



SHEEHAN
NAGLE
HARTRAY
ARCHITECTS

LIBRARY BOARD MEETING MARCH 2022
FEASIBILITY STUDY SUMMARY

DESIGN DIRECTION

As the project is developed in the next phases, design will incorporate the following:

- A. One story addition of approximately 4,700 square feet to north end of existing building. Addition shall include the following program elements:
 - 1. New library entry and lobby.
 - 2. New stairs and elevator connecting lobby to existing upper and lower levels.
 - 3. Circulation/checkout desk and related back-of-house staff work area.
 - 4. Potential drive-up service window.
 - 5. Public toilet rooms.
 - 6. Staff entry.
- B. Substantially renovate existing library interiors.
- C. Remove existing open monumental stair and fill in upper floor opening with new floor.
- D. Concentrate staff areas to the south end of the building to consolidate public areas.
- E. Expand parking lot using existing southernmost residential lot owned by PPL.
- F. Create new outdoor program area adjacent to building.
- G. Total project costs shall not exceed nine million dollars.

PROJECT DELIVERY

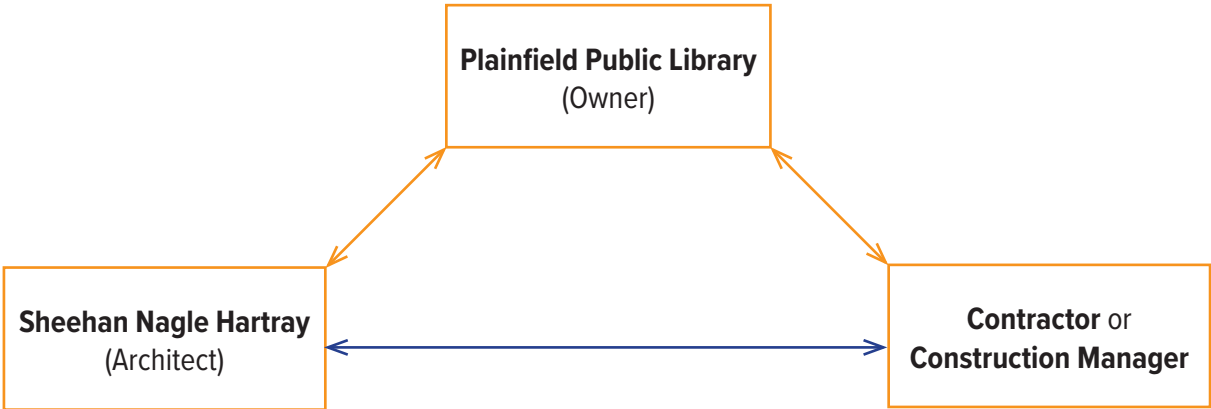
CONTRACT STRUCTURE

There will be two primary contracts to execute the Project:

- A. Owner-Architect Agreement** between Plainfield Public Library District and Sheehan Nagle Hartray Architects
- B. Owner-Contractor/CM Agreement** between Plainfield Public Library District and the Contractor or Construction Manager

There is no contract between Architect and Contractor/CM

There is communication between all three parties



- Contract & communication
- Contract only
- Communication only

OWNER'S REPRESENTATION

Interacting with Architect and Contractor/ CM and representing PPL's interests during design and construction will require substantial time. Multiple options are available:

