

**BUILDING EVALUATION
AND
FEASIBILITY STUDY**

**LAGRANGE PUBLIC LIBRARY
203 WEST SPRING STREET
LAGRANGE, IN 46761**

Prepared for:
**LAGRANGE PUBLIC LIBRARY
BOARD OF TRUSTEES**

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March 26, 2004

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1.0 EXECUTIVE SUMMARY



View of original library from W. Spring St.



View of existing facility from S. High St. showing old Town Hall at far left and addition

In response to the ever increasing demands placed upon the Lagrange County Public Library through a growing user base, increased service offerings, declining available physical space at the library, and a growing desire to address accessibility issues at the property, the Library has asked that a study take place that assesses the current condition of their facility and the possibilities of increasing the useable square footage of their property in their current location augmented by the possibility of accumulating a neighboring property.

The existing facility is located in the downtown area of Lagrange, Indiana at 203 W. Spring Street. Constructed in 1919, the original library was opened for the town of Lagrange under the Carnegie Library program. Over the years, the original structure was augmented with the purchase of the former Town Hall to store the bookmobile and its functions and a 1970's addition that filled the once vacant space between the library and the book mobile building.

There is approximately 11,000 square feet of gross square footage available for practical use for the library in the entire facility comprising of the original structure, the book mobile building, and the addition between those two buildings. This area exists on five distinctly different levels, the second floor of the book mobile building, the main floor of the book mobile building and addition, the main floor of the original library, the lower level of the original library, and finally, the second floor of the addition. At yet another level is the lower level of the book mobile building, currently unused by the library, as access to it is impractical.

All of these various levels present challenges for the library. The first and most obvious challenge is access to the levels for the mobility impaired. Currently, the only means of vertical transportation is by way of stairs inside the building. There is no elevator at the building. Secondly, the different levels substantially increase the need for circulation paths and stairwells, eating up valuable stack space for the library. Less obvious but equally important challenges presented by the different levels are the issues the staff finds in monitoring the library and its holdings for theft and vandalism, moving the collections within the facility, shipping and receiving for the facility, and non-contiguous staff space.

According to data from annual reports issued by State Library Divisions across the country over the past ten years, libraries are faced with some specific service provider challenges. Generally, these challenges can be qualified into the following categories: meeting an overall increase in projected visits per capita, understanding the impact of technology on the library and the services it provides now and in the future, and the increasing demand placed on the library as the public's expectations of the library's traditional roles expand to include providing room for public events, programming, and community and public spaces. Lagrange Public Library is not immune to these factors either.

By any measure, the current space provided by the existing facility does not adequately meet the needs of the library and its patrons today. Meeting any future demands for library services in the coming years is predictably difficult, if not impossible. Access through the facility; the inadequate space for storage, collection stacks, and activities; and the growing patron expectations of the library all dictate an increase in needed library space.

As the library continues to identify the appropriate answers to address their current situation and to prepare for future demand, it will be necessary to go through a number of exercises. Those steps should include, at a minimum; projecting the demand placed on the library in the future, programming for the needed spaces in the library, space planning; and, finally, design. As this effort progresses, the library patrons will administer the largest measure of success of the project. Their perception of how well the solutions meet the needs of the community as a whole will drive how this project will be received. Consequently, in order to strive for support from the community, and in order to provide answers that are in tune with the pulse of Lagrange County, we strongly recommend actively involving the community in all aspects of the process from the beginning stages.

While it is inarguable that the library will need to make changes to their current facility if it is to continue to provide adequate, state of the art services to the community now and in the future, there are a number of ways in which to meet those needs. As the library has discovered over the past 8 years, they have the option of finding a new location to build a new facility or they have the option of keeping their present location and adapting this facility to meet their current needs. As part of the preliminary efforts to find answers, this report is structured to offer insight to the library and the board of trustees on the issues it faces with meeting the current and future demands of the library while staying at their present location and the alternatives available to meet those needs. The library, the board of trustees, and the patrons will need to weigh in on the alternatives in order to arrive at the best solution for the library.

2.0 PURPOSE & SCOPE

2.1 Purpose

The purpose of this report is to provide information to the library, its board of trustees, and to the public to help them determine the best options for the future library facilities as they prepare to meet the current demands and the demands of the future. As part of that effort, we offer our opinion of the current condition of the existing buildings that make up the present facility as it relates to keeping or removing portions of the existing facility.

