

2nd Entrance/Exit Project Outline-Manitowoc Public Library-2018

Construction of Alternate Public Ingress/Egress near 8th and Quay Streets, Northwest Corner of Block

Introduction

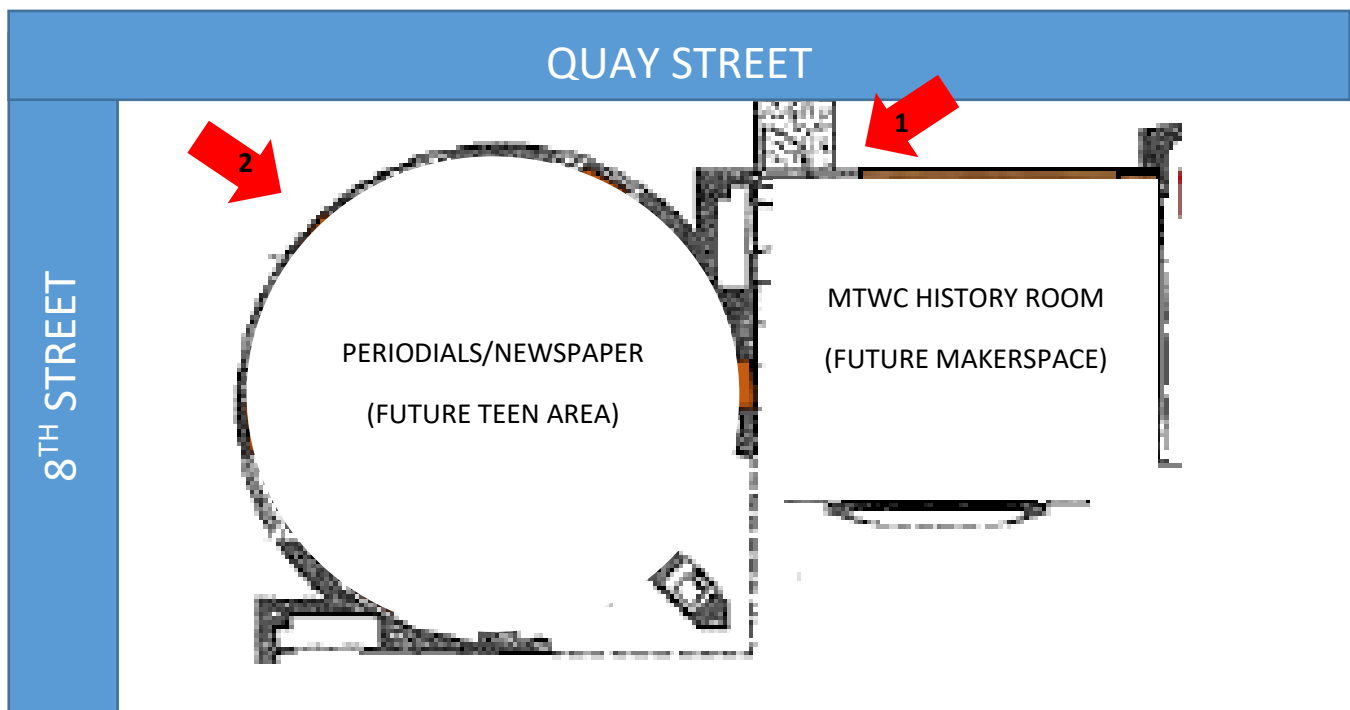
The Manitowoc Public Library, a 56,000 square foot municipal building that serves nearly a quarter million patrons per year, is conducting a needs assessment, project analysis, and budget proposal for planning and construction of a secondary public entrance/exit near the northwest corner at the intersection of Quay and 8th 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 8th 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:**

The two recommendations for design planners/architects were:

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

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

Costs:

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**
3. **Incidental Costs Associated with Finished Entrance.**
 - a. Security Pylons (3) & Installation: (based on CAEN RFID gates and Bibliotecha call out/labor pricing): **\$17,000**
 - b. Security (Cameras x 2, doors linked with building alarm system): **\$ 4,800**
 - c. Communications (Network/Phone links, hardware, installation): **\$ 4,000**
 - d. Library Furnishings (Service desk, signage, chair, computer mounts): **\$ 3,100**
 - e. Staffing (see chart below): **\$95,670**

Total Incidentals: **\$124,570**

Construction:

1. A timetable developed and approved.
2. Requests For Proposal RFP drafted and sent out for a design/architectural firm.
3. A selection made for approved design.
4. RFP 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. Construction & oversight schedule established.

Personnel Costs Annually	Weekly Hours Total	Desk Hours	Cost	Cost above current budget
Associate FT - One-to-One - Upgrade	40	20	\$69,014	\$45,175
Associate PT (.725) - Homebound - Upgrade	29	9	\$41,147	\$12,770
Assistant FT - Programming Specialist - Upgrade	40	20	\$55,623	\$37,725
			\$165,784	\$95,670