

## 2<sup>nd</sup> Entrance/Exit Project Outline-Manitowoc Public Library-2018

### **Construction of Alternate Public Ingress/Egress near 8<sup>th</sup> and Quay Streets, Northwest Corner of Block**

#### **Introduction**

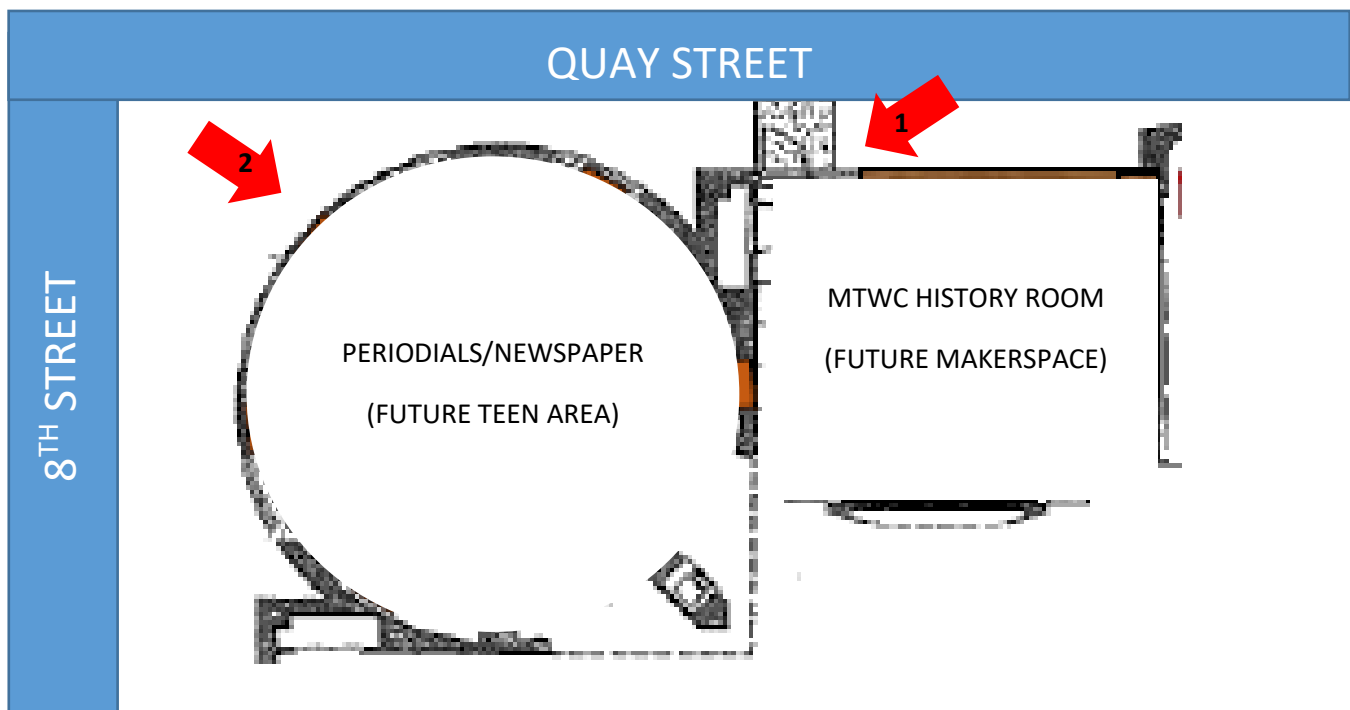
The Manitowoc Public Library, a 56,000 square foot municipal building that serves nearly a quarter million patrons per year, is conducting a needs assessment, project analysis, and budget proposal for planning and construction of a secondary public entrance/exit near the northwest corner at the intersection of Quay and 8<sup>th</sup> streets. This second entrance/exit may encourage downtown foot traffic to visit the library or even prolong their stay downtown knowing that the exit is close by to the main thoroughfare. Along with the changing vision of the downtown layout and the city's goal to stimulate habitation, business, and visitor activity, the viability of this second entrance/exit is very high.

#### **Project Summary**

##### **Locations:**

Centered near the northwest corner of 8<sup>th</sup> and Quay Streets, two primary locations lend themselves for development.

1. Location #1-off existing emergency exit in the current Manitowoc History Room (soon to be our new Makerspace).
2. Location #2-on the northwest side of the existing Periodical/Newspaper rotunda wall.



## **Designs\*:**

After getting two preliminary site inspections and quotes from area contractors in late fall of 2017, these businesses recommended acquiring professional construction drawings and material specifications from architectural design firms. The two basic feasibility inspections and quotes were conducted by:

1. **Keller, Inc., Kaukauna; Contact: Kelly Caflin (920) 766-5795.**
  - a. Location #1 Only-Basic, non-enclosed modifications at History Room: \$30-35,000
  - b. Locations #1 or #2-Full interior/exterior weather-resistant egress/ingress construction: \$68-76,000
2. **A.C.E. Builders, Manitowoc; Contact: Christopher Herzog (920) 682-6105.**
  - a. Location #1 or #2: Basic, non-enclosed modifications with overhangs: \$27-34,000
  - b. Location #1 or #2: Full interior/exterior weather-resistant egress/ingress construction: \$75,000

The two recommendations for design planners/architects were:

1. **Keller, Inc.:** In-house design team - \$1,500 approx.
2. **A.C.E. Builders:** SMI (Steinbrecher & Meneau-Manitowoc) - \$2,000 approx.

\*these designs would need to take in consideration additions and modifications affecting layout of the new Teen Area and Makerspace projects.

## **Construction:**

1. A timetable would be developed and approved.
2. Requests For Proposal would be drafted and sent out for a design/architectural firm.
3. A selection made for approved design.
4. Requests For Proposal would be drafted and sent out for the construction contractor to build approved design.
5. A selection made for approved construction contractor.
6. A budget would be developed and approved.
7. A construction & oversight schedule would be established.