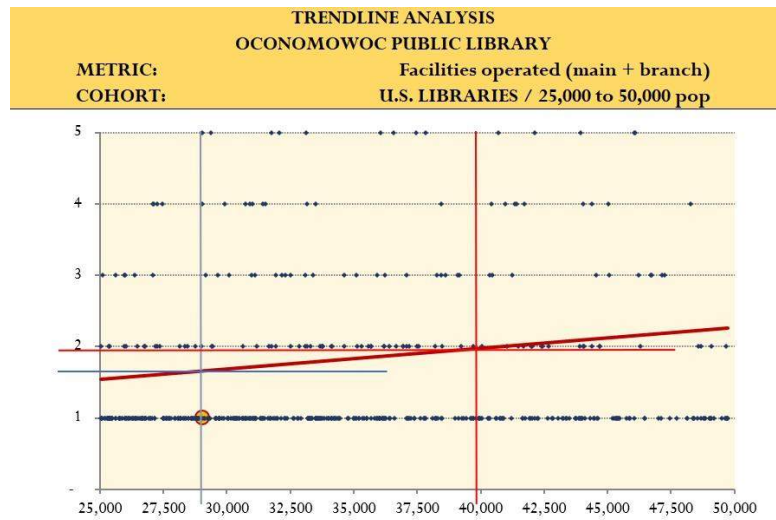
To be sure, the Rule of Thumb summarizes a broad, common condition, and there are exceptions to any rule. Often, the exceptions take the form of an alternate expression of the importance of ready access to service:

- a recent LPA client – the Pines & Plains Library in Colorado – serves a population of less than 30,000 by way of four facilities. Four facilities are warranted because the library serves an entire county of some 1,850 square miles – an area larger than Rhode Island. In practical terms, it takes a long time to get from any part of the jurisdiction to another part. Moreover, the county seat and largest population concentration (which still accounts for less than 20% of the total population) is located not at the center of the county but toward the western edge. The service area is large and the population widely dispersed.
- another LPA client – the Des Plaines Valley Library District (now the White Oak Library District) – served a much smaller area – a township in suburban Chicago – but the service area was divided by a river with only a single narrow bridge that connecting the two sides. During the day, at different times, traffic backed up at the bridge and it took so long to cross that the library was obligated to maintain facilities on both sides of the district to insure easy, ready access to service.

BRANCH LIBRARY DEVELOPMENT TRENDS: A CLOSER LOOK

In support of this examination, a subset of the full national data set was drawn, including all public libraries in the U.S. serving between 25,000 and 50,000 population. This cohort effectively brackets Oconomowoc’s current service population (29,000+) and its projected service population (39,800+). The accompanying scatter diagram plots the 537 libraries in the data set, population served along the x-axis, number of libraries operated along the y-axis. The heavy red line through the data set is the trendline, distilling the combined experience of the libraries in the cohort to describe the relationship between population served and the number of facilities operated.

Note that the trendline rises from left to right, indicating a positive relationship between population served and the number of facilities operated – as population increases, a library is more and more likely to operate more than one facility. In fact, the blue cross hair is calibrated to show the intercept point on the trendline based on Oconomowoc’s current population; the red cross hair is calibrated to



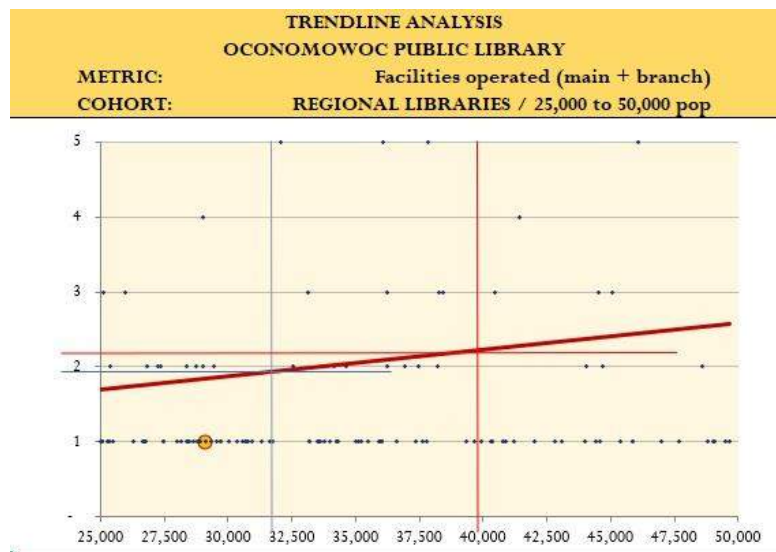
show the intercept point on the trendline based on the library’s projected population. The intercept point based on the library’s current population suggests Oconomowoc can expect to operate between one and two facilities, based on the combined experience of this full national cohort. The intercept point based on the library’s projected population suggests that as Oconomowoc grows to serve 39,800+ population, it would be increasingly reasonable to expect that the library would operate two buildings.

At the same time, note the number of libraries in this graphic that report operating a single building. Of the 537 libraries in the cohort, 360 (67.0%) operate a single building. 73 (13.5%) operate two buildings. And 104 (19.3%) operate three or more buildings.

Another subset cohort was examined, this one including all of the public libraries serving 25,000 to 50,000 population and located within a 250-mile radius of Oconomowoc. This regional subset cohort was examined to explore whether there might be variations in service expectations that accrue to the upper Midwest. As one examines service profiles from different parts of the country, it becomes obvious that regional variations do exist. What might work in Wisconsin or Ohio might not work in Maine, or Arkansas, or Colorado.

In fact, the regional cohort exhibits a modest tendency toward branching. The trendline follows a similar upward path but is slightly elevated in comparison with the full national cohort. While the intercept point based on the library’s projected population is slightly below 2.0 in the full national cohort, it is slightly above 2.0 in the regional cohort, indicating that the libraries in the regional cohort are more likely to develop branches slightly sooner than is the case documented by the full national cohort.

Note that of the 142 libraries in the regional cohort, 93 (65.4%) operate a single building. Nineteen (13.3%) operate two buildings. And 30 (21.1%) operate three or more buildings.

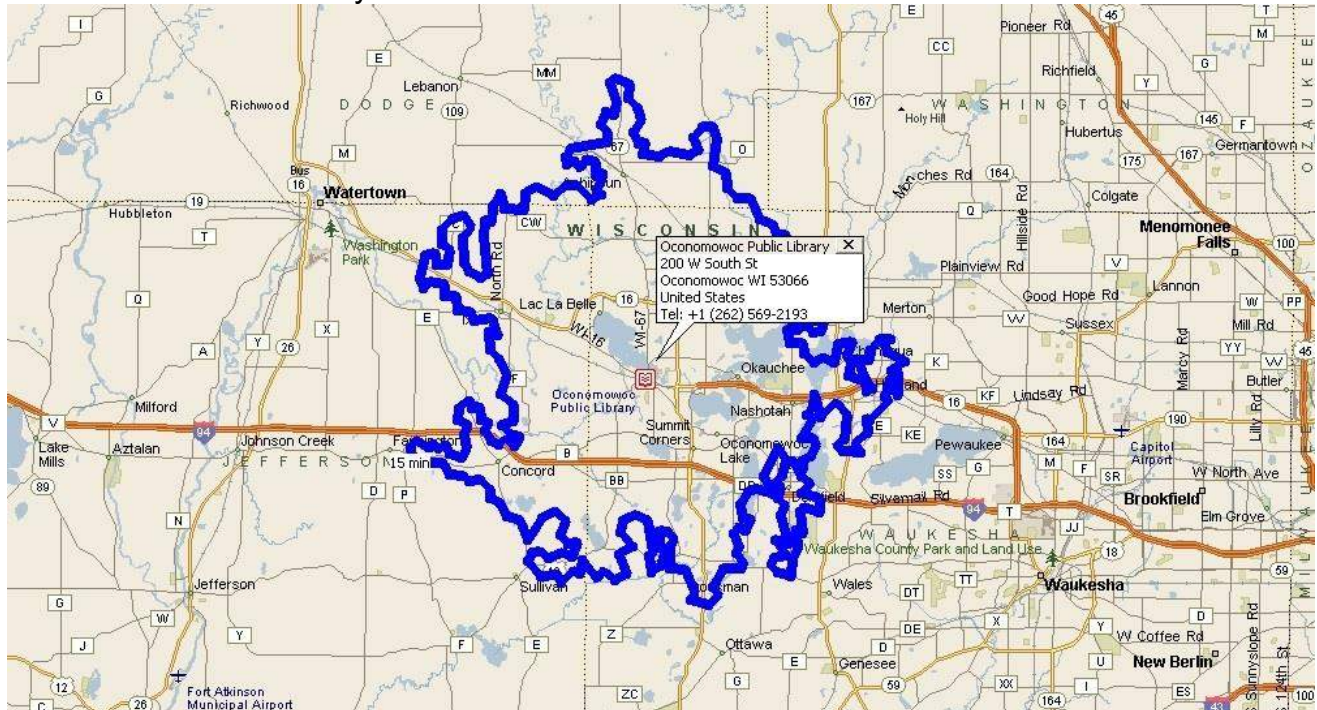


DRIVE TIME CONSIDERATIONS

In many cases, “access” is conditioned, if not determined, by how long it might take a user to get to the library. Some users transit to the library, others on foot, but the most common scale by which access time is measured is how long it typically takes to drive to the library. In community’s where mass transit is available, this becomes another dimension for consideration.

The following graphic maps a 15-minute drive time radius around the present location of the Oconomowoc Public Library. There are no hard and fast, widely agreed-upon guidelines for

what constitutes a reasonable interval determining access on this axis. In an earlier time, the Wisconsin public library standards proffered a 15-minute drive time in a built-up, urban setting and a 30-minute drive time in a rural setting as a reasonable limit. In this instance, such an examination may offer useful context for local decision-makers.



BRANCH LIBRARY SIZE

The data gathering efforts of the Institute for Museum and Library Services (IMLS) produce an annual database that documents the number and size of individual library facilities in the U.S. Useful and intriguing information, except that it is presented separately from the core IMLS database and so is not searchable or sortable by such factors as population served or collections held. Except that every 5-10 years, Library Planning Associates undertakes to combine these two data resources, to enhance the access and utility they offer.

The 2020 IMLS data set covers 9,189 libraries, of which 9,070 submitted sufficient information regarding their facilities. The full, adjusted data set was sorted to include libraries that serve 25,000 to 50,000 population ($n = 978$) and then sorted to zero in on the libraries that operate a single branch ($n = 130$). Acknowledging that a majority of public libraries in this population range deliver service by way of a single building, when a library of this size does choose to operate a branch, how large is that branch?

The full range is extraordinary. The smallest of the branch buildings (200 square feet) was reported at the Barberton (OH) Public Library. The Barberton Public Library serves a population of 26,385 with a main library of 29,166 square feet and the 200 square foot branch. The largest of the branch buildings (20,000 square feet) was reported at the Northport (NY) Public Library. Northport serves a population of 36,113, with a main of 36,000 square feet and the 20,000 square foot branch.

Among the 130 libraries included in this sample, the mean (average) value was 4,881 square feet, while the median value was 3,790 square feet. That the average was higher than the median and that there is a fairly notable delta between the two indicates that there were a few instances at the very high end of the scale that served to draw the average up. The 20,000 square foot largest branch at Northport Public Library certainly contributed to this differential.

Note that the lower quartile value for this examination was 2,500 square feet while the upper quartile registered at 6,330. Fully one-half of the branches in these 130 service jurisdictions were between those two benchmarks.

Another way to look at the size of these branches is to calculate the relative share of total building area that is deployed in the branch. Among the 130 libraries in this examination, the mean value was 19.5% and the median value was 15.2% – toward the middle of this group, libraries typically deployed between 15% and 20% of their total building area in the branch. At the lower quartile, libraries deployed 10.5% of their total area in the branch; at the upper quartile, libraries deployed 26.3% of their total area in the branch.

ALTERNATE BRANCH LIBRARY SERVICE MODELS

Traditionally, when a public library starts to consider the possibility of introducing one or more branches, has chosen from two broad service models.

The first model presents the branch as a smaller version of the main library: if users can find something at the main, they will be able to find it at the branch. In this mode, the library tends to deploy a larger share of its collection inventory to the branch; the larger collection increases the likelihood that a user will find what he or she is looking for. In this mode, if the library operates multiple service points (conventionally, a circulation desk, an adult services desk, and a youth services desk), a similar array of service points will be found at the branch. If the main offers meeting / program rooms and small group study rooms, a similar resource is available at the branch. In this full-service branch model, more resources tend to be deployed to the branch, resulting in an increased space need.

The second traditional model presents the branch as an entity separate from the main. The range of services is more targeted, less extensive. Collections are focused. An array of staff support desks at the main may be streamlined into a single desk at the branch. The branch might support a smaller meeting / program room, or possibly no dedicated program room at all, favoring instead the ability to create a “pop-up” meeting space for programs and events.

As branching comes onto the local library’s radar, local decision- makers will need to consider just what type of branch is suitable given the demographics and expectations of the community.

Moreover, in recent years, additional strategies have come into play to extend different degrees of convenient access to library services.

One of the simplest strategies involves a remote return. Some public libraries place material return drop-offs in other locations within the service area, apart from the library's location. These may be located in outlying, busy commercial areas. Such returns have been provided in partnership with recreation facilities. The simple idea is to provide library users with a convenient alternate location to return materials, without having to travel to the library itself. These returns need to be serviced on a regular basis – usually daily.

Another, more recent strategy involves delivery lockers. Several vendors have brought such products to market, taking the form of a bank of lockers of varying sizes into which holds and items requested by individual patrons can be deposited. The user can ask that a hold be delivered at the library's remote lockers. When the item is available, staff places it in a locker, which is programmed with a PIN. The PIN is conveyed to the library user, and the user is free to pick the item up whenever it might be convenient for the user. If the lockers are in an exterior setting, users can access them any time of the day or night. The accompanying graphic illustrates one example of such delivery lockers.



Other vendors have developed another variation on this theme, building on the notion of Redbox video dispensers. In this instance, an automated storage unit houses a modest collection that a user can browse through and select from (between roughly 200 and 300 items total, depending on the manufacturer). Many of these units can be used to deliver holds and reserves. Returns are also accommodated. Like the delivery lockers, if a dispenser unit is installed in an exterior setting, it can be accessed by users 24/7. A current LPA client, the Metropolitan Library System in Oklahoma City, OK, offers a dispenser in one of the county parks. The accompanying graphic illustrates one example of such a dispenser.



Yet another strategy to provide direct access to library services has emerged in a service model that uses technology to control access to and monitor a public space. LPA recently toured the Express Branch in Mesa, AZ. Access to this 1,000+ square foot facility is granted by a card swipe and a PIN (users register separately for this service). Once inside, there is access to a modest collection – 12 sections of low shelving for adults; with a similar quantity/capacity for teens + youth. There are separate seating areas for adult and children, allowing and encouraging individuals to stay as long as they wish. Stand-alone materials returns are provided on-site, adjacent to the Express Library facility, along with delivery lockers.



The setting is heavily surveilled, both inside and outside, with direct, 24/7 feeds to local police.

The building itself is located within a city park, with broad clear sight lines. Sight lines are enhanced with more than ample glazing, allowing anyone to view into the facility. The express branch can be accessed Monday through Saturday 7am-8pm (the main library and the two “traditional” branches operated by MPL are open Monday through Thursday 10am-8pm and Friday-Saturday 10am-5pm).



For the time being, a staff member is assigned to the branch every morning during the 9am hour, to assist library patrons who want to register and learn how to use the Express Branch. Another staff member is assigned to the branch periodically, to tend to maintenance of the collection, checking in returns made at the branch, processing holds for the delivery lockers and such.



While these solutions may not be suitable for deployment in every community, local decision-makers need to be aware of these developments so as to be able to consider their applicability.

FEH DESIGN SPARK SESSION



OUR DESIGNERS COME TO YOU

A unique service offered by FEH Design is our well-refined Spark Session. FEH sets the standard for collaborative design with this intense and interactive design session. We engage large numbers of participants, listen to their ideas, study and evaluate options in a way that builds ownership by all those involved. The result is consensus building and clear design direction to move your project forward.

We tailor the timeline to leverage other community events, issues and gatherings to maximize participation. The FEH team facilitates and participates in a way that is most appropriate to the specific need or event. In today's digital world, we also can adapt this process online through virtual meetings, live website updates, and online surveys.

We customize the Spark process to best meets your project goals.

A FAST-PACED, ENGAGING, HIGHLY-FOCUSED DESIGN SESSION

FAST-PACED

In a 1 - 2 day Spark session we create concept drawings based on your ideas. These concepts are then presented back to the participating group to build consensus and gather feedback. Participants are able to come and go throughout the sessions.

ENGAGING

Input is gathered from your selected committee or from the collective thoughts of your entire community or business. Having a broad base of support reflects the needs and desires of the community, school or business, and develops ownership in the project.

HIGHLY-FOCUSED

Our team of designers set up shop in your space with their design toolkits. There, we focus our attention on listening and responding to your suggestions. We bring our tools and our creativity but no preconceived notions as we work with you.

DESIGN

During the Spark Session, multiple design concepts are created. We continuously step back, reflect and refine the designs. The best concepts move forward and then continues toward more refined design.

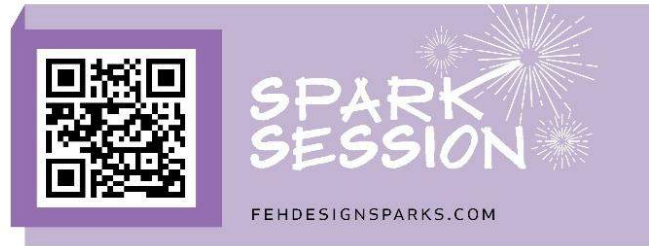


WHAT DOES A SPARK SESSION LOOK LIKE?

OUR TEAM STARTS AHEAD OF THE SPARK SESSION BY...

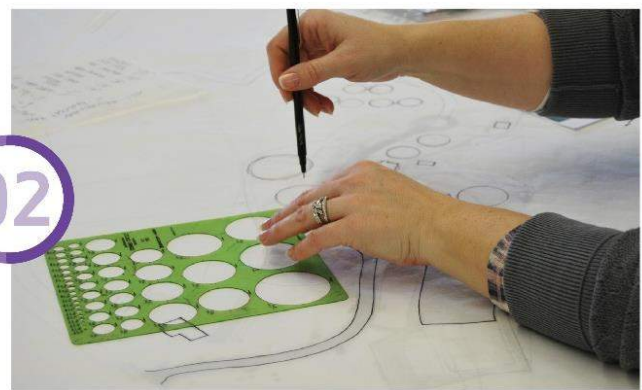
- Evaluating needs and priorities
- Defining the scope of the project
- Developing a building program that charts the specifics of the project
- Developing space requirements
- Conducting site visit(s)

THEN, WE PACK UP OUR DESIGN BAGS AND MOVE INTO YOUR SPACE!



STEP ONE

- Site Identification and Analyses
- Circulation Issues
- Square Footage Requirements
- Site Development Concepts
- Formal Review



STEP TWO

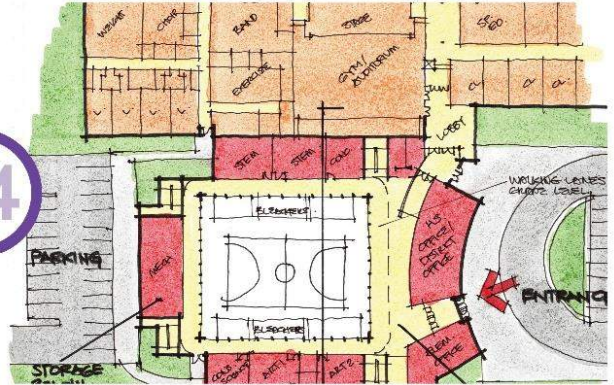
- Bubble Diagrams
- Block Planning
- Floor Plan/Site Plan Relationships
- Formal Review



03



04



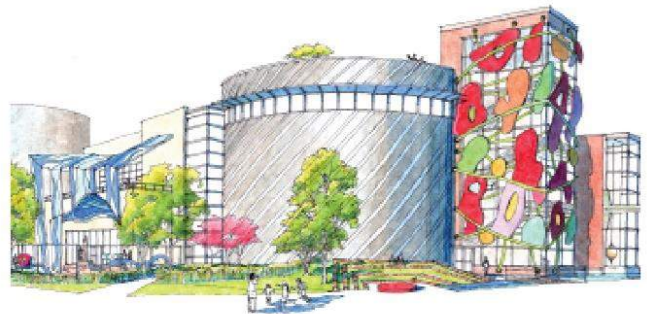
STEP THREE

- Conceptual Floor Plans
- Site Plan Refinements
- Site Amenities
- Building Massing Studies
- Exterior Elevation Sketches
- Capital Cost Comparisons
- Formal Review

STEP FOUR

- Floor Plans
- Site Plans
- Elevations
- Feature Sketches
- Operating Cost Comparisons
- Formal Review

 **SPARK FINALES**

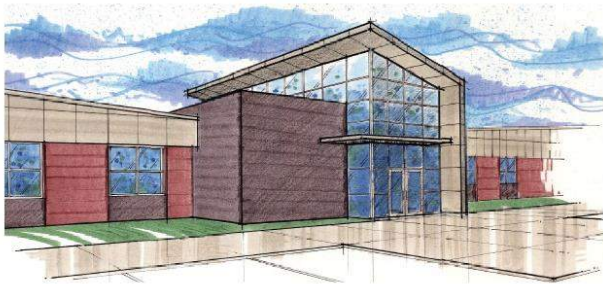


WHAT PROJECTS ARE BEST FOR A SPARK SESSION?

Spark is ideal for clients who are looking to create:

- a master plan
- public use projects
- a condensed design timeline
- visuals for capital campaigns
- community support

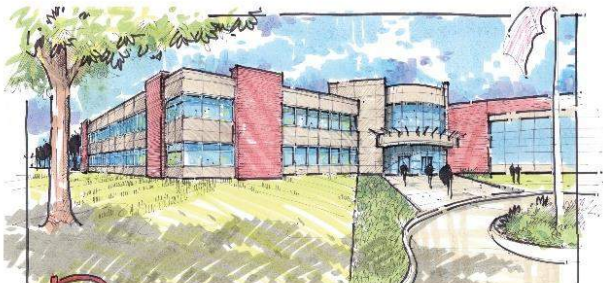
A Spark Session brings people together and ensures voices will be heard. Plus, the resulting artwork at the conclusion of the Session often times closely resembles the completed building... And you were an integral part of the creation!



WEST DES MOINES PUBLIC SERVICES / WEST DES MOINES, IOWA



OAK VIEW BRANCH LIBRARY / SIOUX FALLS, SOUTH DAKOTA

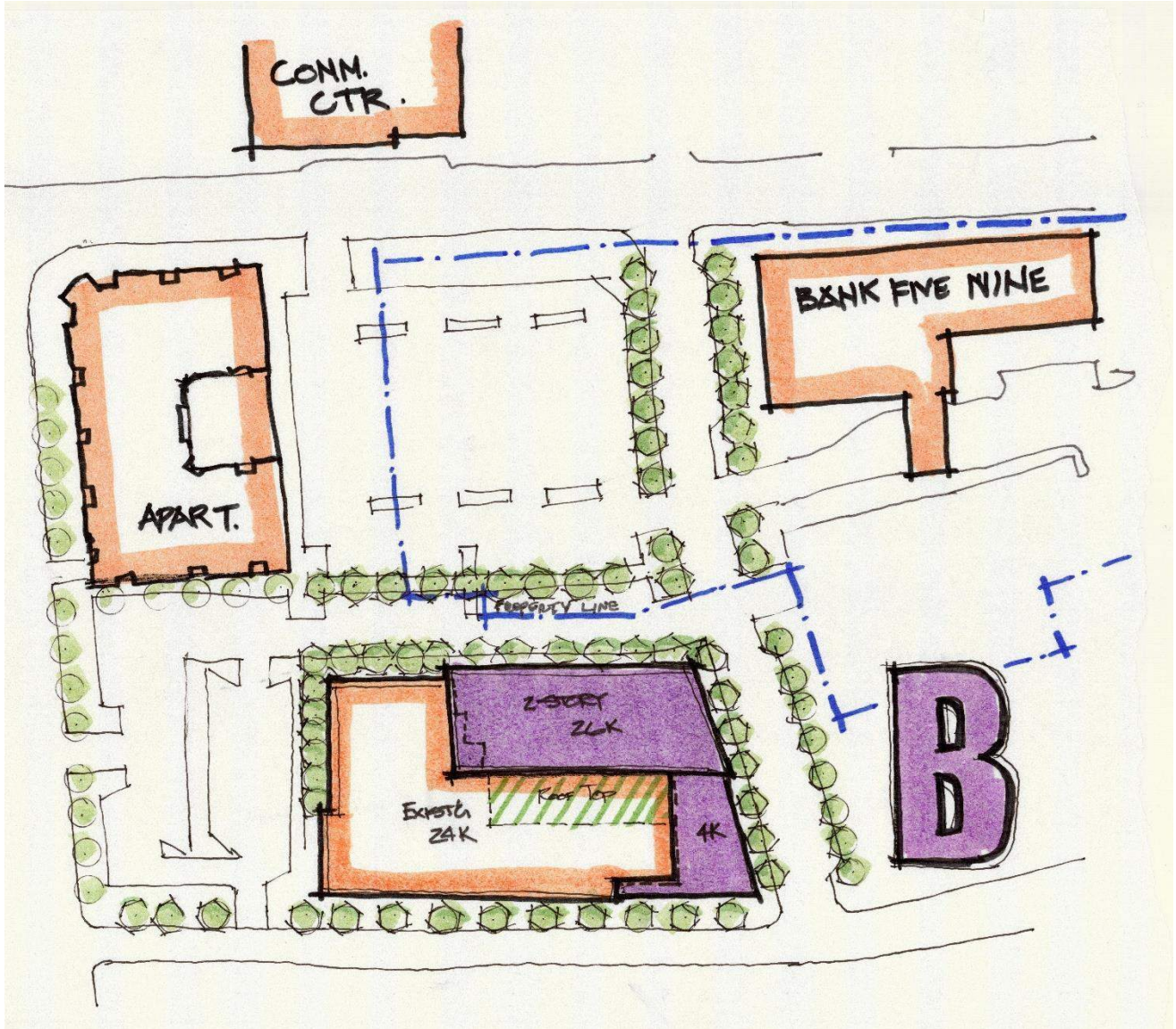


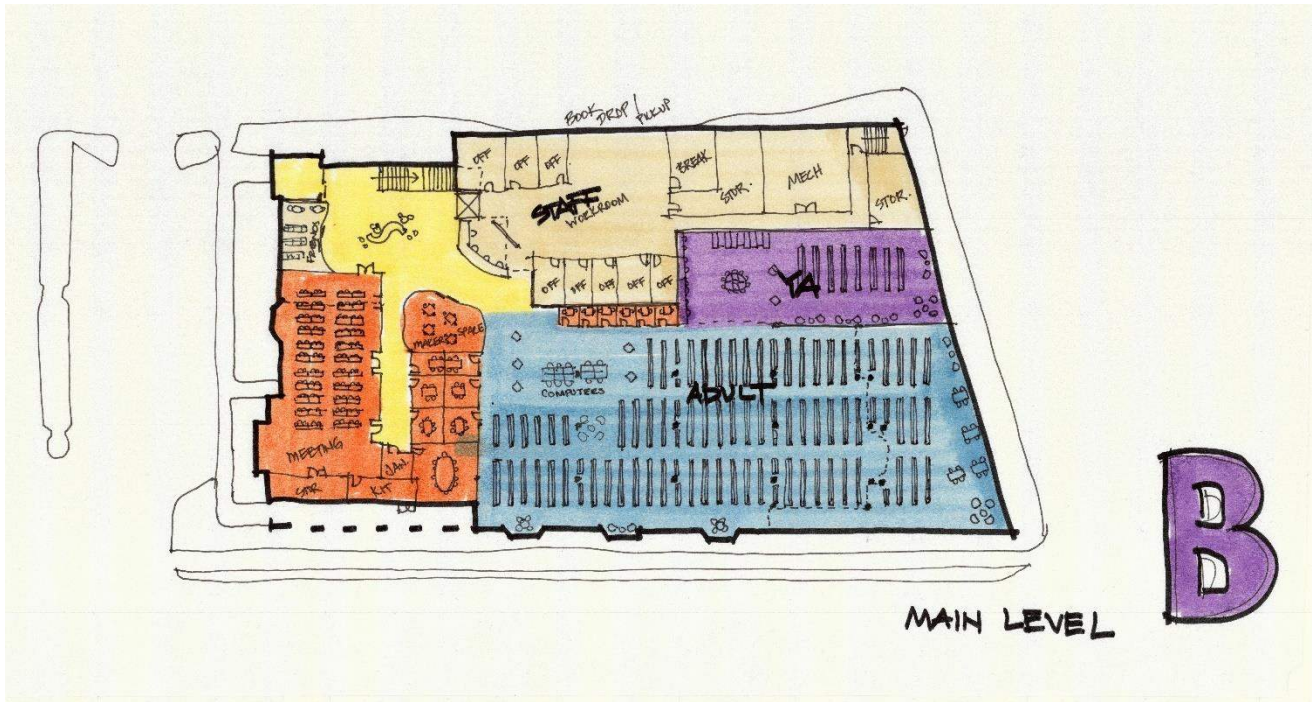
KEMIN INDUSTRIES WORLD WIDE HEADQUARTERS / DES MOINES, IOWA



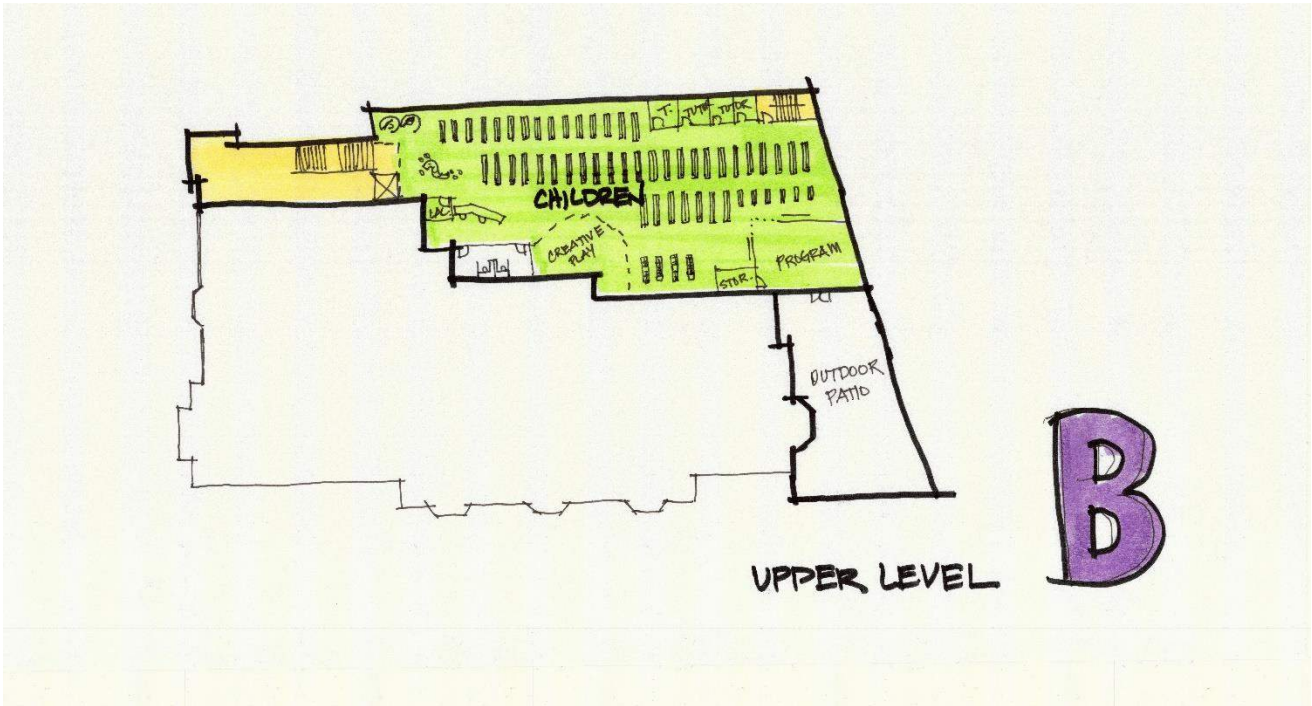
SPARK SESSION SKETCHES

OPTIONS B, D1, E, F2, G1, M, N
(ON LIBRARY/CITY OWNED PROPERTY)



