



Wauwatosa Public Library & City Hall

OPN Architects
January 17-18

OPN AT A GLANCE



Since **1979**



109 talented employees



5 midwestern studios



37 LEED-certified
or registered projects



77 AIA & IIDA awards



Average Annual Construction Value

\$500 MILLION / year



Market Types

HEALTH CARE

HOSPITALITY

LIBRARIES

CIVIC

COMMERCIAL

CORPORATE

HIGHER EDUCATION

ADAPTIVE REUSE

HISTORIC REHABILITATION & RESTORATION

MIXED-USE

K-12 SCHOOLS



**a regional leader in
architecture** with work
across the country

Cedar Rapids Public Library



2013

94,000 SF

\$24,128,634

LEED Platinum

Cedar Rapids, IA



Waunakee Public Library



2019

40,000 SF

\$10,650,000

Waunakee, WI



Flint Public Library



2022
94,000 SF
\$24,000,000
Flint, Michigan



Johnston City Hall



2020
22,853 SF
\$9,328,000
Johnston, Iowa



Agenda

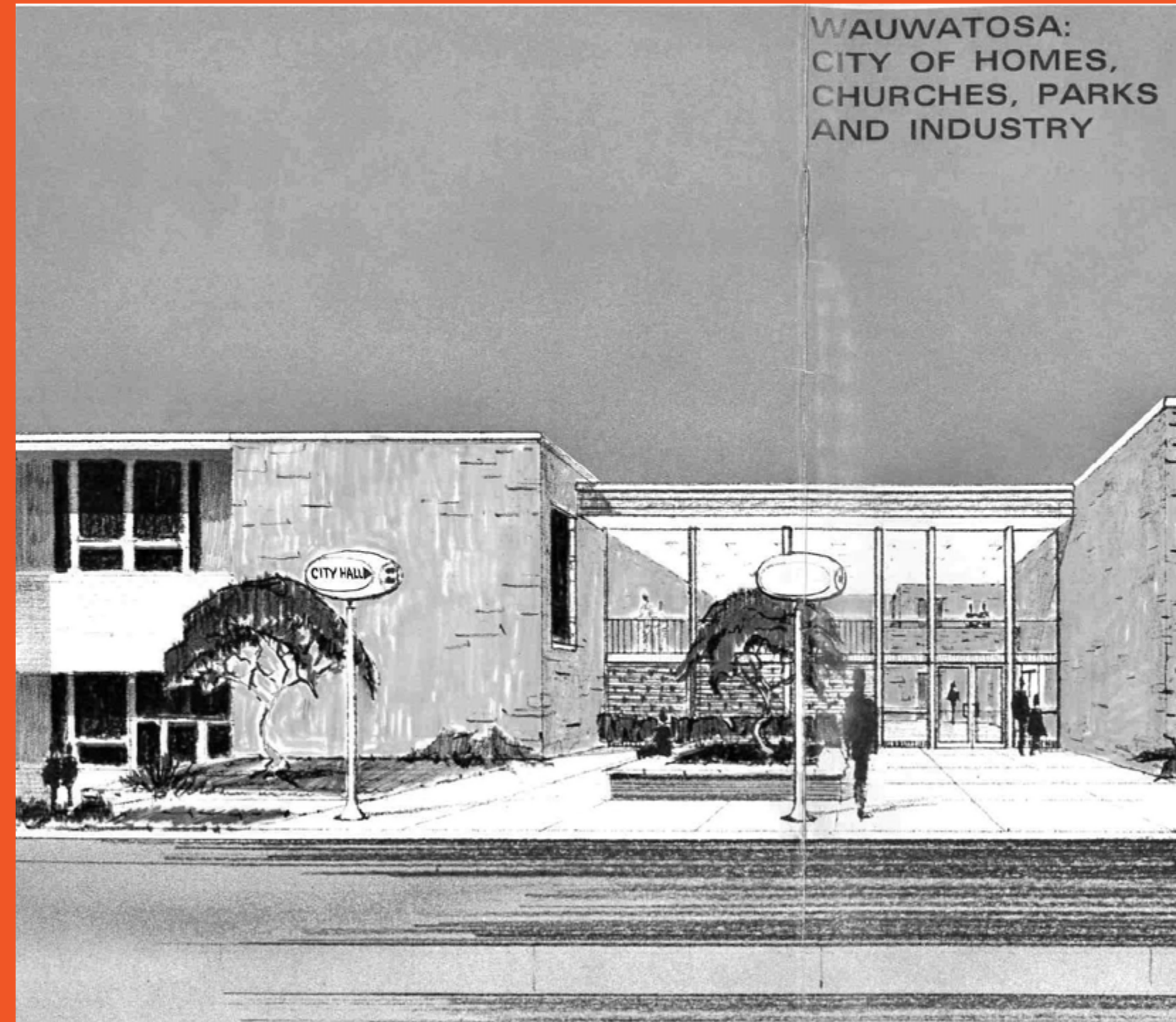
Study Purpose

Scope

Process

- Existing Facilities Assessment
- Departmental Interviews
- Community Engagement
- Programming
- Space Planning
- Concept Design
- Estimated Probable Costs