2.2 Scope & Methodology

This report has been performed according to the scope as generally defined by the Lagrange Public Library Board of Trustees. Our opinion of the general condition of the library facility and our opinion of the possible options available to the property to meet the needs of the community without moving from its present location are based on interviews with management and local agencies, a review of available documents, and an examination of the buildings and site.

Our opinion of the existing structure is centered around the following:

- A description of the overall condition of buildings' components and systems and conditions that may limit the expected useful life of the buildings and their components.
- Information about significant deficiencies, deferred maintenance items, and material code violations based on a visual survey of the building and grounds, research of documents, and conversations with people who have knowledge about the facility.

This report contains opinions about the present condition of the subject property. Those opinions are based on visual evidence available during a diligent investigation of all reasonably accessible areas. We did not remove any surface materials, perform any destructive testing, or move any furnishings. This study is not an exhaustive technical evaluation. Nor is this study a design plan for the library. Such endeavors would entail a significantly larger scope than this effort.

3.0 EXISTING FACILITY

3.1 General Description

The current library facility is housed within three distinct areas, all adjoining one another, within downtown proper of Lagrange, Indiana at 203 W. Spring Street. The main part of the library with the circulation desk, the main entrance, offices, some stack space, and lower level storage occupies the original, 1919 Carnegie Library structure. Entrance to this portion of the facility is provided with a set of exterior stairs leading to the first floor, approximately 5 feet above grade. In the 1950's, the library acquired the former Town Hall, located some 30 feet south of the library. This portion of the facility is now used to store the book mobile, provide space for the support functions of the book mobile, and provide administrative and a children's area on the second floor. The lower level of this portion of the building is largely unoccupied.

In the mid 1970's, an addition was constructed that physically connected the two structures and provided an additional entrance to the library along South High Street at grade level. Once inside the structure, however, no mechanical means of vertical transportation is provided. Stairs were necessary to navigate the interior. To further complicate matters, the only floor that the floors of the new addition matched to any other existing floor elevation was the book mobile level. All other levels, now six, all told, required the use of stairs.

The heating for these facilities is accomplished by a gas-fired boiler providing hot water heat to an air handler located in the addition and to radiant units located throughout the original library structure. Additional heating needs are met by A gas-fired furnace located in the book mobile garage providing the heating needs for the two floors of the former town

hall and by an additional furnace unit located on the lower level of the original structure.

Cooling and the supplemental furnaces for the facility were introduced during construction of the addition. Cooling is accomplished by the use of air-cooled condensing units located on surface mounted pads at the exterior of the building. The chilled refrigerant is routed back to the air handlers

Electrical power to the facility arrives from overhead wires. There are a number of distribution panels located throughout the facility. Generally speaking, the primary power needs are lighting and HVAC. Service is configured at 120/240-volt, three-wire service.

The exterior of all three phases of the facility are clad in brick. The former Town Hall and the original library share similar architectural details with carved, painted, heavy timber brackets; large overhangs; divided light, wood windows; and clay tile roofing features. The addition is more plainly detailed with fixed aluminum windows, aluminum coping along the parapet wall, and a featureless brick façade.

Both the addition and the former Town Hall have moderately pitched roofs that drain internally. The pitched, clay tile covered roof of the original library drains to metal external gutters and downspouts. The downspouts empty to a subgrade system.

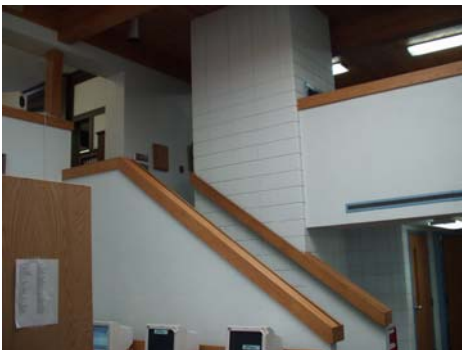
The structural systems for the former Town Hall and the original library building are both concrete foundation systems supporting exterior brick bearing walls with 2x12 wood floor joists at 12 inches on center supporting the upper floors. The roofing systems are, likewise, framed in wood. The addition, however, is constructed on a slab on grade with concrete masonry unit exterior bearing walls. The upper floor is constructed of precast concrete panels supported by the perimeter wall system. The roof here is constructed of engineered timbers and wood decking, exposed to the interior. There are skylights provided in the building addition.

