

SHARED USE SPACE STUDY



Dakota County Historical Museum



South St. Paul Public Library

South St. Paul Public Library & Dakota County Museum Study

106 3rd Ave North, South St. Paul, MN 55075 - February 28th, 2018

MARCH 2018

LSE
ARCHITECTS

SSP Library-DC Historical Museum Study Process Overview

(Summary by Andrea Weber 2/27/2018)

Process. The study consisted of multiple levels of meetings, led by a leadership group consisting of senior leadership of both South St. Paul and Dakota County. It integrated with a Community Services-City of SSP and School District project looking at broader community engagement in SSP, called Discover Together. This effort produced community feedback on community space needs and qualities, which are potentially useful in the design of future community spaces.

Both the City and the County have produced independent needs assessments of their facilities separately. This study is intended to look at opportunities for spaces that are shared and can bring value to both institutions and for broader community goals. Shared spaces were considered and an addition was conceptually programmed. Two options were developed and a single option refined based on feedback from the associated boards and staff input.

Participants:

South St. Paul and Dakota County Leadership Group:

Matt Smith, County Manager, Dakota County
Stephen King, City Administrator, City of South St. Paul
Steven Mielke, Physical Development Director, Dakota County
Taud Hoopingarner, Operation Management Director, Dakota County
Tom Novak, Public Service and Revenue Director, Dakota County
Stephanie Radtke, Deputy Director, Community Services, Dakota County
Dave Webb, Superintendent, South St. Paul Public Schools
Ryan Garcia, Economic Development Manager, City of South St. Paul
Peter Hellegers, Planner, City of South St. Paul
Kathy Halgren-Director of SSP Library
Matt Carter-Director of Dakota County Historical Museum
Andrea Weber-Senior Project Manager, Capital Project Management, Dakota County

Meetings:

February 15, 2017

SSPL- DCMus Collaborative Meeting with SSP and DC Managers

Attendees: Matt Smith, Stephen King, Jean Erickson, Tom Novak, Taud Hoopingarner, Stephanie Radtke, Dave Webb, Chris Hartzell, Ryan Garcia, Peter Hellegers, Matthew Carter, Kathy Halgren, Honora Greenwood Rodriguez

July 31, 2017

Discover Together SSP Work group

September 11, 2017

Discover Together SSP Community Space Engagement Workgroup

The study intersected with this more broad community engagement project. The results of the engagement are not only applicable to the study, but to a more broad discussion of community space in SSP. This community Engagement process was led by Jen Mein of the U of MN and included a visit from a nationally known architect, James Rojas to lead training for facilitators in the county and city staff along with key SSP community members.

September 20, 2017

SSPL-DCMus Collaborative Meeting with SSP and DC Managers

Attendees: Stephen King, Kathy Halgren, Steven Mielke, Taud Hoopingarner, Andrea Weber, Tom Novak, Dave Webb, Ryan Garcia, Matthew Carter

October 4, 2017

Participatory Planning Workshop with James Rojas (Discover Together Community Engagement Project)

October 5, 2017

SSPL-DCMus Study Staff Meeting (Kathy, Matt, Andrea, Jennifer Anderson-Tuttle – LSE Architects)

November 2, 2017

SSPL-DCMus Study Staff Meeting (Kathy, Matt, Andrea, Jennifer Anderson-Tuttle – LSE Architects, Diana Glasgow – LSE Architects)

November 13, 2017

South St. Paul Public Library Board - Halgren presented the initial draft of options by architects regarding the shared study.

November 27, 2017

SSPL-DCMus Collaborative Meeting with SSP and DC Managers

Attendees: Matt Smith, Stephen King, Steven Mielke, Taud Hoopingarner, Andrea Weber, Tom Novak, Stephanie Radtke, Dave Webb, Ryan Garcia, Peter Hellegers, Matthew Carter, Kathy Halgren

November 30, 2017

DC PM, CMus Dir meeting

December 4 2017

Discover Together SSP Community Space Engagement Workgroup

January 4, 2018

Dakota County Historical Society Board

ASW present update on study. Board moved to support Matt's preferred option, of the shared space, Option A, with the kids space on the LL adjacent to the great hall.

January 16, 2018

SSPL-DCMus Study Staff Meeting (Kathy, Matt, Andrea, Diana Glasgow – LSE Architects)

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Overview

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BACKGROUND ON COUNTY MUSEUM NEEDS ASSESSMENT

January 12, 2016

Physical Development Committee of the Whole (PDC);

Acceptance of Historical Museum Space Needs Report

A motion was made to choose Option 4; Accept report and select program **Option B** for consideration for future Buildings CIP budget request; **Motion failed (3:4)**.