Questions



Purpose



1. Confirm whether to remain in the current location and in the current structures through modernization and potential expansion
2. Conduct a comprehensive analysis for the city hall and library as a roadmap to future facility enhancements
3. Provide actionable recommendations for enhancing accessibility, flexibility, and convenience
4. Outline project scope and projected probable costs toward fundraising efforts

Participants

Many individuals contributed to this study. The consultant, on behalf of the City of Wauwatosa and the Wauwatosa Public Library, would like to thank the following:

City of Wauwatosa

James Archambo
Melissa Cantarero Weiss
Charles Pomeranke
David Simpson

Wauwatosa Common Council

Dennis McBride, Mayor
Margaret Arney
Robin Brannin
Melissa Dolan
John J. Dubinski
Ernest Franzen
Amanda Fuerst
David R. Lewis
Sean Lowe
Joseph Makhlof II
Andrew Meindl
James Moldenhauer
Mike Morgan
Meagan O'Reilly
Joe Phillips
Joel Tilleson
Jason Wilke

Wauwatosa Public Library

Peter Loeffel, Library Director
Shellie Anderson
Anne Kissinger
Alanna Maddox
Robert Trunley

Wauwatosa Public Library Board of Trustees

Brian Began, President
Bill Andrae
Kathy Causier
Monica Deluhery
Peter Holtz
Annette Mertens
Meagan O'Reilly
Sarrah Oliver
Lauren Roznowski-Hayden

Numerous community members and families



Existing Facilities | City Hall



Existing Facilities | Library



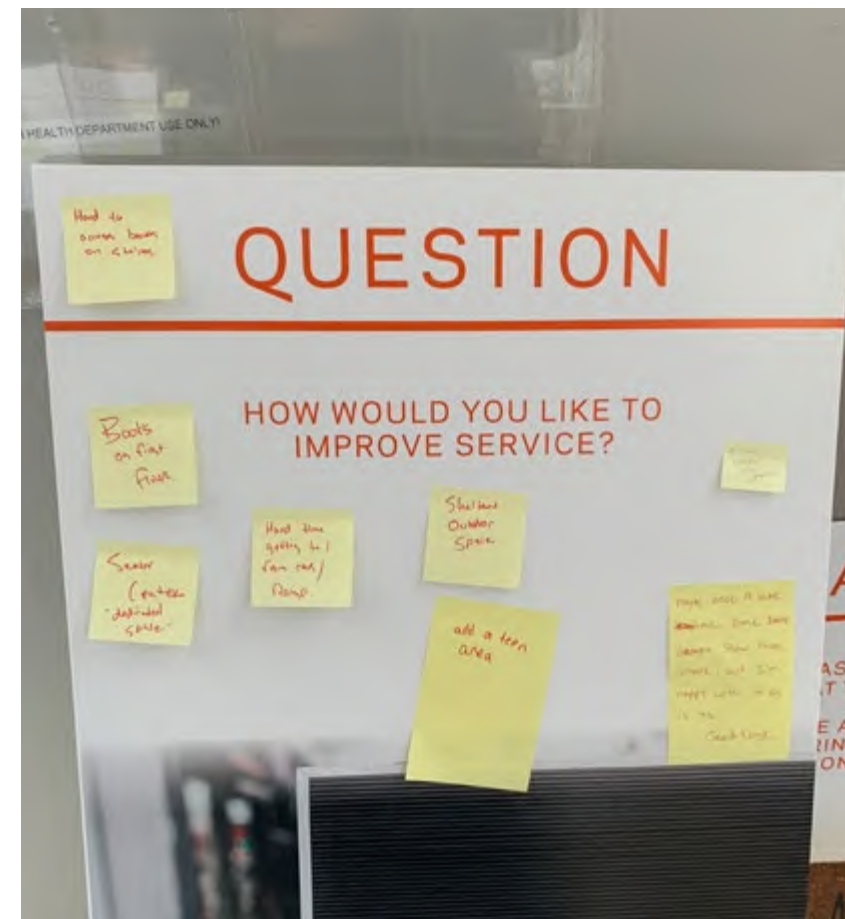
Existing Facilities Assessment

- City has maintained nearly 70 year-old facilities in fair condition
- Structurally sound
- Poor energy efficiency
- Lacks modern accessibility requirements
- Lacks fire protection,
- Plumbing, HVAC, electrical, and technology systems all in need of modernization
- Significant improvements are recommended to extend the facilities useful life



