



PRELIMINARY DESIGN CONCEPTS FOR

TROY LIBRARY & OPPORTUNITY CENTER

COMMISSIONER'S MEETING 03/15/2023

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PROJECT SUMMARY

The goal of this project is to turn the Troy Branch of Lincoln County Library into the Troy Library and Opportunity Center (TLOC), through partnership, collaboration, and community building. This needed community asset will reduce barriers in accessing services and resources and will improve health, social and economic outcomes for the citizens of Troy, Bull River, Yaak and surrounding remote areas.

BEGINNINGS TO NOW

This project began in 2020 when Montana Economic Developers Association (MEDA) completed a Community Review of Troy, MT. Throughout that process, a community center was identified as a clear need for the area. Meanwhile, the building adjacent to the Troy Branch of Lincoln County Library was vacated and talks began of expanding the library facility. Rather than duplicate efforts, the idea of a community center and library expansion were combined and morphed into the Troy Library and Opportunity Center project.

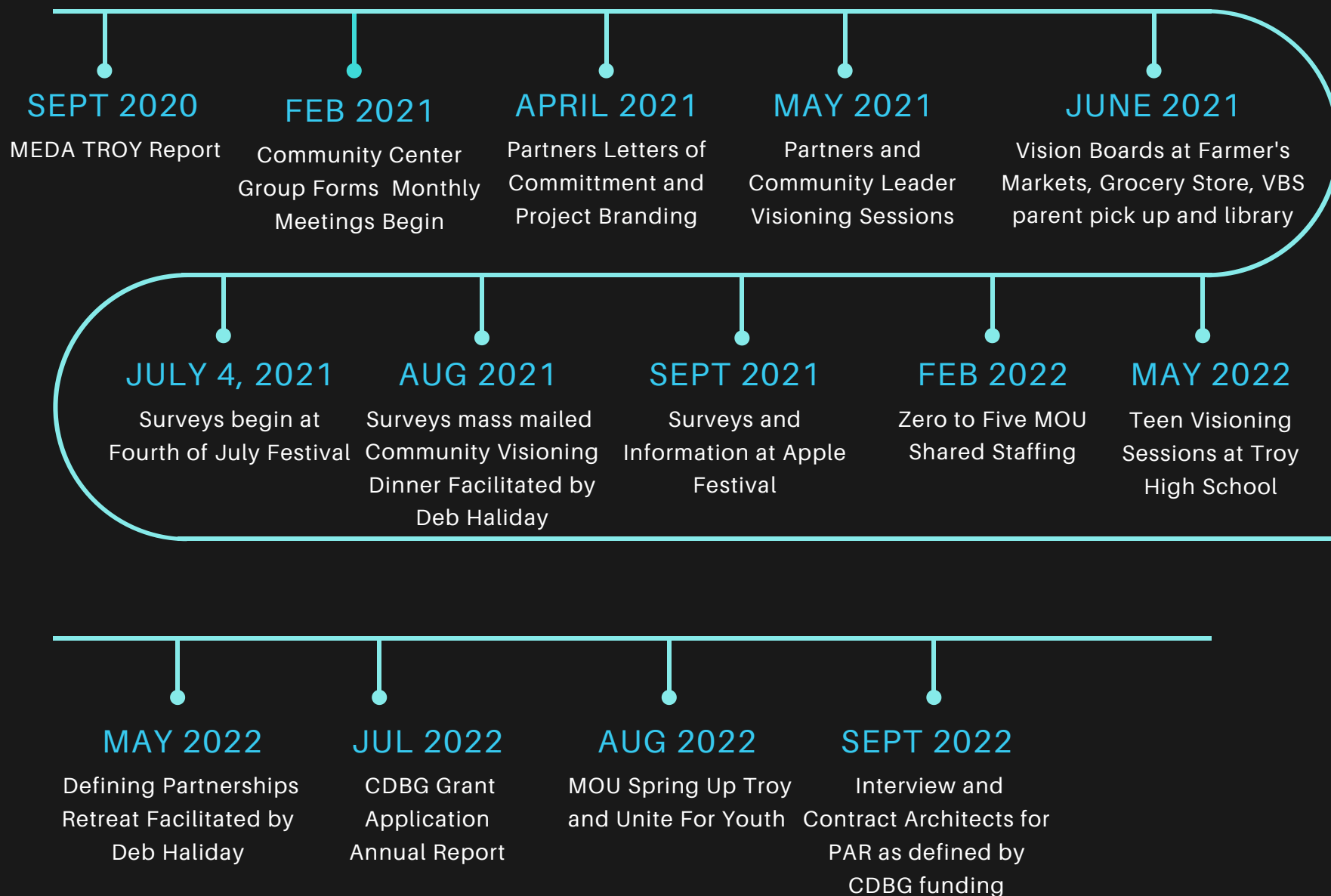
Throughout the summer of 2021, the TLOC Committee lead an extensive visioning process to ask, "What does your Opportunity Center look like?" Surveys were passed out and feedback gathered. Vision boards were placed around town and at major events, including the farmers market, grocery store, parent pick up at schools, Troy Fourth of July, and the Apple Festival. The committee also hosted a Community Vision Dinner at the Troy Branch as well as a Teen Visioning Session at Troy High School. The culmination of this work is detailed in the TLOC Project Report (July 2022).

