



HGA

# Dodgeville Public Library

Iowa Street Test-Fit Study – Plans | Images | Budget  
January 17, 2022





# Project Goals

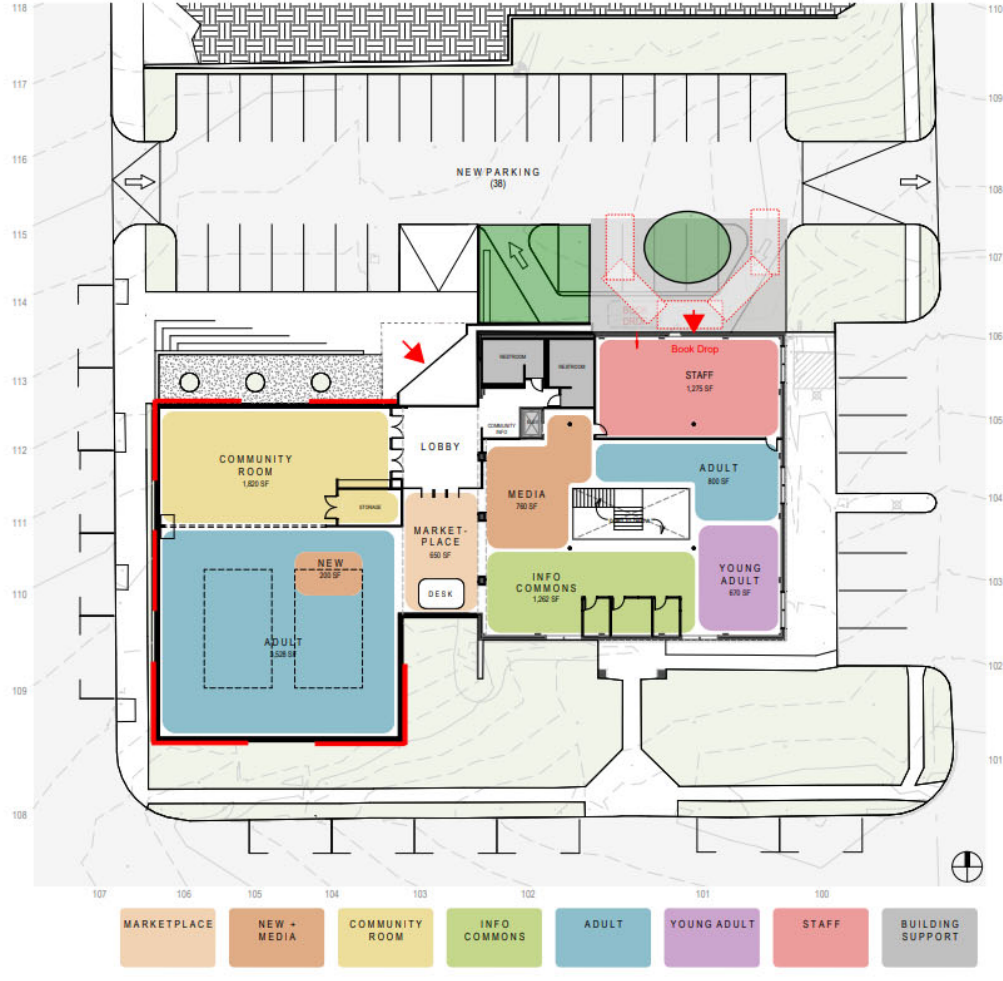
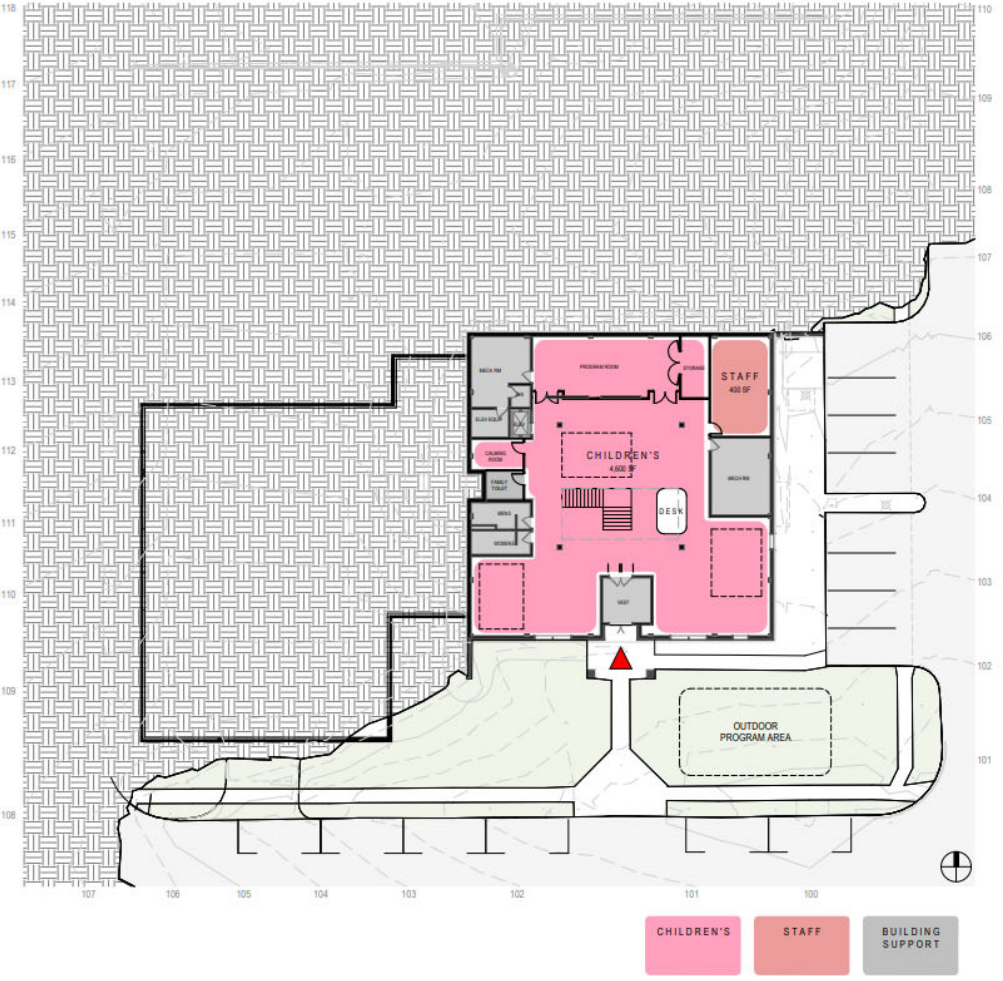
# Dodgeville Public Library Project Goals