April 12, 2016

PDC

Direction On Options For Dakota County Historical Museum Site

Unanimous motion

1. Delay any decision on facility improvements until such time as the City of South St. Paul makes a decision regarding use and improvements to South St. Paul Library and direct staff to implement bus parking improvements in future Building CIP budget request.

BACKGROUND ON SOUTH ST. PAUL PUBLIC LIBRARY NEEDS ASSESSMENT

June 13, 2016

Contract signed with LSE Architects to conduct a space and mechanical needs assessment of the library, utilizing the current footprint.

December 14, 2016

Final report of the study presented to Halgren with Option C.1 recommended, which includes renovating the 1927 original building, removing the 1964 addition and creating a new addition, providing underground parking.

January 9, 2017

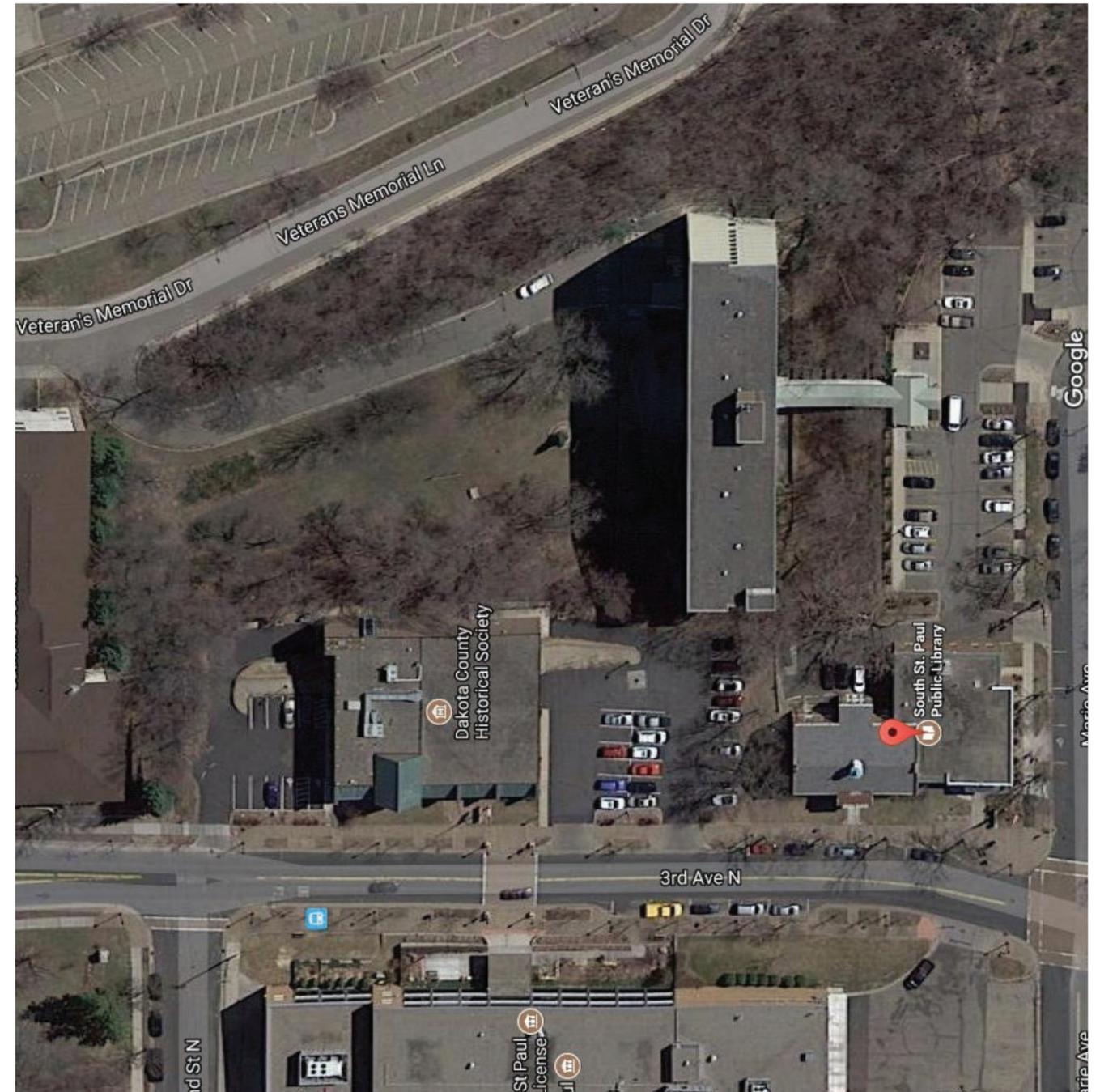
South St. Paul Public Library Board - Unanimously approved and accepted Option C.1 recommendation for possible renovation while being open to looking at other possibilities for the site and potential collaboration with other agencies.