In September 2022, Lincoln County was awarded a Community Development Block Grant to fund a Preliminary Architectural Report (PAR). Mosaic Architecture of Helena, MT was selected to complete this work. As of March 2023, the Preliminary Architectural Report has not been finalized. This public reveal will be documented within the PAR.

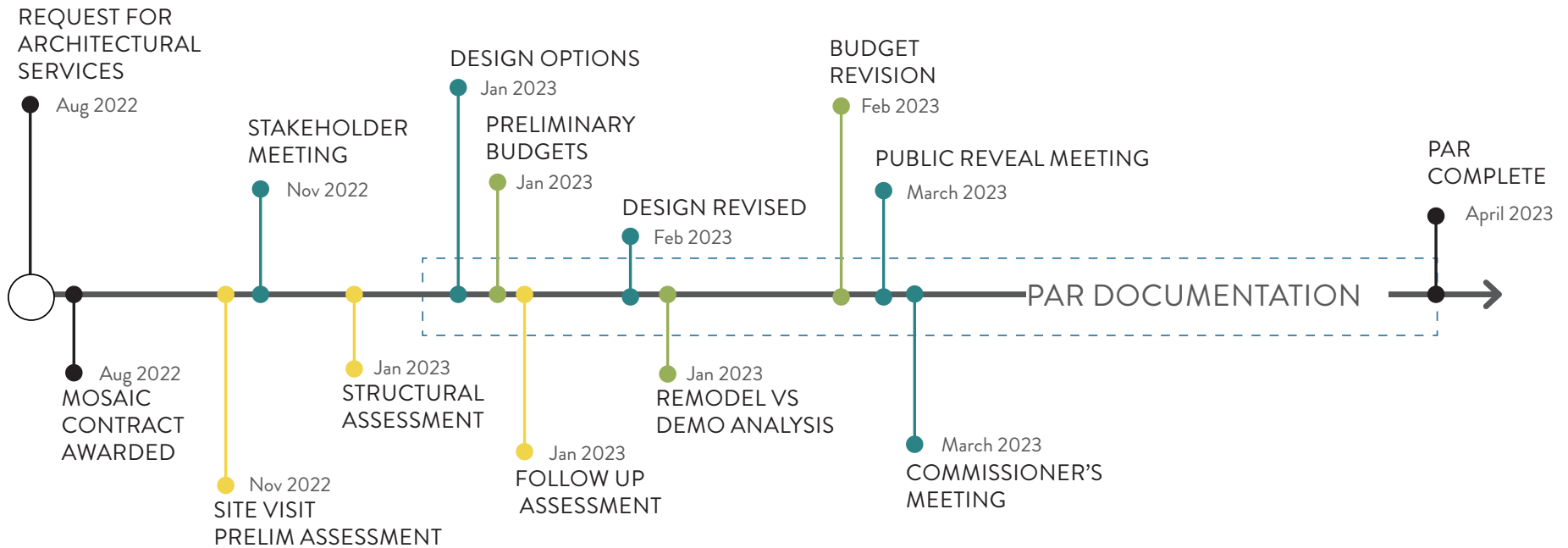


TLOC PARTNERS INCLUDE:



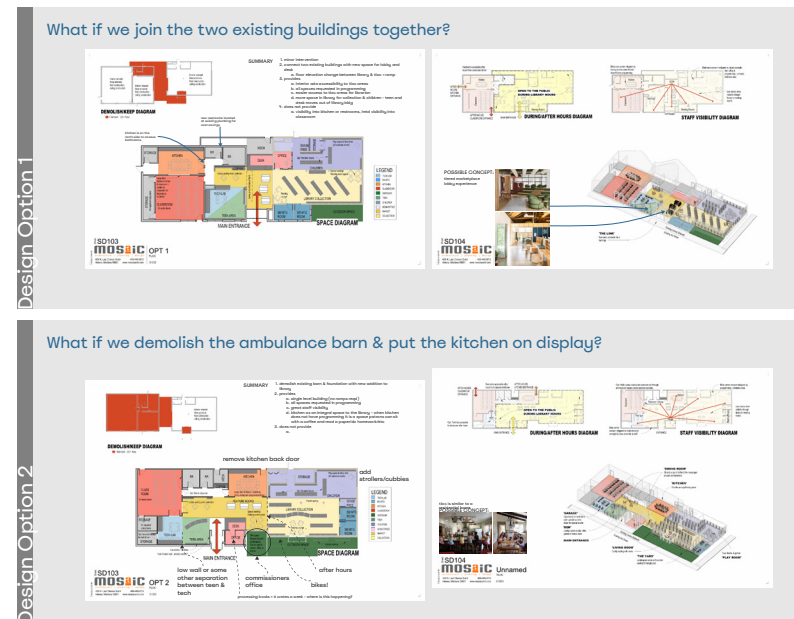


P.A.R. TIMELINE



P.A.R. EFFORTS COMPLETED TO DATE

Since August of 2022, we've working with TLOC and stakeholder groups to define, develop, and design the new TLOC facility. As a part of the CDBG P.A.R., we also follow the PAR outline per the MT Dept of Commerce CDBG Guidelines. For this project, we created 3 different design options after evaluating existing conditions and gathering stakeholder input on programming needs. After a careful comparison of the 3 design options with the Troy Library Staff, one of the design options was selected as the preferred option after a few revisions were made. The preferred design is presented in the following pages and will be submitted as the preferred option in the CDBG PAR.





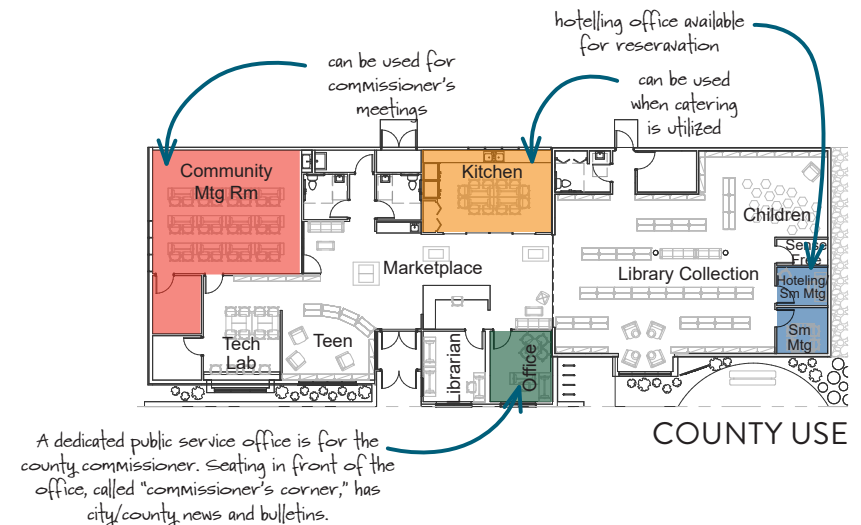
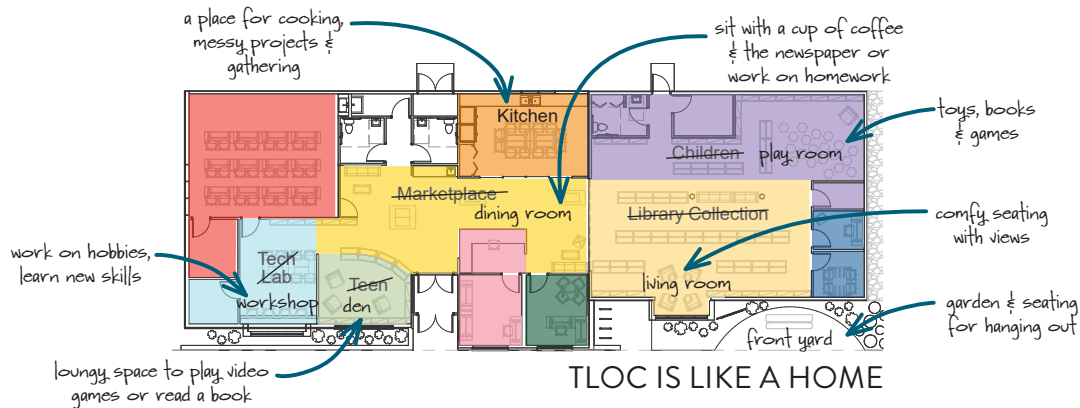
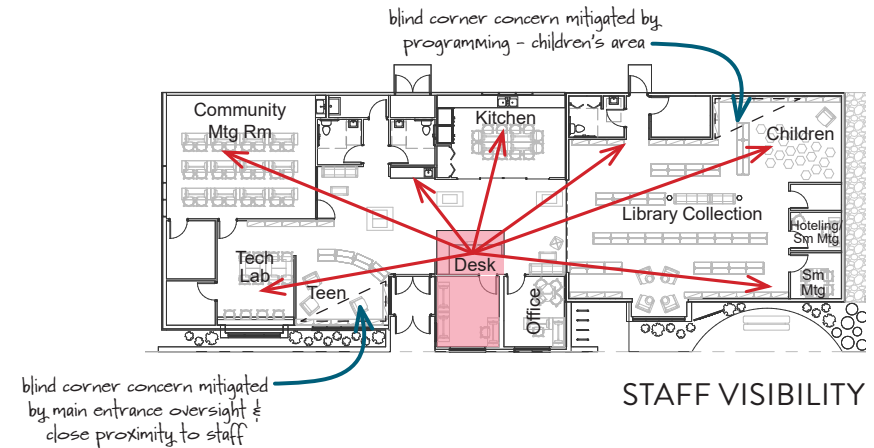
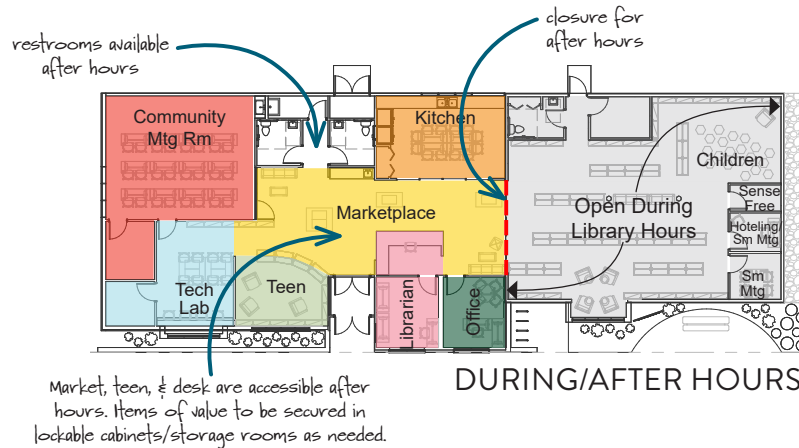
PREFERRED DESIGN CONCEPT