Generally speaking, the interiors are utilitarian. The interior of the former Town Hall is exposed structural block and brick and exposed upper flooring systems at the main and lower levels. The finishes in the upper level were completed within the past ten years or so and consist of painted drywall, stile and rail wood doors, and carpet. The finishes inside the original library structure are more noteworthy in that a greater level of detail was used in their execution. Here, heavy, stained wood trim is used to outline the structural system, to provide visual relief in the walls, cabinetry and shelving, and to create a handsome circulation desk.

The lighting systems are primarily fluorescent, augmented by natural light. Spaces provided throughout the facility can be described generally, as stack spaces, circulation desk and entrance, children's area, reading room and computer terminals, videos collection, administrative areas and storage.



Interior at addition at reading room



Interior in addition at stairs



Interior at circulation desk

3.2 General Condition

The facility is in good condition, particularly for its age. The property appears to have been well maintained with little deferred maintenance items to address.

As with all properties, building finishes will require maintenance and replacement on a regularly scheduled basis. Some of these items include carpet, interior and exterior painting, resilient floor finishing, and other general maintenance and repair requirements.

In addition to these general needs, a facility must prepare for large expenditures that do not typically occur on a regular basis. Some of these expenditures include the replacement of HVAC equipment, roofing surface replacement, window and door replacement or rehabilitation, and upgrades and retrofits to keep up with new technologies and changing priorities, such as the installation of central air in the 1970's.

For this facility, the largest single expenditures it will face over time in terms of repairs and replacement will be the need for updating technology and major repairs or replacement for its HVAC equipment, especially the gas-fired boiler. The second-most costly single expense will involve roof surface replacement.

At present, these components are in good condition and do not require replacement. As with any building system, replacement or major rehabilitation will be necessary at some point. The boiler is nearly 40 years old. Equipment such as this typically has a fifty year anticipated useful life. Another ten or so years and the boiler will require replacement. Generally, a boiler like this will cost somewhere in the neighborhood of \$45,000 to replace properly.

The air handler is nearly the age of the addition, while the supplemental furnaces and associated cooling equipment appear to be within ten or less years of age. Under typical circumstances, an air handler like this will provide nearly 40 years of relatively trouble-free service, while furnaces and air conditioning condensers, such as those installed at the library, can be expected to last less than 20 years.

An air handler of this size would cost approximately \$12,000 to replace, while each of the furnaces would cost somewhere between \$2,000 and \$5,000 depending on the size of the equipment.

According to the library staff, there have been ongoing leaking problems with the moderately pitched portions of roofing at the property. This is inherent with this type of roofing system. Normally, these issues will escalate exponentially with the age of the roof. From what we were able to ascertain, these roofing components have been repaired over time, but for all practical purposes are in excess of twenty years of age, the expected useful life of such a component. Replacements of these portions of the roof are imminent.

On the other hand, the tile roof surfaces can be expected to last 100 years with proper care and maintenance. At this time, given the age of the building, the tile roof will likely need a major overhaul in the next 10 to 20 years, though no evidence of failure or potential failure could be found currently.

Finally, doors and windows will typically require replacement on a building, often a costly expenditure. At this building, there are generally two types of windows, aluminum-framed windows and double or single-hung, wood windows. The aluminum windows were installed during construction of the addition and are nearly thirty years old. The wood windows at the original library are original with added aluminum storms and screens and the windows at the former Town Hall appear to have been installed or refurbished within the last ten years or so.

Generally, aluminum windows will provide 30 to 50 years of service. It is likely that an additional twenty years can be expected from these units. Old wood windows have been documented to provide 100 years of service without requiring replacement given proper maintenance. With that said, however, advancement in window technology has made it possible to install windows that have much higher thermal qualities and that also provide more protection to the interiors from the harmful ultraviolet rays found naturally in the sun. Some consideration should be given to the true costs savings that can be realized by installing a window with improved thermal qualities before electing to replace the original wood windows at this facility. Often, and for substantially less money for windows of similar aesthetic and materials, original wood windows can be refurbished successfully to provide improved thermal qualities and UV protection.

