



April 17, 2018

Ms. Linda Lyshol
Library Director
Branch District Library
10 East Chicago Street
Coldwater, MI 49036

Re: Proposal for Architectural Services – Branch District Library Space Needs Assessments

Dear Linda:

On behalf of Fishbeck, Thompson, Carr & Huber, Inc. (FTCH), we are pleased to submit the following proposal for professional design services to the Branch District Library (BDL), for review and consideration.

Statement of Understanding

It is our understanding that BDL is seeking the services of an architectural firm to help assess the space needs of three existing library branches based on our professional experience and industry-standard best practices, library programming models, and recommended design guidelines. The three branches include the Coldwater, Algansee, and Sherwood branch libraries. The identification of space needs will be utilized for beginning community engagement and provide information for BDL's evaluation of the current strategic plan.

Future conceptual design will require input from the public and key library and community leadership. It is understood this scope of services may not fully incorporate each community's specific preferences, but rather will be a higher-level assessment of space needs usually part of a public library.

Scope of Services

- Our services would begin by meeting with key representative BDL staff to review each of the existing library branches and assess current and projected space needs for a potential new or expanded branch facility to generally meet the needs of the surrounding community. It is anticipated BDL will organize a steering committee to be involved in the space programming design discussions.
- The steering committee should represent key stakeholders from BDL and may include community leadership representatives. FTCH suggests, at minimum, we meet with the BDL director and branch manager. FTCH anticipates one steering committee meeting for each branch to discuss, identify, and gather input and needs used to develop the space needs report.
- FTCH will tour each branch to observe existing conditions of the facility to determine existing building and site information. FTCH anticipates one site visit to be conducted in conjunction with the steering committee meeting.
- FTCH would then prepare a preliminary program document based upon industry-standard best practices library programming models and a list of recommended design guidelines for review and consideration.
- Utilizing the projected space needs, FTCH would prepare a conceptual cost estimate for a new library facility, based upon the estimated square foot costs for other regional library projects. These cost estimates will include the building, site, infrastructure improvements, furnishings, fees, and other

ancillary costs to provide a total estimated cost – anticipating an estimated inflation rate corresponding to a 2019 project bidding.

- FTCH will provide an executive summary of the conceptual cost estimates for the programming assessment, along with recommendations regarding the most appropriate direction the BDL should consider for future library needs.
- FTCH assumes BDL will provide current facility information for building and property size, circulation numbers, technology uses, and types of programming provided at each branch.
- Conceptual building designs with plans, elevations, or renderings is excluded for this work effort.

Professional Fees

We propose to provide our professional programming and preliminary cost estimating design services for the following lump sum fees, plus reimbursable expenses. The total fee will be dependent upon BDL’s decision to proceed with all three branches having site visits on one day or each branch site visit scheduled separately.

Summary of tasks:

- Review available site and building information
- Review and analyze the public and staff information
- Review and analyze community master planning documents
- Prepare a preliminary programming document
- Prepare a preliminary conceptual cost estimate, based on projected space needs and the programming document.
- Provide final executive summary, along with recommendations.

Lump sum cost for each branch is as follows:

Coldwater Branch Library	\$1,825
Alganssee Branch Library	\$1,825
Sherwood Branch Library	\$1,825
<hr/>	
Total Lump Sum Fee	\$5,475
Total Lump Sum Fee (if all site visits for branches scheduled together)	\$4,975
Reimbursable Expense Allowance	\$ 400

Relevant Experience

With more than 20 years of experience in the planning and design of public libraries, our team of architects and interior designers have been involved in over 40 projects totaling more than 1.5 million square feet. Services performed varied on each project and included architectural and interior design; mechanical, electrical, structural, and civil/site engineering; integrated construction management; and LEED administration.

This EXPERIENCE, combined with your knowledge of your community, can produce the most efficient and successful design to meet community needs for decades to come. Our FULL-SERVICE CAPABILITIES enhance our team’s ability to communicate effectively across all disciplines over the course of the project’s design

Ms. Linda Lyshol
Page 3
April 17, 2018



and construction. OWNER INVOLVEMENT from the beginning stages of design and throughout its development is paramount. We encourage you to become and stay involved with the project and contribute to its ultimate success.

We are excited about the opportunity to work together with Branch District Library in assessing the space needs of the existing facilities. Please contact our office if you have any questions regarding our proposal.

We welcome the opportunity to further review it at your convenience.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read 'Phil Davis'.

Phil Davis

A handwritten signature in black ink, appearing to read 'Adam J Nelson'.

Adam J Nelson

slr

By Email



ARCHITECTURAL/ENGINEERING QUALIFICATIONS FOR:
BRANCH DISTRICT LIBRARY



Fishbeck, Thompson, Carr & Huber, Inc.
engineers | scientists | architects | constructors

ftc&h



TABLE OF CONTENTS

Company Profile and Services	1
Project Experience	2



1. COMPANY PROFILE AND SERVICES

Company Profile

ARCHITECTURE/ENGINEERING

- Architecture
- Mechanical
- Electrical
- Structural
- Interior Design
- Systems Commissioning
- Indoor Air Quality
- Master Planning

INFRASTRUCTURE ENGINEERING

- Site Development
- Transportation
- Surveying
- Water Distribution
- Water Supply and Treatment
- Water Storage
- Watershed Management
- Wastewater Collection
- Wastewater Treatment
- GIS/Computer Mapping

ENVIRONMENTAL

- Remediation
- Environmental Program Assistance
- Air Quality
- ESAs and Brownfield Redevelopment
- Water Resources
- Industrial Hygiene
- Asbestos/Lead Management

CONSTRUCTION

- Construction Management
- Design/Build
- Estimating
- Scheduling

Fishbeck, Thompson, Carr & Huber, Inc.

is a full-service architectural/engineering, civil engineering, environmental, and construction services consulting firm. Since 1956, we have provided our clients with innovative designs, technical quality, and exceptional service. We help people realize their visions while benefiting society.