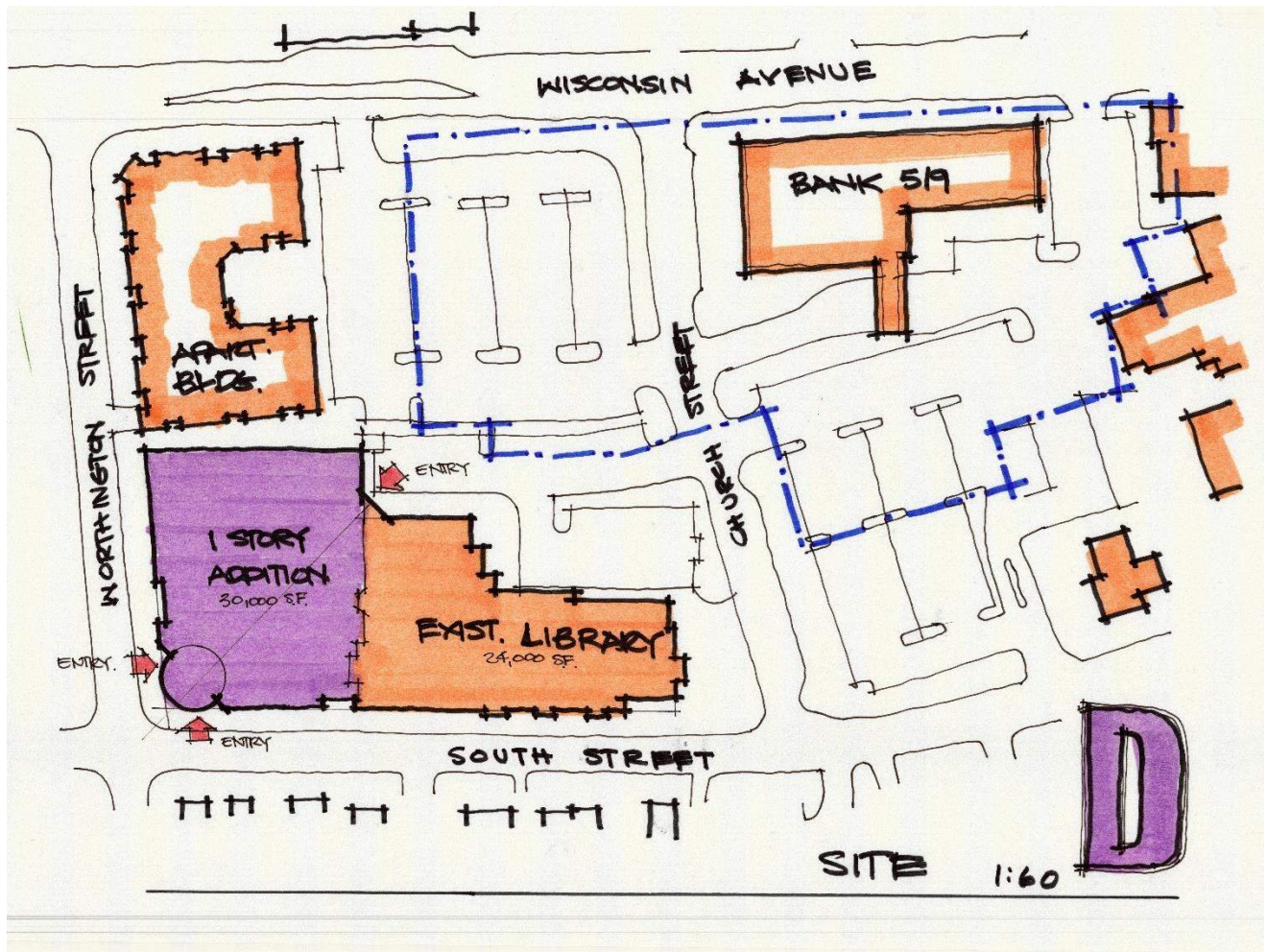


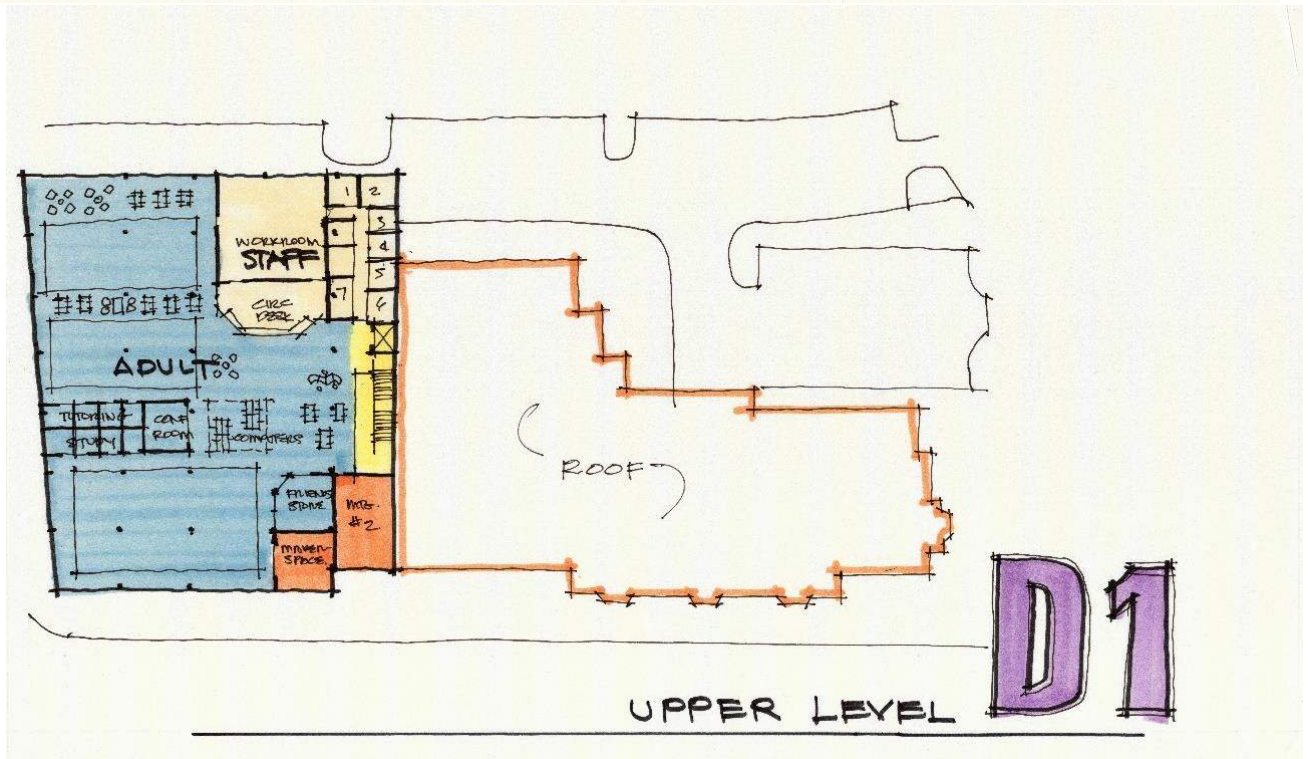
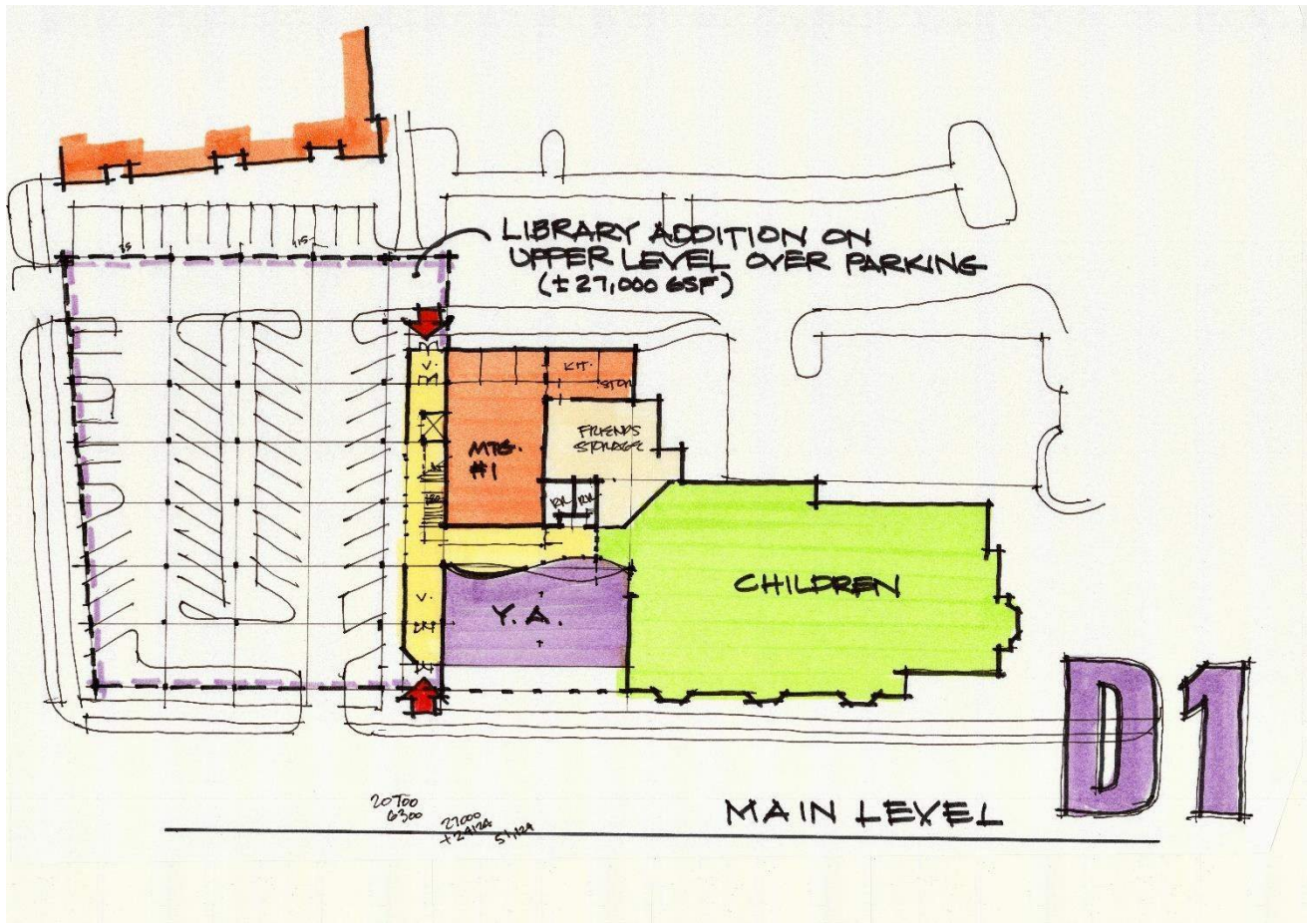
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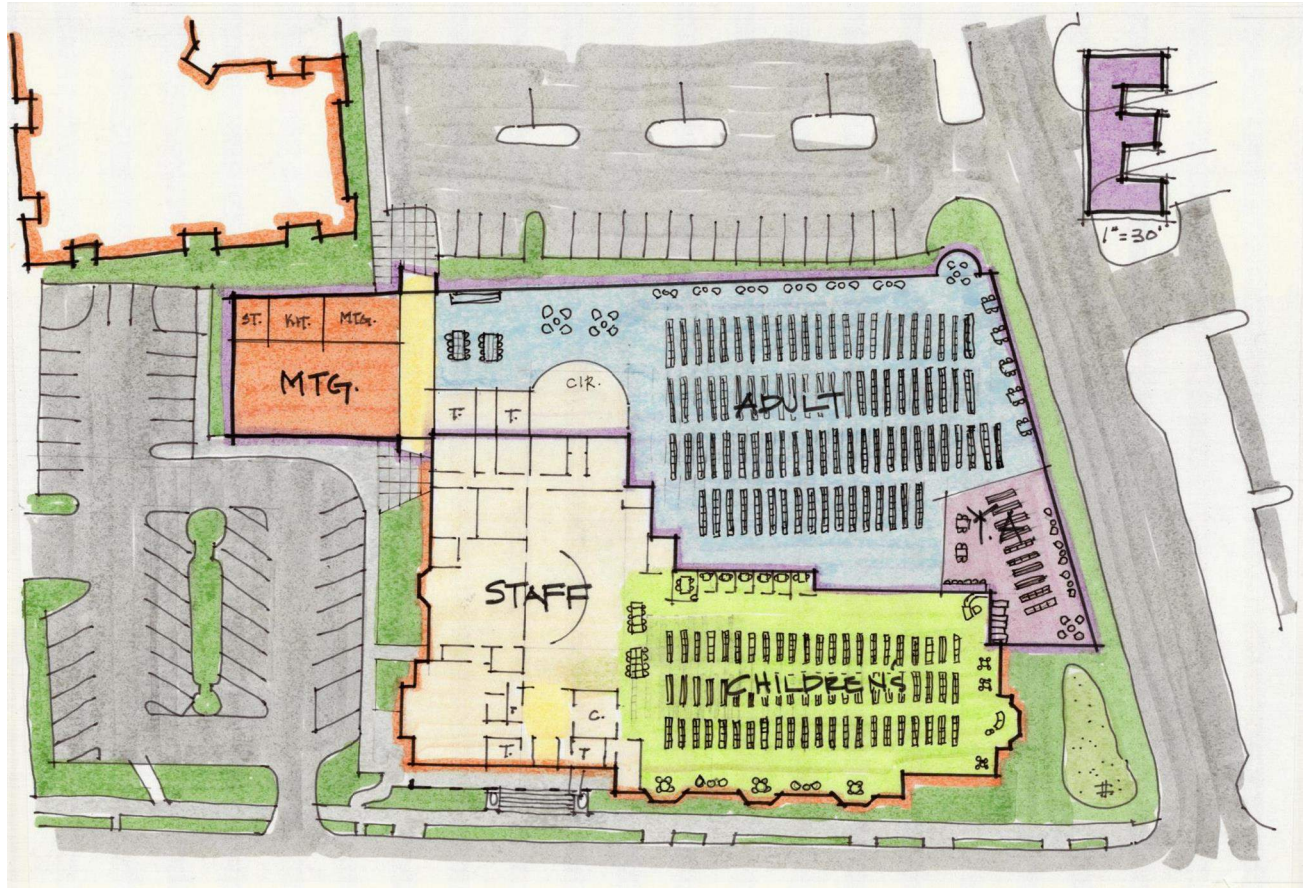
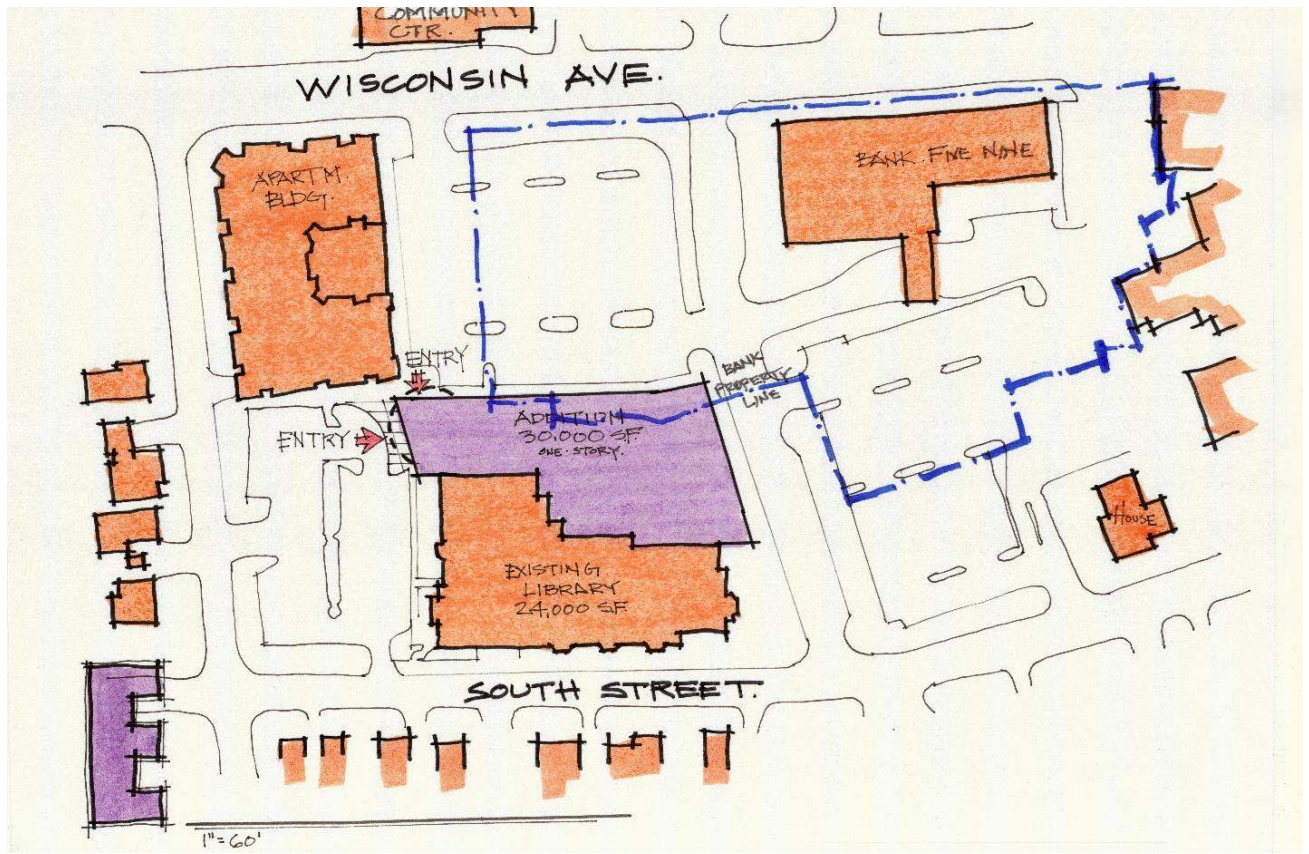


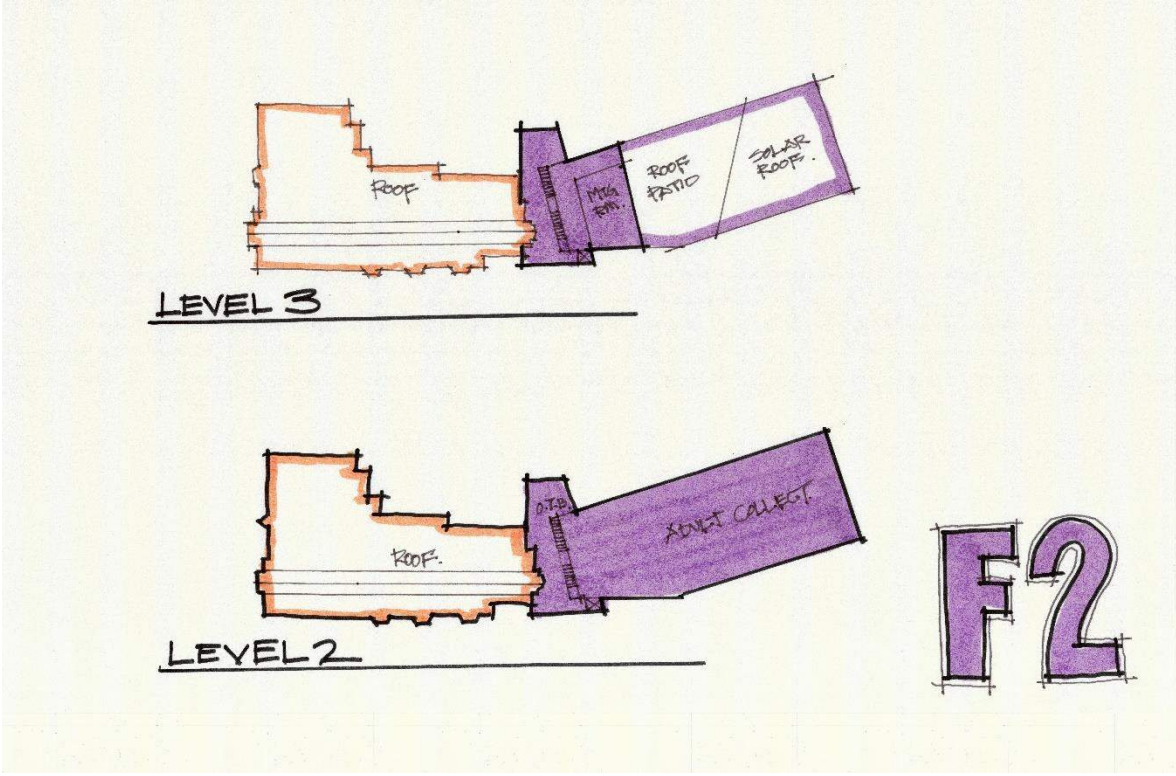
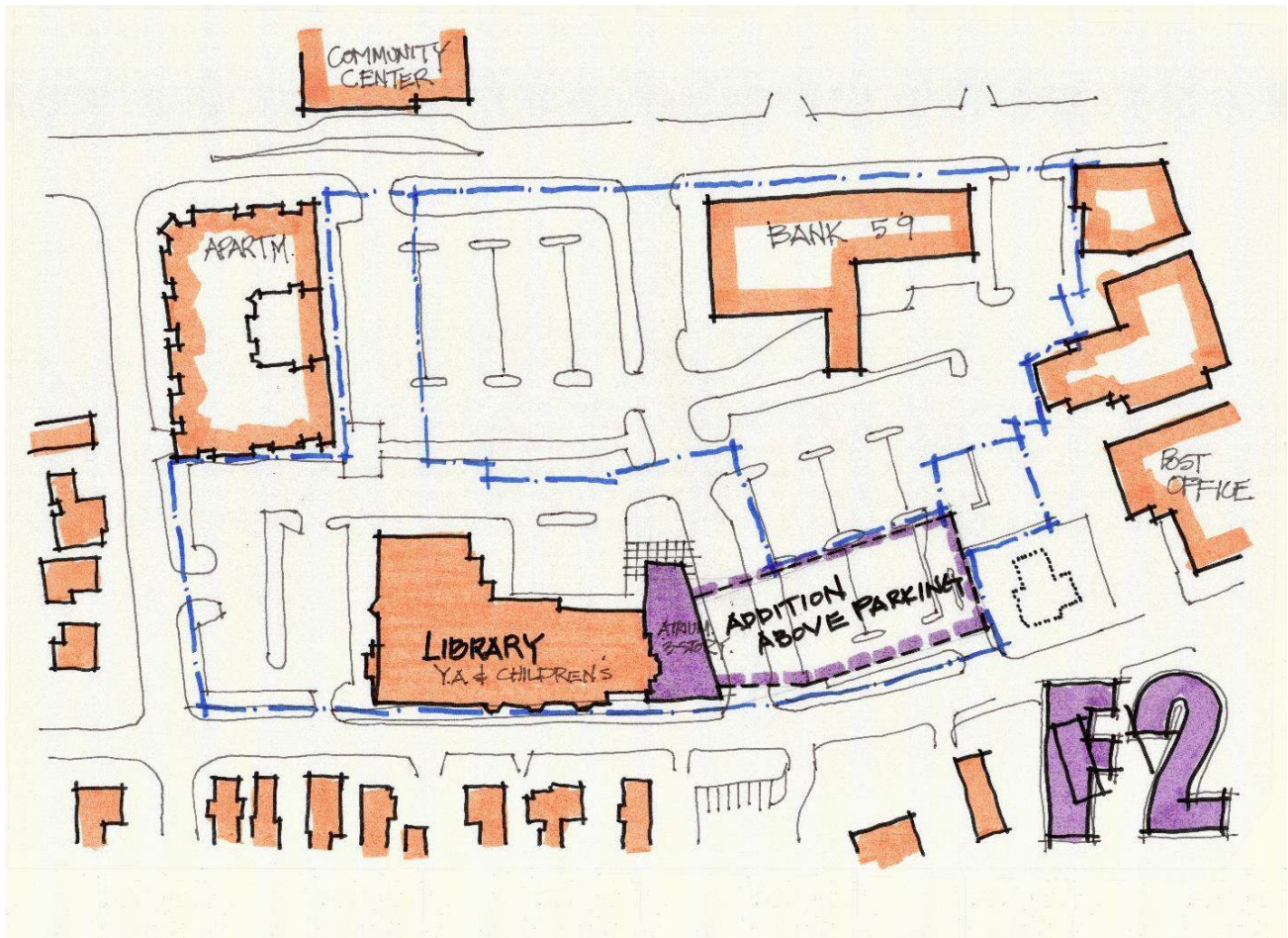
UPPER LEVEL

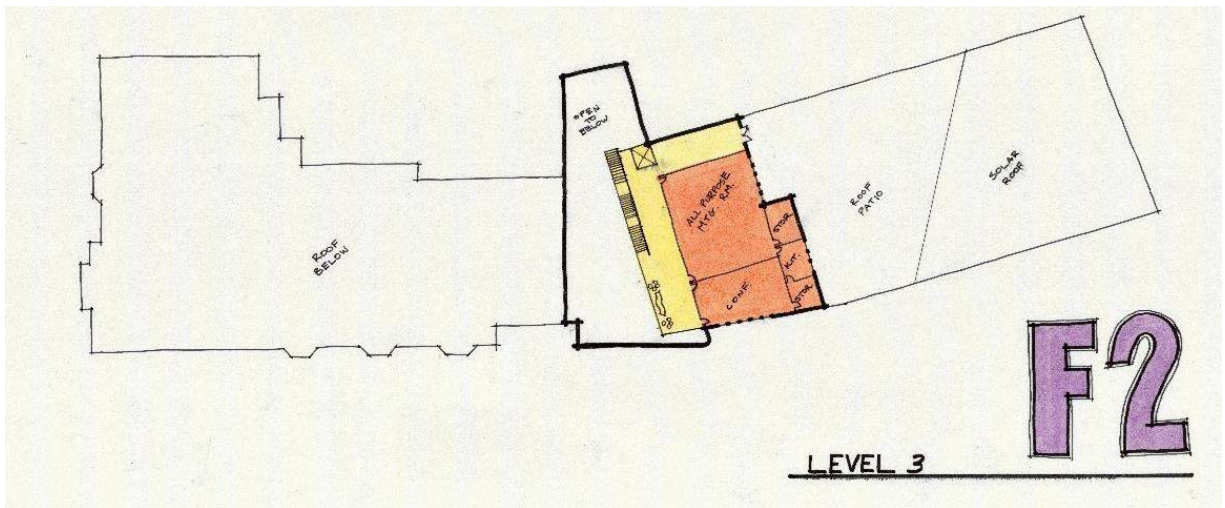
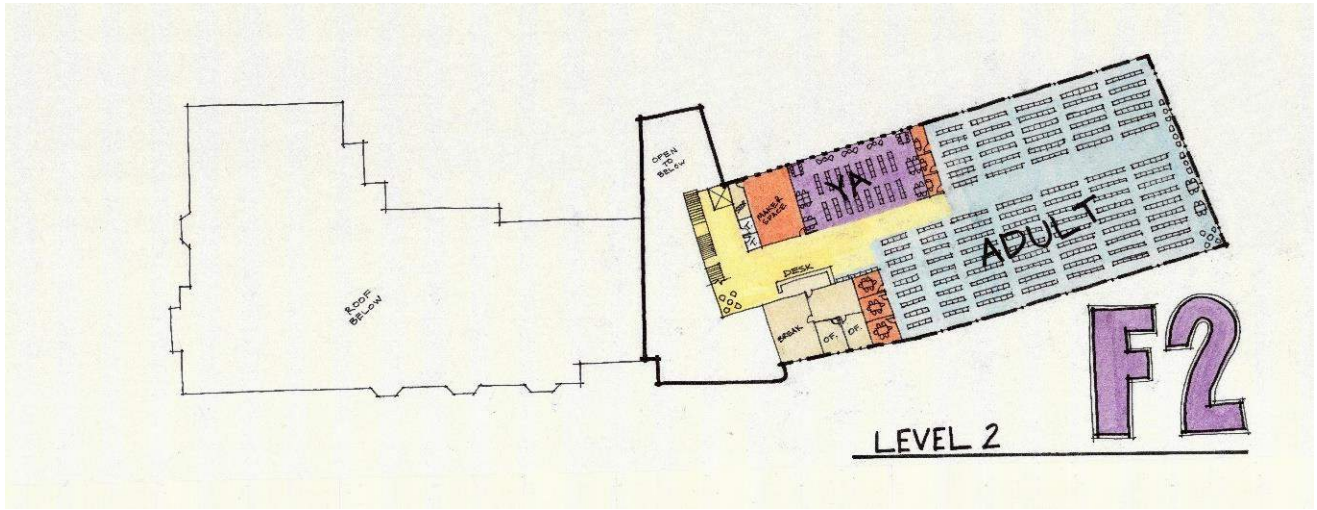
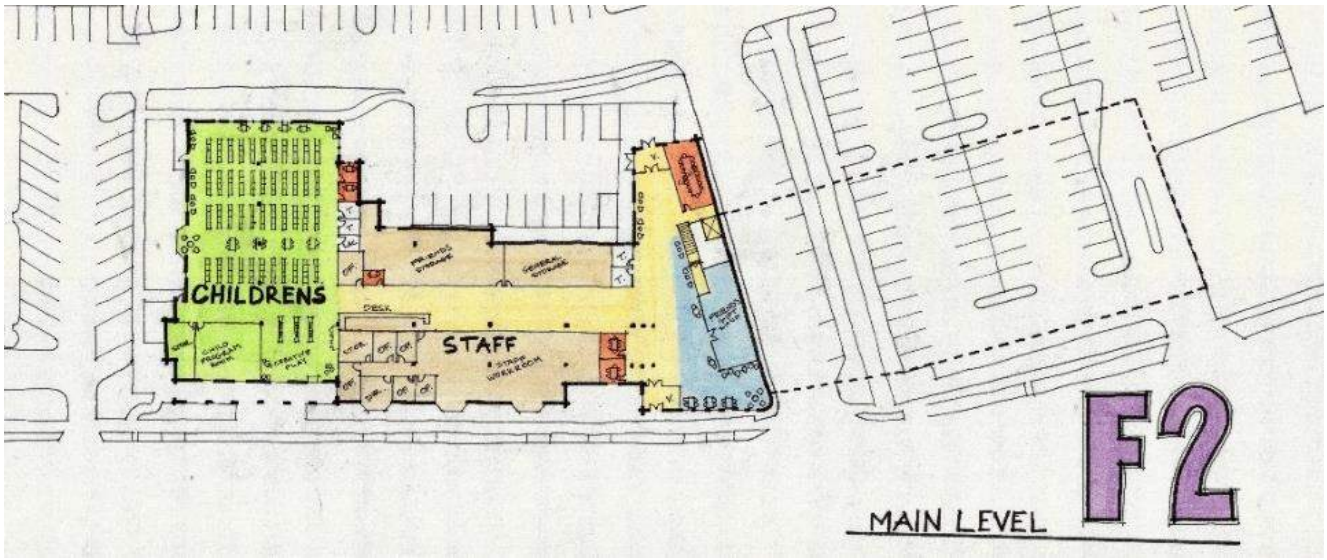