The overarching goal of the TLOC facility design is to provide a place that is comfortable and welcoming to all citizens of Lincoln County so they will use and benefit from the programs and resources of TLOC. From the very beginning the design team and stakeholders were identifying key words like approachability and low-threshold entry. Simultaneously, staff and stakeholders wanted to limit an atmosphere of authority so that anyone could enter the space, go to the resources they are interested in, and feel no need to check-in or ask approval. As

a result, the design concept that TLOC is a home for the community was born.

TLOC spaces are specifically designed and organized to balance access and independence with safety and visual oversight. As someone enters TLOC they are presented with a full visual range of the spaces, services, and amenities available. The Librarian is strategically located adjacent to the main entry so they can survey all spaces for safety without acting as gatekeeper. This strategic location also allows the current staff to fully manage both the library and the opportunity center without added

DESIGN DIAGRAMS



staff. TLOC specific spaces are available beyond library hours in order to provide expanded access to the community for special events, classes, and meetings. Additional programming requirements, such as “the teen space shall be located next to the tech lab” and “the children’s play space shall double as the story time area,” encourage impromptu learning and opportunities for children and at-risk youth.

Each space in TLOC goes beyond satisfying specific programmatic requirements, and in this way, TLOC is very similar to a residential home. Rooms in a residential home consistently do more than what

they were designed for ie. a kitchen is a gathering space, and a dining room is also space for playing board games. The same philosophy is applied to TLOC spaces. The TLOC kitchen is more than a space for programmed cooking classes – it’s a place for gathering, doing homework, and crafts. The “Commisioner’s Corner” in front of the Public Service Office is more than a waiting area – it’s also a place to read the newspaper, catch up with neighbors, and learn about community events. Each space in TLOC wears multiple hats, and when viewed together as a whole, make a welcoming home for the community.

EXTERIOR SIDING

The majority of the exterior siding is to be lap siding. Lap siding is durable, practical, readily available, and has an approachable aesthetic.

TIMBER ACCENTS

Timber is a local material regularly used in buildings, art, and furniture throughout Lincoln Co. Timber accents will be a feature of TLOC.



EXTERIOR SIDING

The siding at the main entry will be a feature wall, reflecting the lifestyle, culture, and landscape of the area.

Graphics, like the example shown, can be printed directly onto metal siding, providing durability and low maintenance finishes.



DESIGN MATERIALITY & SCALE

TLOC comes across as residential in scale and materiality. While larger than a typical family home, TLOC utilizes residential forms to break down the scale of the facility. TLOC embraces local architectural vernacular as well as local hobbies through material choice and features throughout the facility. The main entry is obvious for newcomers while still being welcoming and whimsical. Seating and landscaping outside the building further encourage full use of the site and “front yard” of TLOC.



BIKE PARKING

Bike parking is an integral element to outdoor features at TLOC. Successful bike parking is easy to access, safe, and well lit.