9 offices

- GRAND RAPIDS
- LANSING
- NOVI
- DETROIT
- MACOMB
- KALAMAZOO
- CINCINNATI
- COLUMBUS
- LAFAYETTE

100%

EMPLOYEE-OWNED

400+

EMPLOYEES

207

SHAREHOLDERS

ftc&h

www.ftch.com

Architecture and Engineering

FTCH's architectural/engineering division has complete building design capabilities. We offer a wide variety of solutions and consulting services to our clients. FTCH strives to provide well-designed and creative facilities.

ARCHITECTURE

- Programming/Needs Assessment
- Feasibility Studies
- Architectural Design
- Site Analysis and Master Planning
- Sustainable Design

INTERIOR DESIGN

- Interior Architecture
- Space Planning and Design Analysis
- Finishes — Material and Color
- Furnishings, Fixtures, and Equipment Specification

MECHANICAL

- New and Retrofit HVAC Systems
- Indoor Air Quality Evaluation
- Systems Verification and Evaluation
- Systems Commissioning
- Energy Recovery, Refrigeration, Fire Protection, Plumbing/Utility Systems
- Process Piping, Ventilation/Dust Collection, and Cooling Water Systems
- Instrumentation/Controls

ELECTRICAL

- System Design — Power, Lighting, Safety/Security, and Data/Telecommunications
- Power Quality Assessments
- Energy Efficiency and Capacity Analysis
- Alternative Energy Analysis
- Instrumentation/Controls Design
- Systems Commissioning

STRUCTURAL

- Systems Evaluation and Selection
- Analysis and Design
- Inspections, Investigations, and Reports

CONSTRUCTION SERVICES

- Subcontractor/Construction Management
- Preconstruction and Feasibility Review
- Scheduling and Estimating
- Quality, Cost, and Value Management
- Code and Warranty Compliance



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Construction



FTCH provides our clients with construction management and design/build services. Our integrated approach allows our clients to customize a package of services based on their specific needs.



PRECONSTRUCTION

- Conceptual Planning
- Feasibility Review
- Quality and Cost Management
- Scheduling
- Estimating
- Value Management
- Code Compliance
- Relocation Management

CONSTRUCTION

- Construction Management
- Contractor Prequalification
- Subcontract Management
- Cost Management
- Scheduling
- Quality Control
- Safety Management

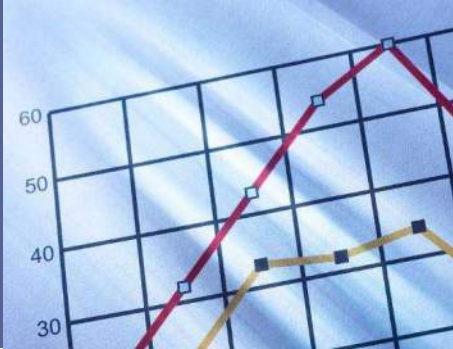
POSTCONSTRUCTION

- Warranty Compliance

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Estimating/Scheduling



FTCH's cost estimating experience encompasses a variety of project types and sizes. Our experience has shown proper implementation of project controls, including estimating and scheduling, helps ensure planned project costs and target schedules are met.

ESTIMATES

- Project Stage
 - Feasibility
 - Conceptual
 - Schematic
 - Value Engineering
 - Design Development
 - Construction Documents
 - Change Orders
 - Cost-to-Complete Evaluation

COST REDUCTION STUDIES

- Assessment of Existing Construction Systems, Management, and Life-Cycle Values
- Value-to-Cost Analysis
- Recommendations to Secure the Best Project at the Greatest Values as Opposed to Costs

PROGRAM MANAGEMENT

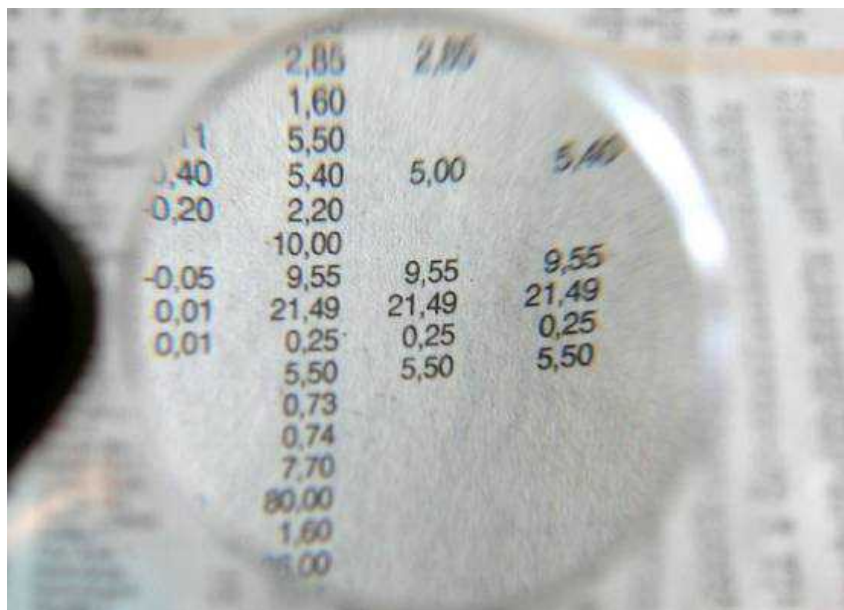
- Strategic Issues Analysis
- Project Prioritization and Selection
- Coordination of External/Internal Project-Related Issues
- Project Management Monitoring and Advising