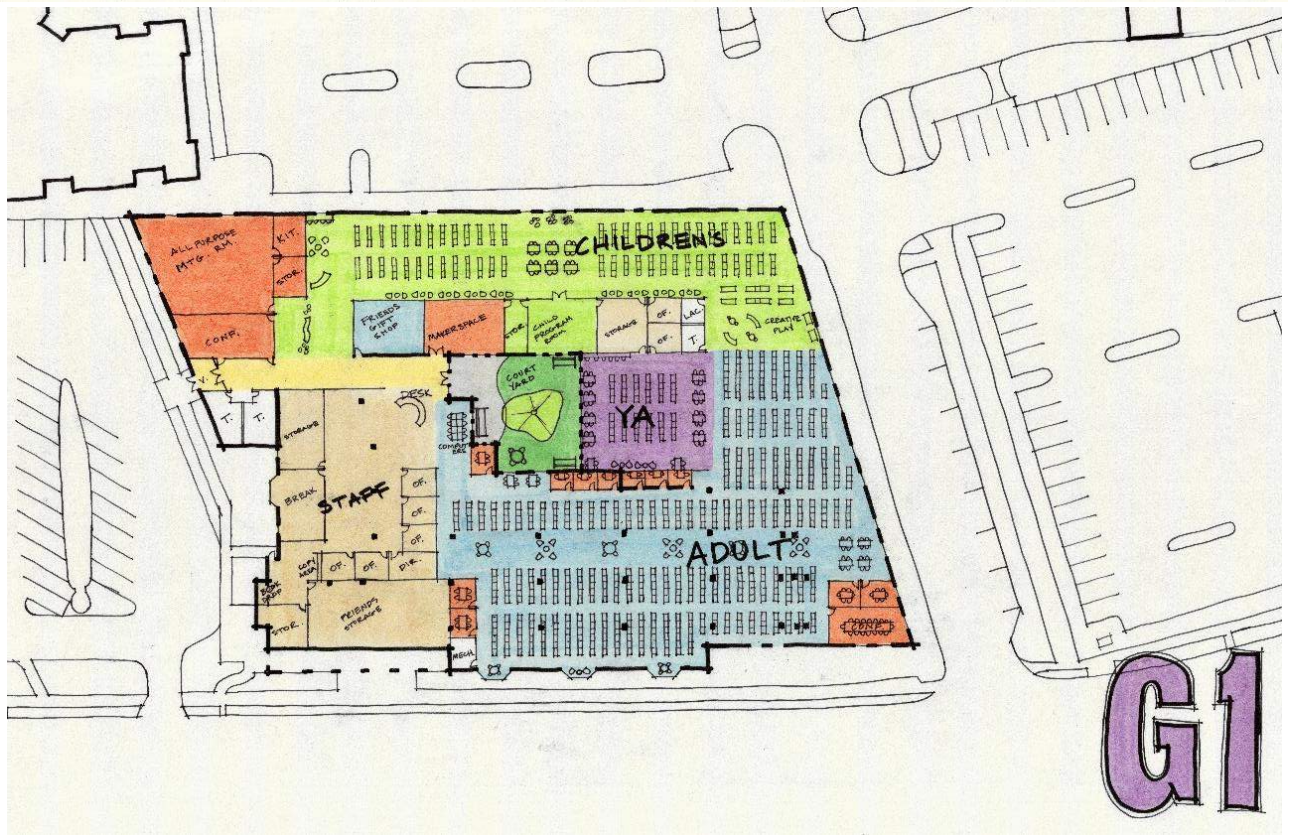
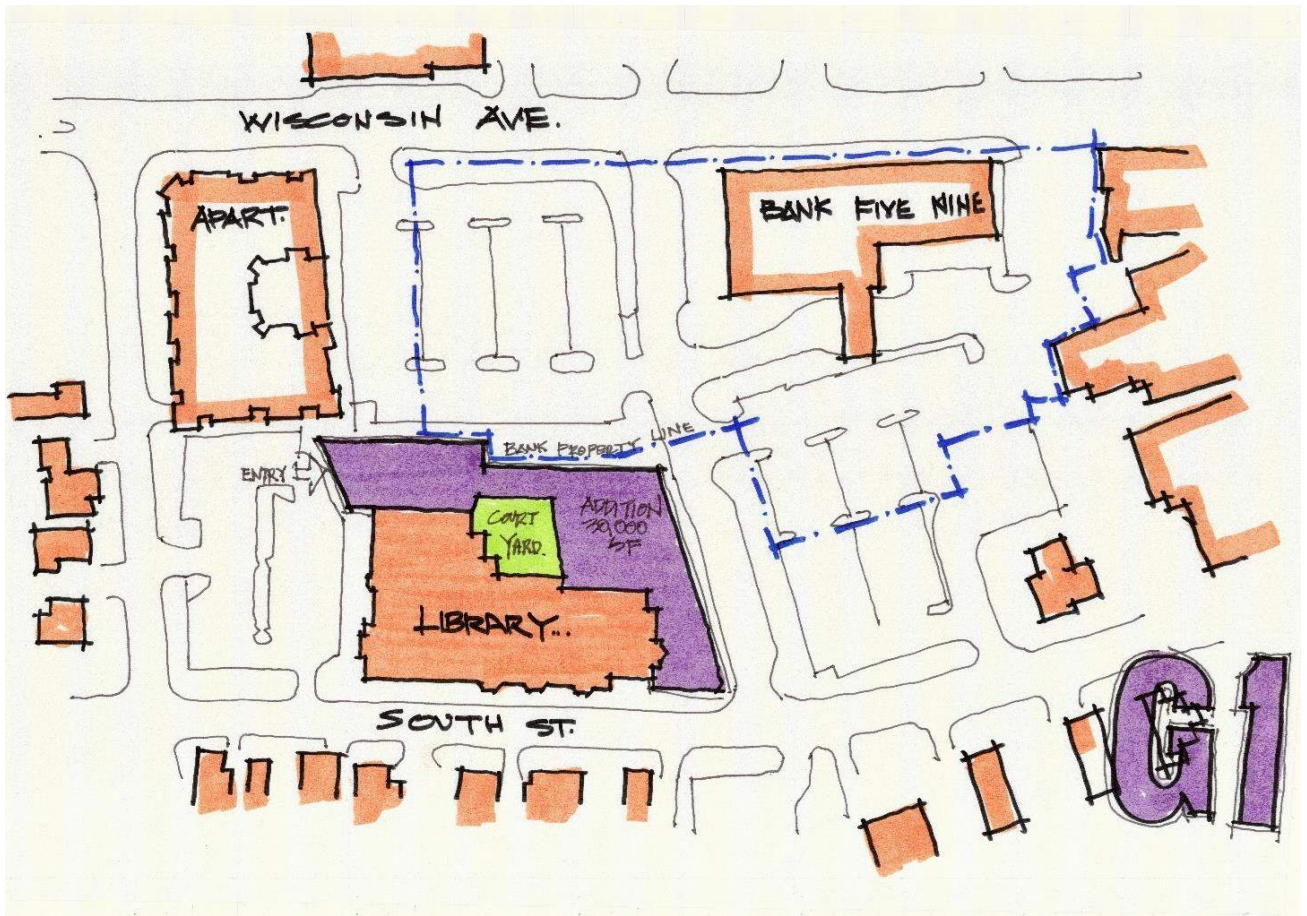


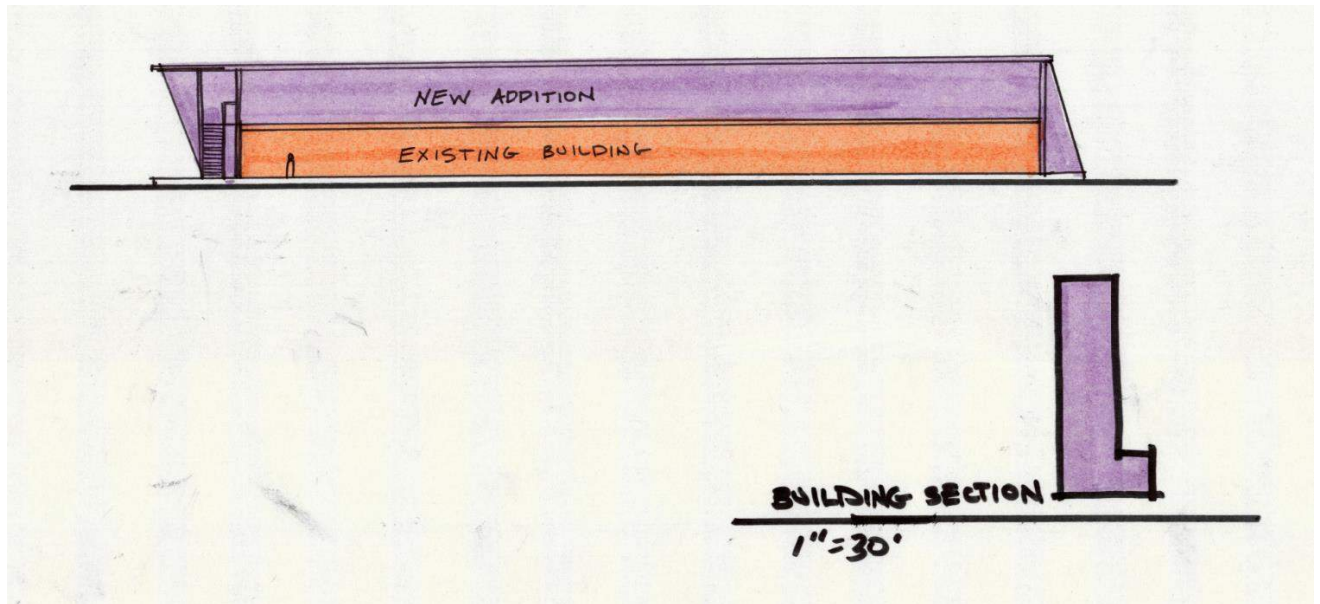
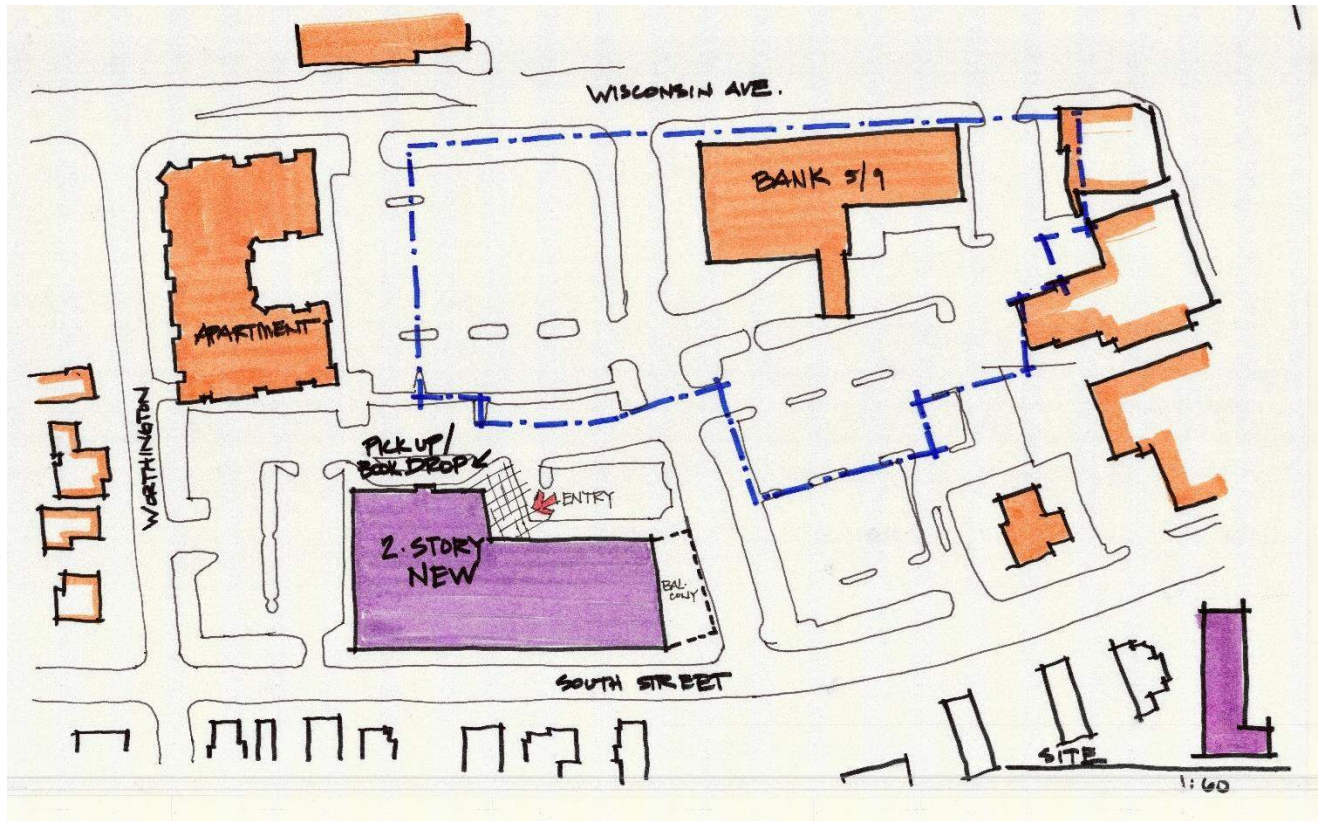


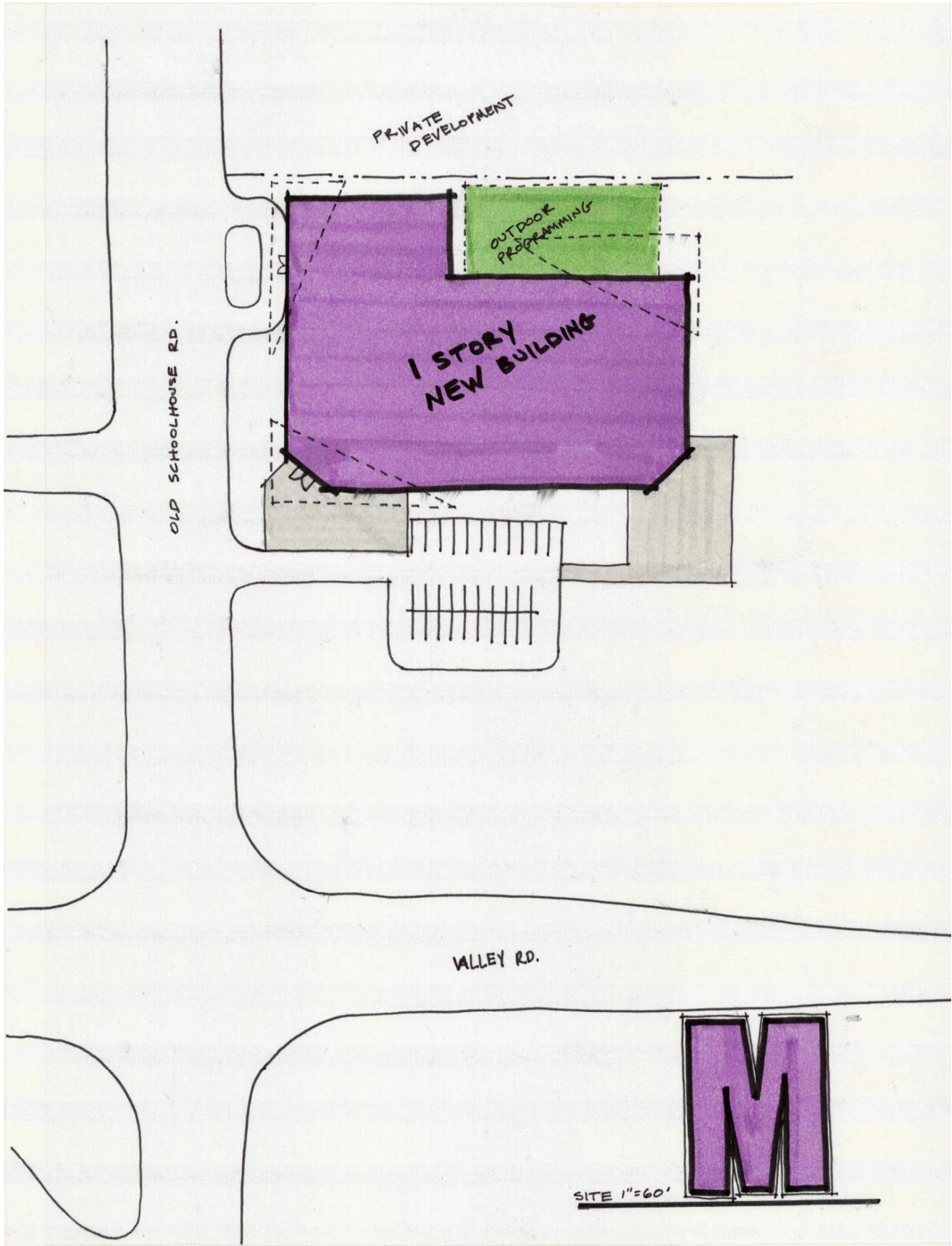


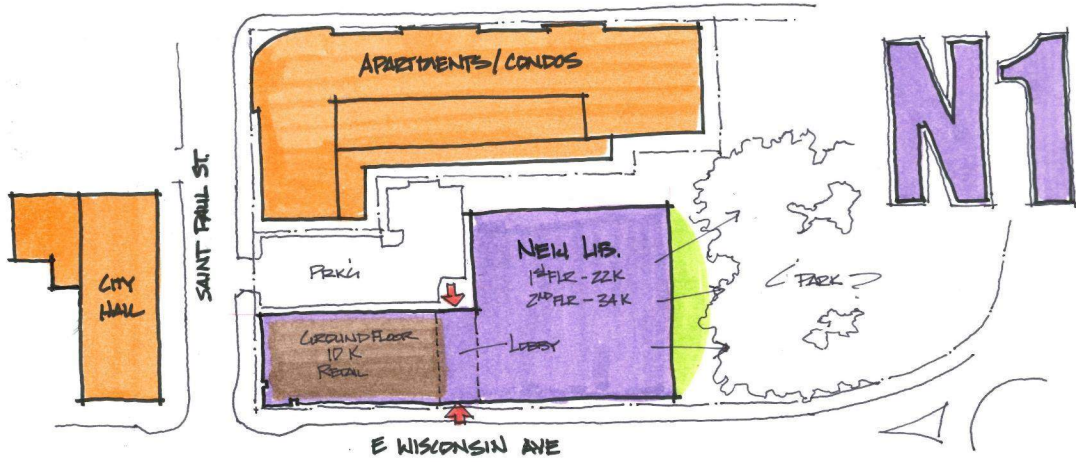
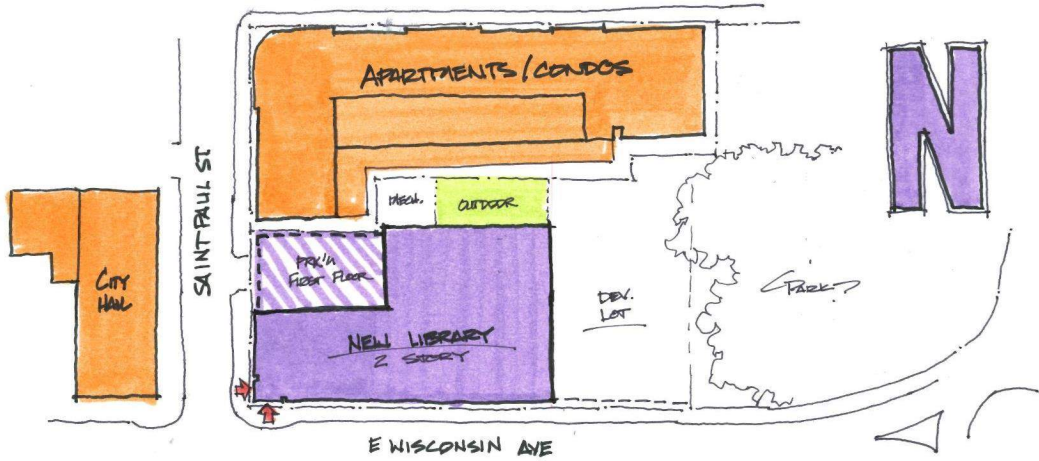










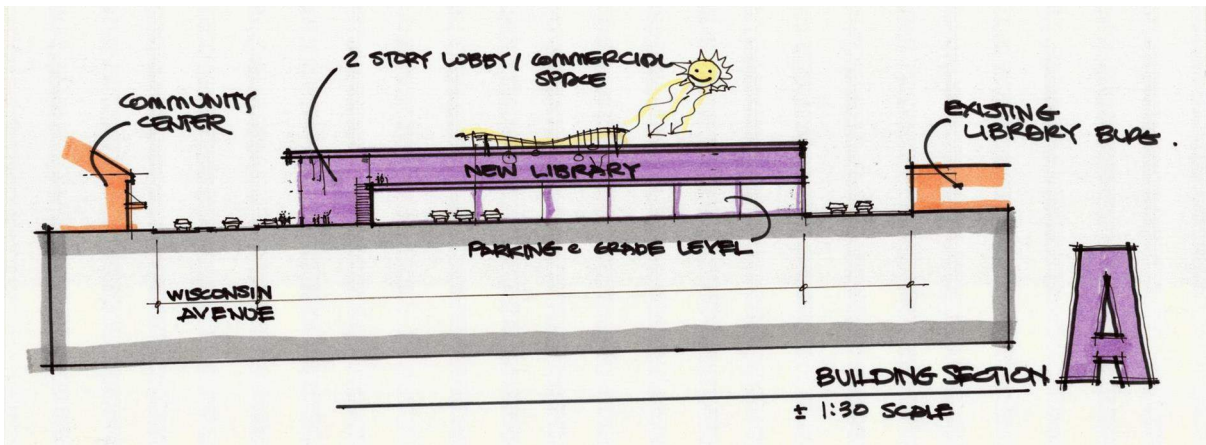
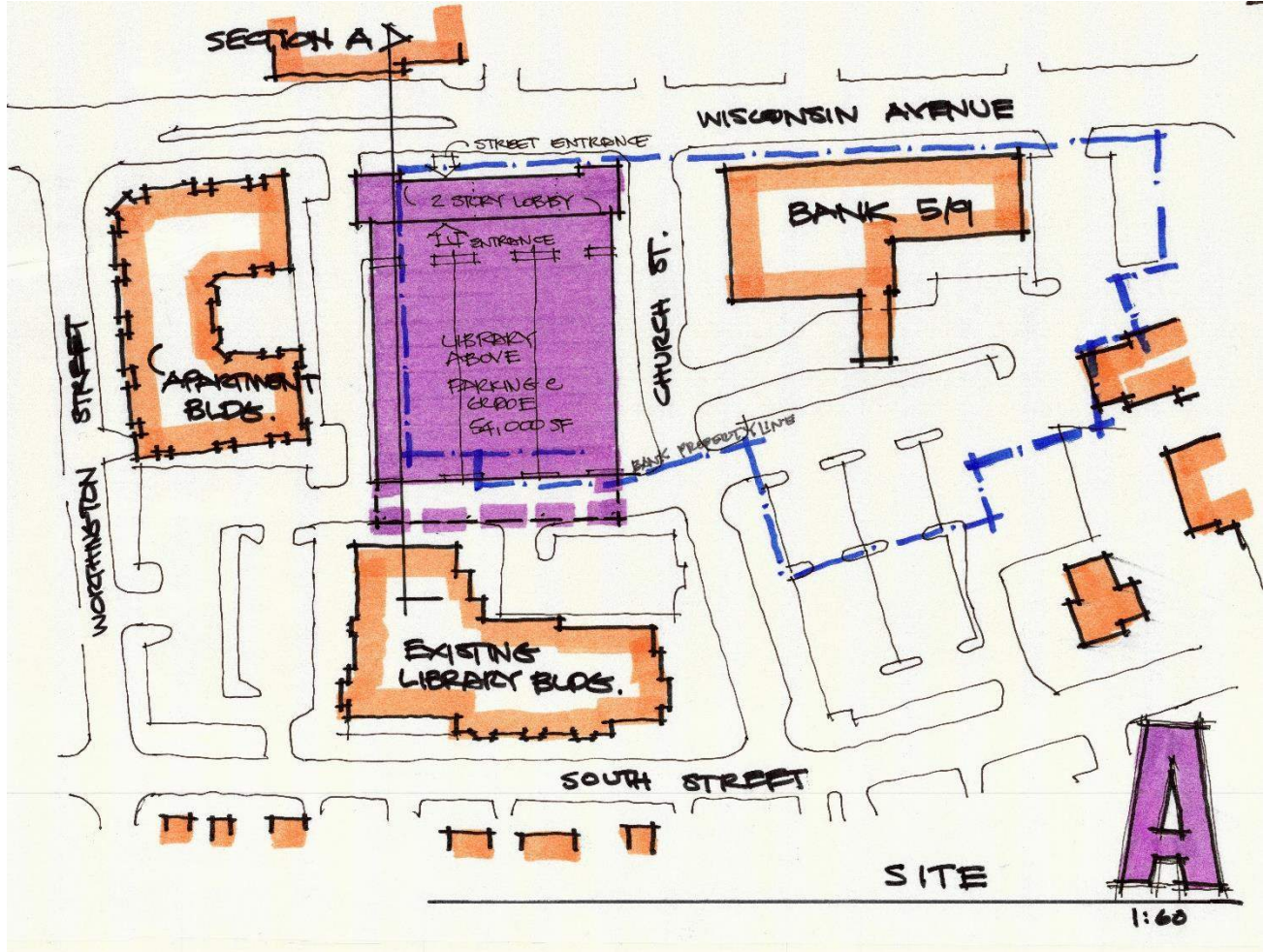


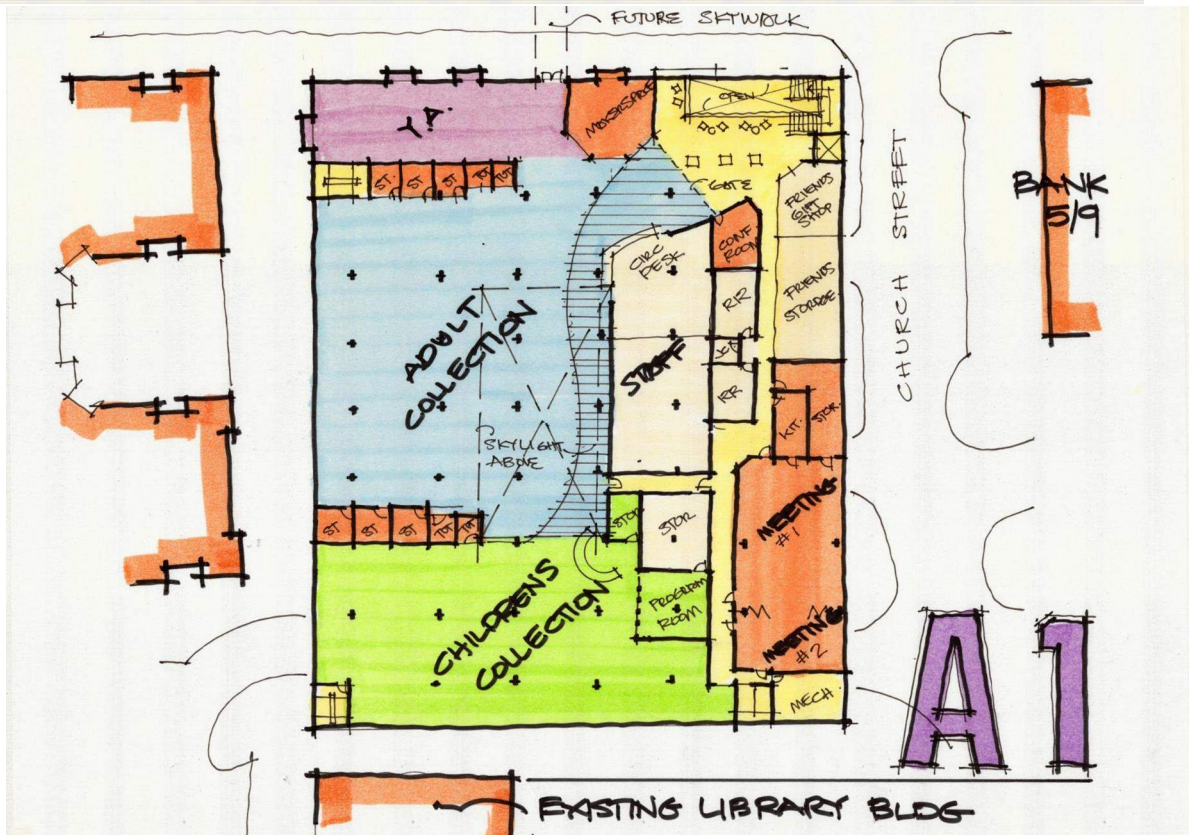
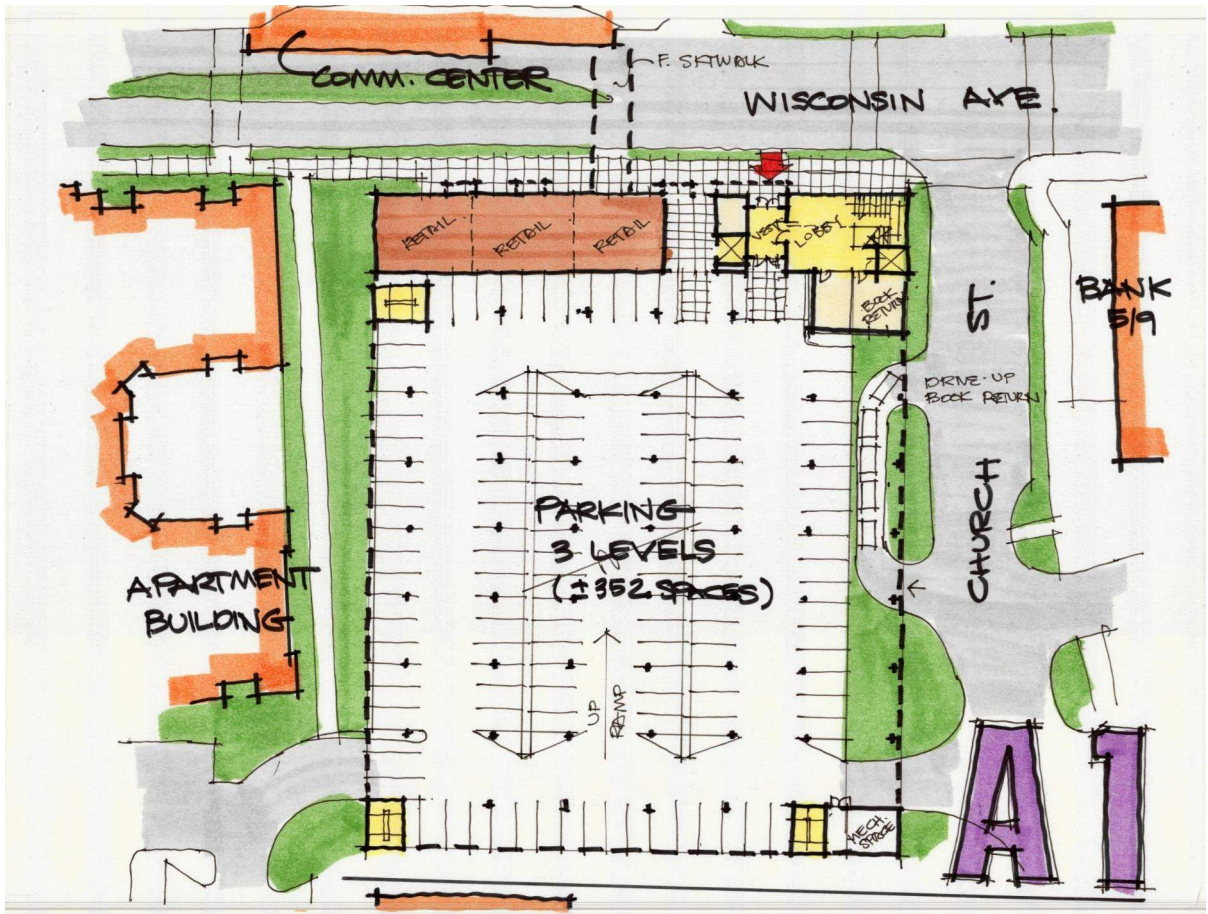
SITE: FOOD TRUCK SITE NEAR CITY HALL