Structurally speaking, all three of the distinct different buildings are sound and do not appear to be in jeopardy. We did see that there has been some damage to the foundation system at the original library structure from water intrusion in the basement level. Mostly, this appears to be attributed to ground moisture and roof water runoff finding its way into the structure through the concrete foundation. The library staff has told us that this has been addressed and water no longer seeps in through the foundation walls. The damage, however, remains and should be fixed.

As an unrelated matter of concern, we did notice an unexpected amount of deflection in the floor framing members for the main floor of the original library. In our opinion, this is due to the excessive load caused by the shelving placed in the former reading rooms of the original library. This load is now carried by a system that was only designed to handle library stacks around the perimeter of the room. The excessive weight has caused the floor framing members to deflect, or to bend in the middle. This is apparent by the slope of the floor toward the center, and by the separation of the original casework from the walls and movement of this same casework downward.

The excessive weight should be removed from this area of the structure. Likely, removing the load will cause the framing members to experience a moderate return to their original shape, but permanent deformation is likely. The deformation can be corrected in a number of ways. Some possibilities to consider include: rebuilding the floor structure completely, jacking up the floor structure slowly and reinforcing it, or leveling the floor from above with cementitious products or tapered wood overlays, for instance. Any fix for this system should be designed by a competent engineer or architect and should be executed by a professional with experience in dealing with such issues.

3.3 Recommendations

While the building is in good condition at present, there is some work to do now and in the future. As part of the tool in assessing the proper moves for the library in answering the need for increased space and services for the community, we have compiled a probable cost table, included in Appendix A of this report, that presumes the facility will remain as it is over the next ten years. We have projected what items will require major repair or replacement over that time.

For argument's sake, those items that may fall by five or less years outside of the ten-year time frame have been included in the tenth year. From this perspective, the library will have a better idea of what their current facility will need when compared to a completely new facility regardless of its location or if it is a rehabilitation project or a new construction project.

Under the objectives and noted replacement requirements outlined in Section 3.2 above, the library should anticipate the need to spend \$444,800 over the next ten or so years. In the first year, for building security and library automation, \$125,000 has been identified. Over the next five years, \$159,000 should be anticipated, and the balance of \$160,800 in the remaining years.

4.0 DESIGN GUIDELINES AND SPACE NEEDS

In determining the space needs for a library, one takes into account the demand for the library services. Such services include holdings, circulation, visits, staffing, etc. By indexing the service demands with the population level of the library service area currently and in terms of future projected growth with standard per capita averages published or endorsed by groups that have knowledge in this area, a recipe for the currently required spaces in the library and a projected need can be determined.

Lagrange Public Library serves both the Town of Lagrange and the County of Lagrange. Based on 2000 census data, the town population is 2,919. This reflects a 22% growth from the 1990 census data. Likewise, the 2000 census data places Lagrange county with a population of 34,909, reflecting an 18% growth from the 1990 census.

Recent studies have noted that population change alone may not be a valid predictor of the future demand placed on a library. Two additional factors can escalate the demand placed on a library, electronic information has

changed the nature of library services and what is known as pent-up demand. This latter phenomenon, while not readily quantifiable, often is the result of a library existing for a period of time with services well below the demand placed on it by the community. At the completion of new facilities or major changes in an existing facility, an explosion in visitation and circulation occurs, thus the term, "pent-up demand."

Factoring trends in population growth, the expectations of the new role libraries are expected to shoulder, and the pent-up demand phenomenon with basic space needs formulas will provide a starting point for the library in determining the spaces it needs and the size of those spaces.

With the space needs, the library can begin to identify a program for its spaces. This recommended next step begins the process of identifying the quality and spirit of these spaces and how each of the spaces relates with one and another. It also begins to answer the role the library will play for the community, where it sees itself over the next 50 years in terms of space needs and service demand and how it will provide for those needs, and finally the quality and feel of the building as a whole and how the patron experiences their visit.

All of these factors, demand, space needs, and the program must then be married successfully with the budget to arrive at a scheme that best answers all of the possible objectives.