CUSTOM WOOD DOORS

Custom wood doors could be carved by a local artist to reflect the passion and heritage of woodworking in the area.

WHY THE PREFERRED DESIGN?

The preferred design offers many benefits to TLOC. It provides:

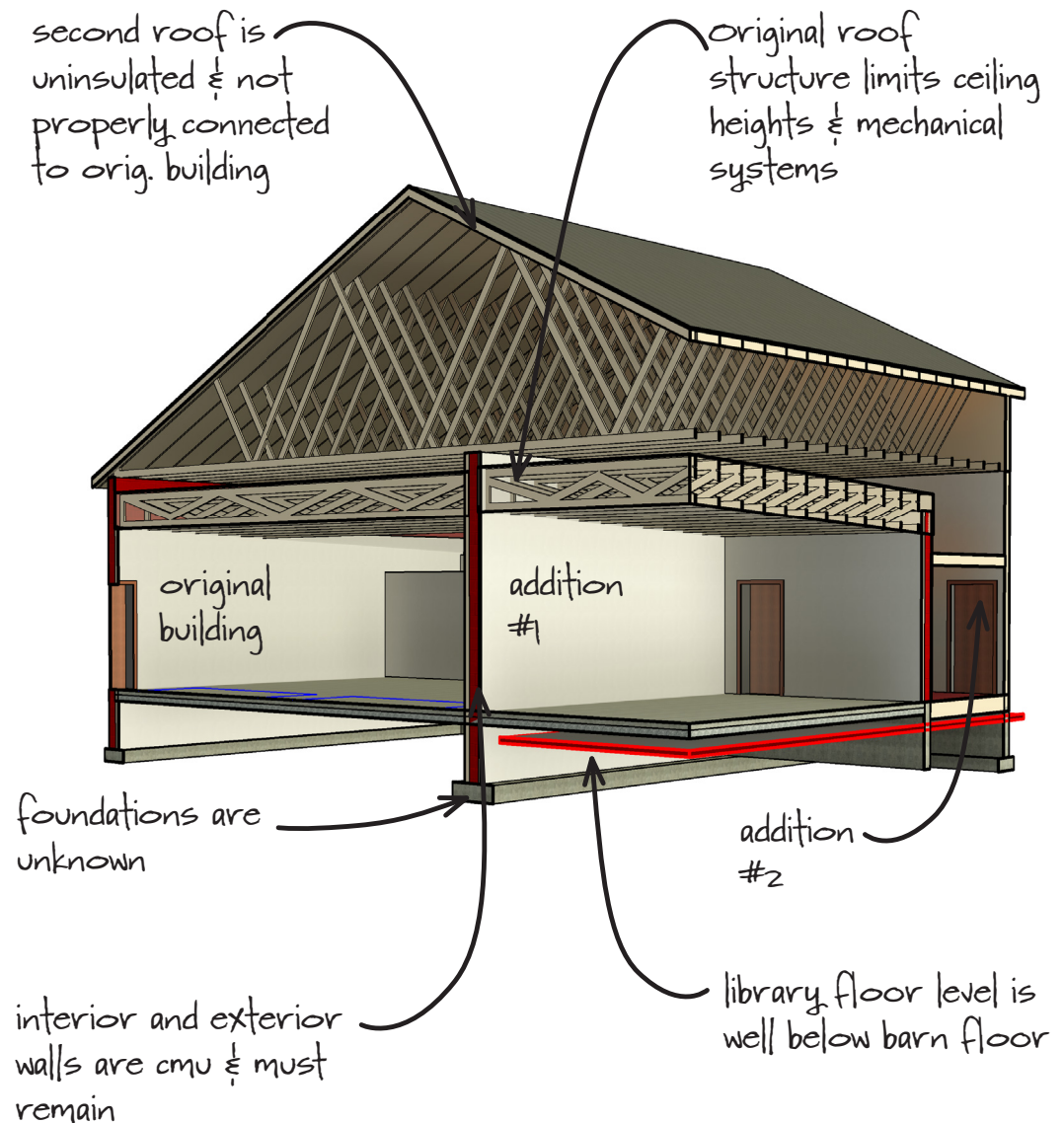
- all the spaces requested in programming
- great staff visibility
- ability to secure the library collection from the opportunity center during after hours events
- allows the kitchen to be an integral space to the library
- accessibility with everything on a single level (no ramps)

In order to achieve the preferred design, the existing ambulance barn garage is to be demolished with a new addition located in its place.

WHY NOT SIMPLY REUSE THE AMBULANCE BARN?