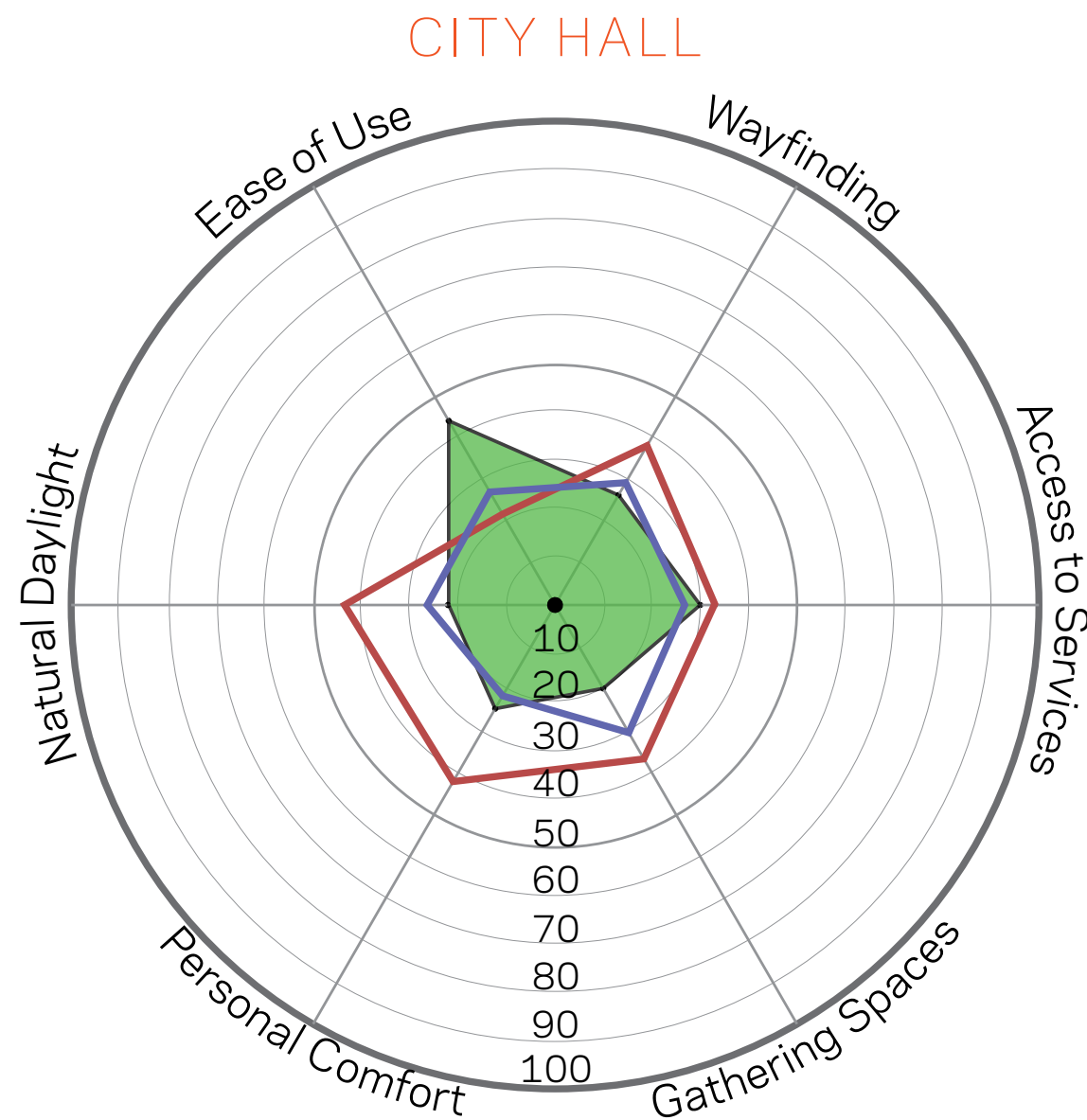
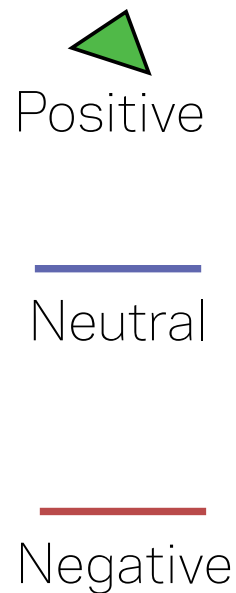
Community Engagement

- On-line Survey
- Public Off-site Event (Mayfair Mall)
- On-site Event (within the link)