Both the American Library Association (ALA) and the American Institute of Architects (AIA) have established a number of guidelines to assist in determining the size of the spaces required based on various existing expected and anticipated data, such as population and collection sizes. With the spaces identified and quantified, additional guidelines help to establish good practices in terms of required circulation space, staff needs, restroom facilities, storage space, etc.

The following guidelines have been provided by ALA based on two population criteria, the population of the Town of Lagrange, under 5,000, and the population of the County of Lagrange, between 10,000 and 35,000:

GENERAL DESIGN GUIDELINES		
Space	Population	Size Rule
Seating	<5,000	5/1,000
Parking	10,000-35,000	4/1,000
Service Areas		1 space per 300 sq. ft.
Shelving Area		150 sq. ft. per f.t. staff
Meeting Room		1 sq. ft. for each 10 pieces
Meeting Room	5,000-35,000	60 seats
Total Collection	<5,000	5,000 +4 per capita
	10,000-35,000	3.5 per capita
Adult nonfiction and reference		50% of total collection
Adult fiction		20% of total collection
Children's collection		30% of total collection
DVD/CD/VHS	<5,000	.5 per capita
	10,000-35,000	.5 per capita
Circulation Areas		7% of total building sq. ft.
Mechanical Areas		5% of total building sq. ft.

Table 1: General Design Guidelines

4.1 Existing Spaces and Needed Spaces Quantified

Currently, the library occupies approximately 11,000 square feet of space on five distinctly separate levels. These spaces each have an area attributed to them that, together, make up the total 11,000 square feet. We can compare the current spaces with the needed spaces based on the general design guidelines established in Table 1, above:

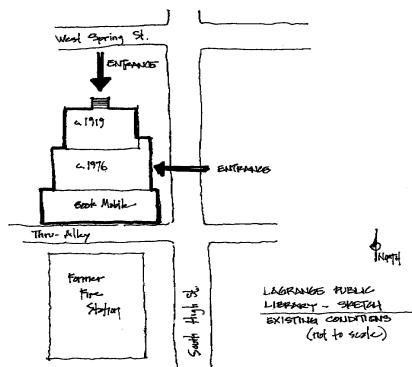
EXISTING SPACE AND SPACE NEEDS COMPARISON		
Space	Existing in sq. ft. (u.n.o.)	Currently Needed in sq. ft. (u.n.o.)
Seating	15+seats	140 seats
Parking	On street	20 spaces
Service Areas	1,200	2,000
Shelving Area	5,300	9,500
Meeting Room	720	1,500
Total Collection	4,400	9,500
Adult and reference	3,180	5,700
Children's collection	850	2,850
DVD/CD/VHS	350	950
Circulation Areas	870	1,800
Mechanical Areas	500	700
Book Mobile	1,875	1,875
Totals	10,500	17,500

Table 2: Existing Space and Space Needs Comparison (quantities are approximate)

4.2 Summary

Based on the loose projections outlined by Tables 1 and 2 above, the library simply does not have enough space to provide the services that the community currently needs based on industry standards alone. These formulas do not address the specific needs that many libraries face, such as providing additional meeting rooms for the general public, extended genealogical references, and increased programming. Lagrange Public Library is also receiving pressure from its patrons to provide these additional services. Should it elect to also meet this demand, the space needs will increase from those indicated in the projections presented here.

5.0 PROPOSED SCENARIOS



Site plan sketch of existing conditions

Over the past five or more years, previous boards of trustee have commissioned similar studies. All of the studies have found that, as no surprise to the board or the library staff, additional space should be provided. As a result of the various studies, many possible scenarios to expand the library or to construct a new facility have been submitted for consideration. The most recent proposal was rejected by referendum by the public in Lagrange County citing their desire to keep the library at its present location, or at the least, in the downtown area; reduce the cost of the library project; and more accurately address the desires of the community and the library patrons in the design of the building and the services the new building will be able to provide.

The following scenarios are presented with keeping the Lagrange Public Library at its current location. We did not investigate the possibility of acquiring any other properties and constructing a new facility. Further, it is most likely that the undertakings outlined below will cost more per square

foot than proceeding with a new construction facility, though the entire construction budget dollar amount to complete the task may be lower, as the square footage possible on the present site is limited physically by neighboring properties and utilities.