The existing conditions of the ambulance barn are problematic for reuse. The prior use as an ambulance barn requires extensive modification before the public can safely occupy it as a learning facility. Significant structural upgrades are required, the building has virtually no mechanical system besides unit heaters, all building finishes are in need of replacement, and the entry and interior spaces are not ADA accessible. The floor level is higher than the library and the interior walls are structural bearing walls, and these conditions significantly limit space planning opportunities. Most significantly, the constraints identified above limit the design so that the existing library staff would not be able to manage or oversee the new community spaces and the library at the same time. This is problematic from a safety and security standpoint, but it is also problematic from a financial standpoint as the library's budget cannot support added staff.

Structural, architectural, and operational assessments indicate it is more economical to demolish and build new rather than remodel the existing structure.



COST ANALYSIS - REMODEL VS BUILD NEW

TROY LIBRARY AND OPPORTUNITY CENTER

Renovation vs Demolition Analysis

Date: February 8, 2023

Mosaic Architecture

The following analysis was conducted to assessment cost and function implications of renovation of the ambulance building versus demolition and re-building the structure.

DEMOLITION COSTS

The renovation alternative will require selective demolition of various building components while replacing the structure will require total demolition. **In the analysis below, you can see there is little to no cost difference between costly partial demolition and large-scale full demolition.** The reason for this is that bulk demo with an excavator is fast and easy. Selective demolition is often hand work that is slow and tedious. Selective demo also requires a lot of cutting and patching, both of which are very costly.

A renovation of the building will require demolition of: all finishes, the bathroom area, partial floor slab, and new openings into the existing walls. Mosaic estimate put the cost of partial demo at \$22,600. Most of the cost is driven by the need to sawcut concrete floors, sawcut masonry walls, and hand-demo.

Complete demolition, according to 2021 Means Cost Guide would be \$0.41 per cubic foot or \$15,000 for the entire structure (2,240 x 15'). This would not include hauling or salvage. Hauling and dump costs are estimated at 200 cubic yards with a dump cost of \$8 - \$24/yd. Dump cost would be \$3,000 - \$5,000. Material hauled to the local landfill would require a round trip of 5 miles at a cost of \$15/yard or \$3,000 - \$4,000. Based on Means, the total demo and haul costs would be \$20,000 - \$24,000. We would estimate the entire process to take only 2 days.

RENOVATION VS NEW CONSTRUCTION

The cost of renovation vs new construction generally hinges on the condition of the structure to be renovated. We generally compare these two by comparing the various aspects of a buildings construction and comparing new vs reno. The following is our analysis of the renovating 2,240 sf of ambulance building vs replacement:

- Sitework: sitework will be less costly with new construction as the existing walks can be demolished and hauled as part of the overall demo project. The existing walks are non-ADA compliant and in poor condition, none is salvageable.
- Foundation: we believe we can re-use all the existing foundations saving perhaps \$10/sf
- Exterior walls: there may be some saving in keeping the exterior walls, however, the structural assessment indicates the walls and likely not compliant with earthquake resistance codes and will required significant work to upgrade. Also, the exterior of the building would need a upgrade to fit with the library design, adding renovation costs.
- Floors: The existing slabs are in poor condition, are soaked with oils in some areas, and slope. The cost of a thin topping to level floors can be similar to the cost of a new slab.
- Interior walls: the existing interior walls are bearing walls. Any modification to these walls will be very costly and require structure reinforcement.
- Electrical: most of the electrical in the existing building will have to be redone. The saving for any electrical remaining will be offset by the difficulty in doing retrofit electrical work vs new. All lighting will be new as well.
- Mechanical: the ambulance barn only has 2 unit heaters and some baseboard heat. The entire system will have to be replaced. The existing structural ceiling heights will require all ductwork to be done in the attic and insulated. The attic install and difficulty in working with renovation vs new will make the mechanical work for the renovation more costly than new.
- Finishes, casework, doors, bathrooms, windows, trim: nearly all

interior finishes will require replacement if the ambulance barn is renovated. Additionally, all windows and doors will also have to be replaced and new doors/windows added. Costs for renovating interior is generally higher than new construction due to complexity and correcting of existing issues.

AREA OF WORK	% of Total Cost	Reno vs New
SITEWORK	10%	Renovation costs slightly higher
FOUNDATIONS	15%	Renovation costs significantly lower
EXTERIOR WALLS	10%	Renovation costs slightly lower
DOORS/WINDOWS	5%	Similar costs if similar window areas provided
ROOF	5%	Renovation costs significantly lower
INTERIOR FINISHES	20%	Renovation costs slightly higher
HVAC	15%	Renovation costs slightly higher
ELECTRICAL	10%	Renovation costs slightly higher
ADMINISTRATIVE	10%	Renovation costs higher

As you can see, there are only two areas where renovation costs are significant versus new construction. There are also areas where the renovation costs would exceed new construction. This is very much in line with our experience in renovation projects where major renovations have an overall cost very close to new construction. Generally, major renovations are warranted only when the existing structure is unique and has a dynamic design or spaces that result in a final building that is better than you would get building new. That is now the case here. Saving the ambulance barn will result in substantially lower quality of space than new construction.