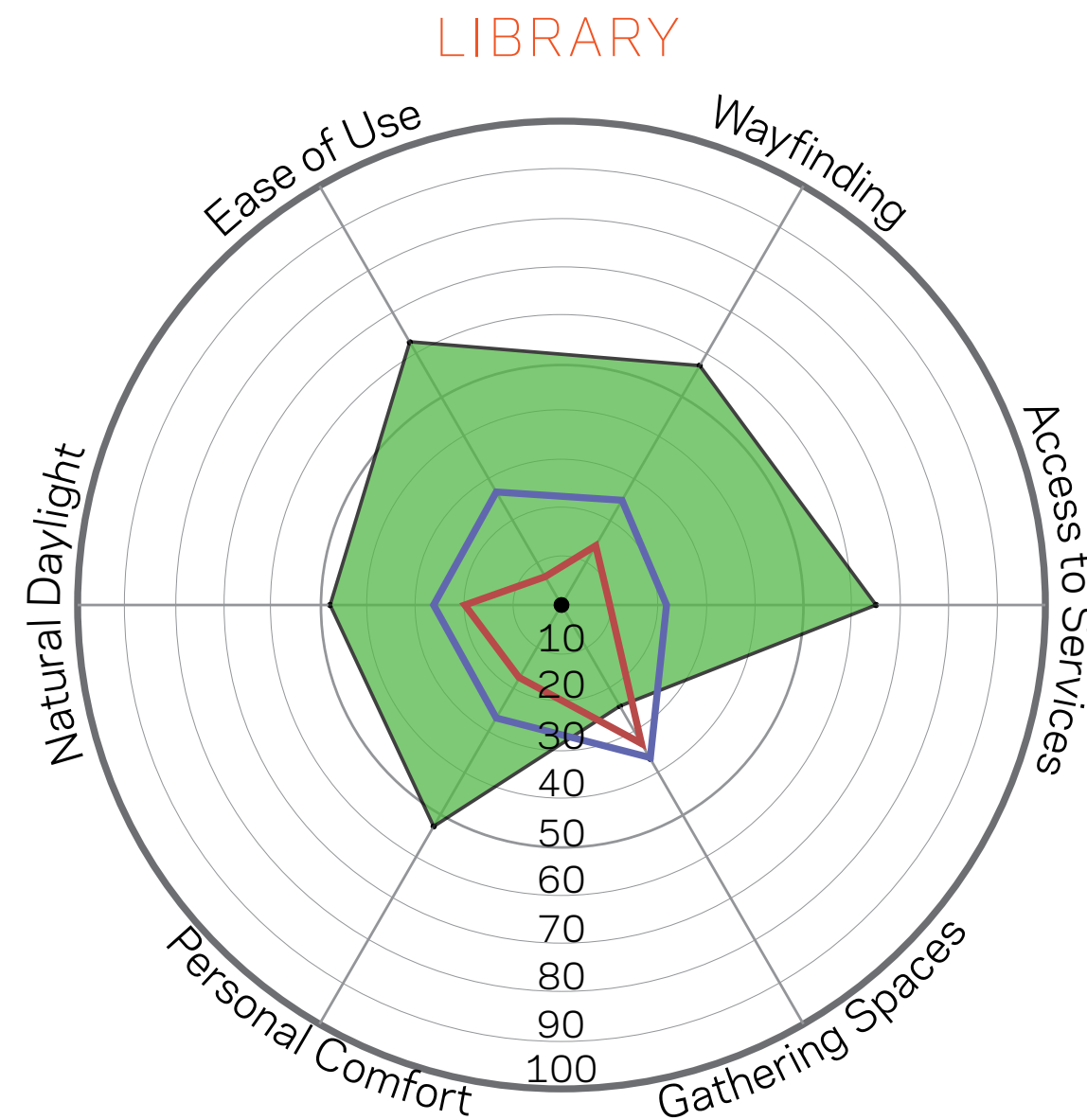
Community Engagement | Community Feedback Survey

Percentage of participants who gave a rating of:



“A place where the public enjoys staying for longer than a few minutes. Cafe?”

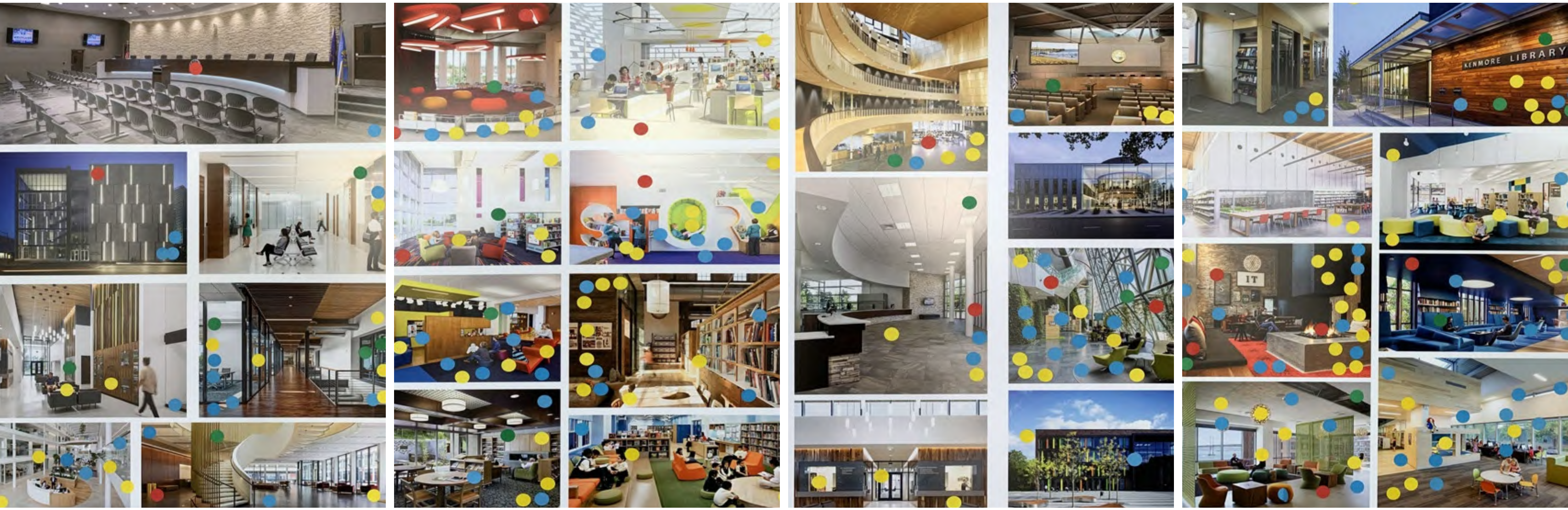
“I wish I could just walk in to pay a bill or vote early on the main floor”