We have outlined four of the most probable scenarios for the library to consider. Each scenario presents a probable cost per square foot and various incidental charges where applicable to arrive at a probable construction cost for the scenario. None of the costs take into account possible fees that might be encountered through city tap fees for utilities, permit fees, or professional fees and construction project profits and administration to the general contractor that will complete the work.

The primary objective of each scenario is to provide a library that can be easily accessed on all levels by elevator when necessary, and to minimize the number of different floor plates a patron must traverse during their visit. A condition that currently plagues the library. We have provided probable costs based on our knowledge of the construction industry and the current library construction cost average as garnered from AIA. At present, from the data we collected, library construction for similar projects across the United States falls between \$110 and \$450 per square foot. Please consider the following scenarios:

The objective of this first scenario is to keep in tact the historic appeal and the architecture of the original Carnegie Library building by maintaining that structure as the main entrance portal. In order to accomplish this the front yard of the original library gets regraded to allow entrance to the facility, in keeping with the general aesthetic of the original and without greatly altering the original building, into the lowest level.

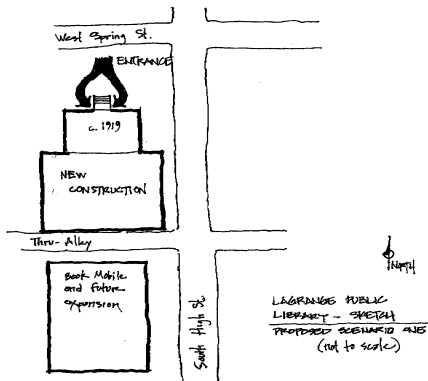
In order to meet the primary objective of easy access throughout the facility, this scenario proposes to demolish the addition and the former Town Hall in their entirety and to construct new facilities in their former place with floor elevations that match the original library and an additional third floor. We also propose that the façade of the former Town Hall be salvaged and reinstalled onto the new building.

While all floors open to the public would not be any lower than the entrance level dictated by the existing structure, we propose one additional lower level under a portion of the new building that would be used to provide additional storage and mechanical areas.

Finally, this scenario would necessitate obtaining the neighboring fire station to the south to house the book mobile and to provide for future expansion and parking.

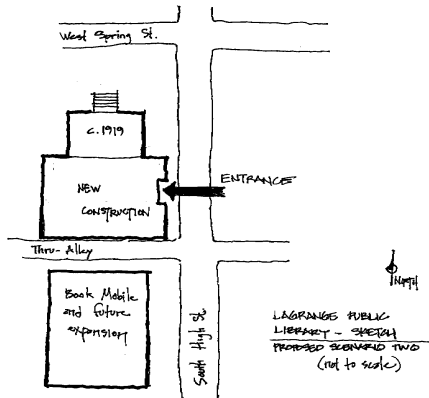
This scenario would provide a total of 15,850 gross square feet, plus the adjacent facility to house the book mobile, its functions and future expansion. In order to accomplish this scenario, as a preliminary probable

5.1 Scenario One – Entrance from West Spring Street



Site plan sketch of Scenario 1

5.2 Scenario Two – Entrance from South High Street



Site plan sketch of Scenario 2

5.3 Scenario Three – Occupying the Alley to the South

cost figure, it should be expected to budget \$200 per square foot for the new construction and demolition, \$150 per square foot for the rehabilitation of the original Carnegie Library, and \$40 per square foot to adapt the former fire station to house the book mobile and its functions. Roughly, this scenario should be projected at a probable cost of approximately \$3,190,000 plus any associated acquisition and soft costs.

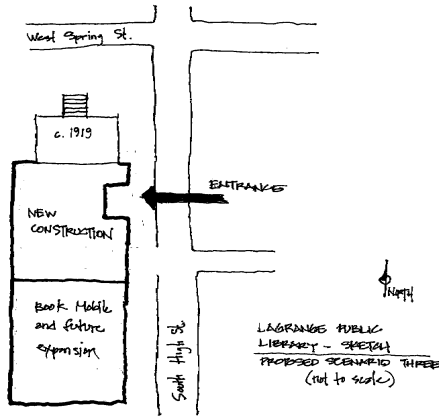
The primary difference between the first and second scenarios is that the second scenario proposes to move the focus of the library from Spring Street to High Street by relocating the main entrance at this location. Similar to the first scenario, this second proposal keeps the floor elevations of the existing library as a starting point for any other proposed floors of the library, thus necessitating the demolition of the addition and the former Town Hall.