In this case, renovating the ambulance building may save 10% at the most and could actually cost more if other issues are discovered during design.

For the potential of a small savings, the project would have to accept some serious limitations including:

- Limits to layout of space due to existing walls
- Limits to insulation and efficiency. Floor would be completely uninsulated
- Limits to ceiling heights. The existing sub-structure is very low
- Need for a significant amount of space to be dedicated to a ramp to go between level
- Limited windows and daylighting. Cutting into the existing structure will be costly.
- The budget will have to carry a higher contingency to account for unknowns.

In addition to these items, the resulting project would still include the existing structure. It is important to understand that the original building is poorly built and has already undergone additions and renovations. There is a secondary roof structure below the one you see that is poorly built and severely limits ceiling heights. The exterior walls are built in three different phases and are likely structurally insufficient. The floor slab is sloped in areas and in poor condition. All building systems require a complete tear out and re-do. The finishes are also in very poor condition and need to be completely redone.

COST ESTIMATE

2/22/2023

Renovate 1,645 sf, Build New 3,150 sf
TOTAL BUILDING AREA = 4,795 sf

Area of Work	TOTAL BUDGET
EXISTING BUILDING RENOVATION	\$142,702
NEW ADDITION CONSTRUCTION	\$1,389,315
SITE WORK	\$58,650
FURNISHINGS - TABLES, CHAIRS, MISC	\$75,000
SHELVING	\$30,000

CONSTRUCTION SUB-TOTAL	\$1,695,667
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GCCM pre-construction		\$20,000.00
GCCM general conditions	10%	\$169,566.74
GC mark up	7%	\$118,696.71

TOTAL CONSTRUCTION COST	\$2,003,931
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PROJECT COSTS

Professional Fees	<i>estimate</i>	11%	\$220,432.39
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Project Cost Allowances	Estimated Amount
Financing	tbd
Moving/temporary space costs	\$15,000
Advertising/promotions	\$2,500
Fundraising/Grant writing	\$20,000
Testing - construction testing fund	\$12,000
Legal/advertising	\$2,000
Utility fees/IT vendor	\$10,000
Owner provided equipment - IT/AV equipment	\$25,000

TOTAL - PROJECT COSTS	\$306,932.39
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TROY LIBRARY - EXISTING BUILDING

ITEM	QUANTITY	UNITS	\$/UNIT	TOTAL
DEMO				
Testing	1	@	\$1,200.00	= \$1,200
Flooring Demo	1700	@	\$1.25	= \$2,125
Misc Demo	1	@	\$1,000.00	= \$1,000
Slab demo	20	@	\$12.00	= \$240
Walls - demolition	1.00	@	\$500.00	= \$500
WALLS				
New Wall - i1 2x4	150.00	@	\$10.00	= \$1,500
New Wall - i2 2x6	0.00	@	\$12.00	= \$0
New Wall - i3 sound	0.00	@	\$13.00	= \$0
New Wall - i4 2x4 furring	0.00	@	\$6.00	= \$0
New Wall - i5 RC furring	0.00	@	\$5.00	= \$0
WALL FINISHES				
Overall paint - all walls	1800.00	@	\$1.50	= \$2,700
Ceramic tile	150.00	@	\$25.00	= \$3,750
Specialty Finishes	500.00	@	\$12.00	= \$6,000
Sound panels	100.00	@	\$40.00	= \$4,000
FLOOR FINISHES				
New Carpet	1600.00	@	\$7.00	= \$11,200
New Tile	48.00	@	\$18.00	= \$864
Base Trim	250	If @	\$8.00	= \$2,000
CEILING FINISHES				
Paint Ceilings	1800	@	\$2.00	= \$3,600
Stain Beams	1	@	\$1,200.00	= \$1,200
Wood Ceilings	0	@	\$50.00	= \$0
Ceiling - new soffits	500	@	\$7.50	= \$3,750
DOORS & HARDWARE				
Bathroom Door	1	@	\$1,500.00	= \$1,500
Meeting Room doors	1	@	\$1,500.00	= \$1,500
Passage hardware	1	@	\$600.00	= \$600
Profe Locking hardware	1	@	\$750.00	= \$750
Proje Side Lites	0	@	\$500.00	= \$0
Card control	0	@	\$3,000.00	= \$0
Doors - storefront w panic	0	@	\$2,000.00	= \$0
Hardware - ADA operator	0	@	\$5,000.00	= \$0
Hardware - panic/closure	0	@	\$2,000.00	= \$0
WINDOWS & STOREFRONT				
Windows - exterior storefront	0	@	\$100.00	= \$0
Windows - interior storefront	0	@	\$75.00	= \$0
CASEWORK & SPECIALTIES				
White Board - 96"	3	@	\$720.00	= \$2,160
White Board - panels	0	@	\$20.00	= \$0
Casework - base cabinet	0	If @	\$300.00	= \$0
Casework - wall cabinet	0	If @	\$225.00	= \$0