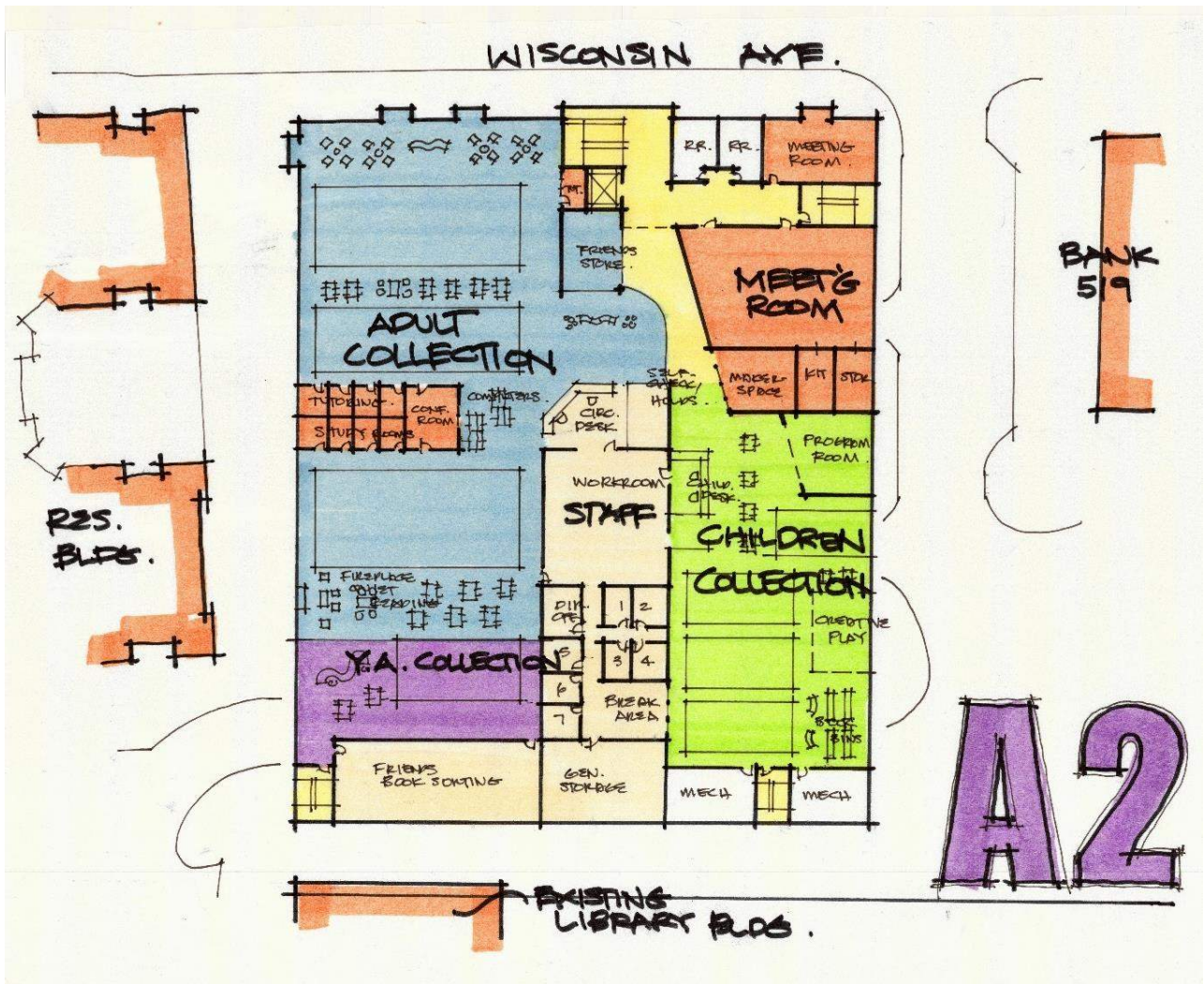
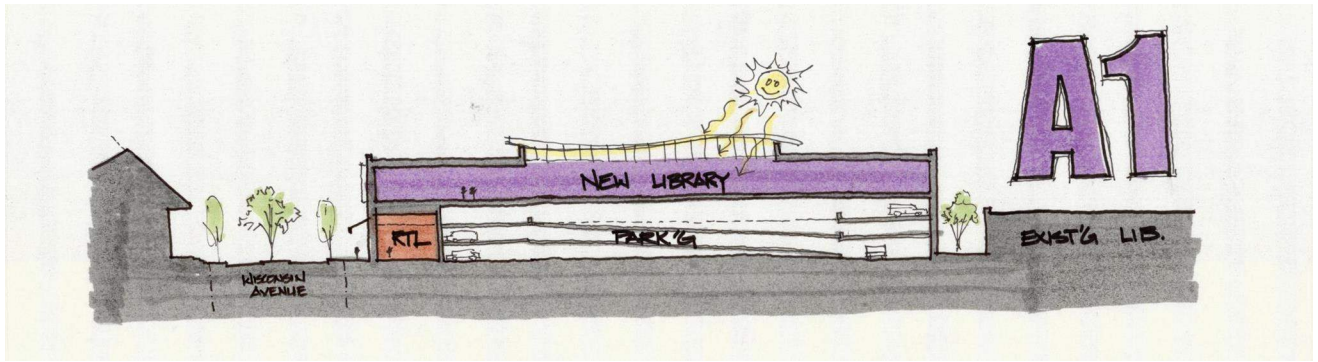


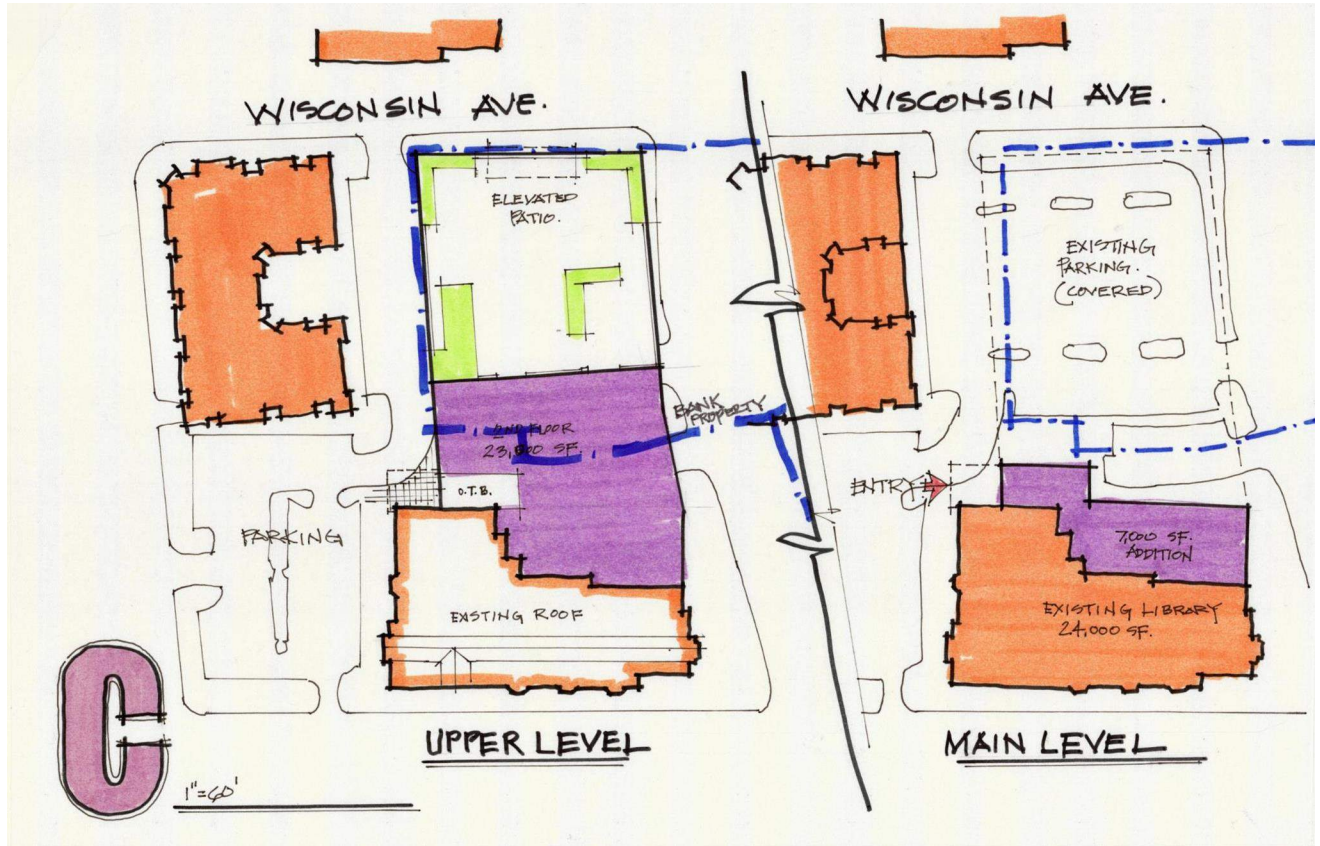
SPARK SESSION SKETCHES:

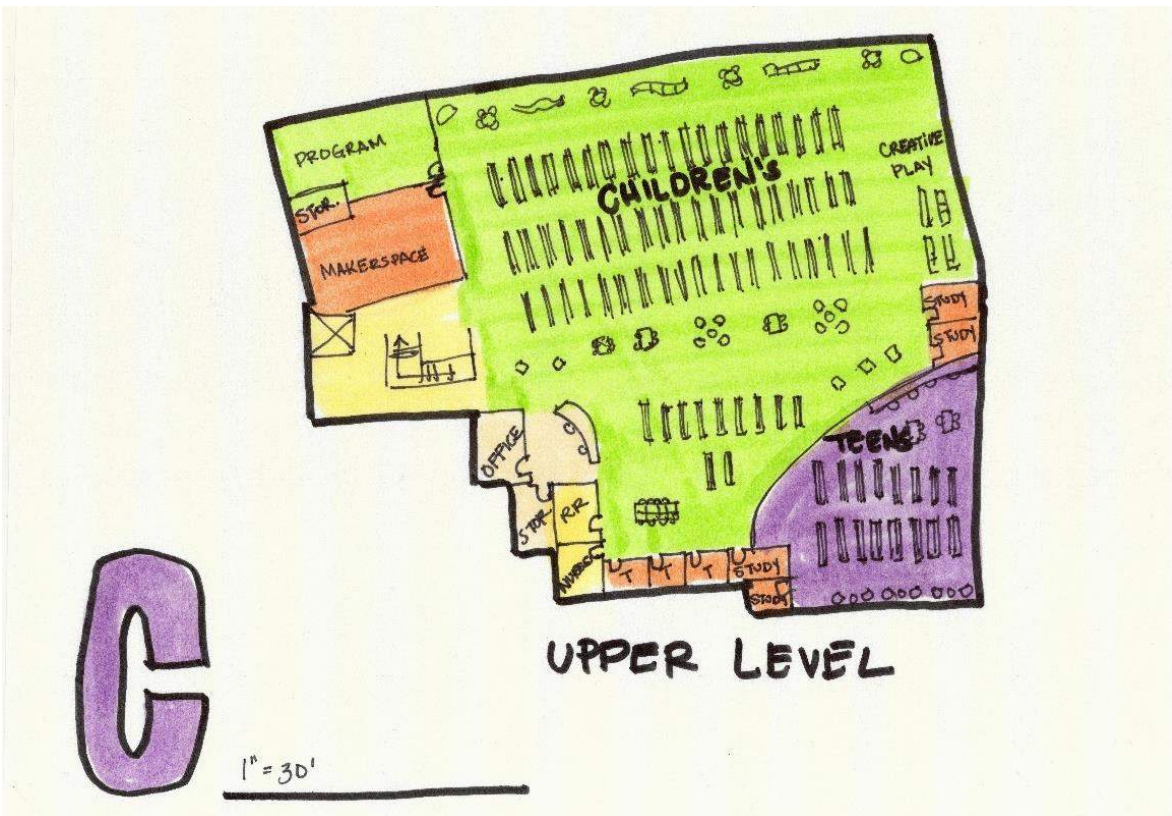
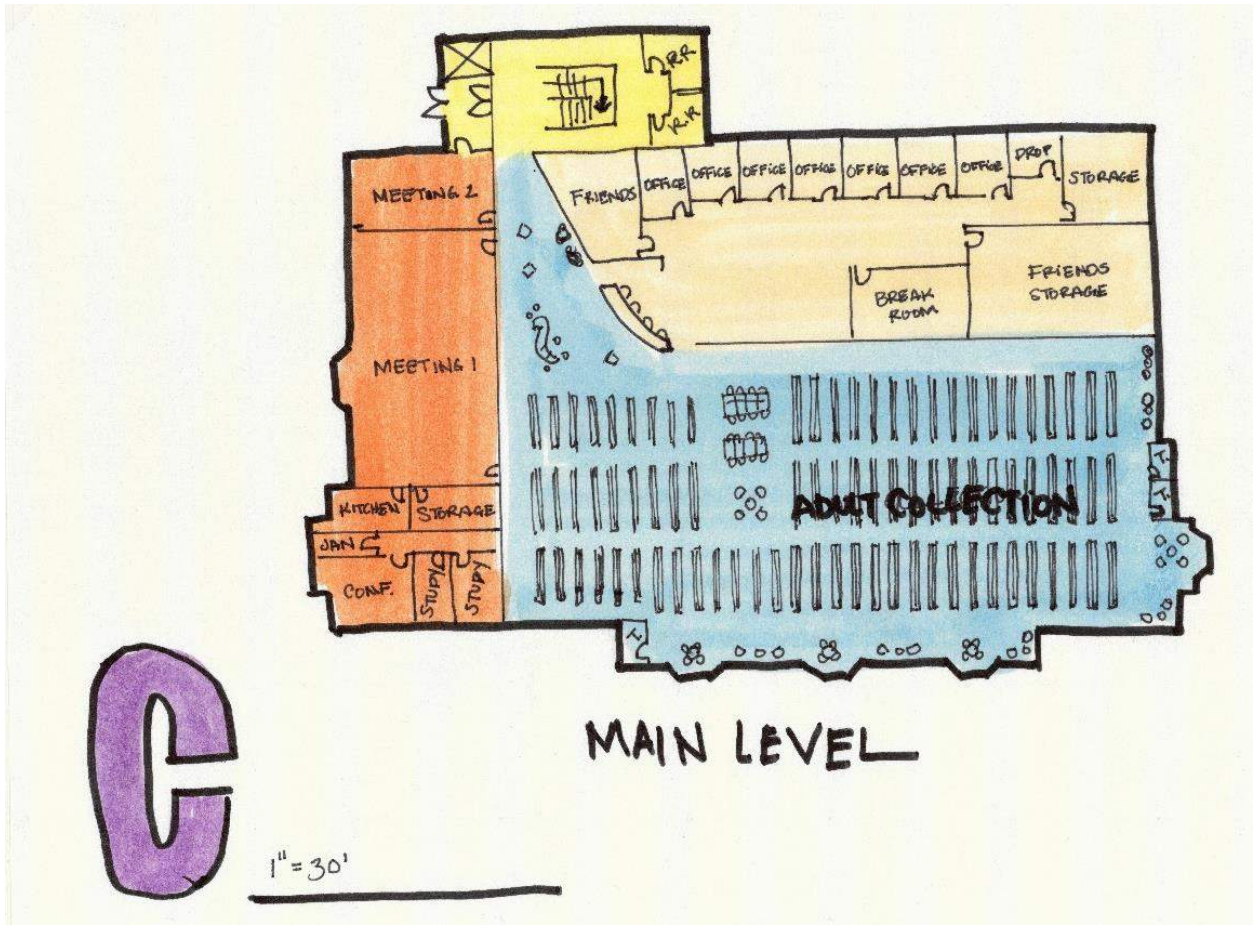
OPTIONS A, A1, C, D, F, F1, G, H, I, J, K, L, L1
(ON PROPERTY NOT OWNED BY THE LIBRARY/CITY)

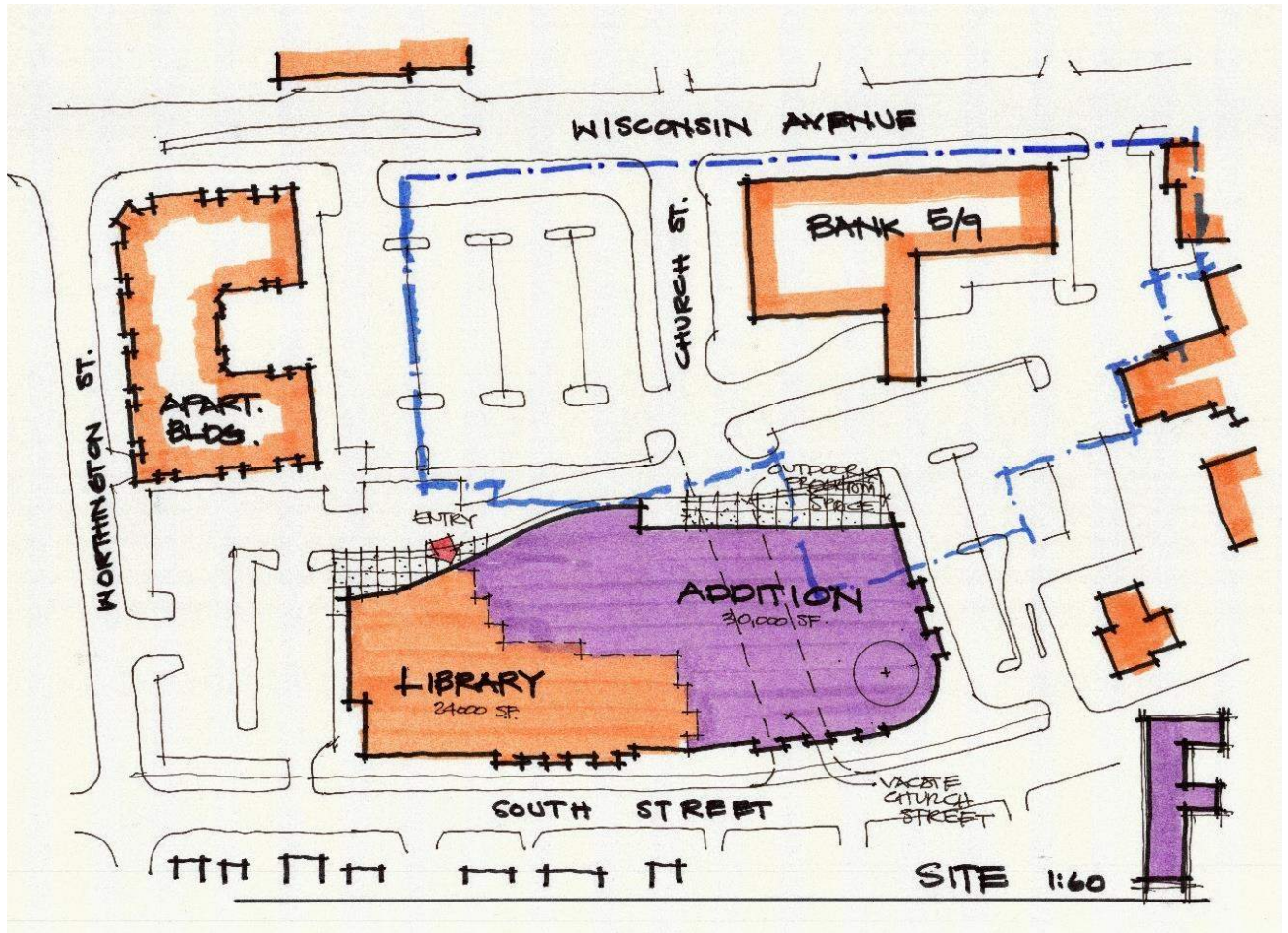


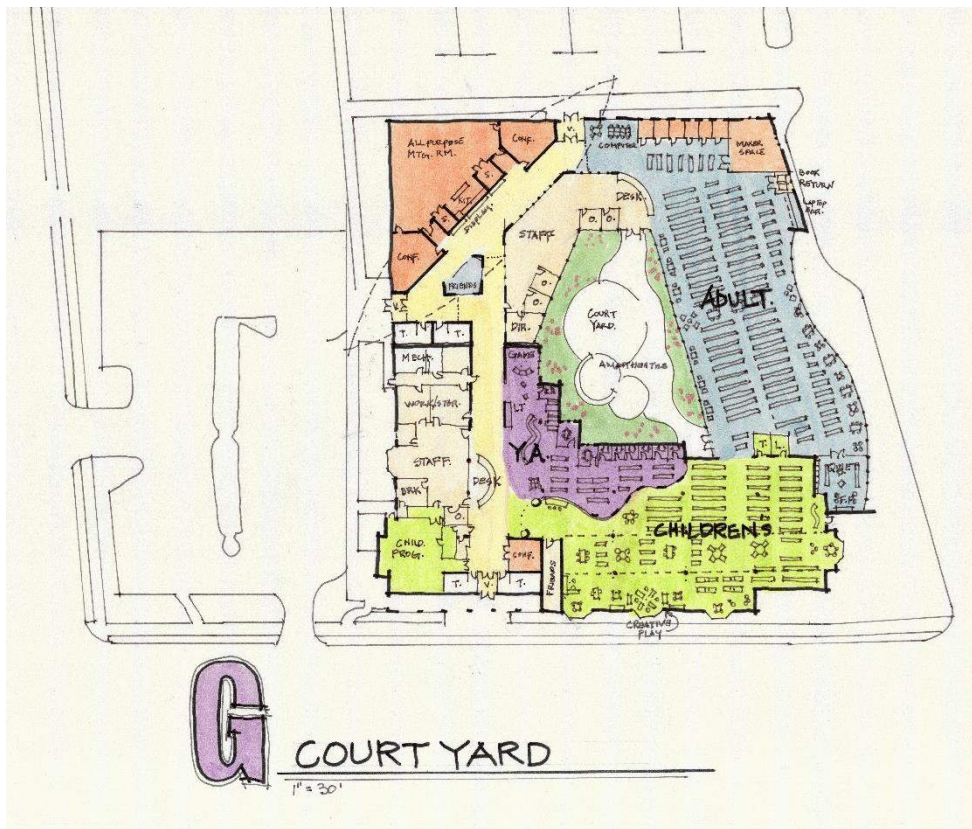
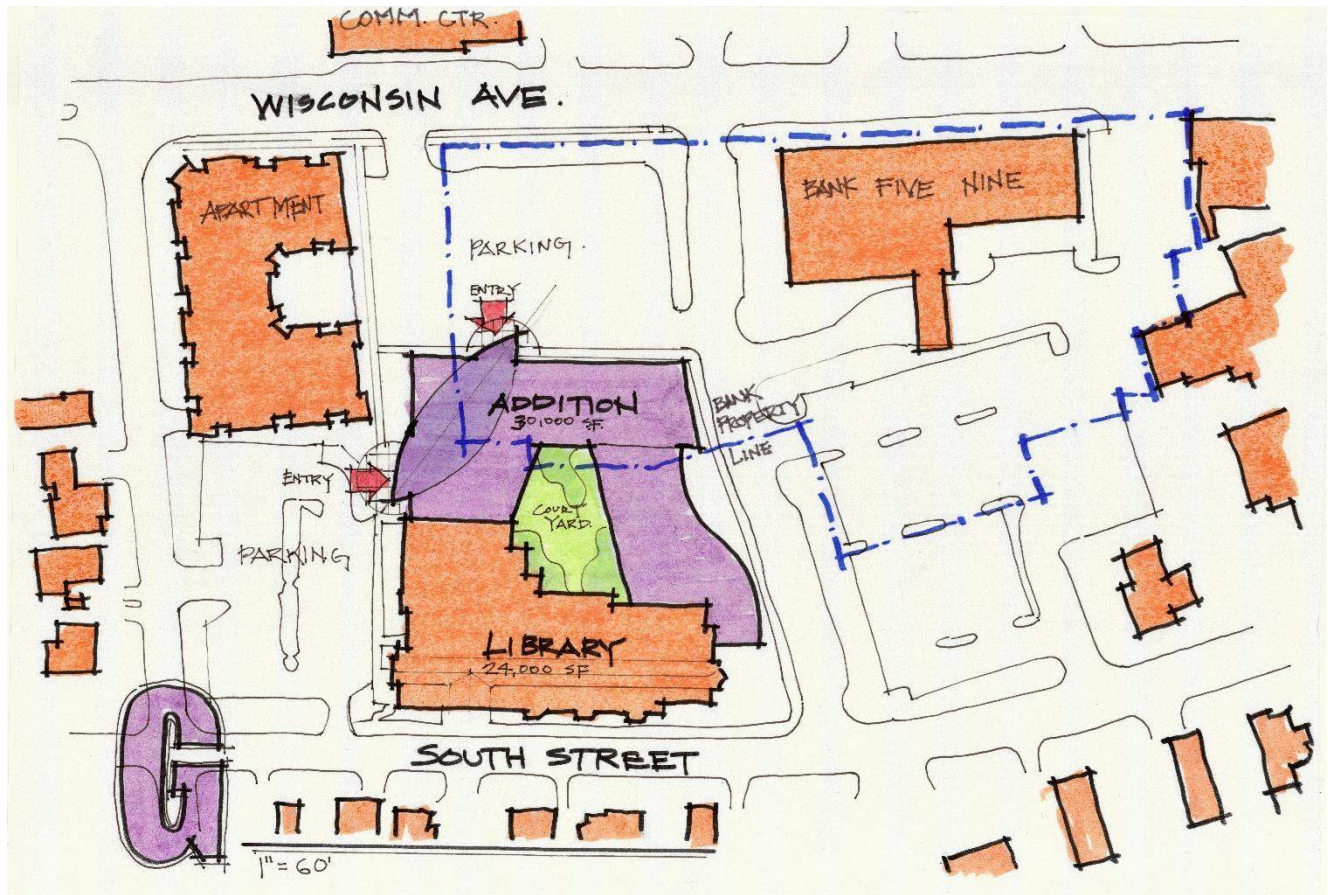