January 23, 2017

Jennifer Anderson-Tuttle of LSE Architects presented to the South St. Paul City Council. Council was receptive but also interested in other collaborative options, specifically with the Dakota County Museum. Follow-up work session of May 8, 2017, confirmed the council's interest in a shared study regarding the library and the museum.

September 20, 2017

Shared study regarding parking, meeting room space, common entrance, etc., contracted with LSE Architects.



Existing Site

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Overview

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Dakota County Museum Priorities

- Reconfigure Great Hall / Old Town Exhibit
- Add spaces Option A of current study dated February 2018:
 - Lobby
 - Board Room
 - Meeting Space
 - Multipurpose Theater
 - Catering Kitchen
- Accessible Entry, Accessible Restrooms
- Consolidate storage
- Create better spatial relationships
- Greater use of two-story space
- Capture views
- School Bus Drop Off
- Parking Needs

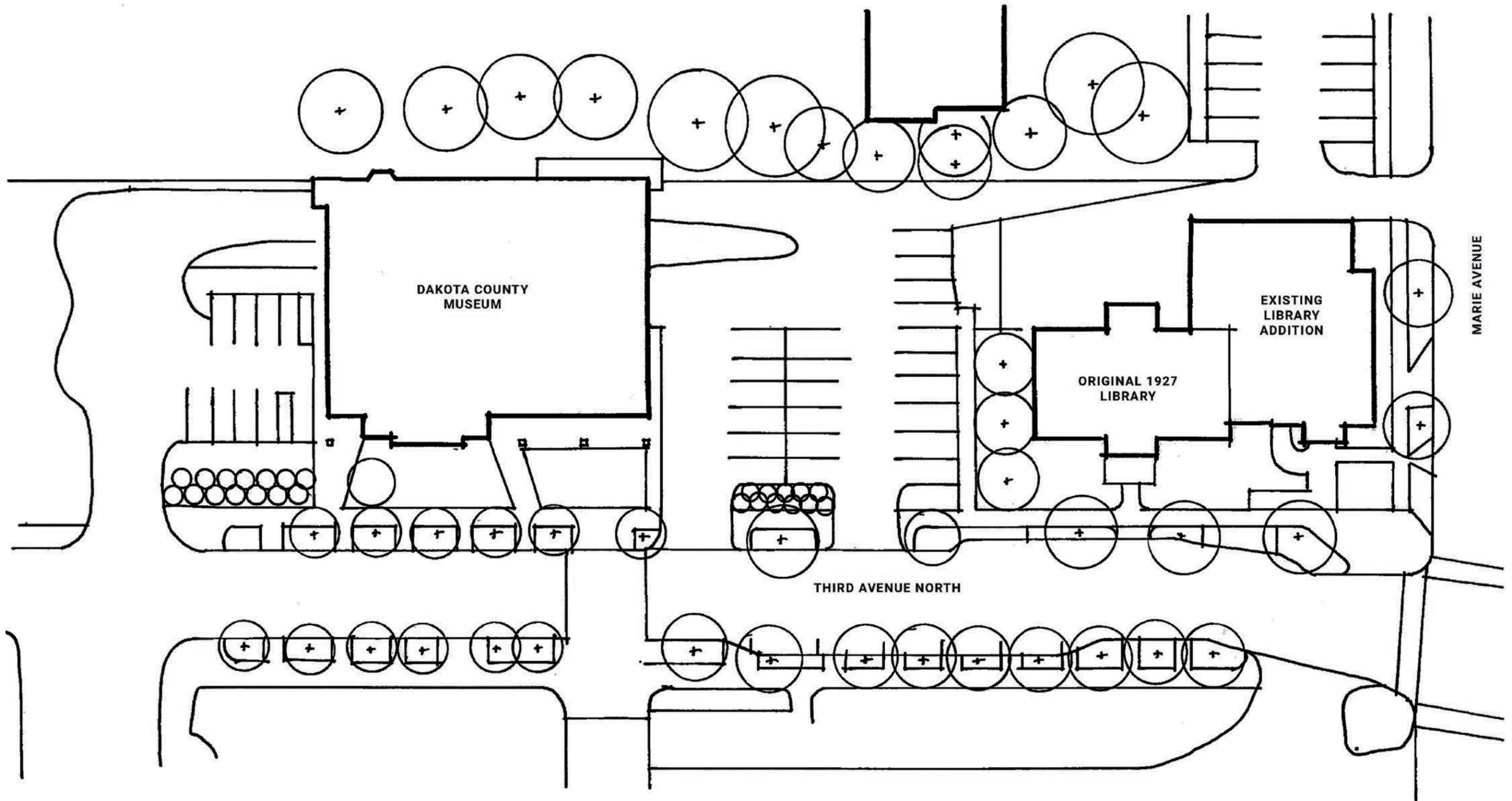


Library Priorities

- Consolidate staff areas / add workroom
- Reconfigure public spaces to reduce amount of floor levels
- Additional parking
- Enlarging library for current/future library needs
- Update technology, furnishings, space
- Entry vestibule needs to meet current needs
- Circulation desk needs to accommodate technology and staff
- Need greater flexibility
- More quiet space for Teens, Adult and Children
- Adequate meeting room/performance space

South St. Paul Public Library & Dakota County Museum Study

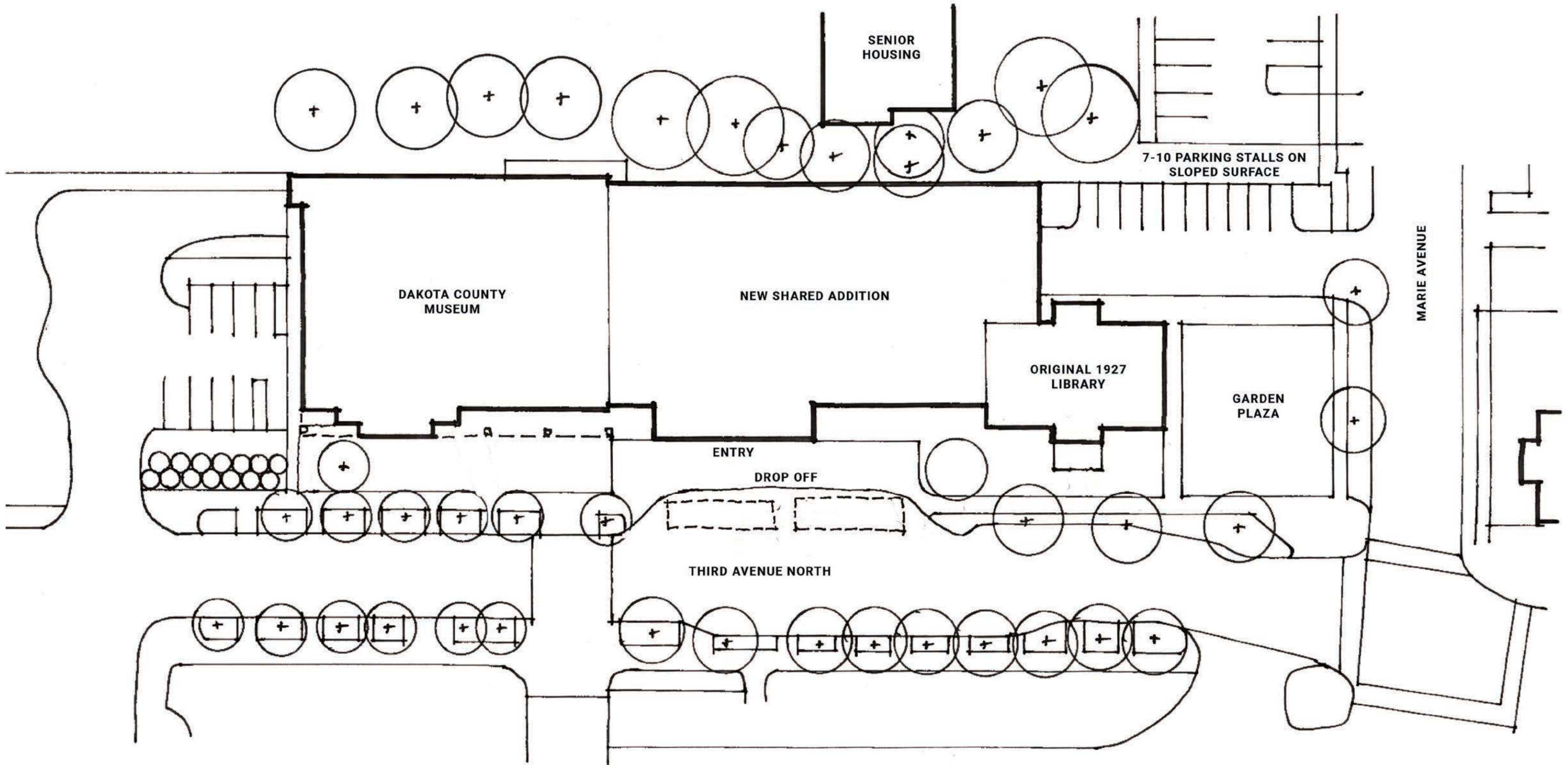
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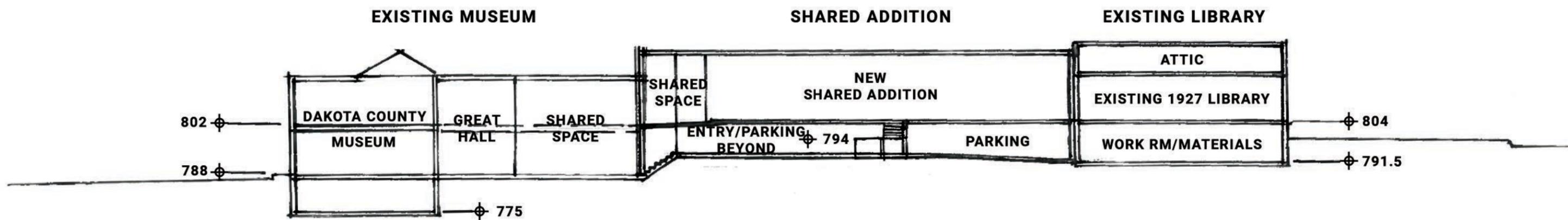
Existing Site Plan