“That it is a space for community and especially children”

“Places of gathering, increased childrens programming, connection to the outdoors”

Community Engagement | Community Feedback Survey



Community Engagement

VALUES

Vital

Welcoming

Inspiring

Adaptable

Participatory

Goals & Objectives

- Develop Flexible & Adaptable Community Spaces
- Workspace Modernization
- Intuitive Wayfinding
- Enhance Security & Transparency
- Improve Service Model
- Leave Room for the Unexpected

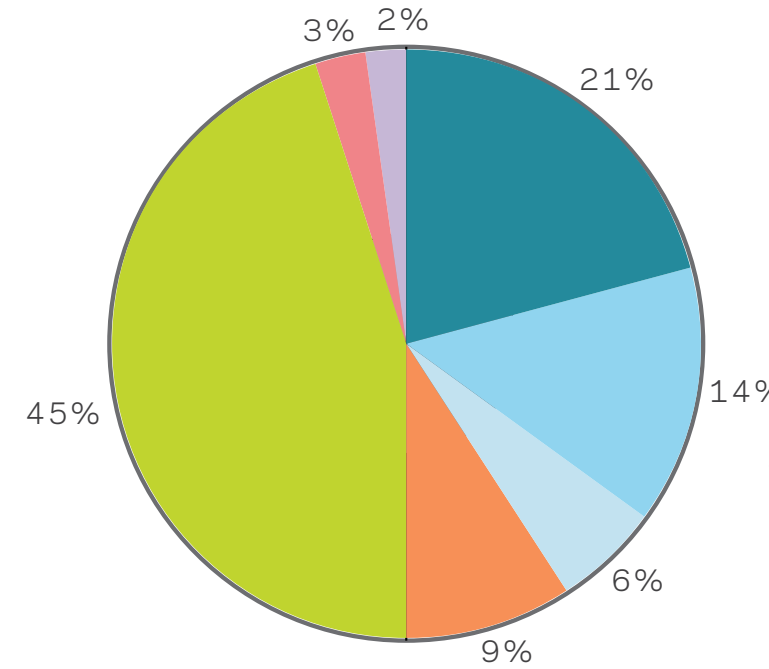
Programming

Summary

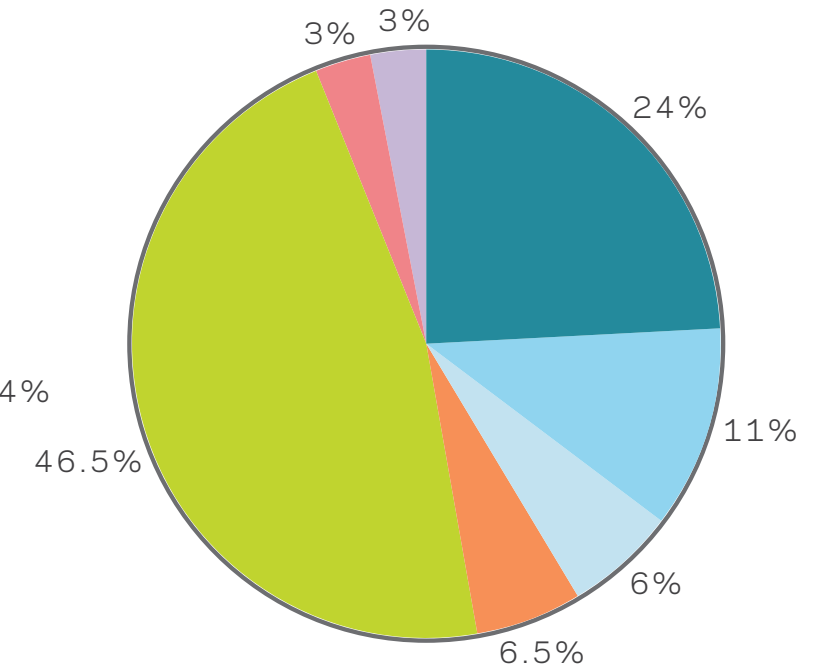
City Hall	Existing Gross Area	Programmed Gross Area
1st Floor	31,582 SF	32,468 SF to 35,174 SF
2nd Floor	37,142 SF	25,879 SF to 28,035 SF
Total	68,724 SF	58,347 SF to 63,209 SF