SCHEDULES

- Master Schedule Phasing
- Cost and Resource Loading
- Conceptual Design Monitoring and Updating
- Product Submittal and Review Schedules
- Delay and Impact Analysis
- Assist Engineer/Contractor with Schedule Management
- Development and/or Analysis of Both Planned and As-Built Work Schedules

PROJECT CONTROLS

- Scheduling
 - Baseline Schedule
 - Periodic Updates
 - Change Analysis
 - Change Order Impact
- Cost Report Analysis
 - Original and Updated Budgets
 - Cost-to-Date
 - Forecasting
 - Change Order Impact
 - Change Analysis
 - Loan Monitoring



Infrastructure Engineering



FTCH provides a full range of infrastructure engineering services including studies, design, and construction. Our staff efficiently provides municipalities, local and state governmental agencies, developers, and commercial clients with quality engineering and field services.



WASTEWATER SYSTEMS

- Flow Monitoring
- CSO Evaluation and Control
- Collection and Pump Stations
- Treatment and Disposal Systems
- Sanitary Sewer Evaluation Survey and Sewer Rehabilitation
- Industrial Pretreatment Programs

WATER SYSTEMS

- Studies and Planning
- Water Supply and Treatment
- Water Storage
- Water Distribution

WATERSHED MANAGEMENT

- Stormwater Management
- NPDES Phase II Stormwater Permitting
- Watershed Management Plans
- Drainage and Flood Control
- Nonpoint Source Pollution Control
- Wetlands

SITE DEVELOPMENT

- Residential and Commercial
- Industrial Parks and Plant Sites
- Recreational Planning and Design
- Engineering Plan Review

SURVEYING

- Topographical
- Construction Layout
- Boundary Surveys
- Global Positioning Systems
- LiDAR

TRANSPORTATION

- Road and Highway Design
- Bridge Design
- Construction Engineering
- Traffic Engineering

GIS/COMPUTER MAPPING

- Utility Master Plans

FUNDING ASSISTANCE

- Grant Applications
- Special Assessment Districts
- State Revolving Loan Fund



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Environmental



FTCH provides environmental engineering and management services for groundwater, soils, and waste remediation projects. We strive to achieve innovative and practical solutions to meet regulatory requirements and client goals.

REMEDIATION

- Remedial Investigation and Feasibility Studies
- Design and Construction
- *In Situ* Remediation
- Natural Attenuation
- Performance Assessments

ESAS AND BROWNFIELD REDEVELOPMENT

- Phase I and II ESAs
- BEAs and Due Care Plans
- Brownfield Redevelopment
- Property Transaction Due Diligence
- Asbestos/Lead Management

ENVIRONMENTAL PROGRAM ASSISTANCE

- Spill and Pollution Prevention Plans
- ISO 14001 EMS
- Compliance Assessments/ Audits
- Solid and Hazardous Waste
- Permitting
- Annual Reporting Programs
- Sampling and Monitoring

FUNDING ASSISTANCE

WATER RESOURCES

- Groundwater and Surface Water Supply
- Groundwater, Surface Water, and Stormwater Permitting
- Hydrogeological Studies
- Sampling and Monitoring
- Wellhead Protection
- Watershed Management
- Wetlands

AIR QUALITY

- Regulatory Analysis and Planning
- Permitting
- Air Dispersion Modeling
- Climate Change Issues
- Control Equipment

INDUSTRIAL HYGIENE

- Indoor Air Quality Investigations
- Environmental Health and Safety Training
- Exposure Monitoring





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2. PROJECT EXPERIENCE

FTCH Library Design Approach

FTCH's design philosophy is centered on client service in partnership you. We feel you play a crucial role in the design process and our approach involves a great deal of interaction with the library representatives. We feel a truly successful project is one in which the client, the users, and the design team share in the ownership of the design solution.

Design solutions are a reflection of a project's unique characteristics, opportunities, and challenges, always trying to achieve timelessness and maximize value. The broader and more lasting approach focuses on appropriate solutions for all building systems addressing real needs and serving you over time.

Although it is difficult to be certain how each library will adapt to meet the changing needs of its community, there are several key design criteria that represent a common thread in the design of each library facility. Following is a listing of the more prominent design issues we carefully review and evaluate in the planning and development of library facilities.

Flexibility

Developing a facility able to easily adapt to the changing needs and demographics of the community it serves is paramount to long-term success. This flexibility must apply to both the physical layout, systems, and the infrastructure that supports the building. Large open areas subdivided through the placement of furnishings, in lieu of walls, is an effective way to accommodate potential expansion and shifting uses within a building. Using high-quality mechanical and electrical systems that can be modified to support changing use patterns is also important.