- **Establish a clear Library identity for the building**
- **Create a welcoming presence & “heart of the community”**
- **Respect historic district while improving street presence & transparency**
- **Expand program opportunities**
- **Improve accessibility, security and wireless access**
- **Improve Staff spaces (efficiency)**
- **Unite the library (have it feel like one space)**
- **Incorporate art into the design**



# Plan + Building Studies





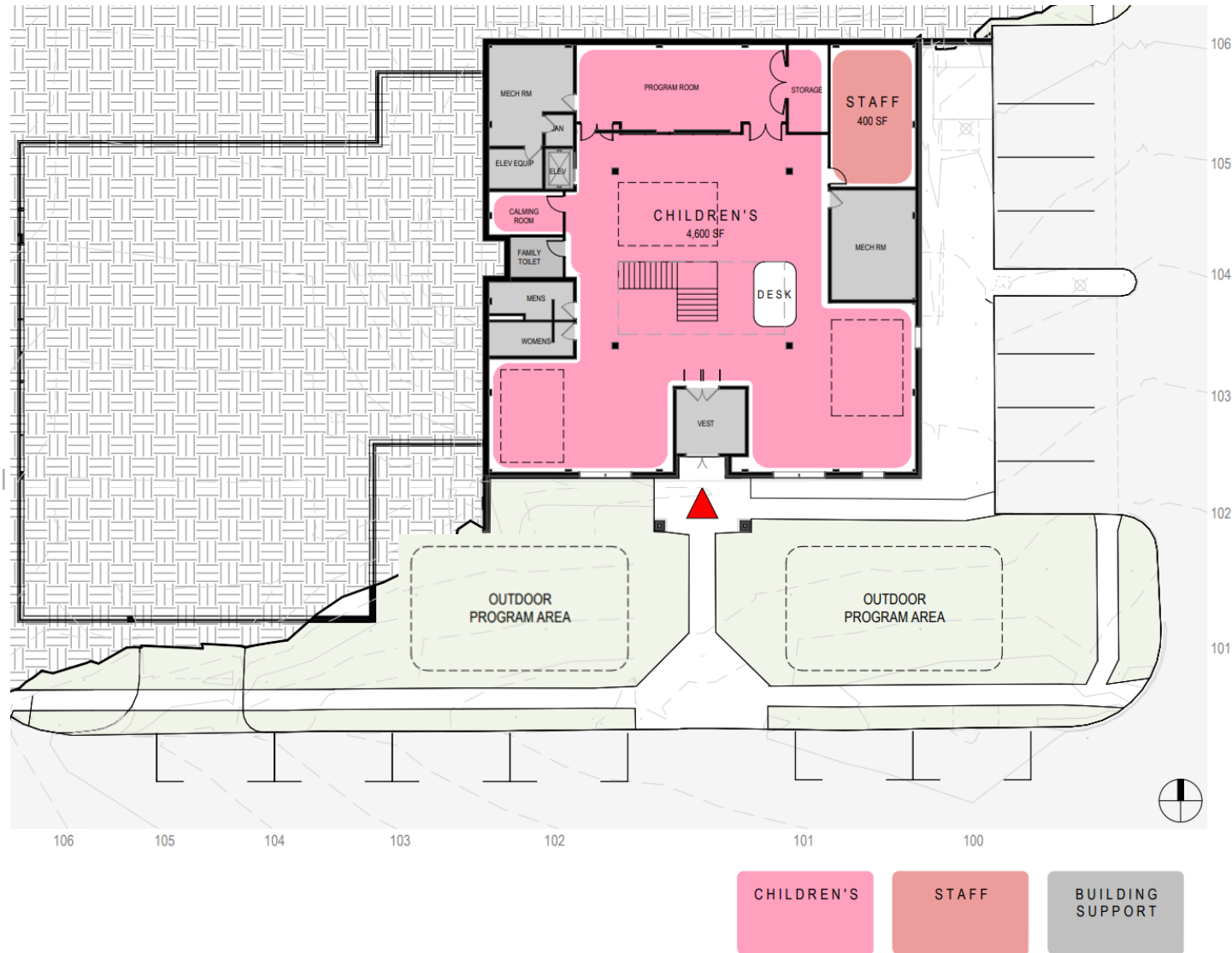
1 STUDY C.2 - LOWER LEVEL  
1/16" = 1'-0"

2 STUDY C.2 - UPPER LEVEL  
1/16" = 1'-0"

## Lower Level Plan

- Children's Area (4,600 SF)
- Children's Program Room
- Staff Area (400 SF)
- Family, Women's + Men's Room
- Mechanical Rooms
- Direct Lower Level Entry
- Adjacent Outdoor Program Area
- Open Stair connects to Main Level

Note: This is all renovated existing space (6,675 SF), No new SF this Level



# Main Level Plan

- Community Room (1,820 SF)
- Adult Stacks + Reading (2,325 SF)
- Young Adult (670 SF)
- Staff Area (1,275 SF)
- Rest Rooms
- Book Drop-off /Pick-up
- Direct Entry from Parking Area
- Adjacent Outdoor Sitting Area
- Open Stair connects to Children's Below

This Level: 7,250 New SF  
6,675 Existing Renovated SF  
 13,925 Total SF







Aerial View of Main Entry





View looking toward Main Entry + Library addition from Iowa Street





Elevation along Iowa Street





Lower Level Children's Entry along Fountain Street