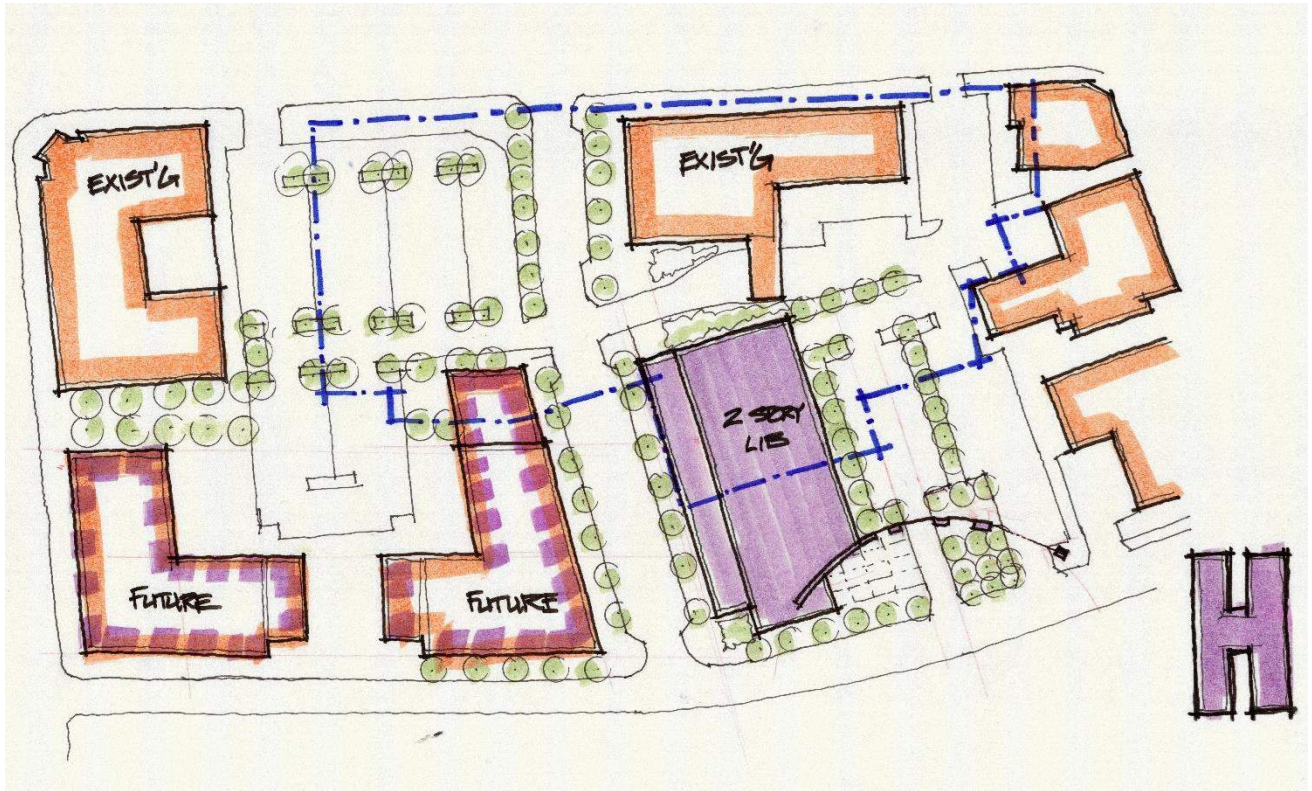


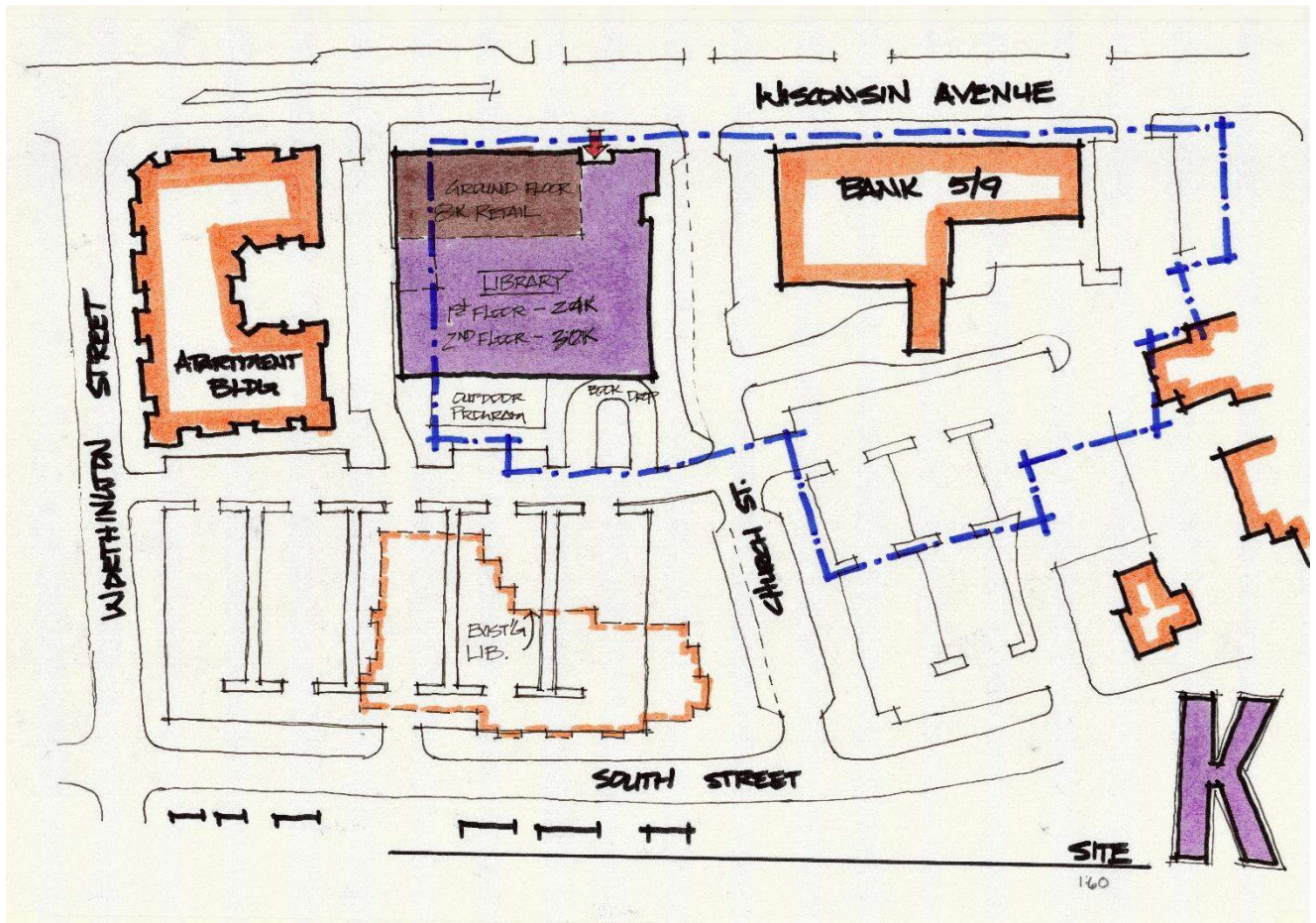




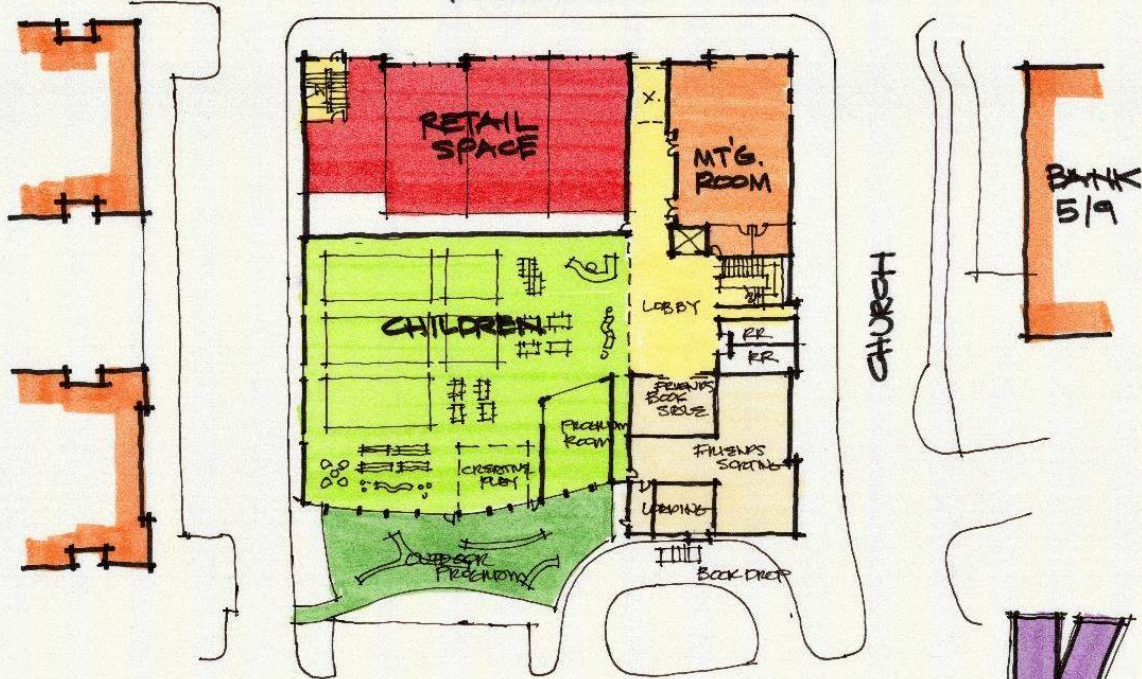




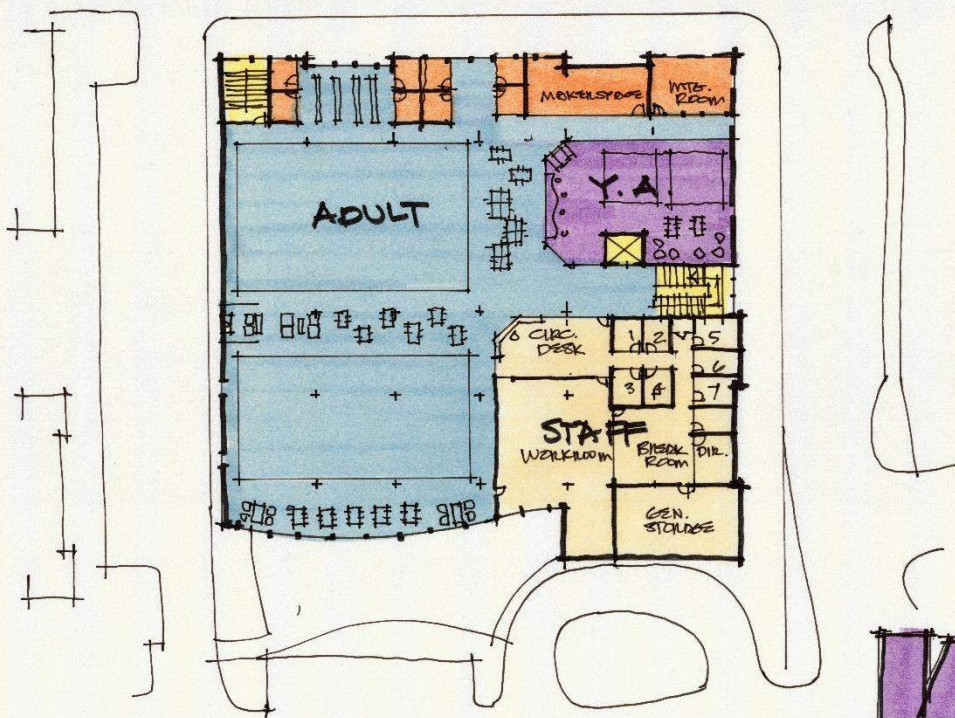




WISCONSIN AVENUE

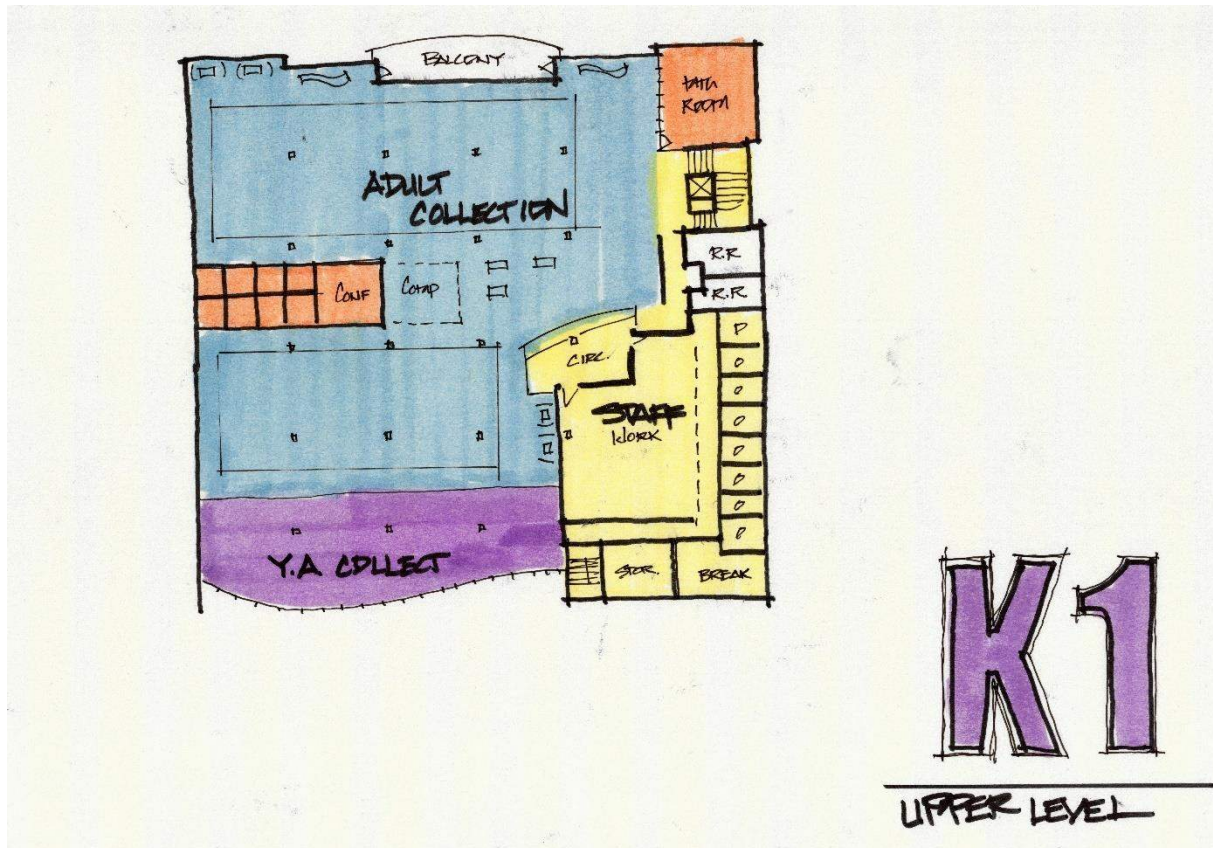
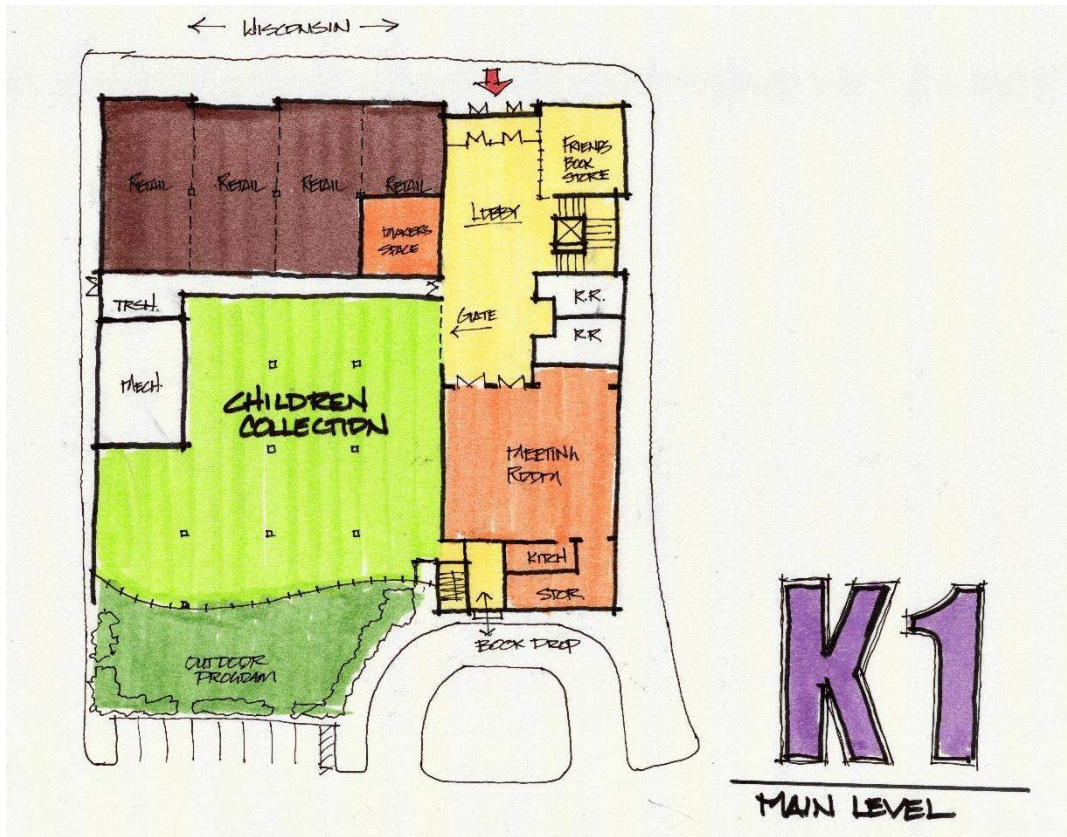


MAIN LEVEL

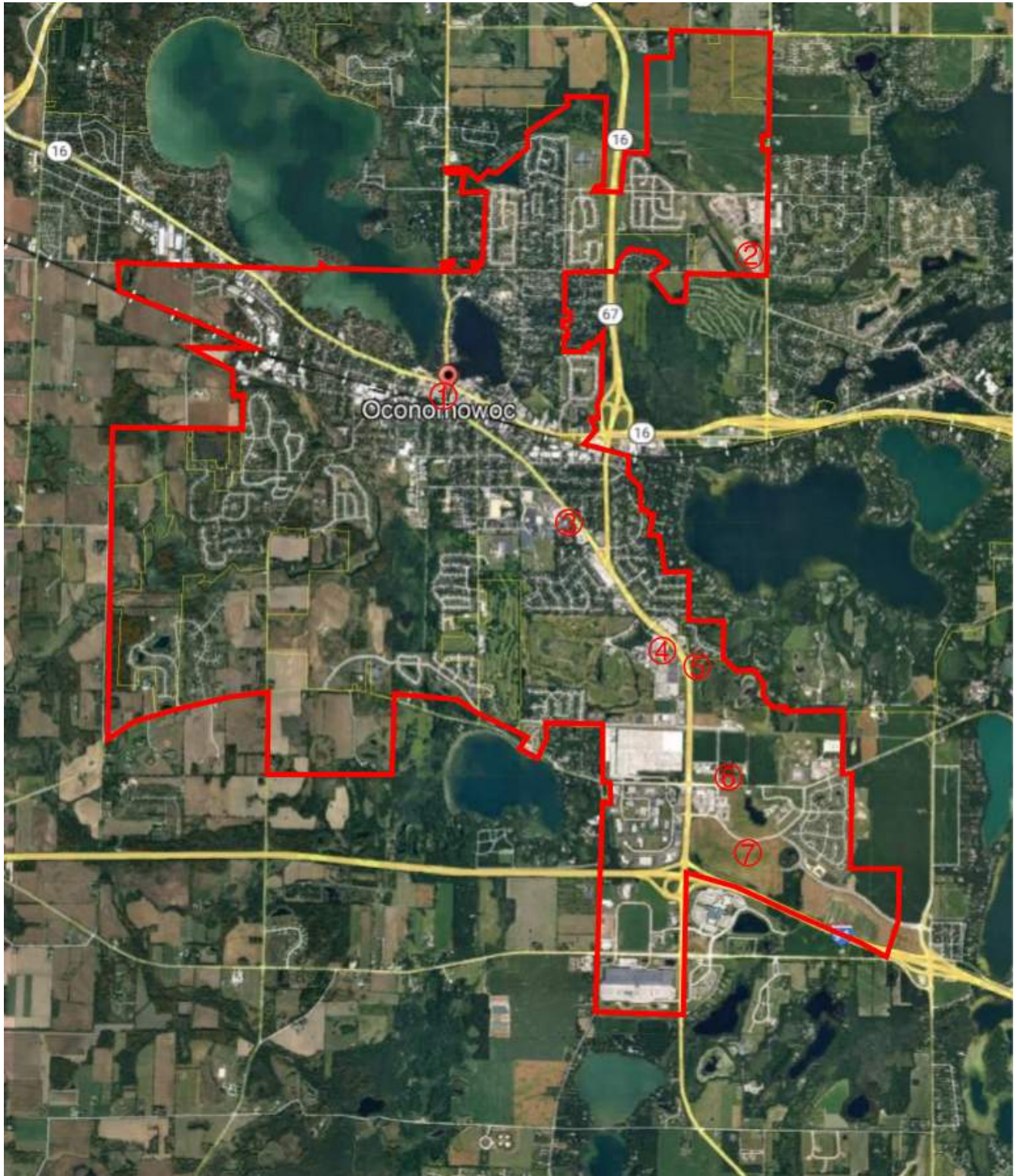


UPPER LEVEL

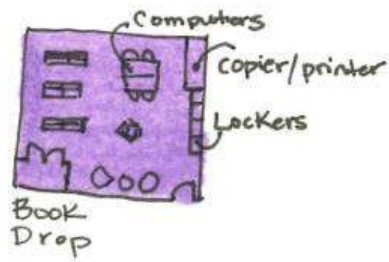




SPARK SESSION SKETCHES:
EXPRESS BRANCH OPTION - SITES

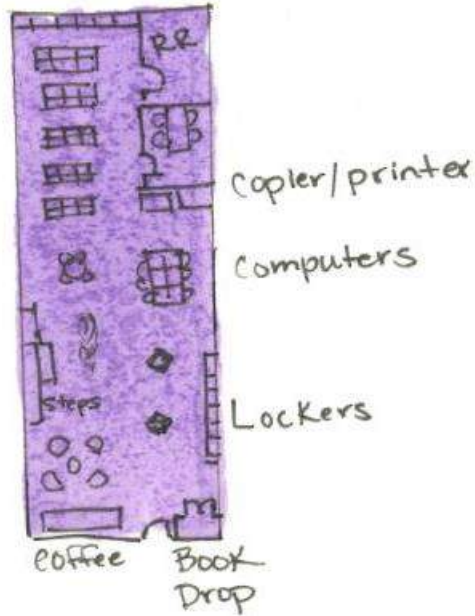


SPARK SESSION SKETCHES:
EXPRESS BRANCH OPTION - PLANS



750 sq. ft
Express

SCALE: 1" = 30'-0"



2,400 sq. ft
Express

SCALE: 1" = 30'-0"

Express Locations



Oconomowoc Public Library SPARK

General Comments

- keep transit shelves behind circ desk
- designated seating/play area
- windows!
- secondary location needs to take tech planned obsolescence into account
- consider that alt site is next to Oconomowoc's own independent bookstore Books + Co. & I second not using this due to Book store location
- totally opposed to Branch location - too costly
- Please fill in Existing S.F. usage and remove Fremmore
- Do not see any need for a branch library
- 2 story option on existing library site
- Consider 1 story addition, raised, at existing building
- Moped parking
- ~~Better parking~~ ^{More} required on all plans
- Worried that a Branch library would dilute the collection.
- like idea of multi-level parking ramp (Not on Plan A)

Oconomowoc Public Library SPARK

General Comments

- Senior Center is in much need of technological support for seniors. If the library could have a staff member on hand to help seniors understand technology it would be great!
- Use branch options at sites 2 + 4. Space for working/remote workers, space for moms, book pickup preferred. How handle parking if library expands.
- We need a library of things like cribs, copy machine, laminator, tools, baking supplies.
- Can the library be in the same structural as the Oconomowoc Senior Center - they both need updating.
- I think Option B is the best
Put the meeting room, staff area + offices in the expanded space

How do the two buildings in a way that will be hard to separate... maybe make meeting room with "kids" building... "meeting room" production

ARCHITECTURE / ENGINEERING / INTERIORS



Oconomowoc Public Library

SPARK

General Comments

Wiring the Pi with open ports to allow expansion or ease of change (as tech changes) becomes more demanding. Online security of networks
 Multi-hub or Multihub for tech to originate & draw on various
 codes -
 Activities? Virtual Class/learn
 Lessons with adaptive learning - tables vs desk vs cart table
 more traditional community center aspect 30-30 No kids living
 in small spaces, spaces with recreation - both struggle to connect or
 have visible areas to meet - play cards, developed board games,
 deck clubs - sometimes the want to teach one another vs pay for
 school - Esp in winter no place to meet - University style w no
 furniture? Better Activity / web browser showing availability
 24hrs? Working multiple jobs - longer - Not have time to come
 offer many of Older Assistants youth older - Not all
 meeting rooms - different types of communication, many wanting
 "old fashioned community"
 If building has to be "boring" or blocks - Some spectators
 trying to make clear library space
 Perhaps Room for "Innovation Labs" creation
 20 something 5
 net 1 2019

ARCHITECTURE / ENGINEERING / INTERIORS



Oconomowoc Public Library

SPARK

General Comments

2x the square footage is a very big ask. Not only cost of the building but staff and costs forever.

Accessibility, natural light and an open reference area at a low desk height less imposing.

SUGGESTIONS

MY SUGGESTION IS:

Build a second story on the existing library building. If a flat roof would be installed, sedum and other plants could be used to absorb rainfall, rather than entering the sewer as run-off and entering the rivers or lakes. The plants would also help insulate

MY SUGGESTION WOULD BENEFIT:

the building, reducing heating and cooling costs. Available city funds would not be required.

Benefits: The current library location is accessible to children by foot or bicycle living in the area,



over

who are least likely in the city to have computers or other tech devices at home. Their parents can also not afford to pay any more membership fees or sporting organization fees. The library is a free, safe place for children to go for learning, fun activities and socializing.

Parents, who are usually working, do not need to be available to drive the children there after school or during school breaks.

Oconomowoc Public Library SPARK

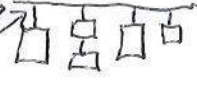
General Comments

Expanding requires more parking.

IF the city doesn't own the land, how can you propose building on it?

Hi!

1/21/25

#1 I would ~~like~~ like to see a "gallery area", not tucked away but where the public enters the building or maybe a center area where the books are checked out. I would further suggest that the "gallery" be accessible monthly for artist to sign up, have their work hang as they see fit (hanging gallery hardware provided by library ) on the gallery's hardware provided, for no cost to the artist.

#2 I would love to have access to the adobe suite i.e. photo shop, Illustrator, etc. and have that available to the public, like with the rest of the computer area.

#3 No express library!

#4 Must have Makers Room.

ARCHITECTURE / ENGINEERING / INTERIORS

GENERAL COMMENTS

I was at the last meeting and I plan to attend this evening's meeting as well but I wanted to send over some of my thoughts since the last meeting.

- I agree with others that I would like to see the maker's spaces be larger in square feet.
- I think it would be nice to have the children's area larger as well, potentially as large as the adult's area so that there is really room for children to move, play and learn. I would like to see the children's area somehow separated from the adult's area so that children have the ability to make noise.
- I feel it is important to incorporate an area where people can purchase refreshments and snacks. It doesn't have to be staffed but I think it will really aid in creating a place where the community can "just be", especially for tweens and teens. Our YMCA recently installed a non-staffed refreshment area that is successful. I can send a picture.
- An outdoor area with seating and lush native plantings is imperative.
- I do not think that a satellite branch is necessary, our population is not that large.

Concept Plans Thoughts:

- I like concept A the best. It is important to have a prominent entrance downtown and we will have a lot more flexibility to create the library we want if we start from scratch. Potentially even a catwalk from the library to the community center.
- On concept A, I do think it would be nice if the lobby was not two stories tall so that all of the square feet can be functional on both levels. Potentially even an option for the second floor to be a balcony above the first floor lobby that would overlook city beach and the community center. I do feel that both floors should have increased ceiling height to allow a lot of natural light into the building.
- I also think it would be really nice if we could use some of the 1st level parking space for part of the library so that when you come in it is more than just a staircase and elevators.

My husband came up with a suggestion to make Church Street into a cul-de-sac, if the city would approve. That could provide an avenue for a lovely entrance and possibly pick up a couple more parking spots. We've probably got too many ideas already, but you never know what might be the one that works!

IF YOU EVALUATE THE EXISTING NEED FOR PARKING IN THE AREA, ANY OF THE DESIGNS THAT ELIMINATE PARKING ARE NOT GOOD IDEAS. F SHOULD BE A FOCUS CONCEPT (ELIMINATING THE UNNECESSARY PORTION OF CHURCH ST + PUTTING IT TO MORE EFFECTIVE USAGE) WITH MULTILEVEL PARKING UNDER THAT NEW LIBRARY SECTION + POSSIBLY EXTENDING THAT PARKING AREA FURTHER EAST TO THE AREA BEHIND THE BANK (LOTS OF WASTED DRIVING SPACE USED UP THERE IN CURRENT ARRANGEMENT AROUND P.O. BOXES.) THIS ALSO ALLOWS FOR NOT HAVING TO ELIMINATE THE CURRENT STRUCTURE.

Structural changes great, but new ^{lower level} configuration of interior + entrance change is NOT acceptable. Like children + stairs. Loses less parking than most options.

Oconomowoc Public Library
SPARK
Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

1 *lost effective
Don't lose parking*

Can "existing roof top" be made into skylight/courtyard?
Best use of Money?

ok - But does not appear to have as much additional space as other options. (prefer Design L)

BUT, put children on first level - Adult 2ND level

Yes! Agree " 1 3

Being existing building is dark old inefficient 3

3 2 1 3 2 3 3 1 3 3 2 3 1 3 2 2

2 1 2

1 1 2

Oconomowoc Public Library
SPARK
Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

Like the strong corner.

Losing parking
what about parking?

D - ~~the~~ Scary Parking when ^{parking} enclosed.
~~where you want~~
Do not change entrance or configuration



3

3

1135 S 70TH STREET
SUITE 301
MILWAUKEE, WI 53214
414 200 96

Oconomowoc Public Library SPARK

2



2

2

General Comments

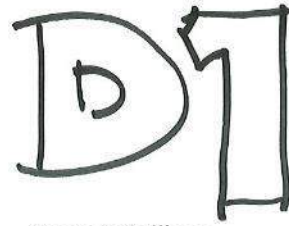
lower this but raise up above jky lot -
can't afford to lose parking

parking for handicap too far.

ARCHITECTURE / ENGINEERING / INTERIORS



**Oconomowoc Public Library
 SPARK
 Pros and Cons Sheet**



Pros/Likes

Cons/Dislikes

- | | | | |
|--|---|---|---|
| | 2 | 2 | 1 |
| | 3 | 1 | 2 |
| | 2 | | |
| | | 2 | 3 |
| | 2 | | |
| | | 3 | |
| | 2 | | |
| | | | |
| | 3 | | |

ARCHITECTURE / ENGINEERING / INTERIORS

ATF MEETING #4 VOTES AND COMMENTS

ARCHITECTURE / ENGINEERING / INTERIORS

OPTION D1

SECOND LEVEL ADDITION ABOVE
PARKING ON WEST



*maintains parking on N.
and below library*



FEH DESIGN



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ARCHITECTURE / ENGINEERING / INTERIORS

Oconomowoc Public Library
SPARK
Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

efficient one story.

parking?

1

2

2

3

3

2

2

3

3

3

ARCHITECTURE / ENGINEERING / INTERIORS

**Oconomowoc Public Library
SPARK****General Comments**

Like this option

Like it — parking is an issue

Add a drive up back drop 😊

E - ~~Do not change current entrance~~
Do takes up too much parking spaces.
Structural changes okay without mtg.
Can we make this a second level?
Interior design s/B closer to existing condy unit.
Adult section on lower level
children upper level

ATF MEETING #4 VOTES AND COMMENTS

ARCHITECTURE / ENGINEERING / INTERIORS

OPTION E

ONE-STORY ADDITION ON NORTH



1 story to North + add 2nd floor parking to West.