Accommodations for Information Technology

Building infrastructure that supports current, and the yet to be developed technologies, needs to be strategically integrated within a library. This can include concealed conduits, trenching, access flooring, or wireless systems to virtually any location where a computer may be located in the future. Accommodations for other specialized equipment such as self-checkout, security systems, and cameras also need to be carefully planned, whether they are incorporated into the initial construction or added in the future.

Aesthetic Design

The true uniqueness of each community is something that should be celebrated through the design of its library and other public facilities. It is important for municipal buildings to be welcoming and project a sense of permanence. The design should reflect a community's style in a timeless way. This can affect the way a facility is oriented on a site, its massing, and the finish materials both inside and out. Truly successful buildings are capable of portraying these unspoken qualities within the framework of modern systems and technology.

Lighting

Lighting is a primary challenge in the design of libraries. Building orientation and the use and placement of windows need to be carefully planned to maximize their impact without creating glare or ultraviolet concerns. Design of internal lighting systems also needs to address this and permit flexibility to change of use patterns. Many approaches, including indirect and fixture supported lighting, can successfully achieve these goals when properly implemented. Incorporating specialized fixtures and controls to allow sequenced operation and harvest daylighting can also be considered as an effective energy conservation measure.



Staffing Needs

Regardless of how the technology of construction may change over the years, a key design necessity is to allow for library staff to maximize productivity. Arrangement of the building entry, staff and circulation areas, and other key elements will require critical analysis to maintain good staff control of the building. In some cases, limiting shelving heights in particular areas can effectively improve sight lines and enhance the overall sense of space and the effective distribution of ambient light.

Important Design Considerations

If a community meeting room is to be included in the program, it is important to consider the proximity to the restrooms so it can be used during hours when the entire library may not be open.

If a drive-up book/video drop box is to be incorporated into the design, it is crucial to analyze how best to do so without having automobiles pass directly by or close to the main entry where pedestrian traffic is concentrated.

Establishing and reviewing an anticipated level of quality for building materials and systems is important. This will allow expectations to be identified, properly estimated during design, and provided for in the finished facility. Establishing the proper style and character of the building is also important to express the values of the community. Holding community forums during the project's development can be an effective way to encourage public input and inform the community of the progress and direction.

Sustainable Design

Sustainable design strives to minimize environmental impacts caused by buildings and infrastructure. It encompasses everything from site selection, to energy optimization, to construction waste management. When carefully planned and executed, sustainable design is not only environmentally responsible, but is also economically beneficial. Here are elements we have learned through our experience:

- Environmentally sensitive site development can increase a property's aesthetic and economic value.
- The use of energy-efficient systems can contribute to long-term cost savings.
- A healthy indoor environment helps ensure improved occupant health and safety.

FTCH's LEED accredited professionals are experts in the LEED certification process. With involvement in over 40 LEED-certified facilities, including three public libraries, our architects and engineers understand the opportunities, challenges, and value sustainable design can offer each project.

Unique Qualifications

FTCH has three basic characteristics that qualify our team in the planning, design, and construction of your new library facility — experience, full-service capabilities, and owner involvement.

The **EXPERIENCE** gained in the planning and design of over 40 library facilities brings practical knowledge in handling similar situations with lessons learned over the past 20 years. This experience, combined with your knowledge of your community, can produce the most efficient and successful design to meet community needs for decades to come.

Our **FULL-SERVICE CAPABILITIES** enhance our team's ability to communicate effectively across all disciplines over the course of the project's design and construction.

OWNER INVOLVEMENT from the beginning stages of design and throughout its development is paramount. We encourage you to become and stay involved with the project and contribute to its ultimate success.



Library Experience

The following is a partial list of projects representing the library planning and design experience of FTCH and its staff. Services performed varied on each project and included architectural and interior design; mechanical, electrical, structural, and civil/site engineering; integrated construction management; and LEED administration.

- **Bay County Library System**, Bay City, Michigan — Programming, design, and construction administration for the Wirt Public Library and four branch expansion/renovation projects. The \$18.2 million construction value included the \$10.8 million central library.
- **Big Rapids Community Library**, Big Rapids, Michigan — Needs assessment and conceptual design study for a 13,100-sf expansion and renovation of an existing 14,000-sf library.
- **Bridgeport Public Library**, Bridgeport, Michigan — Design and construction administration for a new 7,500-sf community library.
- **Caledonia Township Library**, Caledonia, Michigan — Programming, design, and construction administration for a new 18,000-sf LEED Silver certified library.
- **Cascade Charter Township Library**, Kent County, Michigan — Programming, design, and construction administration for a 8,360-sf community/multipurpose addition to an existing library.
- **Cedar Springs Public Library**, Cedar Springs, Michigan — Schematic design for a new 9,600-sf library.
- **Coloma Public Library**, Coloma, Michigan — Programming, design, and integrated construction management for a new 18,200-sf library.
- **Delta Township District Library**, Ingham County, Michigan — Programming, design, and construction administration of a new 31,300-sf LEED Silver certified library.
- **Englehardt Public Library**, Lowell, Michigan — Programming, design, and construction administration of new 8,900-sf library.
- **Flat River Community Library**, Greenville, Michigan — Programming, design, and construction administration for new 23,000-sf library.
- **Grand Rapids Public Library System**, Grand Rapids, Michigan — Programming, design, and construction administration for the main library and six branch expansion/renovation projects totaling over 200,000 sf.
- **Grandville Public Library**, Grandville, Michigan — Programming, design, and construction administration for a new 22,100-sf library, plus schematic design study for 8,300-sf expansion.
- **Hackley Public Library**, Muskegon, Michigan — Facility condition assessment, programming, design, and construction administration; for renovations to a historic library.
- **Hart Area Public Library**, Hart, Michigan — Programming, design, and integrated construction management services for a new 7,900-sf library.