ITEM	QUANTITY	UNITS	\$/UNIT	TOTAL
Casework - tall cabinet	0	@	\$500.00	= \$0
Countertop - Quartz	3	sf @	\$150.00	= \$450
Countertop - Laminate	0	sf @	\$150.00	= \$0
Specialty -	0	@	\$100.00	= \$0
Specialty -	0	@	\$50.00	= \$0
Specialty -	0	@	\$750.00	= \$0
Specialty - stack ends	16	@	\$500.00	= \$8,000
MECHANICAL	0		\$750.00	= \$0
Add Heat Pump system	4	@	\$6,000.00	= \$24,000
Soffits, etc	1	@	\$5,000.00	= \$5,000
Test & Balance	1	@	\$500.00	= \$500
Plumbing	1	@	\$10,000.00	= \$10,000
ELECTRICAL				
Lighting upgrades	1	@	\$1,000.00	= \$1,000
New lighting	1	@	\$8,000.00	= \$8,000
Add power, revise locations	1	@	\$10,000.00	= \$10,000
Power for minisplit system	4	@	\$1,000.00	= \$4,000
New service - see addition	0	@	\$0.00	= \$0
Demo	1	@	\$1,000.00	= \$1,000
SUB-TOTAL				\$124,089
PROJECT MARK-UPS			15%	\$18,613
PROJECT CONSTRUCTION COST				\$142,702

TROY LIBRARY - NEW ADDITION BUILDING CONSTRUCTION

ITEM	QUANTITY	UNITS	\$/UNIT	TOTAL
Building Demolition				
General bulk demo	26400	cf @	\$2.00 =	\$52,800
Disposal	26400	@	\$2.00 =	\$52,800
New Construction				
New Build - Expansion	3150	@	\$350.00 =	\$1,102,500
SUB-TOTAL				\$1,208,100
PROJECT MARK-UPS	Contingency/Location	15%		\$181,215
PROJECT CONSTRUCTION COST				\$1,389,315

TROY LIBRARY - SITE WORK

ITEM	QUANTITY	UNITS	\$/UNIT	TOTAL
Sitework				
Sitework-walks	1200	@	\$8.00 =	\$9,600
Sitework-curbs	130	@	\$30.00 =	\$3,900
Sitework-corner and ramps	1	@	\$2,000.00 =	\$2,000
Sitework-landscaping	1	@	\$10,000.00 =	\$10,000
Sitework-amenities	1	@	\$5,000.00 =	\$5,000
Utilities - sewer	1	@	\$2,500.00 =	\$2,500
Utilities - power	1	@	\$15,000.00 =	\$15,000
Utilities - water	1	@	\$3,000.00 =	\$3,000
xxx	0	@	\$0.25 =	\$0
xxx	0	@	\$0.00 =	\$0
xxx		@	\$0.00 =	\$0
SUB-TOTAL				\$51,000
PROJECT MARK-UPS	Contingency/Location	15%		\$7,650
PROJECT CONSTRUCTION COST				\$58,650

NEXT STEPS

- Complete PAR
- Continue grants/additional funding opportunities

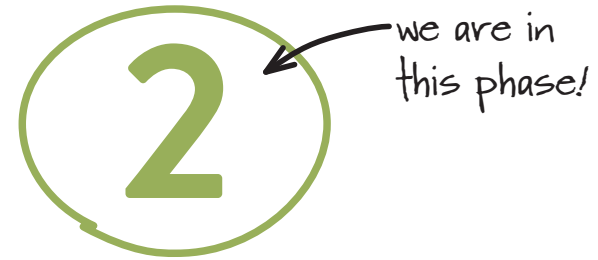
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PLANNING GRANTS

- 📍 Montana Economic Developers Association (MEDA)
- 📍 American Library Association- Libraries Transforming Communities: paid for visioning sessions
- 📍 Montana Healthcare Foundation: supplemental staff time
- 📍 CDBG- Planning Grant: PAR

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IMPLEMENTATION GRANTS

- 📍 CDBG- Implementation Grant (due ~Oct)
- 📍 NEH- Infrastructure and Capacity Building Challenge Grants
- 📍 MT DOT- Transportation Alternatives Program (for sidewalks)
- 📍 DEQ- Brownfields Programs (for demolition)
- 📍 USDA- Rural Community Development Initiative Grants

THANK YOU FOR YOUR TIME.
QUESTIONS?

END OF DOCUMENT