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MILWAUKEE, WI 53227
414 201-1111

Oconomowoc Public Library

SPARK

Pros and Cons Sheet

F2

Pros/Likes

Cons/Dislikes

Retains parking
Atrium
3rd floor - meeting room + patio

Atrium
2 entrances
Using church st
as library
atrium or
courtyard

Don't need church st
Make a beautiful
entrance facing + visible
from Wis Ave.

Elevator expensive

ARCHITECTURE / ENGINEERING / INTERIORS



FEH DESIGN

ARCHITECTURE / ENGINEERING / INTERIORS



FEH DESIGN

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**Oconomowoc Public Library
SPARK**

F2

General Comments

• Add drive up book drop

F - No - Loses too much parking
No - Too spread out
Adult s/B street level
No need for patio

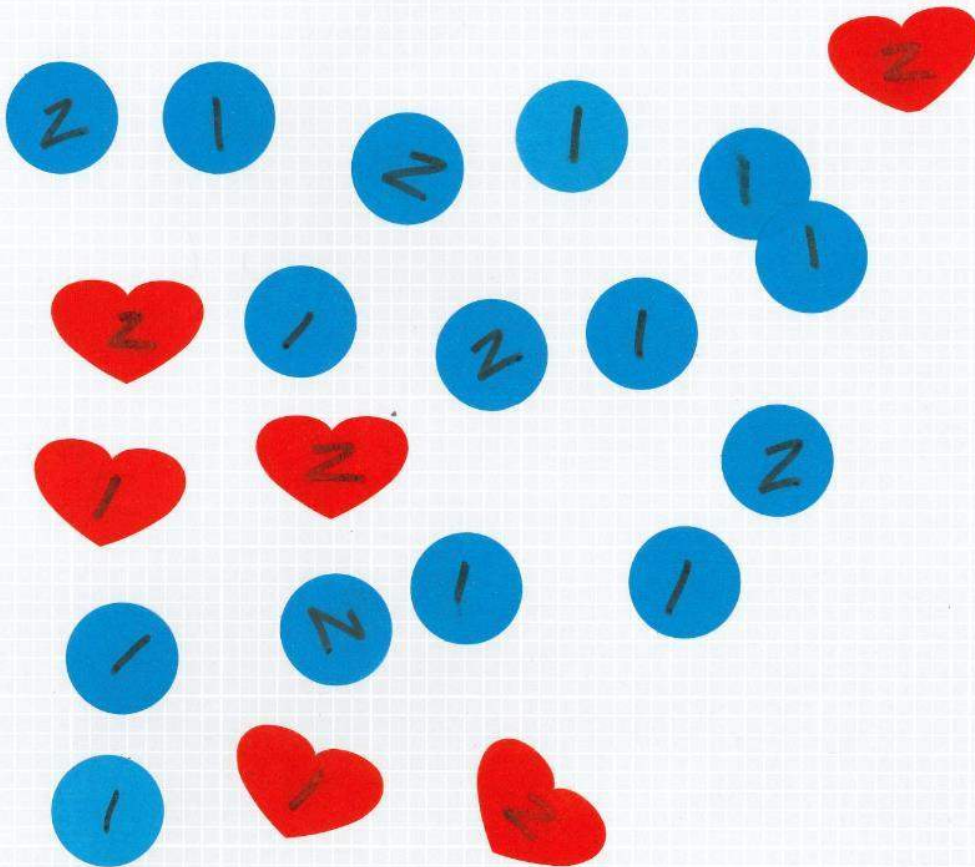


ATF MEETING #4 VOTES AND COMMENTS

ARCHITECTURE / ENGINEERING / INTERIORS

OPTION FZ

SECOND LEVEL ADDITION ABOVE
PARKING AND DRIVE ON EAST



Oconomowoc Public Library
SPARK
 Pros and Cons Sheet



3

Pros/Likes

Cons/Dislikes

2 3
 3 2
 3 3
 2
 1
 2 1

3
 3
 3
 3

ARCHITECTURE / ENGINEERING / INTERIORS

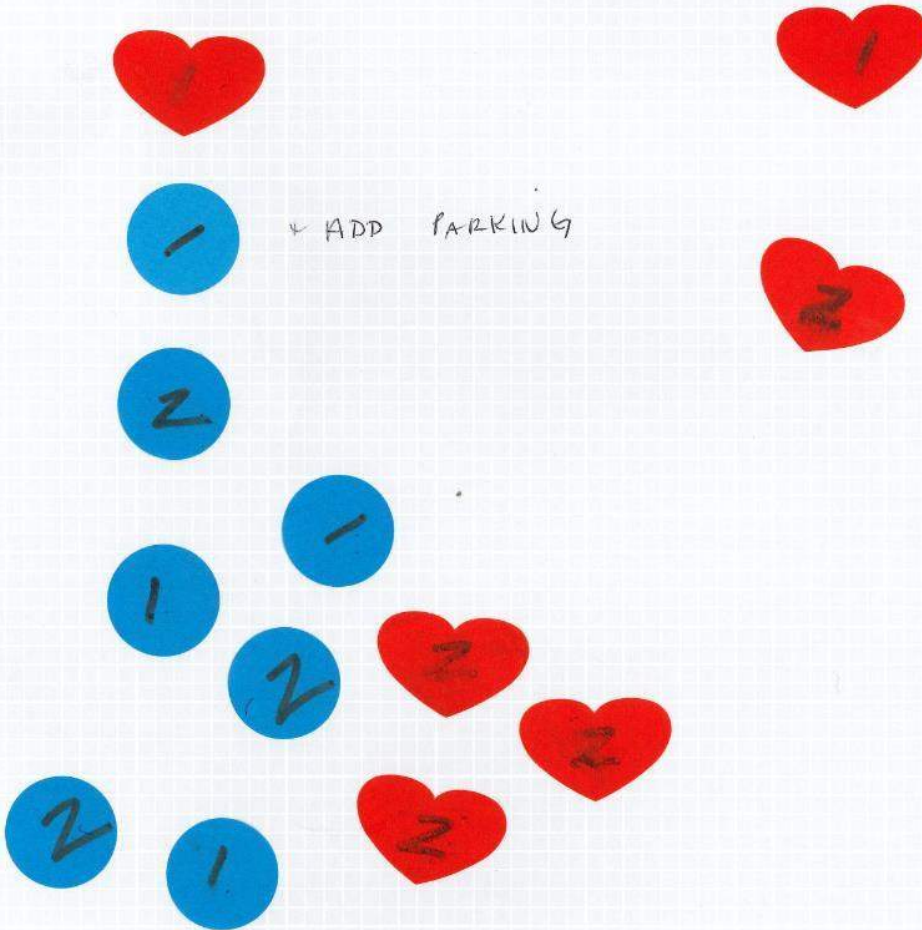
G - No need for courtyard.
 "B" better - uses ~~too~~ ^{too much} parking
 Needs to be 2 story.

ATF MEETING #4 VOTES AND COMMENTS

ARCHITECTURE / ENGINEERING / INTERIORS

OPTION G1

ONE-STORY ADDITION WITH COURTYARD



FEH DESIGN

19

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FEH DESIGN

ARCHITECTURE / ENGINEERING / INTERIORS

Oconomowoc Public Library

SPARK

Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

- Downtown location
- Using the existing space ~~well~~ and expanding the sq. foot
- adding an express library offsite

OK - could be done tastefully.

- use parking lot to west for multi-story parking/library
- Must be downtown!

What a waste to tear down a perfectly fine building! esp since there is expansion room.

Using existing building to make into 2 story is great. Maybe 3 story is structurally feasible. Seems to add most sq foot of all designs + uses existing structure & location. Be sure adults on street level; Children upper level w/Teens

I vote for "L" or "B"



ARCHITECTURE / ENGINEERING / INTERIORS



Oconomowoc Public Library

SPARK

Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

Really like this concept! Great idea w/ drive up window and using foot print of existing library so we don't encroach on limited parking spaces.

Yes! Better entrance & doesn't take away parking.
(or farmers market)
O the drive-thru

Agreed strongly with above comments.

L - Like entire 2nd level.
Leave entrance & meeting rooms & interior configuration of lower level same as existing; but, put children section on upper level.
In updating structural consideration, can expand east onto grass for additional structural support.



Oconomowoc Public Library
SPARK
Pros and Cons Sheet

Pros/Likes

Cons/Dislikes

No comments made

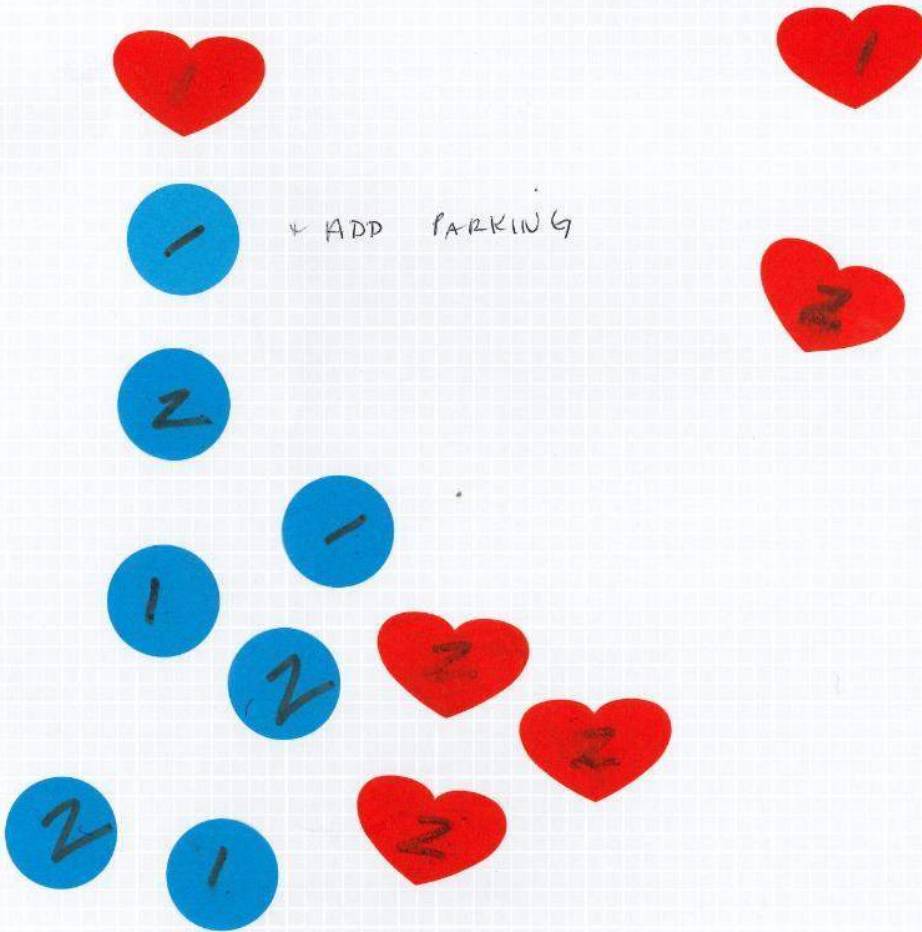
ARCHITECTURE / ENGINEERING / INTERIORS

ATF MEETING #4 VOTES AND COMMENTS

ARCHITECTURE / ENGINEERING / INTERIORS

OPTION G1

ONE-STORY ADDITION WITH COURTYARD



FEH DESIGN

19

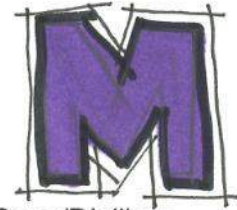
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FEH DESIGN

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Oconomowoc Public Library
SPARK
Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

Moving to where younger families are moving.

Current location is best.

I do not think we need a satellite location, we do not have a large population & funds would get split

NO WAY. LIBRARY needs to be downtown Ocon. It brings lots of people to local businesses. Put satellite (sp) ~~drop~~ off boxes to ^{other} areas. Money should be concentrated in downtown.

Not necessary!

ARCHITECTURE / ENGINEERING / INTERIORS

Current location is best

3

ATF MEETING #4 VOTES AND COMMENTS

ARCHITECTURE / ENGINEERING / INTERIORS

OPTION M
ONE-STORY NEW BUILDING NEW SITE



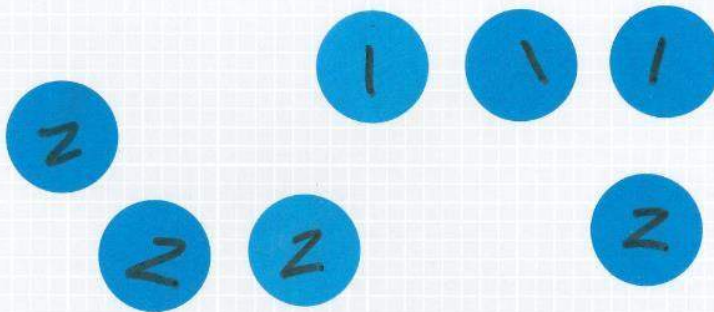
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ATF MEETING #4 VOTES AND COMMENTS

Option N-1

NEW BUILDING NEXT TO CITY HALL
2-STORY WITH GROUND FLOOR
RETAIL



Oconomowoc Public Library

SPARK

Pros and Cons Sheet



Pros/Likes

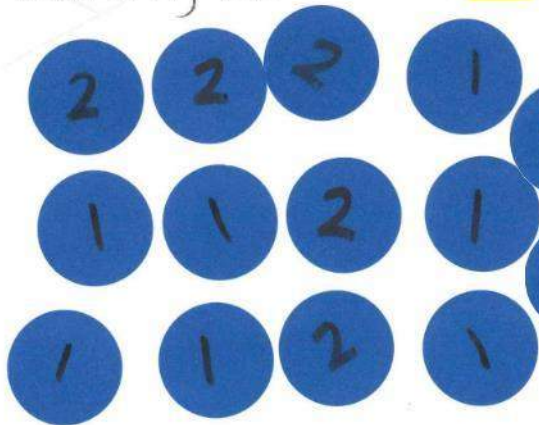
Cons/Dislikes

I like that the parking garage

I like the rooftop possibly partnership with the Community Center or Senior Center

I like starting from scratch - get what we want

- proximity to downtown prominent entrance by Community center



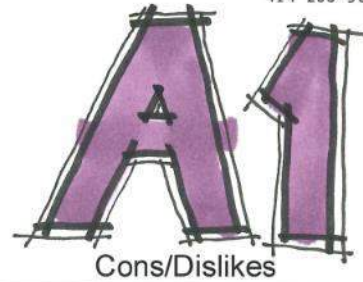
I Dislike that there ~~is~~ will be no existing library and that there will be no farmers market,

I dislike that the parking garage is under ground but it's not underground.

limits options for drive up bike return and pick up

* No, way too much congestion on Wisconsin Ave. Don't try to fix parking and bad past choices w/ more problems of Density on Wisc. Ave. Are you trying to say this one lot will serve as parking to Beach, Rec Center, Bank, farmers market & new businesses? No it's too much.

Oconomowoc Public Library
SPARK
Pros and Cons Sheet



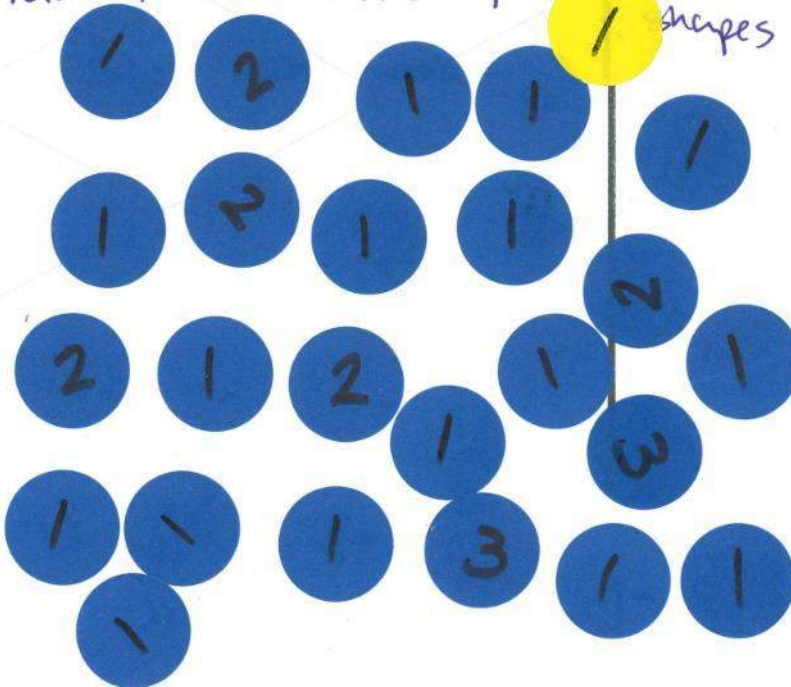
Pros/Likes

Cons/Dislikes

adds 220 parking spaces
we can use old library during
construction of new library
close by convenient

Suggestion: Add Skyway ← Please
Bridge to
Comm. Ctr.

Frontage on WI Ave
Facing Lake visible
retail space could be coffee shop



Where would the dedicated
entrance be?

Any chance the drive-thru book
return can become a viable
drive-thru pickup? Thinking
about location/movement of staff
when someone is in line.
add green patio?
add another story with interesting
shapes

needs ability to have drive up
book return + pickup

could we make the library
portion 2 levels so
rath is separate?

Could the retail space
be library space -
display area, or
meeting spaces or?

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Oconomowoc Public Library
SPARK
Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

**No - same as A -
for comments.*

ARCHITECTURE / ENGINEERING / INTERIORS





Oconomowoc Public Library
SPARK
Pros and Cons Sheet

Pros/Likes

Cons/Dislikes

LOVE THE PATIO.
 Love the open air green
 space
 can we add skywalk to CC?

3

3

2 1

3 2

3 3

3 2

3

2

Do not need
 outdoor space.

Oconomowoc Public Library

SPARK

Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

- Bridge-walkway
- Keep original building
- location, location
- Out door room
- Keep Furness main space

- lose parking
- lose parking ☆
- loss of parking

Great idea if built over multi-level parking structure in area where south portion of Church St + south of Bank.

**Oconomowoc Public Library
SPARK**



General Comments

sounds like loss of a lot of parking to east but like that add on to existing library

Like the idea of building on to existing library ~ but why not build it above parking areas like in A (up)

also, keeping the library downtown C cone I feel is very important

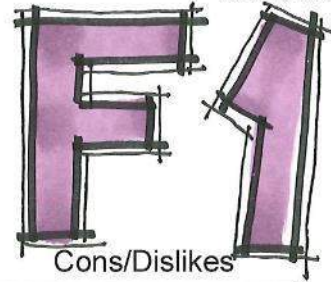
I like B also

ok.



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Oconomowoc Public Library
SPARK
Pros and Cons Sheet



Pros/Likes

Cons/Dislikes



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Oconomowoc Public Library
SPARK
Pros and Cons Sheet

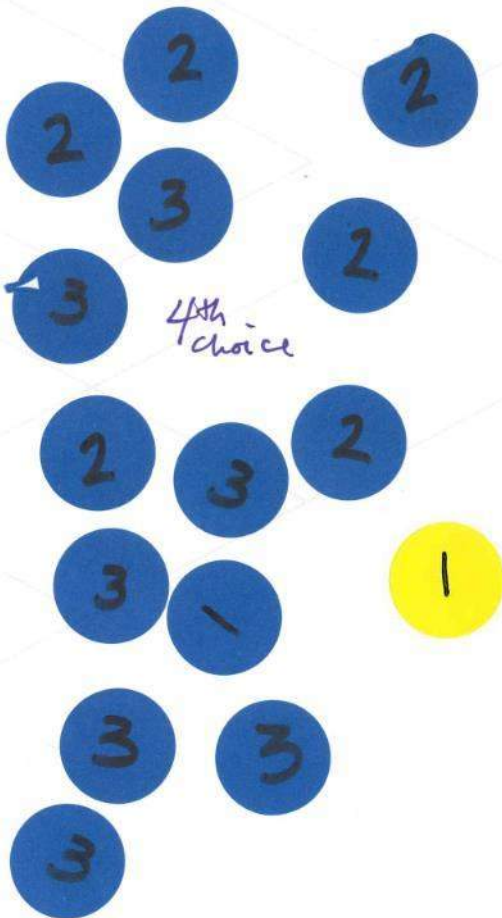


Pros/Likes

Cons/Dislikes

1 love the court yard ^{x2}

Do not need courtyard



4th choice

Same as 'L'? Use existing West parking to add multi-level parking and library space.

ARCHITECTURE / ENGINEERING / INTERIORS

**Oconomowoc Public Library
SPARK****G****General Comments**

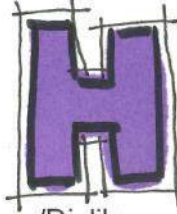
OK Glad it utilizes existing building!

VERY POSITIVE ABOUT COURTYARD DESIGN...
WOULD STRUCTURE THE "ADULT" SECTION
SO A SECOND FLOOR COULD BE ADDED FOR
FUTURE SPACE NEEDS.

Favorite design! Balances & enhances current spaces
while also helping the library be a place of prominence
and activity in the community.

TAKES UP WAY TOO MUCH PARKING !!

Courtyard not needed -
Waste of space
Adult area S/B at front -
Children area should not be near doors -
Too easy to have children at risk.

Oconomowoc Public Library
SPARK
Pros and Cons Sheet

Pros/Likes

Cons/Dislikes



wastes existing library — Agree
Behind the Bank



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414.200.9660

**Oconomowoc Public Library
SPARK**



General Comments

NoPE

No

ARCHITECTURE / ENGINEERING / INTERIORS

Oconomowoc Public Library**SPARK****Pros and Cons Sheet**

Pros/Likes

Cons/Dislikes

Love the interesting
shapes, and the
enclosed safe green
space

3**1**

Looks expensive

**Oconomowoc Public Library
SPARK****General Comments**

humm

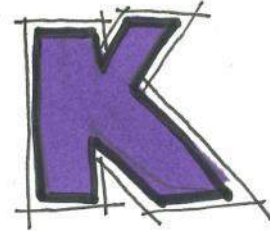
Loses too much parking

Makes no sense to incorporate the shape
when no one can see it anyway.

Oconomowoc Public Library

SPARK

Pros and Cons Sheet



Pros/Likes

Cons/Dislikes

o TAKES COMMUNITY CENTER "CONVENIENT"
PARKING

o K1 + K2 ARE SAME
FOOTPRINT JUST DIFFERENT
SPACE ARRANGEMENTS

current building is still in
good shape - why not use it.
agree with

Adult collectio -
s/B on street level

Children should not be
near door. Do not
need outdoor play space.

ARCHITECTURE / ENGINEERING / INTERIORS

CRITERIA CHART

FEH Design, along with the library staff, library board, and members of the advisory task force created a list of criteria based on the Goals for Success. The group then weighed the criteria. The group decided not to score each individual layout due to the fact that the site is the same for each option and the scores would be very similar. This does create priorities by the public related to important criteria for the future project.

CRITERIA CHART

Oconomowoc Public Library



Goals Based Criteria	Weighting Factor 0-10	Design Options							
		Existing Site				New			
		B	D1	E	F2	G1	L	M	N1
1 Cost & Fairness	7								
2 Central Downtown Location	8								
3 Flexible	7.5								
4 Site Availability	7.6								
5 Meets Core Missions of Education and Service	8								
6 Available Parking / Traffic	7								
7 Serves a Diverse Population	9								
8 Staff & Support Needs / Supervision	7.4								
9 Architectural Fit for Downtown	6								
10 Efficient Use of Space	8.5								
11 After Hours Access	6								
12 Serving Patrons During Construction	8								
13 Safety & Security	8								
14 Partners & Revenue Generation	6								
15 Take Advantage of Natural Beauty	7								
16 Balance Privacy	6								
17 Possible Future Expansion	7.4								
18 Keeping Resources Together	7								
19 LEED / Sustainable	8								
Total Score									
Ranking									

BUDGETS

Cost summaries were created after day two of the Spark Session. These are high level, all-encompassing, budgets to aid in option decision making. These include construction costs, sitework costs, and 'soft costs' related to the project but not directly included in 'bids'. This category covers fees, testing, site acquisition, abatement, etc.

Oconomowoc Public Library Concept Budget Summary

2/4/2025

Options	2026 bid total project budget	Vote Points day 2
B - Two-Story addition on the North	\$23,602,755.48	51
D1 - Second level addition above parking on West	\$27,120,979.27	26
E - One-Story addition on North	\$22,409,058.77	17
F2 - Second level addition above parking and drive on East	\$27,714,114.59	69
G1 - One-Story addition with courtyard on North	\$23,261,392.22	23
M - New building, New Site, one-story	\$31,352,390.87	3



FEH DESIGN
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OPINION OF PROBABLE COST - B

Owner: City of Oconomowoc
Project: Expansion and Renovation

Project No.: 2024405
Phase: Concept Design

Date: 2/4/25
Estimator: KE

Concept B - 2-Story Addition at North

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Building Construction Costs:				
New construction				
1 Renovation of existing Library, wall, finishes, HVAC, technology, upgrades	24,124	SF	135	3,256,740
2 New addition, 2 story	30,694	SF	360	11,046,240
3 Roof Patio 40' x 80'	3,200	SF	120	384,000
4 Atrium upper space 22' x 75'	1,672	SF	270	451,440
5 Code, Maintenance & ADA of existing building	1	LS	500,000	500,000
6 Elevator, 2 stop, large	1	LS	140,000	140,000
7 Solar Photovoltaic system (stay under 90 KW)	48	KW	2,500	120,000
				SubTotal 15,896,420
				Design / Bid Contingency 12% 1,907,890
				Building Construction Costs SubTotal 17,804,310
				Construction Contingency 5% 890,312
				BLDG CONSTRUCTION COST TOTAL \$18,694,622
Site Work Construction Costs				
10 Paving removal, 64x130' parking	8,400	SF	2	16,800
11 Remove/Relocate trees, shrubs, landscape curbs	20	EA	850	16,000
12 Remove/replace storm water detention foundations & utilities -	1,800	SF	5	9,000
13 Hazard Material survey, sample, test	1	LS	3000	3,000
14 Hazardous material abatement	24,124	SF	0	0
15 New Parking Spaces (asphalt with Concrete curbs)	0	SF	9.00	0
16 Improve existing north drive after construction, 24' x 250'	6,000	SF	8.00	48,000
17 Concrete Curb and Gutter at street at former drives	100	LF	24.00	2,400
18 Children's Outdoor Program area and Patio area amenities	0	SF	8.00	0
19 Storm Sewer	100	LF	32	3,200
20 Domestic Water for new fire sprinkler	200	LF	45	9,000
21 Sanitary Sewer	200	LF	50	10,000
22 New Electrical service, transformer	1	LS	30,000	30,000
23 Natural Gas	200	LF	40	8,000
24 Relocate power lines & poles	0	LS	10,000	0
25 Excavation & Fill material - 2' at addition site	1,100	CY	27	29,700
26 Soil Improvement if required	15,000	SF	12	180,000
27 Pedestrian Paving, entry, walk	2,800	SF	6.00	16,800
28 Lawns & Landscaping	1,500	SF	5	7,500
29 Benches, site, bike racks, & patio furniture	1	LS	30,000	30,000
30 Shade structure at roof patio	200	SF	50	10,000
31 Flag pole	0	LS	3,400	0
32 Directional & Informational Signage - signage, electronic site sign and building	1	LS	24,000	24,000
33 Storm Water Management/Retention - underground?	2,000	SF	6.00	12,000
34 Site shoring at addition and roadways, underpinning	400	LF	200	80,000
				SubTotal 646,400
				Design / Bid Contingency 15% 96,960
				Site Work Constr. Costs SubTotal 743,360
				Construction Contingency 10% 74,336
				SITE WORK CONSTRUCTION COST TOTAL \$817,696
Soft Construction Costs - not in bids				
40 Land Acquisition:	1	LS		0
41 Legal Fees	1	LS		6,000
42 Architectural & Engineering Design Fees	1	LS		1,744,793
43 Information & Technology Design Fees	1	LS		24,000
44 Furnishing Design, selection, bidding Fees	1	LS		117,000
45 Geo Thermal Horizontal Test Well	1	LS		16,000
46 Civil Engineering Design and CA	1	LS		24,000
47 Site Survey, plat combination	1	LS		12,000
48 Printing Costs & electronic plan room for Construction Documents	1	LS		7,500
49 Construction documents State AHJ review Fees	1	LS		10,000
50 Builders Risk Insurance	1	LS		10,000
51 Quality Control Material Testing & Inspections	1	LS		36,000
52 During Construction Utility costs by Owner	1	LS		6,000
53 Fixtures, Furnishings & Equipment Allowance \$30/SF new	30,000	SF	30.00	900,000
54 Fixtures, Furnishings & Equipment Allowance \$20/SF existing	24,000	SF	20.00	480,000
55 Technology & Computer Equipment Allowance	54,000	SF	6.00	324,000
56 Energy & Utility Rebates	1	LS	(10,000.00)	(10,000)
57 Geotechnical subsurface investigation borings	5	EA	3,000.00	15,000
58 Moving in phases	3	EA	25,000.00	75,000
59 Groundbreaking and dedication ceremonies	2	EA	1,500.00	3,000
60 Temporary rental location for 2,000 SF, \$12/SF for 15 months	0	LS		0
61 Donor Recognition	1	LS	6,000.00	6,000
62 Commissioning	1	LS	30,000.00	30,000
63 Reimbursable expenses by the Design team	1	LS	10,000.00	10,000
64 Owner's Soft Cost Contingency	1	LS	200,000.00	200,000
65 Referendum or other Campaign Facilitation	1	LS	20,000.00	20,000
66 Fundraising Feasibility Committee, Consulting & grant writing	1	LS	150,000.00	150,000
				Soft Cost SubTotal 4,216,293
				Site Work Construction Cost Total 817,696
				Building Construction Cost Total 18,694,622
				PROJECT TOTAL COST \$23,607,755
				2025 bid dollars
				2028 bid dollars (inflation 4% per year) \$25,606,890



OPINION OF PROBABLE COST – D1

Owner: City of Oconomowoc Project No.: 2024405 Date: 2/4/25
 Project: Expansion and Renovation Phase: Concept Design Estimator: KE