- **Henika District Library**, Wayland, Michigan — Programming and schematic design study for expansion of existing historic library facility.
- **Hope College VanWynen Library**, Holland, Michigan — Mechanical and electrical engineering for addition and renovation of an existing library.
- **Howard Miller Public Library**, Zeeland, Michigan — Renovation of existing library and community center.
- **Kalkaska County Library**, Kalkaska, Michigan — Programming and assessment of existing facility for library use.
- **Krause Memorial Library**, Rockford, Michigan — Programming, design, and construction administration for a 5,100-sf addition and renovation of existing 5,200-sf library.
- **Michigan Masonic Heritage Center**, Grand Rapids, Michigan — Programming and design for 5,000-sf Masonic library and heritage center renovations.
- **New Buffalo Township Public Library**, New Buffalo, Michigan — Programming, design, and construction administration for a new 16,600-sf library.
- **Otsego County Library**, Gaylord, Michigan — Programming and schematic design study for the Gaylord Branch Library including renovation of the existing 9,300-sf facility and a new 18,900-sf addition.
- **Oxford Township Library**, Oakland County, Michigan — Facility evaluation and master plan for expansion and renovation.
- **Paw Paw District Library**, Paw Paw, Michigan — Programming, site assessments, site selection, design, and construction administration for a new 19,800-sf library facility.
- **Rauchholz Memorial Library**, Richland Township, Hemlock, Michigan — Programming and schematic design for a new 10,000-sf library.
- **Reed City Public Library**, Reed City, Michigan — Programming and design study for renovation of an existing 8,400-sf building.
- **Roscommon Area District Library**, Roscommon, Michigan — Programming and schematic design for a new 10,400-sf library.
- **Salem-South Lyon District Library**, South Lyon, Michigan — Facility condition assessment, design, and integrated construction management for a 5,000-sf addition and renovation to the existing facility.
- **St. Charles Public Library**, St. Charles, Michigan — Programming and schematic design study for a new 10,400-sf library.
- **St. Clair County Library System**, Port Huron, Michigan — Space utilization studies for four branch libraries.
- **Walker City Library**, Walker, Michigan — Programming, design, and construction administration for a new 8,000-sf library, expandable to 16,000-sf.
- **White Pine Library Cooperative**, Saginaw, Michigan — Preliminary design and cost estimating for new cooperative facility with work areas, offices, and training facility.





Delta Township District Library

Delta Township, Lansing, Michigan

An existing 8,100-sf library could no longer accommodate the needs of this growing community. Beginning with a detailed space needs analysis for the district and its projected service population of over 30,000, FTCH worked closely with the library board and staff to determine how best to plan for its future.

Delta Township generously made available a 16-acre site, near established commercial and residential developments, and accessible to major transportation routes. FTCH evaluated a number of master planning options to support both the library and a future Township facility with shared parking and entry plaza.

The design takes full advantage of the site's natural features. The library is arranged on a natural ridge with a central entry and library stack and reading areas oriented for daylighting and views. A main level meeting room is located with a separate entry for access during the library's off hours and is adjacent to the children's area for easy program use. The careful use of natural light and materials both inside and out is designed to take full advantage of what the unique and beautiful site has to offer. Due to continuing success of its active Friend's Group Used Book Store, a portion of the lower level is committed to this function and has access to an outdoor patio and network of trails planned for the site.

The project is the first LEED Silver facility for Delta Township.

"Every day we get compliments on the building, and every day I appreciate just how much planning, expertise, and work went into creating this lovely place."

Cherry Hamrick, Retired Director

"Hardly a week goes by when someone doesn't tell me how much they love the way the library is designed and decorated."

Mike Moore
Retired Library Board Member



Project Data

Area: 31,300 sf
Completion Date: June 2008
Construction Cost: \$6.4 million

Reference

Ms. Mary Rzepczynski, Director
517.321.4014



New Buffalo Township Public Library

New Buffalo, Michigan

Due to continued growth of their community and immediate service area, the New Buffalo Township Public Library board commissioned a needs assessment in 2008 which recommended expanding their 30-year old facility. Although every square inch of the existing 7,300-sf library was being utilized efficiently, industry standards supported the need for an increase to 18,000 sf to effectively meet the current and projected needs of the community.

Working with the existing site, FTCH developed a conceptual design which involved demolition of the existing library, met the long-range space needs and provided an efficient layout for public and supporting staff areas. The new site plan includes a dedicated parking area and drive-up book/video drop off. A new entry welcomes patrons from the main parking area into an extended lobby which is directly adjacent to a large community room, accessible for after hours meetings and dividable into two separate spaces for efficient and flexible use.

The pitched roof scheme consists of SIPS panels over a wood and steel truss structure. This provides opportunities for eyebrow dormers to introduce natural light into the center of the building and contributes to an architectural scale and style which is compatible with the resort community. FTCH provided comprehensive site planning; architectural design; and structural, mechanical, and electrical engineering services.