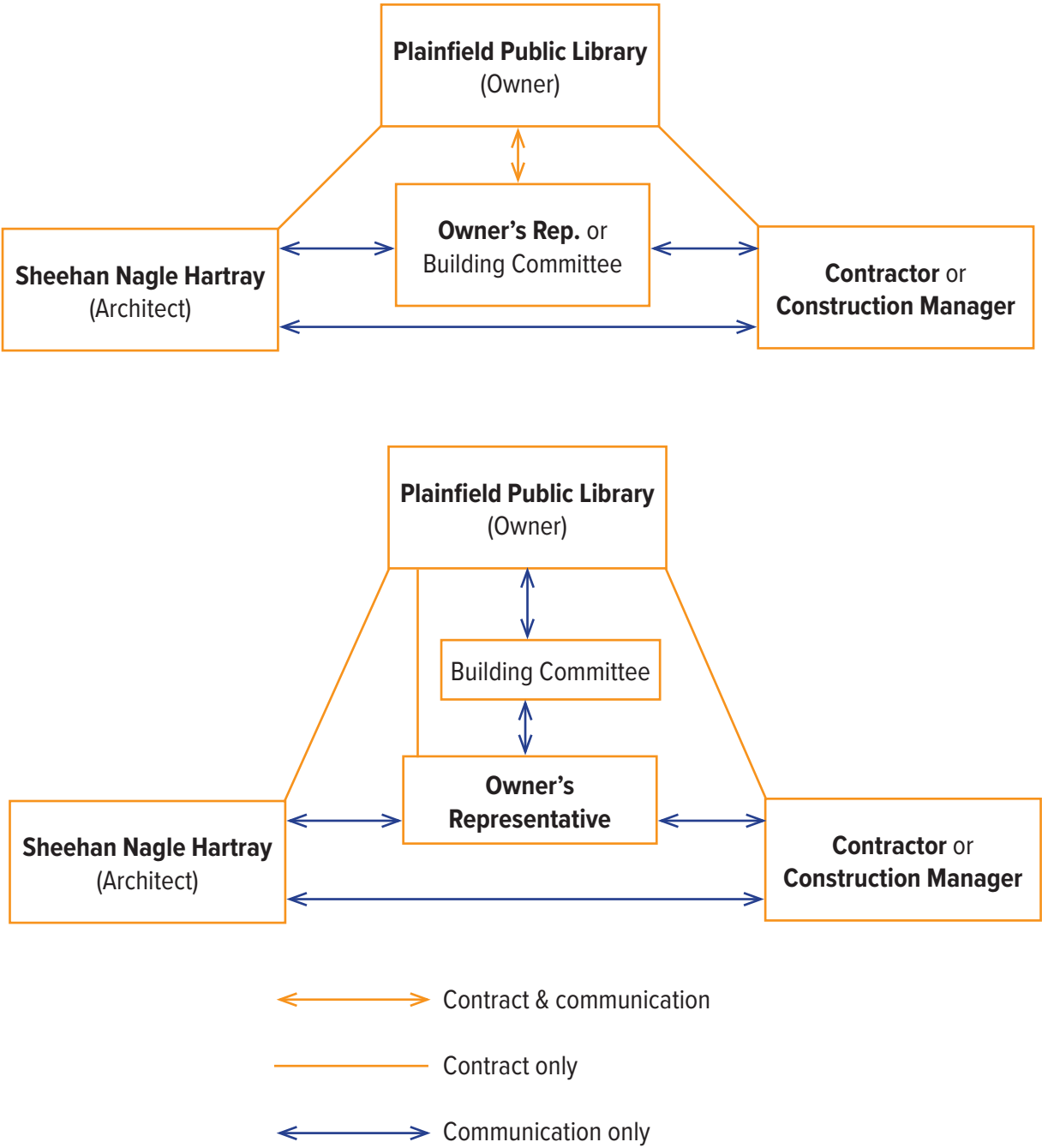
PPL staff: PPL can assign library staff to represent the library.

PPL Board: The PPL Board can assume responsibility for representing the library.

Building Committee: PPL can form a Building Committee comprised of up to two Board members, selected staff, and other advisors to represent the library.

Owner's Representative: PPL can hire a third party Owner's Representative to represent the library. Owner's Representative is sometimes referred to as a Program Manager. An Owner's Representative would be the primary conduit of communication between PPL and Architect and between PPL and Contractor/CM.

The Owner's Representative role should not be confused with the role of a Construction Manager.