All other proposed activities for this scenario mirror that of the first scenario: keep the architectural quality of the original building, reconstruct the former Town Hall façade; construct a sub-basement to house mechanical equipment and to provide additional storage; and acquire the neighboring former fire station to house the book mobile and its functions and for the possibility of future expansion. The total library square footage will again be 15,850 gross square feet plus the space provided by the adjacent former fire station for the book mobile and parking.

It is likely that the cost per square foot for this scenario will be slightly less than the first, as there will be a lesser degree of exterior grading to accomplish in order to gain access at the lowest level from High Street. We suggest that the projected probable costs should be centered on the same costs as highlighted above, with the new construction cost lowered to approximately \$190 per square foot. Roughly, this scenario should be projected at a probable cost of approximately \$3,060,000 plus any associated acquisition and soft costs.

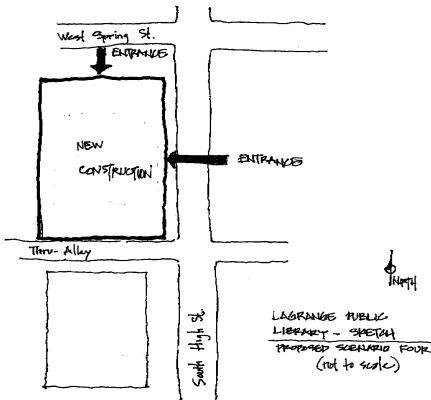
This third scenario maintains those objectives highlighted in the second scenario, but also includes occupying the alley and physically connecting the new library building with the acquired structure to the south, the former fire station building.

In order to occupy the alley, several things must happen. First, the city must agree to deed that property to the library. Something that the city has indicated they are willing to work on with the library. Additionally, utilities that currently run through the alley, cable, electrical and gas will have to be moved. The utility companies have indicated that they are willing to do this by burying their infrastructure below the new construction, but an easement through the building would have to be maintained. In some locations, it is even possible to construct the sub-basement, such as proposed here, of a building to incorporate the necessary easement accesses and utility infrastructure. This is a liability and cost that should be thoroughly investigated before the library commits



Site plan sketch of Scenario 3

5.4 Scenario Four – Structure Relocation and Demolition



Site plan sketch of Scenario 4

to this third scenario.

Under this scenario, the library can gain far more square feet immediately, but the costs to do so are greater than the previous scenarios. Here, the library would amount to approximately 19,225 gross square feet plus the space provided by the adjacent former fire station for the book mobile and parking. We suggest that the projected probable costs for this scenario would be similar to the second scheme resulting in an approximate probable projected construction budget of \$3,720,000 plus an approximate figure of \$250,000 to move utilities and other associated costs. Again, this figure does not anticipate the inevitable acquisition and soft costs.

Finally, the fourth feasible scenario for the board and the library to consider is to abandon the original library structure. While we find this structure to be of great architectural and historic significance, the library has by far outgrown the physical nature of that original structure. In fact, the original structure alone has not been adequate for the library's needs for over 30 years.

We do not suggest demolition of the building. What we do propose is to relocate the structure to another vacant location within the city limits, preferably within the courthouse area in order to maintain the character and intent of the building and the city plan from the early 1900's. One possible such vacant acceptable lot is the current parking area to the south of the former fire station, or tearing down the former fire station and relocating the original Carnegie Library there.

By moving the original library and donating it to the city, selling it, or using it as a separate genealogy center, the existing site becomes much more flexible for new construction. We highly recommend maintaining a turn of the century, small town, urban design dogma for the new construction. The flexibility mainly comes from the fact that the current floor elevations in the existing structure are no longer constraints that must be dealt with.

This will provide an opportunity to create a library with an entrance on either Spring Street or High Street and develop a design that will be appropriate for the needs of the library now and in the future without necessitating the acquisition of the neighboring property or occupying the alley, though, at some point in the future, maybe 20 to 30 years from now, given the growth rate of Lagrange County, transitioning across the alley may become a necessity.