Project Data

Main Level Area: 10,600 sf
Lower Level Area: 6,000 sf
Total Area: 16,600 sf
Completion Date: August 2014
Construction Cost: \$3.8 million

Interior Designer: Alyce Riemenschneider

Reference

Ms. Julie Grywnich, Director
269.469.1799





Paw Paw District Library

Village of Paw Paw, Michigan

Beginning in 2002, FTCH worked closely with staff and the building committee to assess projected library space needs for the Paw Paw community. Alternative conceptual design approaches were identified and evaluated, including new construction on alternate sites and renovation of existing buildings. The final design solution involved remaining on the existing library site, purchasing additional property, demolition of existing structures, and construction of a new library with accommodations for future expansion.

Unique building elements include an octagonal entry lobby with direct access to a large meeting room strategically positioned adjacent to the children's area for ease in scheduling library specific programs and community functions during off hours. A large clear-span stack and reading area is flanked by individual study/meeting rooms and a dedicated local history room. Exterior wall treatment conveys a traditional style and includes a decorative concrete masonry base, brick and fiber cement siding for economy and ease of maintenance. Site amenities include sustainable features such as a series of rain gardens to support the facility's LEED Silver certification, and a drive-up book drop.



Awards

2012 Design Competition, Learning/Educational Category First Place Winner - American Society of Interior Designers/Michigan Chapter

Project Data

Main Level Area: 17,300 sf
Lower Level (Partial) Area: 2,500 sf
Total Area: 19,800 sf
Completion Date: July 2012
Construction Cost: \$3 million

Reference

Mr. John Mohny, Director
269.657.3800



Hackley Public Library Renovation

Muskegon, Michigan

The Hackley Public Library has been providing services to the City of Muskegon in its original facility first dedicated in 1890. Library services have changed relative to the type of material offered and how services are delivered; however, little has physically changed in the facility over the past 119 years.

Being aware library services will evolve and the demand for both traditional and new services will continue to grow within the community, the Hackley Public Library commissioned library planner George Lawson, for a needs assessment and a follow-on building program that ultimately recommended a greatly expanded facility. FTCH completed a facility condition assessment to provide background for the recommended solutions. A feasibility study was also completed with estimates of construction costs. Ms. Lorri D. Sipes, FAIA provided a preliminary historic assessment of the facility for the FTCH team.

FTCH commenced with the construction documents for the Youth Services area in the spring of 2012. Construction in this area was completed in the summer. Currently, construction is underway in the lower level and main floor areas of the facility. On the interior, major new attributes include repairing and refinishing existing plaster, improved lighting and communications, and re-design and relocation of the main circulation desk. The project also includes a modest addition which houses a new emergency exit stairway from the youth services area on the second floor.



"FTCH understands that people use buildings. The Hackley Public Library selected FTCH not only because we were impressed by their in-depth experience with public buildings of many types, their record of timely and cost-effective completion, and by the unanimous glowing references provided by other institutions, but also because FTCH works with clients collaboratively to achieve results that are functional as well as beautiful."

Ms. Martha Ferriby, Director



Project Data

Area: 25,800 sf
Completion Date: April 2014
Construction Cost: \$900,000

Reference

Ms. Martha Ferriby
Library Director
231.722.7276



Sage Branch Library

Bay County Library System
Bay County, Michigan

A challenging, adaptive reuse of the historic Sage Branch Library was planned to add services and enhance accessibility as part of a systemwide improvement program. Originally dedicated in 1884, this facility enjoys the distinction of being the oldest continuously serving library facility in the state.

FTCH's design efforts focused on an expanded and updated use within the existing building envelope. With two well placed additions and a new elevator, full accessibility was accomplished for this historic facility as it entered the new millennium equipped with state-of-the-art technology.

FTCH provided overall project management, and all architectural development and engineering design services for the new facility. FTCH coordinated the efforts of the entire project team, including conceptual architectural design and interior design services provided by Engberg Anderson Design Partnership.



Project Data

Area: 18,140 sf
Completion Date: Spring 2004
Construction Cost: \$3.1 million



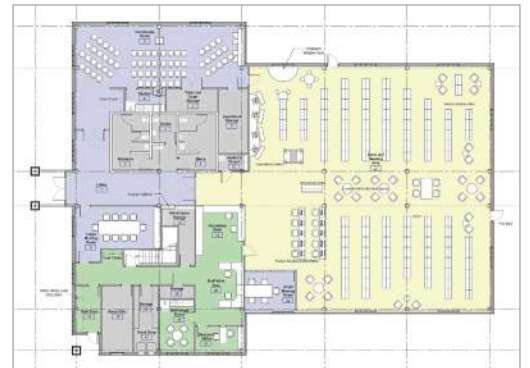
Rauchholz Memorial Library

Hemlock, Michigan

Having outgrown their existing 5,300 sf facility and receiving a generous gift from a local patron, the Rauchholz Memorial Library decided to explore their dream of a new library. Serving the residents of Hemlock and Richland Township for several years, retaining the library as a part of the Township campus made sense. Site plan design included placing the new library adjacent to existing township offices with a shared entry drive and parking area.