- City Administration
- Civic Planning
- Finance
- Health Department
- Shared Spaces
- Information Technology
- Human Resources

CITY HALL EXISTING SPACE ALLOCATION



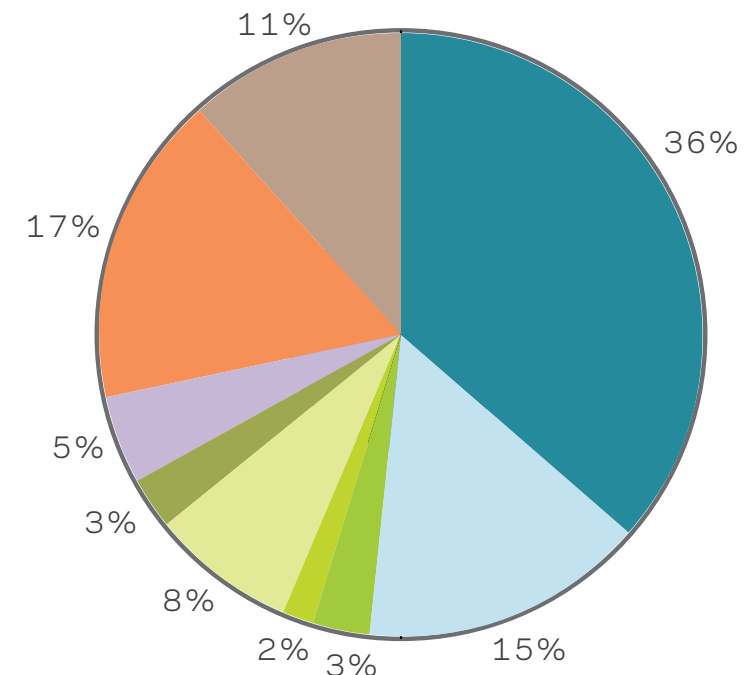
CITY HALL PROPOSED SPACE ALLOCATION



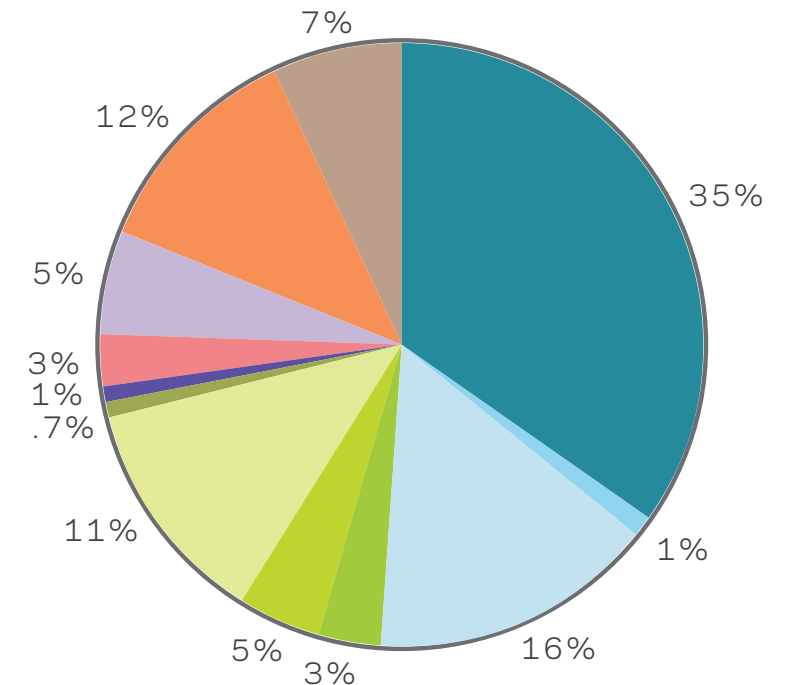
Library	Existing Gross Area	Programmed Gross Area
1st Floor	12,974 SF	15,098 SF - 16,357 SF
2nd Floor	36,294 SF	77,919 SF - 84,412 SF
Total	49,268 SF	93,017 SF - 100,769 SF
Conceptual Design		87,063 SF

- Adult
- Young Adult
- Children
- Children's Program
- Study / Conference
- Community
- Art Gallery
- Maker's Space
- Public Technology
- Circ. / Self-Check
- Staff / Support
- Storage / Misc.