6.0 RECOMMENDATIONS AND CONCLUSION

In order to accomplish this final scenario, demolition costs and building relocation costs will certainly add to the construction budget, but there won't be the cost to occupy the alley or purchase the fire station. Likewise, initial construction costs per square foot can be controlled to a level substantially lower than presented in the first three scenarios at approximately \$180 per square foot. With a possible 24,000 gross square feet possible with three levels and a basement level occupying a footprint of 60 feet by 100 feet on the original site, construction costs can be projected to be approximately \$4,320,000. Not added to that figure is the probable cost to conduct structural repairs on and to relocate the existing Carnegie Library structure: approximately \$240,000.

This is an exciting juncture for the Library, its Board of Trustees, and its patrons. Certainly, to keep the library in its present location has been a priority for the community that uses the library and for the Town of Lagrange. This study has made every effort to highlight the challenges the current facility faces both in terms of capital expenditures that will be required over the next ten or so years if no construction were to take place, and in terms of the physical constraints placed on the library as demand for services continues to escalate.

We look forward to the opportunity to work further with the library, the Board of Trustees, and the patrons as they move forward with their project development.

Of utmost importance will be to engage the patrons and the Town of Lagrange as the library and the Board of Trustees continue with its building program. By so doing, the library can ensure it has met the demands of their patrons adequately and maintains their support throughout the process.

We recommend, after you have selected an appropriate scenario, regardless of whether that scenario has been presented here, that the next step to take in your planning stages is to engage a qualified firm to assist in community meetings in order to arrive at a detailed program for your facility. Once a program, a detailed description of the types, sizes, and "feel" of the spaces in the new library, has been completed, a competent design team should be enlisted that is capable of carrying the program to the next stage and develop a design that meets all of your program requirements.

It has been a pleasure to put this study together for the Lagrange Public Library and its Board of Trustees. At any time in the future, if we can be of further assistance, or offer more insight into the thoughts presented here, please do not hesitate to contact us.

Robb A. Van Marter, AIA
CRITERIUM – VAN MARTER ENGINEERS

Appendix A: REFERENCE DOCUMENTS

Lagrange Public Library
203 W. Spring St., Lagrange, Indiana

REPAIR/REPLACEMENT RESERVES

DESCRIPTION	AGE	COST SOURCE	QUAN- TITY	UNIT COST	DEME- DATE	NEAR- TERM	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	10 YEAR TOTAL
SITE IMPROVEMENTS																
N/A																
STRUCTURE & EXTERIOR																
Refract air roof	85	Mears	20 sq.	800.00												
Refract air roof	85	Mears	42 sq.	600.00												
Rep漆 or refurbish windows	varies	Eng	each	12000.00									55200		16,000	\$ 16,000
Rep漆 doors	varies	Eng	each	24000.00									14400		25,200	\$ 25,200
Repair floor for deflection	85	Eng	ump sum	NA		45,000										\$ 45,000
MECHANICAL																
Rep漆 air handling unit	28	Mears	each	12,000.00			12,000									\$ 12,000
Rep漆 furnace and AC units	varies	Mears	varies	2-5,000.00							2,000			5,000		\$ 7,000
Rep漆 boiler	37											45,000				\$ 45,000
SPECIAL SYSTEMS																
Inventory control	NA	Eng	each	35,000.00			35,000									\$ 35,000
Library automation	NA	Eng	each	80,000.00												\$ 80,000
INTERIOR																
Amira upgrades and finishes	varies	Eng	11,000 sq.ft.	10.00			110,000									\$ 110,000
MISCELLANEOUS																
N/A																
YEARLY TOTALS						\$	\$ 125,000	\$ 12,000	\$ 110,000	\$ -	\$ 2,000	\$ 45,000	\$ 69,600	\$ 5,000	\$ 41,200	\$ 444,800

*The recommendations and comments included in this report are based on the collective experience of Criterion - Van Meter Engineers. Any costs or other comments contained here in do not necessarily infer that subcontracts, quotes, or opinions of other professionals were solicited. This table summarizes probable costs of repairs or replacements, including both labor and materials. These costs are based on our general knowledge of building systems, local contracting's construction industry conditions, and other sources such as Means Building Construction Cost Data. We have performed no design work as part of this study, nor have we obtained competitive quotes or estimates. (Unaudited)