PROJECT DELIVERY

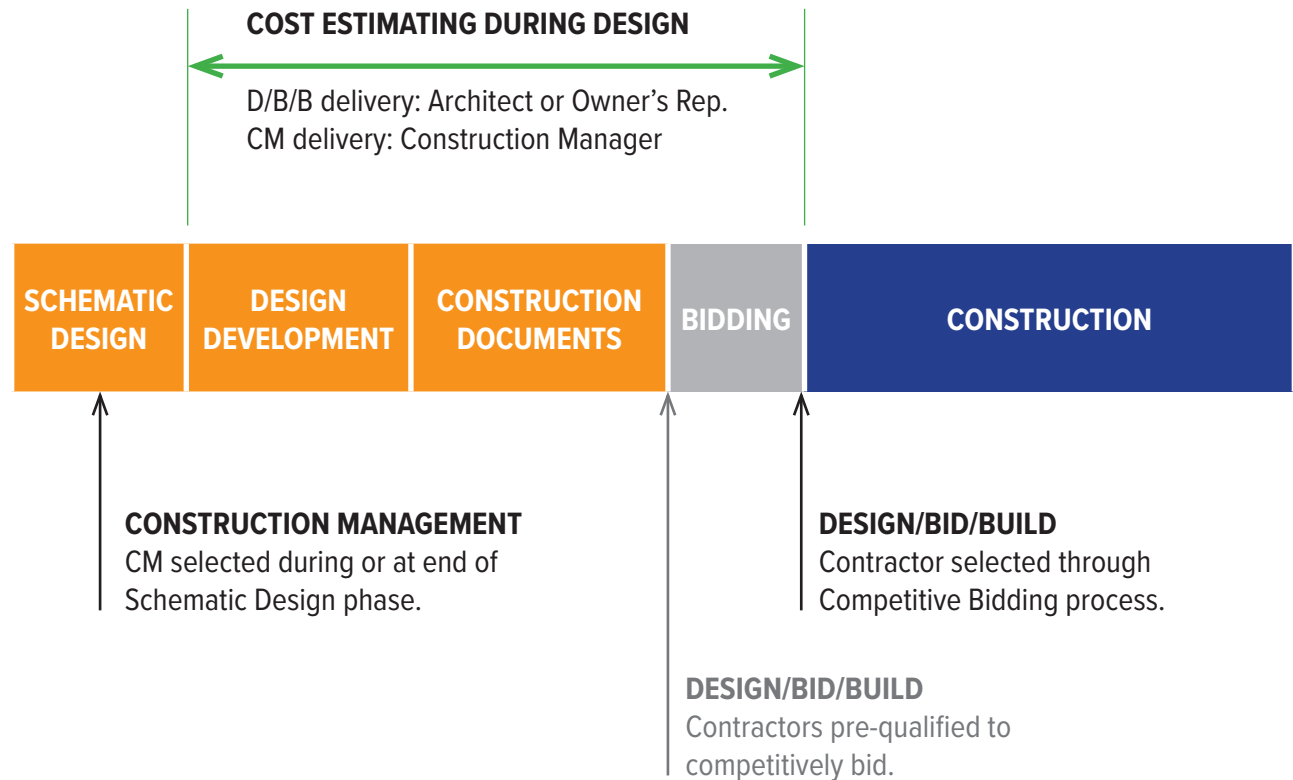
There are two primary project delivery options available to the library:

Design/Bid/Build: This is the traditional project delivery method. The Architect works with PPL (including Building Committee and/or Owner's Rep) through design, prepares bid documents, and then assists PPL in competitively bidding the project to General Contractors. Bidders can be prequalified as a means of quality control. Under this method, cost estimating during design can be the responsibility of either the Architect (a consultant to the Architect) or the Owner's Representative.

Construction Management: Under this delivery method, PPL hires a CM during design to advise the project team about construction logistics including schedule and phasing, and to estimate costs. At bid time, the CM will bid the project to subcontractors. There are two types of CM delivery:

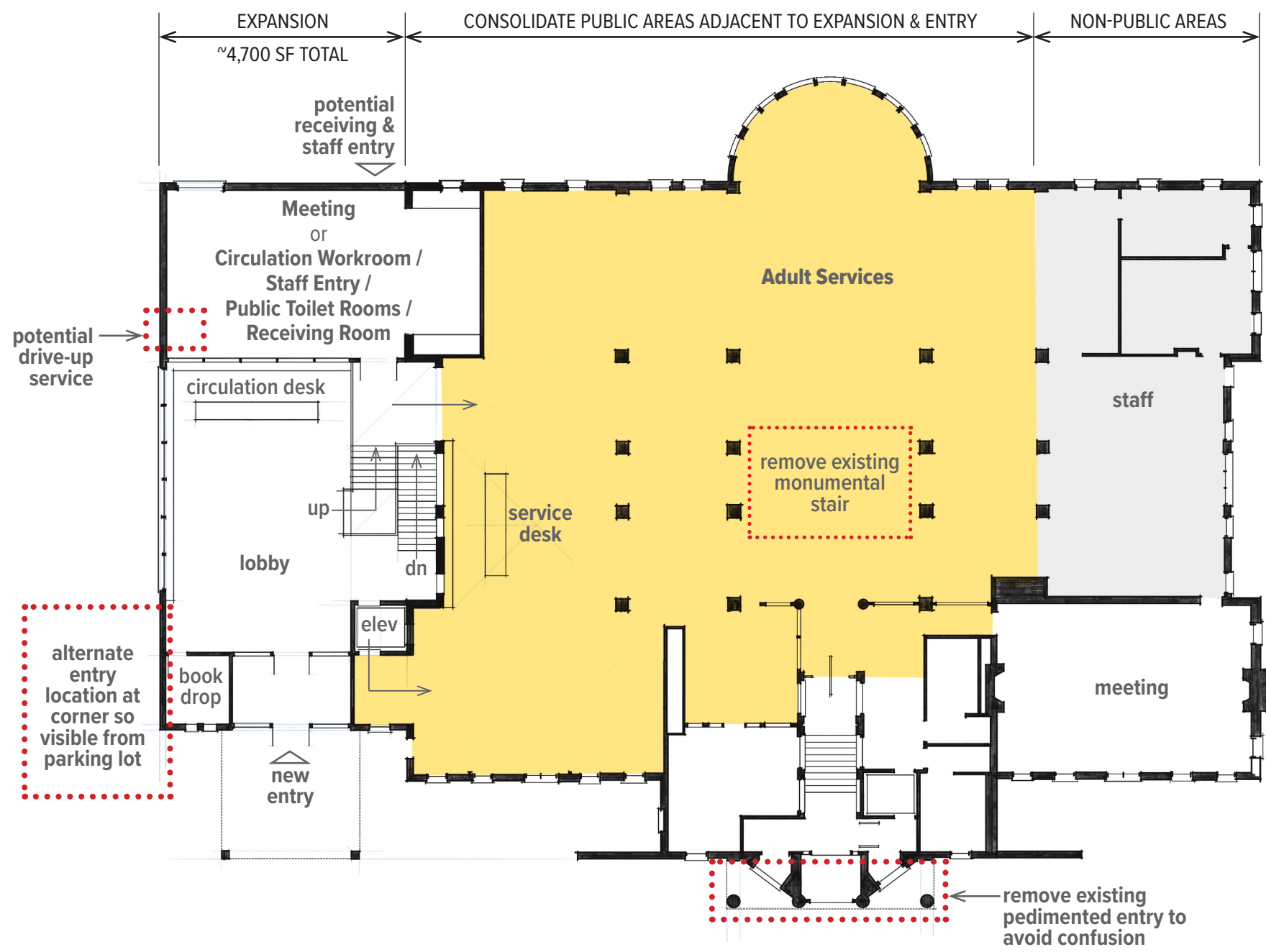
CM at Risk, in which the CM holds all subcontractor contracts and PPL has one contract for construction with the CM.

CM as Agent, in which the CM operates in a management role and all subcontractor contracts are held by PPL.