# Cost Model Review



# Project Metrics

Existing Building Square Footage = 13,370 SF  
Library Addition (New SF)= 7,200 SF  
Total New + Renovation = 20,570 SF

Existing Parking Spaces = 22 Library + 8 (Union Street) = 30 Total  
Proposed Parking Spaces = 30 + 8 (Union Street) = 38 Total

# Dodgeville Library

## Preliminary Cost Modeling Update

HGA

			STUDY C.1 / C.2			RENOVATION		
			7,200	GSF		13,370	GSF	
<b>Sitework</b>				<b>\$68/sf</b>	<b>\$491,700</b>		<b>\$0/sf</b>	<b>\$0</b>
	Site controls, prep, misc demo		35,000	\$1.00/sf	\$35,000			
	Surfacing demo/removal		11,500	\$2.50/sf	\$28,750			
	Cut & fill, grading		2,000	\$30.00/cy	\$60,000			
	Parking		14,500	\$5.00/sf	\$72,500			
	Pedestrian paving, walk		2,200	\$10.00/sf	\$22,000			
	Ret walls, rail		60	\$450.00/lf	\$27,000			
	North entry stair/patio		1,600	\$55.00/lf	\$88,000			
	Utility connections/modifications		500	\$100.00/lf	\$50,000			
	Landscaping		16,700	\$3.50/sf	\$58,450			
	Site amenities, furnishings, lighting, signage		allowance		\$50,000			
<b>Structure</b>				<b>\$74/sf</b>	<b>\$529,200</b>		<b>\$12/sf</b>	<b>\$165,000</b>
	Typical spread footings, SOG		7,200	\$18.00/sf	\$129,600			
	Retaining wall footings		210	\$600.00/lf	\$126,000			
	Structural framing		7,200	\$38.00/sf	\$273,600			
	Remove atrium area floor/stair					600	\$150.00/sf	\$90,000
	Misc tie-in, reno str supt					allowance		\$75,000