Concept D.1 - 2-Story Addition at West with parking below

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Building Construction Costs:				
New construction				
1 Renovation of existing Library, wall, finishes, HVAC, technology, upgrades	24,124	SF	135	3,256,740
2 New addition, Second level	30,694	SF	360	11,046,240
3 Parking lot becomes covered parking, insulated library floor, extended structure, walls	30,694	SF	85	2,608,140
4 Atrium upper space 22' x 142', 2-story	3,390	SF	360	1,209,600
5 Code, Maintenance & ADA for existing building	1	LS	500,000	500,000
6 Elevator, 2 stop, large	1	LS	140,000	140,000
7 Solar Photovoltaic system (stay under 50 KW)	48	KW	2,500	120,000
				SubTotal 18,890,720
				Design / Bid Contingency 12% 2,265,686
				Building Construction Costs SubTotal 21,146,406
				Construction Contingency 5% 1,057,320
				BLDG CONSTRUCTION COST TOTAL \$22,203,727
Site Work Construction Costs				
10 Paving repair	32,000	SF	2	64,000
11 Remove/Relocate trees, shrubs, landscape curbs	20	EA	800	16,000
12 Remove/replace storm water detention foundations & utilities -	1,800	SF	5	9,000
13 Hazardous material survey, sample, test	1	LS	3,000	3,000
14 Hazardous material abatement	24,124	SF	0	0
15 New Parking Spaces (asphalt with Concrete curbs)	0	SF	9.00	0
16 Improve existing north drive after construction, 24' x 250'	6,000	SF	8.00	48,000
17 Concrete Curb and Gutter at street at former drives	60	LF	24.00	1,200
18 Children's Outdoor Program area and Patio area amenities	0	SF	8.00	0
19 Storm Sewer	100	LF	32	3,200
20 Domestic Water for new fire sprinkler	100	LF	45	4,500
21 Sanitary Sewer	100	LF	50	5,000
22 New Electrical service, transformer	1	LS	30,000	30,000
23 Natural Gas	100	LF	40	4,000
24 Relocate power lines & poles, one existing to remain	0	LS	10,000	0
25 Excavation & Fill material - 2' at addition site	130	CY	27	3,510
26 Soil improvement if required	2,000	SF	12	24,000
27 Pedestrian Paving, entry, walk	2,900	SF	6.00	17,400
28 Lawns & Landscaping	1,500	SF	5	7,500
29 Benches, site, bike racks, & patio furniture	1	LS	30,000	30,000
30 Shade structure at roof patio	0	SF	90	0
31 Flag pole	0	LS	3,400	0
32 Directional & Informational Signage - signage, electronic site sign and building	1	LS	24,000	24,000
33 Storm Water Management/Deletion - undergrounds?	0	SF	6.00	0
34 Site shoring at addition and roadways, underpinning	140	LF	200	28,000
				SubTotal 322,310
				Design / Bid Contingency 15% 48,347
				Site Work Constr. Costs SubTotal 370,657
				Construction Contingency 10% 37,066
				SITE WORK CONSTRUCTION COST TOTAL \$407,722
Soft Construction Costs - not in bids				
40 Land Acquisition:	1	LS		0
41 Legal Fees	1	LS		6,000
42 Architectural & Engineering Design Fees	1	LS		2,035,030
43 Information & Technology Design Fees	1	LS		24,000
44 Furnishing Design, selection, bidding Fees	1	LS		117,000
45 Geo Thermal Horizontal Test Well	1	LS		16,000
46 Civil Engineering Design and CA	1	LS		24,000
47 Site Survey, plat combination	1	LS		12,000
48 Printing Costs & electronic plan room for Construction Documents	1	LS		7,500
49 Construction documents State AHJ review Fees	1	LS		10,000
50 Builders Risk Insurance	1	LS		10,000
51 Quality Control Material Testing & Inspections	1	LS		36,000
52 During Construction Utility costs by Owner	1	LS		6,000
53 Fixtures, Furnishings & Equipment Allowance \$30/SF new	30,000	SF	30.00	900,000
54 Fixtures, Furnishings & Equipment Allowance \$20/SF existing	24,000	SF	20.00	480,000
55 Technology & Computer Equipment Allowance	54,000	SF	6.00	324,000
56 Energy & Utility Rebates	1	LS	(10,000.00)	(10,000)
57 Geotechnical subsurface investigation borings	6	EA	3,000.00	18,000
58 Moving in phases	3	EA	25,000.00	75,000
59 Groundbreaking and dedication ceremonies	2	EA	1,500.00	3,000
60 Temporary rental location for 2,000 SF, \$12/SF for 15 months	0	LS		0
61 Donor Recognition	1	LS	6,000.00	6,000
62 Commissioning	1	LS	30,000.00	30,000
63 Reimbursable expenses by the Design team	1	LS	10,000.00	10,000
64 Owner's Soft Cost Contingency	1	LS	200,000.00	200,000
65 Referendum or other Campaign Facilitation	1	LS	20,000.00	20,000
66 Fundraising/Feasibility Committee, Consulting & grant writing	1	LS	150,000.00	150,000
				Soft Cost SubTotal 4,509,530
				Site Work Construction Cost Total 407,722
				Building Construction Cost Total 22,203,727
				PROJECT TOTAL COST \$27,120,979
				2026 bid dollars
				2026 bid dollars (Inflation 4% per year) \$29,426,263



OPINION OF PROBABLE COST - E

Owner: City of Oconomowoc
Project: Expansion and Renovation

Project No.: 2024405
Phase: Concept Design

Date: 2/4/25
Estimator: KB

Concept E - 1-Story Addition at North

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS	
Building Construction Costs:					
New construction					
1	Renovation of existing Library, wall, finishes, HVAC, technology, upgrades	24,124	SF	135	3,256,740
2	New addition, 1 story	30,664	SF	360	11,040,240
3	Roof Patio 40' x 80'	0	SF	120	0
4	Atrium upper space 22' x 76'	0	SF	270	0
5	Code, Maintenance & ADA for existing building	1	LS	500,000	500,000
6	Elevator, 2 stop, large	0	LS	140,000	0
7	Solar Photovoltaic system (stay under 50 KW)	48	KW	2,500	120,000
SubTotal				14,922,980	
Design / Bid Contingency 12%				1,790,758	
Building Construction Costs SubTotal				16,713,738	
Construction Contingency 5%				835,687	
BLDG CONSTRUCTION COST TOTAL				\$17,549,424	
Site Work Construction Costs					
10	Paving removal, 84x130' north parking, north drive 24' x 250', 80x 80' west parking	18,000	SF	2	36,000
11	Remove/Relocate trees, shrubs, landscape curbs	24	EA	800	19,200
12	Remove/replace storm water detention foundations & utilities -	0	SF	5	0
13	Hazardous Material survey, sample, test	1	LS	3,000	3,000
14	Hazardous material abatement	24,124	SF	0	0
15	New Parking Spaces - (asphalt) with Concrete curbs	0	SF	9,000	0
16	Improve existing west parking after construction	3,000	SF	8,000	24,000
17	Concrete Curb and Gutter at former drives	200	LF	24,000	4,800
18	Children's Outdoor Program area and Patio area amenities	0	SF	8,000	0
19	Storm Sewer	100	LF	32	3,200
20	Domestic Water for new fire sprinkler	200	LF	45	9,000
21	Sanitary Sewer	200	LF	50	10,000
22	New Electrical service, transformer	1	LS	30,000	30,000
23	Natural Gas	200	LF	40	8,000
24	Relocate power lines & poles	0	LS	10,000	0
25	Excavation & Fill material - 2' at addition site	2,200	CY	27	59,400
26	Soil Improvement if required	15,000	SF	12	180,000
27	Pedestrian Paving, entry, walk	2,800	SF	6,000	16,800
28	Lawns & Landscaping	1,500	SF	5	7,500
29	Benches, site, bike racks, & patio furniture	1	LS	10,000	10,000
30	Shade structure at roof patio	0	SF	50	0
31	Flag pole	0	LS	3,400	0
32	Directional & Informational Signage - signage, electronic site sign and building	1	LS	24,000	24,000
33	Storm Water Management/Deviation - underground?	1,200	SF	6,000	7,200
34	Site shoring at addition and roadways, underpinning	400	LF	200	80,000
SubTotal				632,100	
Design / Bid Contingency 15%				79,815	
Site Work Constr. Costs SubTotal				611,915	
Construction Contingency 10%				61,192	
SITE WORK CONSTRUCTION COST TOTAL				\$673,107	
Soft Construction Costs - not in bids					
40	Land Acquisition	1	LS		50,000
41	Legal Fees	1	LS		24,000
42	Architectural & Engineering Design Fees	1	LS		1,640,028
43	Information & Technology Design Fees	1	LS		24,000
44	Furnishing Design, selection, bidding Fees	1	LS		117,000
45	Geo Thermal Horizontal Test Well	1	LS		16,000
46	Civil Engineering Design and CA	1	LS		24,000
47	Site Survey, plot combination	1	LS		16,000
48	Printing Costs & electronic plan room for Construction Documents	1	LS		7,900
49	Construction documents State AHJ review Fees	1	LS		10,000
50	Builders Risk Insurance	1	LS		10,000
51	Quality Control Material Testing & Inspections	1	LS		36,000
52	During Construction Utility costs by Owner	1	LS		6,000
53	Fixtures, Furnishings & Equipment Allowance \$30/SF new	30,000	SF	30.00	900,000
54	Fixtures, Furnishings & Equipment Allowance \$20/SF existing	24,000	SF	20.00	480,000
56	Technology & Computer Equipment Allowance	54,000	SF	6.00	324,000
56	Energy & Utility Rebates	1	LS	(10,000.00)	(10,000)
57	Geotechnical subsurface investigation borings	6	EA	3,000.00	18,000
58	Moving in phases	3	EA	25,000.00	75,000
59	Groundbreaking and dedication ceremonies	2	EA	1,500.00	3,000
60	Temporary rental location for 2,000 SF, \$12/SF for 15 months	0	LS		0
61	Donor Recognition	1	LS	6,000.00	6,000
62	Commissioning	1	LS	30,000.00	30,000
63	Reimbursable expenses by the Design team	1	LS	10,000.00	10,000
64	Owner's Soft Cost Contingency	1	LS	200,000.00	200,000
65	Referendum or other Campaign Facilitation	1	LS	20,000.00	20,000
66	Fundraising Feasibility Committee, Consulting & grant writing	1	LS	150,000.00	150,000
Soft Cost SubTotal				4,186,628	
Site Work Construction Cost Total				673,107	
Building Construction Cost Total				17,549,424	
PROJECT TOTAL COST				\$22,409,859	
2028 bid dollars					
2028 bid dollars (inflation 4% per year)				\$24,313,829	



OPINION OF PROBABLE COST – F2

Owner: City of Oconomowoc Project No.: 2024405 Date: 2/4/25
 Project: Expansion and Renovation Phase: Concept Design Estimator: NE

Concept F.2 - 3-Story Addition at East with parking below

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Building Construction Costs:				
New construction				
1 Renovation of existing Library, wall, finishes, HVAC, technology, upgrades	24,124	SF	135	3,256,740
2 New addition, Second & Third level	30,684	SF	360	11,046,240
3 Parking lot and drive becomes covered parking, insulated library floor, extended structure, walls	30,684	SF	85	2,608,140
4 Atrium upper space 80' x 22', 3- story	3,520	SF	360	1,267,200
4.5 Roof Patio 40' x 80'	3,200	SF	120	384,000
5 Code, Maintenance & ADA for existing building	1	LS	500,000	500,000
6 Elevator, 3 stop, large	1	LS	180,000	180,000
7 Solar Photovoltaic system (stay under 50 KW)	48	KW	2,500	120,000
SubTotal				15,362,320
Design / Bid Contingency 12%				2,323,476
Building Construction Costs SubTotal				21,685,796
Construction Contingency 5%				1,084,290
BLDG CONSTRUCTION COST TOTAL				\$22,770,086
Site Work Construction Costs				
10 Paving repair	32,000	SF	2	64,000
11 Remove/Relocate trees, shrubs, landscape curbs	10	EA	800	8,000
12 Remove/replace storm water detention foundations & utilities -	0	SF	5	0
13 Hazard Material survey, sample, test	1	LS	3,000	3,000
14 Hazardous material abatement	24,124	SF	0	0
15 New Parking Spaces (asphalt with Concrete curbs)	0	SF	0.00	0
16 Improve existing adjacent paving after construction, 24' x 250'	6,000	SF	8.00	48,000
17 Concrete Curb and Gutter at street at former drives	0	LF	24.00	0
18 Children's Outdoor Program area and Patio area amenities	1,000	SF	8.00	8,000
19 Storm Sewer	100	LF	32	3,200
20 Domestic Water for new fire sprinkler	100	LF	45	4,500
21 Sanitary Sewer	100	LF	50	5,000
22 New Electrical service, transformer	1	LS	30,000	30,000
23 Natural Gas	100	LF	40	4,000
24 Relocate power lines & poles, one existing to remain	0	LS	10,000	0
25 Excavation & Fill material - 2' at addition site	130	CY	27	3,510
26 Soil improvement if required	2,800	SF	12	24,000
27 Pedestrian Paving, entry, walk	3,800	SF	6.00	18,000
28 Lawns & Landscaping	1,500	SF	5	7,500
29 Benches, site, bike racks, & patio furniture	1	LS	30,000	30,000
30 Shade structure at roof patio	1	SF	50	50
31 Flag pole	0	LS	3,400	0
32 Directional & Informational Signage - signage, electronic site sign and building	1	LS	24,000	24,000
33 Storm Water Management/Retention - underground?	0	SF	6.00	0
34 Site storage at addition and roadways, underpinning	100	LF	200	20,000
SubTotal				304,760
Design / Bid Contingency 15%				45,714
Site Work Constr. Costs SubTotal				350,474
Construction Contingency 10%				35,047
SITE WORK CONSTRUCTION COST TOTAL				\$385,521
Soft Construction Costs - not in bids				
40 Land Acquisition:	1	LS		0
41 Legal Fees	1	LS		6,000
42 Architectural & Engineering Design Fees	1	LS		2,064,005
43 Information & Technology Design Fees	1	LS		24,000
44 Furnishing Design, selection, bidding Fees	1	LS		117,000
45 Geo Thermal Horizontal Test Well	1	LS		16,000
46 Civil Engineering Design and CA	1	LS		24,000
47 Site Survey, plat combination	1	LS		12,000
48 Printing Costs & electronic plan room for Construction Documents	1	LS		7,500
49 Construction documents State AHJ review Fees	1	LS		10,000
50 Builders Risk Insurance	1	LS		10,000
51 Quality Control Material Testing & Inspections	1	LS		36,000
52 During Construction Utility costs by Owner	1	LS		6,000
53 Fixtures, Furnishings & Equipment Allowance \$30/SF new	30,000	SF	30.00	900,000
54 Fixtures, Furnishings & Equipment Allowance \$20/SF existing	24,000	SF	20.00	480,000
55 Technology & Computer Equipment Allowance	54,000	SF	6.00	324,000
56 Energy & Utility Rebates	1	LS	(10,000.00)	(10,000)
57 Geotechnical subsurface investigation borings	6	EA	3,000.00	18,000
58 Moving in phases	3	EA	25,000.00	75,000
59 Groundbreaking and dedication ceremonies	2	EA	1,500.00	3,000
60 Temporary rental location for 2,000 SF, \$12/SF for 15 months	0	LS		0
61 Donor Recognition	1	LS	6,000.00	6,000
62 Commissioning	1	LS	30,000.00	30,000
63 Reimbursable expenses by the Design team	1	LS	10,000.00	10,000
64 Owner's Soft Cost Contingency	1	LS	200,000.00	200,000
65 Referendum or other Campaign Facilitation	1	LS	20,000.00	20,000
66 Fundraising Feasibility Committee, Consulting & grant writing	1	LS	150,000.00	150,000
Soft Cost SubTotal				4,568,505
Site Work Construction Cost Total				385,521
Building Construction Cost Total				22,770,086
PROJECT TOTAL COST				\$27,714,116
2025 bid dollars (inflation 4% per year)				\$30,060,814



OPINION OF PROBABLE COST – G1

Owner: City of Oceanic
Project: Expansion and Renovation

Project No.: 2024405
Phase: Concept Design

Date: 2/4/25
Estimator: KE

Concent G.1 - 1-Story Addition at North with Courtyard

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Building Construction Costs:				
New construction				
1 Renovation of existing Library, wall, finishes, HVAC, technology, upgrades	24,124	SF	135	3,256,740
2 New addition, 1 story	30,684	SF	360	11,046,240
3 Courtyard 56' x 56', additional exterior wall	3,200	SF	200	640,000
4 Atrium upper space 22' x 78'	0	SF	270	0
5 Code, Maintenance & ADA for existing building	1	LS	500,000	500,000
6 Elevator, 2 stop, large	0	LS	140,000	0
7 Solar Photovoltaic system (stay under 50 KW)	48	KW	2,500	120,000
				SubTotal 15,562,980
				Design / Bid Contingency 12% 1,867,258
				Building Construction Costs SubTotal 17,430,238
				Construction Contingency 5% 871,527
				BLDG CONSTRUCTION COST TOTAL \$18,302,064
Site Work Construction Costs				
10 Paving removal, 64'x130' north parking, north drive 24' x 250', 60'x 60' west parking	18,000	SF	2	36,000
11 Remove/Relocate trees, shrubs, landscape curbs	24	EA	800	19,200
12 Remove/replace storm water detention foundations & utilities -	0	SF	5	0
13 Hazard Material survey, sample, test	1	LS	3,000	3,000
14 Hazardous material abatement	24,124	SF	0	0
15 New Parking Spaces (asphalt with Concrete curbs)	0	SF	9.00	0
16 Improve existing west parking after construction	3,000	SF	8.00	24,000
17 Concrete Curb and Gutter at former drives	200	LF	24.00	4,800
18 Children's Outdoor Program area and Patio area amenities (included in courtyard)	0	SF	8.00	0
19 Storm Sewer	250	LF	32	8,000
20 Domestic Water for new fire sprinkler	200	LF	45	9,000
21 Sanitary Sewer	200	LF	50	10,000
22 New Electrical service, transformer	1	LS	30,000	30,000
23 Natural Gas	200	LF	40	8,000
24 Relocate power lines & poles	0	LS	10,000	0
25 Excavation & Fill material - 2' at addition site	2,400	CY	27	64,800
26 Soil improvement if required	18,000	SF	12	180,000
27 Pedestrian Paving, entry, walk	2,800	SF	6.00	16,800
28 Lawns & Landscaping	1,500	SF	5	7,500
29 Benches, sits, bike racks, & patio furniture	1	LS	10,000	10,000
30 Shade structure at roof patio	0	SF	50	0
31 Flag pole	0	LS	3,400	0
32 Directional & Informational Signage - signage, electronic site sign and building	1	LS	24,000	24,000
33 Storm Water Management/Retention - underground?	3,000	SF	6.00	18,000
34 Site shoring at addition and roadways, underpinning	400	LF	200	80,000
				SubTotal 563,100
				Design / Bid Contingency 15% 82,965
				Site Work Constr. Costs SubTotal 646,065
				Construction Contingency 10% 63,807
				SITE WORK CONSTRUCTION COST TOTAL \$689,672
Soft Construction Costs - not in bids				
40 Land Acquisition:	1	LS		50,000
41 Legal Fees	1	LS		24,000
42 Architectural & Engineering Design Fees	1	LS		1,710,156
43 Information & Technology Design Fees	1	LS		24,000
44 Furnishing Design, selection, bidding Fees	1	LS		117,000
45 Geo Thermal Horizontal Test Well	1	LS		16,000
46 Civil Engineering Design and CA	1	LS		24,000
47 Site Survey, plat combination	1	LS		16,000
48 Printing Costs & electronic plan room for Construction Documents	1	LS		7,500
49 Construction documents State NHJ review Fees	1	LS		10,000
50 Builders Risk Insurance	1	LS		10,000
51 Quality Control Material Testing & Inspections	1	LS		36,000
52 During Construction Utility costs by Owner	1	LS		6,000
53 Fixtures, Furnishings & Equipment Allowance \$30/SF new	30,000	SF	30.00	900,000
54 Fixtures, Furnishings & Equipment Allowance \$20/SF existing	24,000	SF	20.00	480,000
55 Technology & Computer Equipment Allowance	54,000	SF	6.00	324,000
56 Energy & Utility Rebates	1	LS	(10,000.00)	(10,000)
57 Geotechnical subsurface investigation borings	7	EA	3,000.00	21,000
58 Moving in phases	3	EA	25,000.00	75,000
59 Groundbreaking and dedication ceremonies	2	EA	1,500.00	3,000
60 Temporary rental location for 2,000 SF, \$12/SF for 15 months	0	LS		0
61 Donor Recognition	1	LS	6,000.00	6,000
62 Commissioning	1	LS	30,000.00	30,000
63 Reimbursable expenses by the Design team	1	LS	10,000.00	10,000
64 Owner's Soft Cost Contingency	1	LS	200,000.00	200,000
65 Referendum or other Campaign Facilitation	1	LS	20,000.00	20,000
66 Fundraising Feasibility Committee, Consulting & grant writing	1	LS	150,000.00	150,000
				Soft Cost SubTotal 4,259,656
				Site Work Construction Cost Total 689,672
				Building Construction Cost Total 18,302,064
				PROJECT TOTAL COST \$23,281,392
				2026 bid dollars 2026 bid dollars (inflation 4% per year) \$25,238,611



OPINION OF PROBABLE COST - M

Owner: City of Oconomowoc
Project: Expansion and Renovation

Project No.: 2024405
Phase: Concept Design

Date: 2/4/25
Estimator: KE

Concept M - 1-Story New Building New Site

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Building Construction Costs:				
New construction				
1 Renovation of existing Library, wall, finishes, HVAC, technology, upgrades	0	SF	135	0
2 New Building, 1 story	54,808	SF	380	19,730,880
3 Courtyard 50' x 50', additional exterior wall	3,200	SF	200	640,000
4 Atrium upper space 22' x 75'	0	SF	270	0
5 Code, Maintenance & ADA for existing building	0	LS	500,000	0
6 Elevator, 2 stop, large	0	LS	140,000	0
7 Solar Photovoltaic system (stay under 50 KW)	48	KW	2,500	120,000
			SubTotal	20,490,880
			Design / Bid Contingency 12%	2,458,906
			Building Construction Costs SubTotal	22,949,786
			Construction Contingency 5%	1,147,489
			BLDG CONSTRUCTION COST TOTAL	\$24,097,275
Site Work Construction Costs				
10 Paving removal	1	LS	20,000	20,000
11 Remove/Relocate trees, shrubs, landscape curbs	24	EA	800	19,200
12 Remove/replace storm water detention foundations & utilities -	0	SF	5	0
13 Hazard Material survey, sample, test	1	LS	3,000	3,000
14 Hazardous material abatement	0	SF	0	0
15 New Parking Spaces (asphalt with Concrete curbs)	45,000	SF	9.00	405,000
15.a New Parking lot lighting	6	EA	4,000.00	24,000
16 Improve existing	0	SF	8.00	0
17 Concrete Curb and Gutter	900	LF	24.00	21,600
18 Children's Outdoor Program area and Patio area amenities (included in courtyard)	3,000	SF	8.00	24,000
19 Storm Sewer	250	LF	32	8,000
20 Domestic Water for new fire sprinkler	200	LF	45	9,000
21 Sanitary Sewer	200	LF	50	10,000
22 New Electrical service, transformer	1	LS	30,000	30,000
23 Natural Gas	200	LF	40	8,000
24 Relocate power lines & poles	2	LS	10,000	20,000
25 Excavation & Fill material - 2' at addition site	11,000	CY	27	297,000
26 Soil improvement if required	15,000	SF	12	180,000
27 Pedestrian Paving, entry, walk	3,200	SF	6.00	19,200
28 Lawns & Landscaping	40,000	SF	5	200,000
29 Benches, site, bike racks, & patio furniture	1	LS	10,000	10,000
30 Shade structure at roof patio	600	SF	50	30,000
31 Flag pole	1	LS	5,000	5,000
32 Directional & Informational Signage - signage, electronic site sign and building	1	LS	24,000	24,000
33 Storm Water Management/Retention - underground?	3,000	SF	6.00	18,000
34 Site shoring at addition and roadways, underpinning	200	LF	200	40,000
			SubTotal	1,425,000
			Design / Bid Contingency 15%	213,750
			Site Work Constr. Costs SubTotal	1,638,750
			Construction Contingency 10%	163,875
			SITE WORK CONSTRUCTION COST TOTAL	\$1,802,625
Soft Construction Costs - not in bids				
40 Land Acquisition:	1	LS		500,000
41 Legal Fees	1	LS		24,000
42 Architectural & Engineering Design Fees	1	LS		2,330,991
43 Information & Technology Design Fees	1	LS		40,000
44 Furnishing Design, selection, bidding Fees	1	LS		117,000
45 Geo Thermal Horizontal Test Well	1	LS		16,000
46 Civil Engineering Design and CA	1	LS		50,000
47 Site Survey, plot combination	1	LS		24,000
48 Printing Costs & electronic plan room for Construction Documents	1	LS		7,500
49 Construction documents State AHJ review Fees	1	LS		15,000
50 Builders Risk Insurance	1	LS		12,000
51 Quality Control Material Testing & Inspections	1	LS		40,000
52 During Construction Utility costs by Owner	1	LS		10,000
53 Fixtures, Furnishings & Equipment Allowance \$30/SF new	30,000	SF	30.00	900,000
54 Fixtures, Furnishings & Equipment Allowance \$20/SF existing	24,000	SF	20.00	480,000
55 Technology & Computer Equipment Allowance	54,000	SF	6.00	324,000
56 Energy & Utility Rebates	1	LS	(15,000.00)	(15,000)
57 Geotechnical subsurface investigation borings	10	EA	3,000.00	30,000
58 Moving in phases	2	EA	35,000.00	70,000
59 Groundbreaking and dedication ceremonies	2	EA	1,500.00	3,000
60 Temporary rental location for 2,000 SF, \$12/SF for 15 months	0	LS		0
61 Donor Recognition	1	LS	9,000.00	9,000
62 Commissioning	1	LS	35,000.00	35,000
63 Reimbursable expenses by the Design team	1	LS	10,000.00	10,000
64 Owner's Soft Cost Contingency	1	LS	250,000.00	250,000
65 Referendum or other Campaign Facilitation	1	LS	20,000.00	20,000
66 Fundraising Feasibility Committee, Consulting & grant writing	1	LS	150,000.00	150,000
			Soft Cost SubTotal	5,452,491
			Site Work Construction Cost Total	1,802,625
			Building Construction Cost Total	24,097,275
			PROJECT TOTAL COST	\$31,352,391
			2025 bid dollars	
			2026 bid dollars (inflation 4% per year)	\$34,017,344



OPERATING COST COMPARISON

Oconomowoc Public Library

Operating Cost Comparison Chart

3/6/2025	Existing actual	Existing + 2-story Addition Option B	Existing + 2-story Addition Options F2	Existing + 1-story Addition Option G1
Total Building Area	24,124 SF	54,808 SF	54,808 SF	54,808 SF
Total renovated area	0 SF	24,124 SF	24,124 SF	24,124 SF
Total New area	0 SF	30,684 SF	30,684 SF	30,684 SF
Ongoing Operations				
Gas /YR-existing \$0.48/SF	\$11,500.00	\$0.00	\$0.00	\$0.00
Gas \$0.45/SF/YR-renov	\$0.00	\$10,855.80	\$10,855.80	\$10,855.80
Gas \$0.35/SF/YR-new	\$0.00	\$10,739.40	\$10,739.40	\$10,739.40
Electrical /YR-existing \$1.29/SF	\$31,000.00	\$0.00	\$0.00	\$0.00
Electric \$1.20/SF/YR-renov	\$0.00	\$28,948.80	\$28,948.80	\$28,948.80
Electric \$1.00/SF/YR-new	\$0.00	\$30,684.00	\$30,684.00	\$30,684.00
Proposed - solar panels 48KW	\$0.00	-\$15,000.00	-\$15,000.00	-\$15,000.00
Water & sewer /YR-existing(w elect)	\$0.00	\$0.00	\$0.00	\$0.00
Maint. \$1.60/YR-existing	\$38,575.00	\$0.00	\$0.00	\$0.00
Maint. \$1.50/SF/YR-renov	\$0.00	\$36,186.00	\$36,186.00	\$36,186.00
Maint. \$1.25/SF/YR-new	\$0.00	\$38,355.00	\$38,355.00	\$38,355.00
Custodial /YR & other \$0.32/SF	\$7,980.00	\$17,538.56	\$17,538.56	\$17,538.56
Janitorial supplies	\$4,000.00	\$9,098.13	\$9,098.13	\$9,098.13
Window Cleaning	\$2,100.00	\$3,000.00	\$3,000.00	\$3,000.00
Equipment replacement	\$2,500.00	\$3,500.00	\$3,500.00	\$3,500.00
Tech/Computer equipment	\$10,400.00	\$10,400.00	\$10,400.00	\$10,400.00
Technology Maintenance	\$9,270.00	\$9,270.00	\$9,270.00	\$9,270.00
Telephone	\$720.00	\$720.00	\$720.00	\$720.00
Internet & WIFI	\$5,940.00	\$5,940.00	\$5,940.00	\$5,940.00
Elevator	\$0.00	\$2,000.00	\$2,000.00	\$0.00
Backflow and Boiler inspections	\$1,175.00	\$1,175.00	\$1,175.00	\$1,175.00
Fire alarm, sprinkler, extinguisher inspect	\$1,050.00	\$2,000.00	\$2,000.00	\$2,000.00
DDC yearly service and electronic monitor	\$1,500.00	\$2,000.00	\$2,000.00	\$2,000.00
Insurance \$0.98/SF	\$23,605.00	\$40,000.00	\$40,000.00	\$40,000.00
Staffing 13.337 FTE now understaffed,	\$993,770.48	13.34 \$993,770.48	9 \$993,770.48	8.80 \$993,770.48
Catalog & office supplies	\$16,100.00	\$20,000.00	\$20,000.00	\$20,000.00
IT contractor	\$13,000.00	\$13,000.00	\$13,000.00	\$13,000.00
Pest Control	\$450.00	\$900.00	\$900.00	\$900.00
Snow removal	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00
Legal Services	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00
Licenses and permits	\$3,560.00	\$3,560.00	\$3,560.00	\$3,560.00
Marketing	\$700.00	\$700.00	\$700.00	\$700.00
Professional Development	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Travel & Mileage	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Copy Machine	\$5,560.00	\$5,560.00	\$5,560.00	\$5,560.00
Copier lease	\$3,515.00	\$7,000.00	\$7,000.00	\$7,000.00
Memberships	\$930.00	\$930.00	\$930.00	\$930.00
Furniture	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Bridges system annual support	\$21,154.00	\$21,154.00	\$21,154.00	\$21,154.00
RFID Maintenance	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
Audit Fee	\$1,927.00	\$1,927.00	\$1,927.00	\$1,927.00
Printing	\$400.00	\$400.00	\$400.00	\$400.00
Postage	\$360.00	\$360.00	\$360.00	\$360.00
Program & Materials	\$13,000.00	\$13,000.00	\$13,000.00	\$13,000.00
Electronic media	\$22,139.00	\$22,139.00	\$22,139.00	\$22,139.00
Books	\$92,000.00	\$92,000.00	\$92,000.00	\$92,000.00
Periodicals	\$6,500.00	\$6,500.00	\$6,500.00	\$6,500.00
AV materials	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00
Total Annual operations	\$1,378,180.48	\$1,482,111.17	\$1,482,111.17	\$1,480,111.17
annual cost/SF	\$57.13	\$27.04	\$27.04	\$27.01
20 years plus 3% inflation	\$37,032,225.61	\$39,824,882.12	\$39,824,882.12	\$39,771,141.37
20 yr cost/SF	\$1,535.08	\$726.63	\$726.63	\$725.64
40 years plus 3% inflation	\$103,916,544.33	\$111,753,049.13	\$111,753,049.13	\$111,602,246.61
FEH Design				

THANK YOU, PARTICIPANTS

We want to thank the Oconomowoc Public Library Board and the citizens of Oconomowoc, Wisconsin who joined and participated in the public meetings and Spark Session.