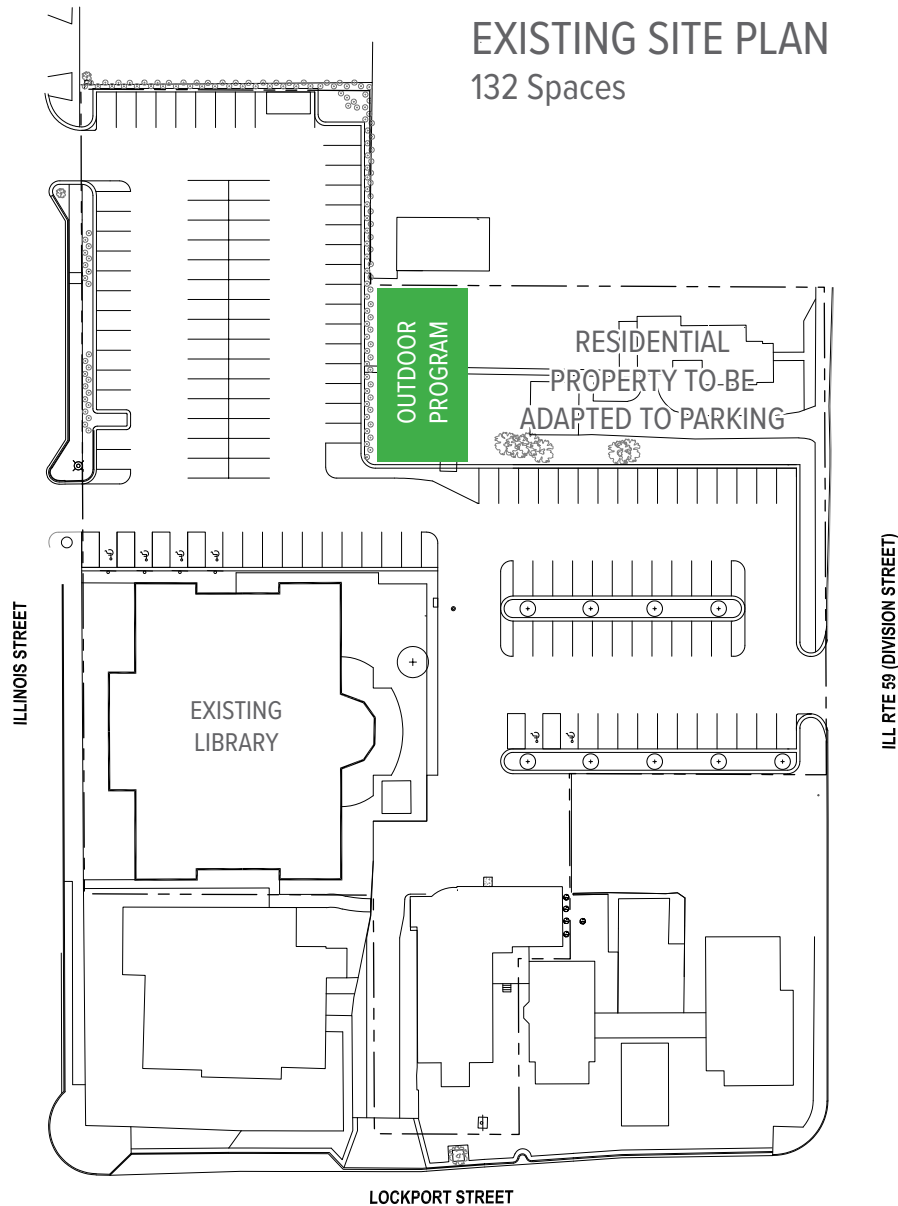
REFERENCE: DESIGN CONCEPT

INITIAL CONCEPT
UPPER LEVEL



INITIAL CONCEPT
LOWER LEVEL





Existing Site

132 Parking Spaces

Concept Site Plan 1

Maximizes Parking

maintains access to adjacent parking

139 Parking Spaces

Concept Site Plan 2

Adds Drive-Up Service Window

maintains access to adjacent parking

134 Parking Spaces

Concept Site Plan 3

Adds Outdoor Program Space

excludes drive-up; maintains access to adjacent parking

133 Parking Spaces

Concept Site Plan 4

Adds Outdoor Program Space

excludes drive-up; removes access to adjacent parking

140 Parking Spaces

Building addition together with additional parking area increases impervious surface area by 3,000 to 5,000 square feet, which may require additional storm water detention mitigation measures.