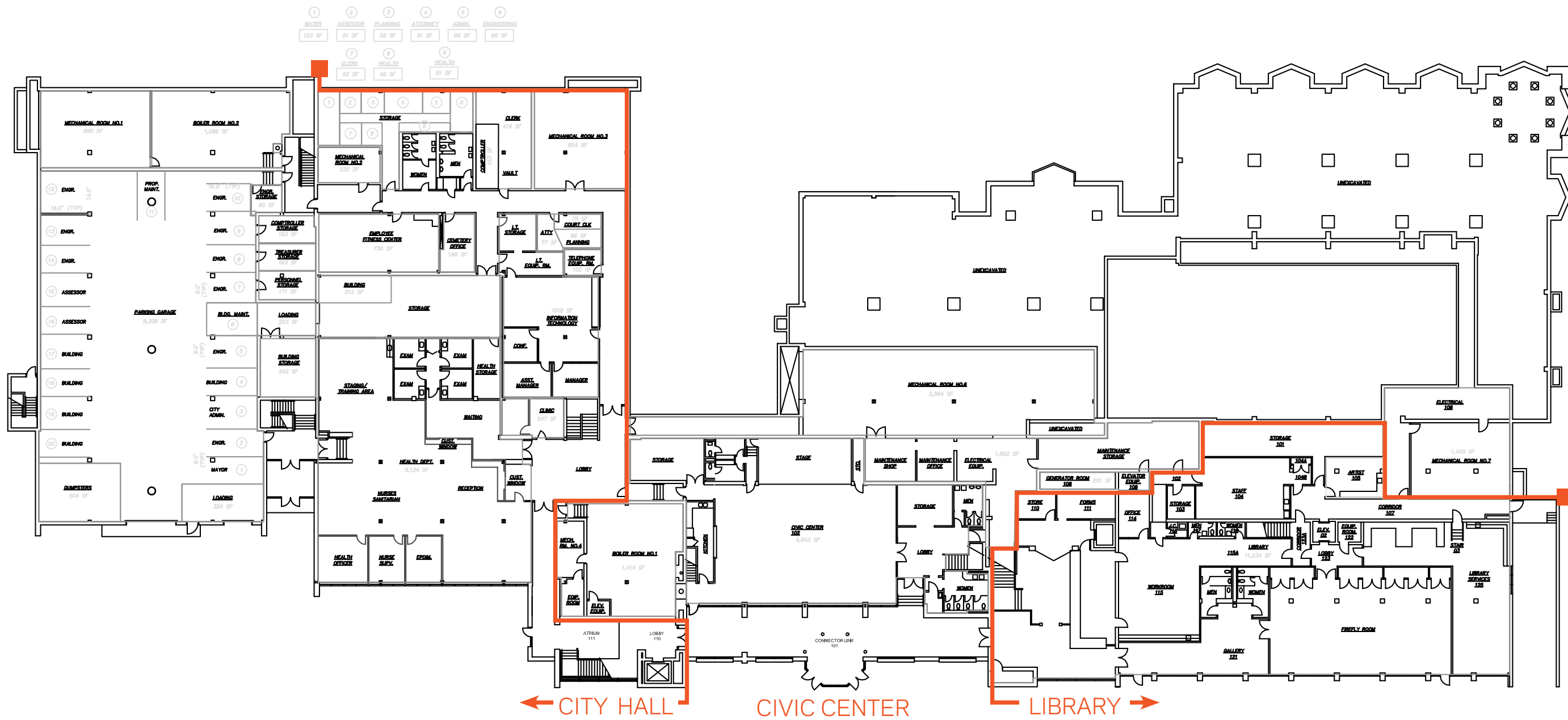
LIBRARY EXISTING SPACE ALLOCATION



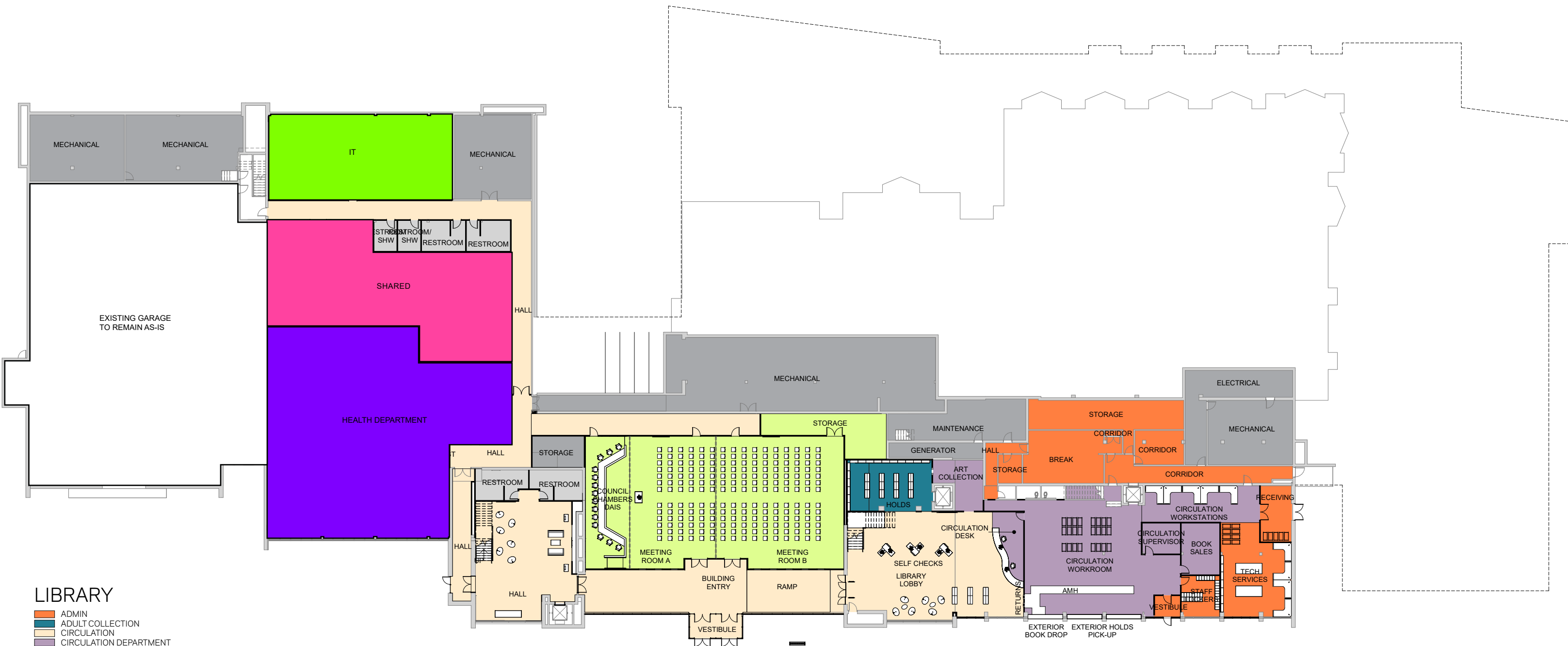
LIBRARY PROPOSED SPACE ALLOCATION



Conceptual Design | Existing Facilities Level 1 Plan



Conceptual Design | Proposed Level 1 Plan



- LIBRARY**
- ADMIN
 - ADULT COLLECTION
 - CIRCULATION
 - CIRCULATION DEPARTMENT
 - CITY CLINIC
 - PUBLIC MEETING
 - RESTROOM
 - SERVICE AREA
 - SHARED
- CITY HALL**
- HEALTH DEPARTMENT
 - SHARED
 - IT



Conceptual Design | Proposed Level 2 Plan



- LIBRARY**
- ADMIN
 - ADULT COLLECTION
 - ART GALLERY
 - CHILDREN'S COLLECTION
 - CHILDREN'S PROGRAM ROOM
 - CIRCULATION
 - YOUNG ADULT COLLECTION
 - MAKER SPACE
 - OUTDOOR
 - PUBLIC MEETING
 - PUBLIC TECHNOLOGY
 - RESTROOM
 - SERVICE AREA
 - STUDY/CONFERENCE

- CITY HALL**
- CITY ADMIN
 - CIVIC PLANNING
 - FINANCE

EXISTING LIBRARY PROFILE





WAUWATOSA
CITY HALL & LIBRARY





CITY HALL



WAUWATOSA PUBLIC LIBRARY
Illuminate your world

RETURNS

HOLDS



Estimated Probable Costs

FUTURE PROBABLE COST RANGE PROJECTIONS							
	Area SF	2023	Annual % Increase	2024	2025	2026	2027
CITY HALL COST RANGE**	68,724	\$20,162,763 to \$24,348,189	4%	\$20,969,273 to \$25,322,117	\$21,808,044 to \$26,335,002	\$22,680,366 to \$27,388,402	\$23,587,580 to \$28,483,938
PUBLIC LIBRARY COST RANGE**	87,063	\$30,741,244 to \$36,375,462	4%	\$31,970,893 to \$37,830,481	\$33,249,729 to \$39,343,700	\$34,579,718 to \$40,917,448	\$35,962,907 to \$42,554,146
COMBINED TOTAL COST RANGE**	155,787	\$50,904,006 to \$60,723,652	4%	\$52,940,167 to \$63,152,598	\$55,057,773 to \$65,678,702	\$57,260,084 to \$68,305,850	\$59,550,487 to \$71,038,084

** Costs do not include:

- Design Fees
- Legal Fees
- Moving Costs
- New Furniture, including Office and Library Shelving Costs
- New Computers and Audio/Video Equipment Costs
- New Automated Book Sorting System Costs
- Parking and Stormwater Management Improvements

Questions?



We embrace our **responsibility to care** for each other and the planet through **extraordinary design** and a **boundary-free practice**.