Everyone's input and guidance were invaluable in the design Spark review and concept selection process.

Attendance was high for a community this size, which helped the input process!



MEETING MINUTES

MEETING MINUTES

MEETING NAME	Advisory Task Force Meeting #1	MEETING LOCATION	Oconomowoc PL
MEETING DATE	10 December 2024	MEETING TIME	6:00 pm
PROJECT NAME	Oconomowoc Public Library Conceptual Planning		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W. South Street, Oconomowoc, WI 53066		
ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Jen Puccini	Oconomowoc Public Library - Director	262.569.2193 x207	jpuccini@oconomowoclibrary.org
<input checked="" type="checkbox"/> Christy Monk	FEH Design	563.583.4900	christym@fehdesign.com
<input checked="" type="checkbox"/> Mark Taylor	FEH Design	414.231.4726	markt@fehdesign.com
<input checked="" type="checkbox"/> Kevin Eipperle	FEH Design	563.583.4900	kevine@fehdesign.com
<input checked="" type="checkbox"/> Advisory Task Force Members			

DISCUSSION

1. **Introductions**
2. **Review agenda and today's goals**
3. **Advisory Task Force (ATF) Role**
4. **Review Draft Goals for Success**
 - a. The goals were reviewed.
 - b. The question was raised about the definition of 'community' related to the goals.
 - c. The goal of 'Support Local Artists' was suggested.
5. **Relevance of a 21st Century Public Library**
 - a. Modern libraries are much more than a space for books.
 - b. Libraries are incorporating a merchandising / display feel.
6. **Current Library Usage**
 - a. Jen, the library director, reviewed the current statistics.
7. **Review process**
 - a. Space Needs Evaluation & Program of Spaces
 - i. Sensory rooms / spaces were suggested.
 - ii. Room for patrons to move and 'be'.
 - iii. Furniture with cubbies was suggested.
 - iv. It was suggested that the proposed makerspace square footage was not adequate.
 - v. A preference for quiet and non-quiet dedicated spaces was noted.
 - b. Advisory Task Force input, what would you like us to study?
 - c. Design workshop – SPARK (January 8 and 21)
8. **Site & Study Options**
 - a. Main Location, Branch Options
 - i. Consider expansion or a new site.

- ii. Consider an unstaffed branch location.
- b. Considerations
 - i. The large meeting room could have a demonstration kitchen.
 - ii. The Oconomowoc Senior Center needs space for Arts & Crafts, Food & Nutrition programming
 - iii. The Community Center / Senior Center / Library can feel like they are competing. Collaborate.
 - iv. The library provides space to 'be' while the community center is an event space.
 - v. Create a library as learning space for connection and personalization.
 - vi. The library should be welcoming, adaptive, with artist space(s).
 - vii. To facilitate local art displays, an art wall with picture hanging system was suggested.
 - viii. The implications of what is built need to be considered related to staffing.
 - ix. A space that caters to the neurodivergent community in a creative way.
 - x. Consider support for homeschooling.
 - xi. A Friends gift shop could also support local art.
 - xii. It was questioned whether a coffee shop with snacks should be considered.
 - xiii. Parking must be addressed for patrons. Consider parking on a lower level.
 - xiv. The library location should be walkable.
 - xv. Space for play in the library and outdoors should be considered.
 - xvi. The library should be an attraction. The group was interested in drawing people downtown.
 - xvii. The library should be a way to connect 'great' spaces in the community.
 - xviii. Archive and genealogy space should be provided.
 - xix. The library should have an identifiable entrance.
 - xx. Modifications should be a wise investment that can be afforded in the future.
 - xxi. The space should be forward-planning.

9. Review Schedule

- a. Dates & location for future meetings & workshops, virtual & hybrid

10. Next steps, assignments, and next meeting

- a. **January 8, 2025 SPARK all day, meeting at 6:00 PM**

ACTION ITEMS

- 1. Prepare for SPARK workshop.**

For meeting minutes this is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued. No response will indicate acceptance by all parties.

WRITTEN BY Christy Monk

NEXT MEETING **January 8, 2025 at 6PM**

ATTACHMENTS Goals for Success, ATF Meeting Schedule, Space Needs, Presentation Slides, Attendee List



ATTENDANCE SHEET

MEETING INFORMATION

MEETING DATE	10 December 2024	MEETING TIME	6:00PM
MEETING NAME	ATF Kickoff	MEETING LOCATION	OCO PL
PROJECT NAME	Oconomowoc Public Library Conceptual Planning		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South Street Oconomowoc, WI 53066		

NAME	COMPANY	EMAIL
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Linda Braunschweig	Citizen	
Sharon Jesse	"	
Susan Hartel	"	
Kathy Eckhardt	citizen	
Melissa Winkler	citizen	
Terry Kaldhuskel	citizen	
Jennifer Aultman KAH		
Enk Ludwig	Board Member	
Terri Kroll	citizen	
Stacey Schweizer	Citizen	
FRED ECKHARDT	"	
MATT Mulder	"	
Abigail Engstrand	citizen	
BRAD ENGSTRAND	"	
Mynthe Hoffmann	Citizen	
Stacey Pierce	"	
Susan Nakigene	Citizen	





NAME	COMPANY	EMAIL
Kerry Hansen	Library Board Member	
Cari Schwermer	ocon Friends of...	
Lizae Brazelton	Library	
Kate Kennedy	Library Board	
Julie Nankue		
Ben Nankue	library board	
Kelly Luedke	citizen	
Barb Elwood	Goetsch Lib. Bd.	
Perry Goetsch	Patron	
JAKE HERRO	CITIZEN	
Melissa Krahn	Citizen/educator	
Jamie Mandigo	citizen	
Erin Guenterberg	LCFF, LLC	
Jenny Hojem	library board	
Lauren Hornacker	citizen	
Nancy White	at friends of libr	
Brace Whit	citizen	
Lisa Boudoin	citizen	
MARY STIKES	FRIENDS	
Diane Knutsen	Bridges Trustee	
CLAY ANDERSON	STAFF	





NAME	COMPANY	EMAIL
<i>Roger B...</i>	<i>friend</i>	
<i>Pat Ludwig</i>	<i>Friend</i>	

ONLINE ATTENDEES:

HEIDI HALLETT

JUSTIN AGAR-PRATT

RACHEL ORDE

JOAN S



MEETING MINUTES

MEETING INFORMATION

MEETING NAME	Advisory Task Force #2	MEETING LOCATION	Oconomowoc Public Library
MEETING DATE	8 January 2025	MEETING TIME	6:00 PM
PROJECT NAME	Oconomowoc Public Library Conceptual Design		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South St Oconomowoc Public Library		

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Christy Monk	FEH Design	563.583.4900	christym@fehdesign.com
<input checked="" type="checkbox"/> Kevin Eipperle	FEH Design	563.583.4900	kevine@fehdesign.com
<input checked="" type="checkbox"/> Mark Taylor	FEH Design	414.200.9660	markt@fehdesign.com
<input checked="" type="checkbox"/> Sarah Jansen	FEH Design	414.200.9660	sarahjj@fehdesign.com
<input checked="" type="checkbox"/> Brady Ludvik	FEH Design	414.200.9660	bradyl@fehdesign.com
<input checked="" type="checkbox"/> Jen Puccini	Oconomowoc Public Library	262.569.2193	jpuccini@oconomowoclibrary.org
<input checked="" type="checkbox"/> Advisory Task Force Members			

DISCUSSION

1. Introductions
2. Review the Goals for Success
3. Review ATF #1 items very briefly
 - a. Advisory Task Force Role
 1. An ATF member asked if these meetings will provide cost analyses. Kevin stated that these details will be provided at the meeting on February 5.
 - b. Relevance of a 21st Century Public Library
 - c. Current Library Stats
 - d. Review process.
 1. Space Needs Evaluation & Program of Spaces
 2. Advisory Task Force input, what would you like us to study?
 3. Design workshop – SPARK (January 8 and 21)
 - e. Review Schedule
4. Establish decision making criteria for the options
 - a. Cost & Fairness
 - b. Central Downtown Location
 - c. Flexibility
 - d. Site Availability
 - e. Meets Core Missions of Education and Service
 - f. Available Parking / Traffic
 - g. Serves a Diverse Population
 - h. Staff & Support Needs / Supervision
 - i. Architectural Fit for Downtown
 - j. Efficient Use of Space
 - k. After-Hours Access
 - l. Serving Patrons During Construction

- m. Safety & Security
 - n. Partners & Revenue Generation
 - o. Take Advantage of Natural Beauty
 - p. Balance Privacy
 - q. Possible Future Expansion
 - r. Keeping Resources Together
 - s. LEED / Sustainable
5. Review options and test fits studied during SPARK Day 1
- a. An ATF member asked if people in the future will use a library, as working from home continues to grow.
 - 1. Some speculate this could be a reason for libraries to shrink in the future, while others believe it to be a reason for their need to grow. It is hard to know for sure.
 - b. An ATF member expressed the importance of remembering that the library serves the surrounding area's population as well as the City of Oconomowoc itself. Funding is also provided at the county level, so non-city residents would contribute with taxes.
 - c. Option A
 - 1. A new 2 story building in the parking lot to the north with a level of parking on the ground floor. A skywalk to the community center could be possible.
 - d. Option A1
 - 1. A new 4 story building on the parking lot to the north with multiple levels of parking below the library level.
 - e. Option B
 - 1. A 1- and 2-story addition to the existing library on the parking lot to the North, making in the existing L-shaped building more rectangular.
 - f. Option C
 - 1. A 2 story addition to the existing library. The first floor addition extends into the parking lot to the North, while the second floor extends to Wisconsin Avenue incorporating a large elevated outdoor patio above the existing parking lot.
 - g. Option D
 - 1. An addition to the existing library in the parking lot to the West. The corner of Worthington Street and South Street becomes the new main entrance.
 - h. Option E
 - 1. An addition to the existing library that covers the parking lot and drive aisle immediately to the North.
 - i. Option F
 - 1. A 1 story addition to the existing library that extends over Church Street to the East into the east parking lot.
 - j. Option F1
 - 1. A 2 story addition to the existing library extends over Church Street and a portion of the parking lot to the East. The first level of the addition allows the street and parking lot to remain.
 - k. Option G
 - 1. An addition to the existing library extends over the parking lots, drive aisle to the North/Northeast. Space for a central courtyard for patrons is shown.
 - l. Option H
 - 1. A new two-story building is built across Church Street in the existing parking lot. The existing building is removed and the site is available for future development.
 - m. Option J



1. An addition to the existing library covers the parking lots and drive isle, making a playful outline. The shape was designed to resemble a griffin. This design incorporates a large glass-roofed courtyard.
- n. Option L
1. A second story addition is built onto the existing library of the library is replaced with a new two-story building. Minimal parking or street disruption. The design shows a drive-up book drop and a possibly balcony.
- o. Option M
1. A new 54,000 SF building on Old Schoolhouse Road. A drive up book drop and outdoor programming with ample parking.
- p. Express Library Options
1. A 2,400 SF and a 750 SF express library option were drawn and could fit into multiple storefront locations.
- q. Identify preferred options and aspects of options
1. ATF Members then voted on their first, second, and third choices for options. The votes are shown in the chart to the right.
 2. A prioritization survey will be sent out for community members to take and weight decision-making criteria.

Oconomowoc ATF				
ATF #2 Voting (January 8, 2025)				
Blue dots				
Preferred options to study further				
	#1	#2	#3	Score
A	7	6	1	34
A1	19	5	2	69
B	3	5	5	24
C	1	4	5	16
D				0
E	1	4	5	16
F				0
F1		1		2
G	1	6	7	22
H		1	1	3
J	1		1	4
K				0
L		1		2
M			1	1
	33	33	28	

ACTION ITEMS

2. Prepare for SPARK workshop.
3. Send out survey for weighting of decision-making criteria.

For meeting minutes this is the author’s understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued. No response will indicate acceptance by all parties.

WRITTEN BY Brady Ludvik

NEXT MEETING January 21, 2025 at 6PM

ATTACHMENTS Goals for Success, ATF Meeting Schedule



ATTENDANCE SHEET

MEETING DATE	8 JANUARY 2024	MEETING TIME	Click here to enter text.
MEETING NAME	SPARK - Session 1	MEETING LOCATION	OCO PL
PROJECT NAME	Oconomowoc Public Library Conceptual Planning		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South Street Oconomowoc, WI 53066		

NAME	COMPANY	PHONE #	EMAIL
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Rebecca East

Abigail Engstrand

Paige Brunclik

Pat Ludwig

Heidi Kinsley

Erin Guenterberg

Guia Markson Magnus

Steve Hwy S. Rohrer





ATTENDANCE SHEET

MEETING DATE	8 JANUARY 2024	MEETING TIME	Click here to enter text.
MEETING NAME	SPARK - Session 1	MEETING LOCATION	OCO PL
PROJECT NAME	Oconomowoc Public Library Conceptual Planning		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South Street Oconomowoc, WI 53066		

NAME	COMPANY	PHONE # EMAIL
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Jamie Martigo

Nancy White

Andrea Berke

Natalie Hilmer

Thomas Haas

Sharon Helbing

Susan Harter

Arne Coil

Darla Diderrich





ATTENDANCE SHEET

MEETING DATE	8 JANUARY 2024	MEETING TIME	Click here to enter text.
MEETING NAME	SPARK - Session 1	MEETING LOCATION	OCO PL
PROJECT NAME	Oconomowoc Public Library Conceptual Planning		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South Street		
	Oconomowoc, WI 53066		

NAME	COMPANY	PHONE #	EMAIL
<i>Yvonne Moroni</i>			
<i>Lizzie Brazetton</i>			
<i>Kelsey Butterfield</i>			
<i>Clay Anderson</i>			
<i>Stacey Pierce</i>			
<i>Mary Pappas</i>			
<i>Barb Elwood-Goetsch</i>			
<i>Perry Goetsch</i>			
<i>Jen Puccini</i>			





ATTENDANCE SHEET

MEETING DATE	8 JANUARY 2024	MEETING TIME	Click here to enter text.
MEETING NAME	SPARK - Session 1	MEETING LOCATION	OCO PL
PROJECT NAME	Oconomowoc Public Library Conceptual Planning		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South Street Oconomowoc, WI 53066		

NAME	COMPANY	PHONE #	EMAIL
Jennie Fidler	OPL		
KRISTI WEBER	CTY		
Laura Gibbs	Ocon Resident		
Bill & Jan Tweeden			
Hellie Schick			
Evelly Romano			
	= Isabella Romano		
	Gabriela Romano		
Bonnie Lewis-Tschannen	- Stapleton Realty		





ATTENDANCE SHEET

MEETING DATE	8 JANUARY 2024	MEETING TIME	Click here to enter text.
MEETING NAME	SPARK - Session 1	MEETING LOCATION	OCO PL
PROJECT NAME	Oconomowoc Public Library Conceptual Planning		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South Street Oconomowoc, WI 53066		

NAME	COMPANY	PHONE #	EMAIL
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Mike Tschannen

Kerry Pinkies

v

ONLINE ATTENDEES:
HEIDI HALLETT



MEETING MINUTES

MEETING INFORMATION

MEETING NAME	Advisory Task Force #3	MEETING LOCATION	Oconomowoc Public Library
MEETING DATE	21 January 2025	MEETING TIME	6:00 PM
PROJECT NAME	Oconomowoc Public Library Conceptual Design		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South St Oconomowoc Public Library		

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Christy Monk	FEH Design	563.583.4900	christym@fehdesign.com
<input checked="" type="checkbox"/> Kevin Eipperle	FEH Design	563.583.4900	kevine@fehdesign.com
<input checked="" type="checkbox"/> Mark Taylor	FEH Design	414.200.9660	markt@fehdesign.com
<input checked="" type="checkbox"/> Sarah Jansen	FEH Design	414.200.9660	sarahjj@fehdesign.com
<input checked="" type="checkbox"/> Brady Ludvik	FEH Design	414.200.9660	bradyl@fehdesign.com
<input checked="" type="checkbox"/> Jen Puccini	Oconomowoc Public Library	262.569.2193	jpuccini@oconomowoclibrary.org
<input checked="" type="checkbox"/> Advisory Task Force Members			

DISCUSSION

6. Introductions
 - a. This study is the start of a long multi-year process related to the library. The next step, after the recommendation of the Advisory Task Force, is a fundraising feasibility study planned for 2025.
7. Review the Goals for Success
 - a. The goals were reviewed and will be kept in mind throughout the meeting.
8. Review Space Needs Recap
 - a. The existing building is 24,124SF. The proposed space needs identify a total building area of 54,808SF if the building is one level.
9. Review Weighted Decision-Making Criteria
 - a. The group questioned the intended definition of some of the criteria, so it could be weighted accurately.
 1. Cost & Fairness
 1. Cost to build and operate. It was questioned whether the county will pay for a portion of the space or not.
 2. Central Downtown Location
 3. Flexibility
 1. How open is the space to move items in the future.
 4. Site Availability
 1. The bank property is not available.
 5. Meets Core Missions of Education and Service
 6. Available Parking / Traffic
 7. Serves a Diverse Population
 1. Related to ADA and people's abilities, and neurodivergence.
 8. Staff & Support Needs / Supervision
 9. Architectural Fit for Downtown

- 10. Efficient Use of Space
 - 11. After-Hours Access
 - 1. Access to book drop, lockers, bathrooms, meeting rooms outside of library hours.
 - 12. Serving Patrons During Construction
 - 1. Displacement of the library during construction.
 - 13. Safety & Security
 - 14. Partners & Revenue Generation
 - 15. Take Advantage of Natural Beauty
 - 16. Balance Privacy
 - 1. Balancing privacy with supervision.
 - 17. Possible Future Expansion
 - 18. Keeping Resources Together
 - 1. Keeping books all in one location.
 - 19. LEED / Sustainable
 - b. The survey will be re-sent with descriptions of some terms for new input before the next ATF Meeting.
10. Review site options and test fits studied during SPARK Day 1
- a. Some of the site options that were developed during Day 1 were deemed no longer viable considering that Bank Five Nine owned land is not available. All sites reviewed at Day 2 were those where the addition was located on City property.
11. Review Spark Day 2 Drawings
- a. It was requested that the current food truck site / old Enterprise building site near the roundabout be considered.
 - b. Option B
 - 1. A 1- and 2-story addition to the existing library on the parking lot to the North, making the existing L-shaped building more rectangular.
 - c. Option D
 - 1. An addition to the existing library in the parking lot to the West. The corner of Worthington Street and South Street becomes the new main entrance.
 - d. Option D1
 - 1. A new 2 story building in the parking lot to the west with a level of parking on the ground floor.
 - e. Option E
 - 1. An addition to the existing library that covers the parking lot and drive aisle immediately to the North.
 - f. Option F2
 - 1. A 2 story addition to the east of the existing library that extends over Church Street into the east parking lot.
 - g. Option G1
 - 1. An addition to the existing library extends to the north and the east. Space for a central courtyard for patrons is shown.
 - h. Option L
 - 1. A second story addition is built onto the existing library of the library is replaced with a new two-story building. Minimal parking or street disruption. The design shows a drive-up book drop and a possible balcony.
 - i. Option M
 - 1. A new 54,000 SF building. A drive-up book drop and outdoor programming with ample parking.



12. Vote
 - a. ATF Members then voted on their first, second, and third choices for options. The votes are shown in the chart to the right.
13. The next meeting will include conceptual costs for the preferred design options, so that can be considered in the final round of voting.

Oconomowoc ATF				
ATF #3 Voting (January 21, 2025)				
Yellow dots				
Preferred options to study further				
	#1	#2	#3	Score
A	1	0	0	3
A1	1	1	0	5
B	8	11	5	51
C	0	0	2	2
D	0	3	2	8
D1	2	8	4	26
E	3	2	4	17
F	0	0	0	0
F1	0	0	0	0
F2	17	6	6	69
G	2	0	0	6
G1	2	4	9	23
H	0	0	0	0
J	0	0	0	0
K	0	0	0	0
L	0	1	0	2
L1	0	0	0	0
M	1	0	0	3
	37	36	32	0

ACTION ITEMS

4. Refine Spark sketches and include suggested site test fit.
5. Send out updated survey for weighting of decision-making criteria.

For meeting minutes this is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued. No response will indicate acceptance by all parties.

WRITTEN BY Christy Monk

NEXT MEETING February 5, 2025 at 6PM

ATTACHMENTS Goals for Success, ATF Meeting Schedule



ATTENDANCE SHEET

MEETING DATE	21 JANUARY 2025	MEETING TIME	Click here to enter text.
MEETING NAME	SPARK - Session 2	MEETING LOCATION	OCO PL
PROJECT NAME	Oconomowoc Public Library Conceptual Planning		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South Street Oconomowoc, WI 53066		

NAME	COMPANY	PHONE # EMAIL
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Matt Rosok + Family

Amy Youngers

Sanford Glazer

Laura Gibbs

Michael Wright

Pat Ludwig

MARTHA GLEISNER

Kim + Jerry Thomassen





ATTENDANCE SHEET

MEETING DATE	21 JANUARY 2025	MEETING TIME	Click here to enter text.
MEETING NAME	SPARK - Session 2	MEETING LOCATION	OCO PL
PROJECT NAME	Oconomowoc Public Library Conceptual Planning		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South Street Oconomowoc, WI 53066		

NAME	COMPANY	PHONE # EMAIL
------	---------	------------------

Jennifer Othmer

Ray McKenna

Rhonda McKenna

Linda Braunschweig





NAME	COMPANY	PHONE # EMAIL
------	---------	------------------

Nancy White

Julie Nankue

Bruce White

Chris Skumatz

Matt & Rebecca Eash

Kate Kenney

Kerry Finckes

Joan Schubert

Terry Kaldhusdal

Linda Braunschweig

Mark Wilkinson





NAME	COMPANY	PHONE #
		EMAIL

Cari Schwerman

Jan McClure

Sarah Schick

Deane Krutson

Brendan Dooly

Sherry Ryan Dooly

Stacy Pierce





NAME	COMPANY	PHONE #	EMAIL
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Sharon Jesse

Jennifer Hooper

Bethany Pagel

Ann Hick

Melissa Krahn

Jacqueline Day

Ben Wankatz

Roy McKenna

Stacey Schweizer

Amanda Hishmeh





NAME	COMPANY	PHONE #	EMAIL
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Abigail Engstrand Artist
www.abigailengstrand.com

Barb + Perry Goetsch Lib. Patrons
Shelley Anderson CG Schmidt
Kerry Finley
Pat Ludwig
Amanda Hishmeh
Dena

ONLINE ATTENDEES:

- JENNIFER OTHMER
- MELISSA KRAHN
- SUELLYNROHRER
- CHARLIE GRIFFITH



MEETING MINUTES

MEETING INFORMATION

MEETING NAME	Advisory Task Force #4	MEETING LOCATION	Oconomowoc Public Library
MEETING DATE	5 February 2025	MEETING TIME	6:00 PM
PROJECT NAME	Oconomowoc Public Library Conceptual Design		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South St Oconomowoc Public Library		

ATTENDEE NAME	ORGANIZATION	PHONE	EMAIL
<input checked="" type="checkbox"/> Christy Monk	FEH Design	563.583.4900	christym@fehdesign.com
<input checked="" type="checkbox"/> Kevin Eipperle	FEH Design	563.583.4900	kevine@fehdesign.com
<input checked="" type="checkbox"/> Mark Taylor	FEH Design	414.200.9660	markt@fehdesign.com
<input checked="" type="checkbox"/> Jen Puccini	Oconomowoc Public Library	262.569.2193	jpuccini@oconomowoclibrary.org
<input checked="" type="checkbox"/> Advisory Task Force Members			

DISCUSSION

14. Introductions

- a. This study is the start of a long multi-year process related to the library.

15. Review the Goals for Success

- a. The goals were reviewed and will be kept in mind throughout the meeting.

16. Review Weighted Decision-Making Criteria

- a. Weighted criteria from the two ATF surveys were combined and entered into the criteria checklist. These criteria should inform preferred concept selection.

CRITERIA CHART

Oconomowoc Public Library



Goals Based Criteria	Weighting Factor 0-10	Design Options							
		Existing Site	New						
		B	D1	E	F2	G1	L	M	N1
1. Cost & Fairness	7								
2. Central Downtown Location	8								
3. Flexible	7.5								
4. Site Availability	7.6								
5. Meets Core Missions of Education and Service	8								
6. Available Parking / Traffic	7								
7. Serves a Diverse Population	9								
8. Staff & Support Needs / Supervision	7.4								
9. Architectural Fit for Downtown	6								
10. Efficient Use of Space	8.5								
11. After Hours Access	6								
12. Serving Patrons During Construction	8								
13. Safety & Security	8								
14. Partners & Revenue Generation	6								
15. Take Advantage of Natural Beauty	7								
16. Balance Privacy	6								
17. Possible Future Expansion	7.4								
18. Keeping Resources Together	7								
19. LEED / Sustainable	8								
Total Score									
Ranking									

17. Review options studied during SPARK & ATF mtg #3 voting summary

- a. The site options that were developed on Bank Five Nine owned land were not reviewed.
- b. Option B
 - 1. A 1- and 2-story addition to the existing library on the parking lot to the North, making the existing L-shaped building more rectangular.
- c. Option D1
 - 1. A new 2 story building in the parking lot to the west with a level of parking on the ground floor.
- d. Option E
 - 1. An addition to the existing library that covers the parking lot and drive aisle immediately to the North.
- e. Option F2
 - 1. A 2 story addition to the east of the existing library that extends over Church Street into the east parking lot.
- f. Option G1
 - 1. An addition to the existing library extends to the north and the east. Space for a central courtyard for patrons is shown.
- g. Option M
 - 1. A new 54,000 SF building. A drive-up book drop and outdoor programming with ample parking.
- h. Option N
 - 1. The current food truck site / old Enterprise building site near the roundabout was drawn with two different concepts containing a two-story library (with and without retail).
- i. The design concepts and conceptual budgets are available for viewing on the FEHDesignSpark.com website.

18. Review Capital budget opinions

- a. The total project budgets for the preferred concepts were reviewed. A budget for option M (new building on a new site) was provided for comparison. See below.

Oconomowoc Public Library Concept Budget Summary

2/4/2025

Options	2026 bid total project budget	Vote Points day 2
B - Two-Story addition on the North	\$23,602,755.48	51
D1 - Second level addition above parking on West	\$27,120,979.27	26
E - One-Story addition on North	\$22,409,058.77	17
F2 - Second level addition above parking and drive on East	\$27,714,114.59	69
G1 - One-Story addition with courtyard on North	\$23,261,392.22	23
M - New building, New Site, one-story	\$31,352,390.87	3

19. Identify recommendations

- a. A drive-up book drop was recommended.

20. Recommend preferred options

- a. ATF members then selected their first and second choices for design options. The votes are shown in the chart to the right.

21. Next steps, assignments, and next meeting

- a. This is the final ATF meeting. Thank you for your engagement in this process! There is a Library Board meeting scheduled for 17 March 2025 at 6:00PM where recommendations from the ATF will be presented. ATF members are encouraged to attend to reinforce those recommendations.

Next steps may include:

1. FEH Design to Complete a formal report
2. A presentation to the City Common Council about the process and recommendations
3. Conduct a fundraising feasibility study

Oconomowoc ATF			
ATF #4 Voting (February 5, 2025)			
Blue Dots and Red Hearts			
Preferred options to study further			
	#1	#2	Score
A			0
A1			0
B	12	14	38
C			0
D			0
D1	2	4	8
E	2	0	4
F			0
F1			0
F2	12	9	33
G			0
G1	6	7	19
H			0
J			0
K			0
L			0
L1			0
M	1	0	2
N	0	0	0
N1	3	4	10
	38	38	

ACTION ITEMS

6. Compile information into a formal report including recommendations from the ATF.

For meeting minutes this is the author's understanding of the items discussed. Please notify us of any discrepancies within 7 days so revised minutes can be issued. No response will indicate acceptance by all parties.

WRITTEN BY Christy Monk

NEXT MEETING None at this time

ATTACHMENTS None



ATTENDANCE SHEET

MEETING INFORMATION

MEETING DATE	5 February 2025	MEETING TIME	6:00PM
MEETING NAME	ATF Meeting #4	MEETING LOCATION	OCO PL
PROJECT NAME	Oconomowoc Public Library Conceptual Planning		
FEH PROJECT NUMBER	2024405		
PROJECT ADDRESS	200 W South Street Oconomowoc, WI 53066		

NAME	COMPANY	EMAIL
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Jenny Hooper	ORSD District - Libary	—
Tempy Helander	—	—
George McCaule	—	—
Cari Schwerman	—	—
George McCaule	—	—
Jen Puccini	—	—
BRAD ENGSTADT	—	—
Chas Schellpeter	—	—

ONLINE ATTENDEES

MATT MULDER

KATIE F





NAME	COMPANY	EMAIL
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Melissa Krahn
 Terry Kaldhusdal
 Sharon Jesse
 Barb & Perry Goetsch
 Pat Ludwig
 Stacey Pierce
 Jennifer Othmer
 Linda Braunschweig
 Rhonda McKenna
 Ray McKenna
 Ben Nankin
 ERIK LUDWIG
 Abigail Engstrand
 Julie Nankin
 Ben Nankin
 Chad Nankin
 Jen McClure
 Kate Kennedy
 Joy Starr

 Jennie Fidler
 Kelsey Buttorf
 Lizzie Baxton
 Gina Markson Meyers
 Amanda Hishmer



CONCLUSIONS

COMMUNITY RECOMMENDATIONS AND RESULTS

The recommendation made after evaluating the votes from the ATF group is for an expansion of the existing library building on city-owned property. Sites B, F2, and G1 received the most support. As such, the recommendations have been distilled to the following.

- Provide an addition to and renovation of the existing library building.
- Maintain the library building on city-owned property.
- Replace any parking spaces that are lost as part of the expansion.
- Retain existing parking and build library space above on a second floor.
- Provide a drive up book drop and pick up window attached to the library building.

NEXT STEPS

1. Conduct a work session with the library board and the City Council to review the design process and recommendations.
2. Post and publicize the results of this process to inform the public further and to continue to gather supporters and stakeholders.
3. Consider a community-wide survey to engage, inform, and receive feedback from a larger section of the community regarding this conceptual design process.
4. Conduct a fundraising feasibility study.
5. Identify the schematic design work and submit for grants.
6. Determine the amount of funding that could be provided by all sources.
7. Assemble the fundraising and campaign planning committee to raise the funds.
8. Depending on funding source requirements, begin schematic design.