Based on developing an efficient and cost-effective layout, building massing is composed of a simple pitched roof geometry with a central east/west ridge for ease of construction. The floor plan is arranged around a central entry and lobby flanked by a large community/meeting room with restroom facilities positioned for use during off hours. A large, clear-span stack and reading room extends east along the central axis for ease of future expansion. The circulation desk is positioned next to the entry to serve as a control point for all public spaces. Supporting staff areas are immediately adjacent and have a separate dedicated entry for staff and deliveries. The children's area is situated adjacent to the large community/meeting room for direct access to summer reading and other programs. A mechanical mezzanine is provided at the west end of the building to preserve main level space for library functions. Ceilings in all stack and reading areas of the library are open to the structure above to provide an open feel and acoustically treated to minimize sound transmission.

A cupola element at the entry extends the roof up to help announce the building's presence from the street, and also provides natural light to the lobby and louvered access for relief air to mechanical equipment in the mezzanine. A second cupola element is centered over the large stack and reading room to introduce natural light into the core of the building. Exterior treatment includes a fieldstone base, cement board siding, and a green laminated shingle roof to blend with the existing township offices.



Project Data

Area: 10,400 sf
 (9,520 sf main level / 880 sf mechanical mezzanine)
 Design Study Completion Date: September 2016
 Estimated Construction Cost: \$2 million

Reference

Ms. BillieJo Bluemer, Director
 989.642.8621



Library Addition

Kent District Library | Cascade Charter Township, Michigan

Due to cost issues, the original library cut back on program room space and some library services. An addition was designed to amend those earlier sacrifices while reinforcing the library's role as a community center.

Attendance at popular programming events reinforced the need for a large, multi-use community room. The completed addition features a 3,000-sf program room which is subdividable in three smaller rooms, each with different capacity. Requisite services include a catering kitchen, special A/V capacity, and dedicated restroom facilities.

Additionally, meeting space to accommodate the Township Board of Trustees is located adjacent to the large meeting room. This space can be separated from the community room by a large, folding partition allowing for privacy and the ability to close the trustees area off during community events. Other library improvements were incorporated into this project including group study rooms, special teen room, historical collections capacity, and Friends of the Library book sale space.



Awards

2006 Design Award -
Associated Builders & Contractors/
West Michigan Chapter

Project Data

Main Level Area: 8,360 sf
Completion Date: February 2006
Construction Cost: \$2.5 million

Reference

Ms. Diane Cutler, Director
616.647.3850



Caledonia Township Library

Kent District Library
Caledonia, Michigan

With strong support from the community through a successful bond vote in May 2009, final plans for a new Caledonia Township Library were put into motion. FTCH was retained to provide architectural, interior design, and engineering services, and began work with an in-depth analysis of the undeveloped 10-acre site selected for the project.

The new library is carefully situated to avoid existing wetland restrictions while protecting natural site features. Programming called for an approximately 18,000-sf facility, with potential for future expansion to meet the current and future needs of this growing community.

Working with the Township and Kent District Library staff, design for the new building focused on creative solutions that were compatible with the values of the community, addressed key issues of flexibility and expandability, and worked within the fixed budget established by the millage.



Awards

2011 Design Competition Learning/Facilities
Category First Place Winner -
American Society of Interior Designers/
Michigan Chapter

Featured Library

Library Journal
Year in Architecture 2011
Fireside Chats



"Project Data

Area: 18,000 sf
Completion Date: January 2011
Construction Cost: \$2.1 million

Reference

Mr. Lance Werner
Kent District Library Director
616.784.2091

"I heard more positive comments on the design and the way it all fits together than any other facet of the project."

Craig Vaughn, Chairman,
Library Building Committee

Coloma Public Library

City of Coloma, Michigan

Design of the new Coloma Public Library began with a needs assessment that resulted in a new library facility. The site is in the heart of Coloma, and overlooks a park near the main intersection of town. The library's visibility and presence is a permanent statement of the importance and commitment of the library to the community of Coloma.

The architectural design complements the surrounding area, and is distinguished by the use of charcoal-colored, heavily rusticated fieldstone at the building base and reading areas with ivory-colored brick above. A sloping metal roof enhances the scale and appearance of the library.

The interior is characterized by a variety of spatial volumes, and features a high vaulted ceiling traversing the main service area. Large glazed areas capture views and bring natural light into the space. Special attention to the interior design of the children's area gives the library a strong link to the history of the Coloma area.

Functional features include a community room that can accommodate 100 people and be operational during non-library hours, a children's area distinguished by floor level change and a dedicated program room with a secured outdoor area, and a fireplace near the adult periodical reading section. A landscaped plaza near the drive-up book drop serves as an outdoor reading area.

This project was designed and constructed by FTCH using our integrated construction management approach including fully integrated architectural, engineering, and construction management services. FTCH bid the project for the City using an open-book approach, allowing the City to review all bids and add local, qualified contractors to the project. Interior design services were provided by Riemenschneider Design Associates, Inc.



Integrated Services

FTCH's integrated services approach afforded single-source delivery for all project aspects.

FTCH was responsible for:

- Needs Assessment
- Facility Design
- Construction Management
- Cost Estimating
- Cost Management
- Scheduling
- Subcontractor Management
- Code Compliance



Project Data

Area: 18,200 sf
Completion Date: April 2004
Construction Cost: \$2.65 million

Reference

Mr. Charles Dickinson, Director
269.468.3431



Grandville Public Library

Kent District Library | Grandville, Michigan

Due to growing use of this popular branch library, plans for expansion have been developed. This initial project began with a comprehensive study of an existing 20-year-old library, which included assessment of future space needs. The result of the study recommended a new library, the design of which included a colonnaded arched entryway, using limestone insets into the brick, and an outdoor amphitheater for public functions. Daylighting was an important factor and was achieved through the use of four large skylights centered over the main axis of the building.