<b><u>Enclosure</u></b>				<b>\$120/sf</b>	<b>\$865,140</b>			<b>\$22/sf</b>	<b>\$300,000</b>
Exterior wall construction - studs/wp/vb/insul		7,470		\$16.00/sf	\$119,520				
Glazing system		2,200		\$90.00/sf	\$198,000				
Brick cladding & base		4,270		\$36.00/sf	\$153,720				
Metal panel cladding/detailing		1,000		\$45.00/sf	\$45,000				
Exterior entries		4		\$6,500/ea	\$26,000				
Entry canopy construction		300		\$175.00/sf	\$52,500				
Roof edge/overhang		310		\$200.00/lf	\$62,000				
Exterior features		allowance			\$50,000				
Roofing system		7,200		\$22.00/sf	\$158,400				
Exterior wall demo/tie-in						2,000		\$100.00/sf	\$200,000
Existing enclosure mods - windows						800		\$125.00/sf	\$100,000
<b><u>Interior</u></b>				<b>\$60/sf</b>	<b>\$432,000</b>			<b>\$54/sf</b>	<b>\$718,500</b>
Interior fit & finishes		7,200		\$60.00/sf	\$432,000	13,370		\$50.00/sf	\$668,500
Vertical circulation					reuse existing	allowance			\$50,000
<b><u>Mechanical</u></b>				<b>\$62/sf</b>	<b>\$446,400</b>			<b>\$39/sf</b>	<b>\$521,430</b>
Rooftop units, VAV, reuse & upgrade of existing		7,200		\$48.00/sf	\$345,600	13,370		\$30.00/sf	\$401,100
New FP service & system complete		7,200		\$4.00/sf	\$28,800	13,370		\$3.00/sf	\$40,110
New plumbing service & system complete, upgrades		7,200		\$10.00/sf	\$72,000	13,370		\$6.00/sf	\$80,220
<b><u>Electrical</u></b>				<b>\$36/sf</b>	<b>\$259,200</b>			<b>\$25/sf</b>	<b>\$334,250</b>
Electrical service & distribution, upgrades		7,200		\$17.00/sf	\$122,400	13,370		\$10.00/sf	\$133,700
Lighting & controls		7,200		\$14.00/sf	\$100,800	13,370		\$12.00/sf	\$160,440
LV - Telcom, security, pa, fp, av		7,200		\$5.00/sf	\$36,000	13,370		\$3.00/sf	\$40,110

# Dodgeville Library

## Preliminary Cost Modeling Update

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			STUDY C.1 / C.2		RENOVATION			
			7,200 GSF		13,370 GSF			
<b>Contractor GC's/OH&amp;P</b>	8.00%			\$34/sf	\$241,891		\$12/sf	\$163,134
<b>SUBTOTAL CONSTRUCTION COST</b>				\$454/sf	\$3,265,531		\$165/sf	\$2,202,314
<b>Design Contingency</b>	10.00%				\$326,553			\$220,231
<b>Construction Contingency</b>	3.00%				\$107,763			\$72,676
<b>TOTAL CONSTRUCTION COST</b>				\$514/sf	\$3,699,847		\$187/sf	\$2,495,222
<b>Escalation (to mid-construction - Q3-2022)</b>	6.00%				\$221,991			\$149,713
<b>TOTAL CONSTRUCTION COST (2022)</b>				\$545/sf	\$3,921,838		\$198/sf	\$2,644,936
<b>Project Soft Costs</b>	25.00%				\$980,459			\$661,234
<i>(A&amp;E Fees, FF&amp;E, Technology / AV, Testing &amp; Inspections, Permits, Commissioning, etc.)</i>								
<b>TOTAL PROJECT COST (2022)</b>				\$681/sf	\$4,900,000		\$248/sf	\$3,310,000
<b>\$8,210,000</b>								





THANK YOU!