Due to continuing growth in the community, this popular branch of the Kent District Library experienced steady increases in use, leading to FTCH being retained to evaluate options and develop a design for expansion to, and renovation of, the existing library. Key members of the FTCH team were involved in the initial design of this project while employed at another firm.



Project Data

Original Library Area: 22,100 sf
Original Completion Date: April 1992
Original Construction Cost: \$1.9 million

Total Expansion Area: 30,500 sf
Expansion Study Completion: August 2008
Estimated Construction Cost: \$1.9 million

Reference

Mr. Josh Bernstein
Branch Manager
616.647.3899



Main Library Renovation

Grand Rapids Public Library System
City of Grand Rapids, Michigan

A successful bond proposal in 1997 set the stage for a \$31 million citywide library improvement effort. An ambitious rejoining of the historic 1904 Ryerson Building and the 1967 library addition was planned to showcase this valuable community asset and to anchor Michigan's second largest library system.

The main library is composed of two buildings, the original Ryerson Building and a 1967 addition, and supports the majority of the City's public library services. Renovations to the main library included tripling the size of the children's area, replacing all the building's major mechanical systems, reopening the Ryerson Building for public use, and making improvements to the building's exterior.

The main entrance was moved south from Bostwick Avenue to Library Street, where patrons once again walk through the original 1904 entrance. A marble-lined atrium topped by sculpted plaster ceilings that were covered by a suspended ceiling for more than 40 years was restored and reopened to the public. The brick exterior facade of the 1967 addition was removed and replaced with a limestone and glass exterior to provide better harmony with the Ryerson building. The facility was completely renovated, updated, and furnished to enter into the 21st century.

FTCH provided overall project management and all engineering design services for the renovation. FTCH coordinated the efforts of the entire project team, including supporting architectural and interior design services provided by Hardy Holzman Pfeiffer Associates and Riemenschneider Design Associates, Inc.



Awards

2004 ACEC Engineering and Surveying Excellence - Merit Award

2003 Historical Restoration, Electrical, Interior Finishing, and Masonry Award of Excellence - Associated Builders & Contractors, Inc./ Western Michigan Chapter

Project Data

Area: 153,000 sf
Completion Date: April 2003
Construction Cost: \$18.2 million

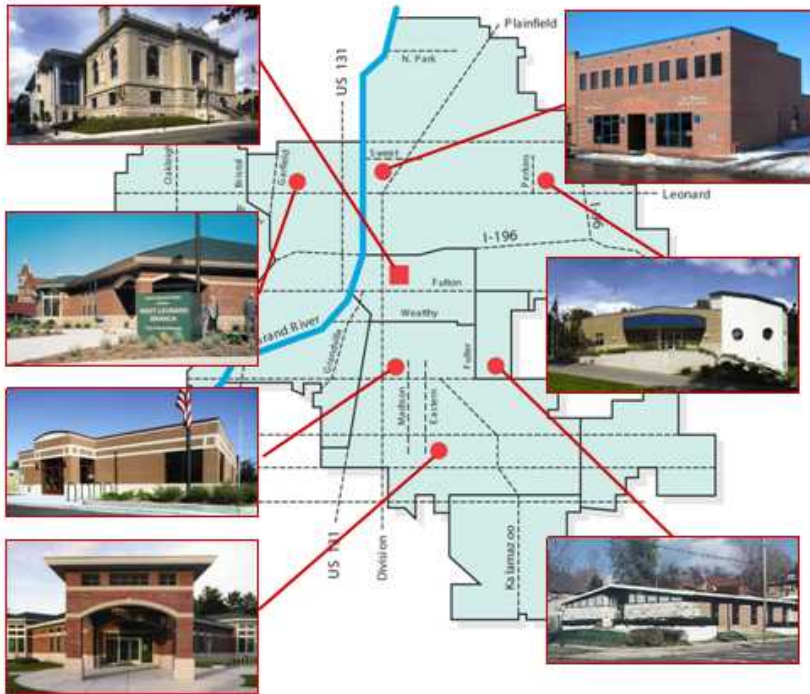
Branch Library Expansion Program

Grand Rapids Public Library System
City of Grand Rapids, Michigan

Expanded neighborhood coverage with full accessibility was planned for the branch network of this large urban system. A successful bond proposal in September 1997 triggered a six-building expansion and renovation campaign. Three existing branch libraries were slated for renovation and expansion, while three new facilities were developed to replace antiquated and non-accessible facilities.

FTCH performed programming, architectural and engineering facility design, construction administration, and assisted in library site selection. Each branch library is tailored to meet both system and neighborhood service needs.

In addition to providing full architectural and engineering services, FTCH's civil engineers provided site design services for the Grand Rapids main library and four branch libraries. Responsibilities included site layout and design, grading, utilities, storm water management, landscaping, and site electrical.



Grand Rapids Public Library System

- Seymour
- Yankee Clipper
- Ottawa Hills
- Madison Square
- Van Belkum at Creston
- West Leonard
- Main (Ryerson)



Project Data

Area: 4,600 sf to 10,000 sf
Completion Date: 2000 to 2003