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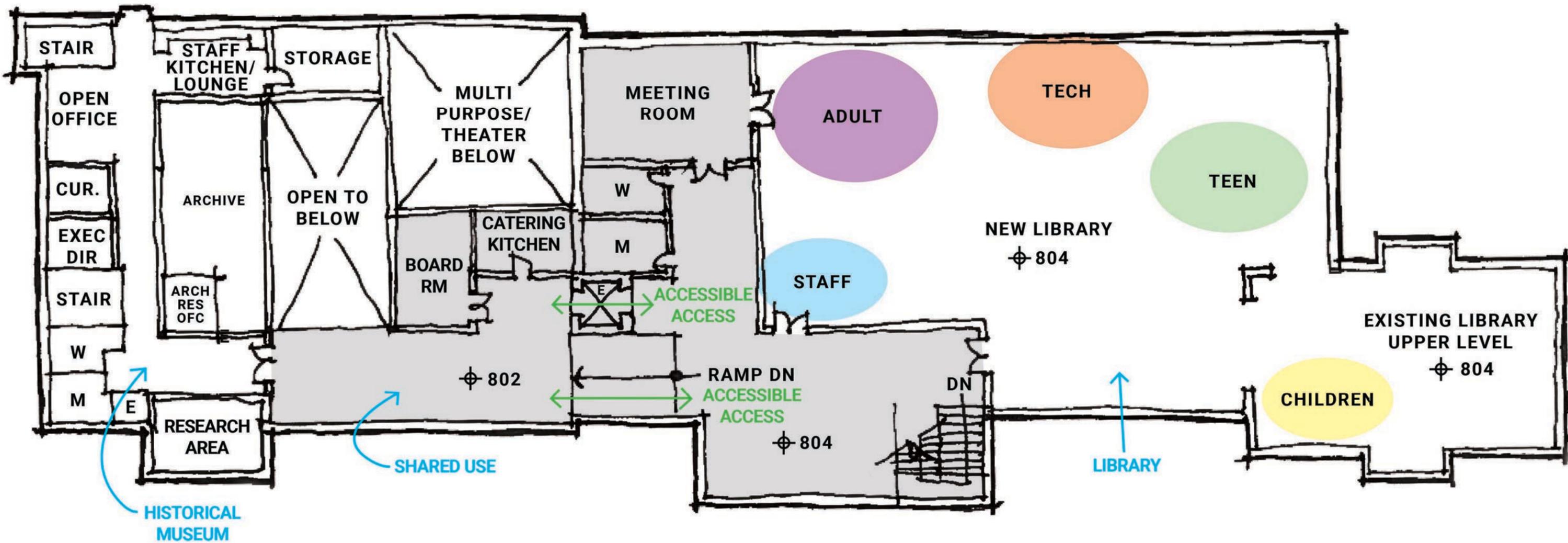
Proposed Site Plan



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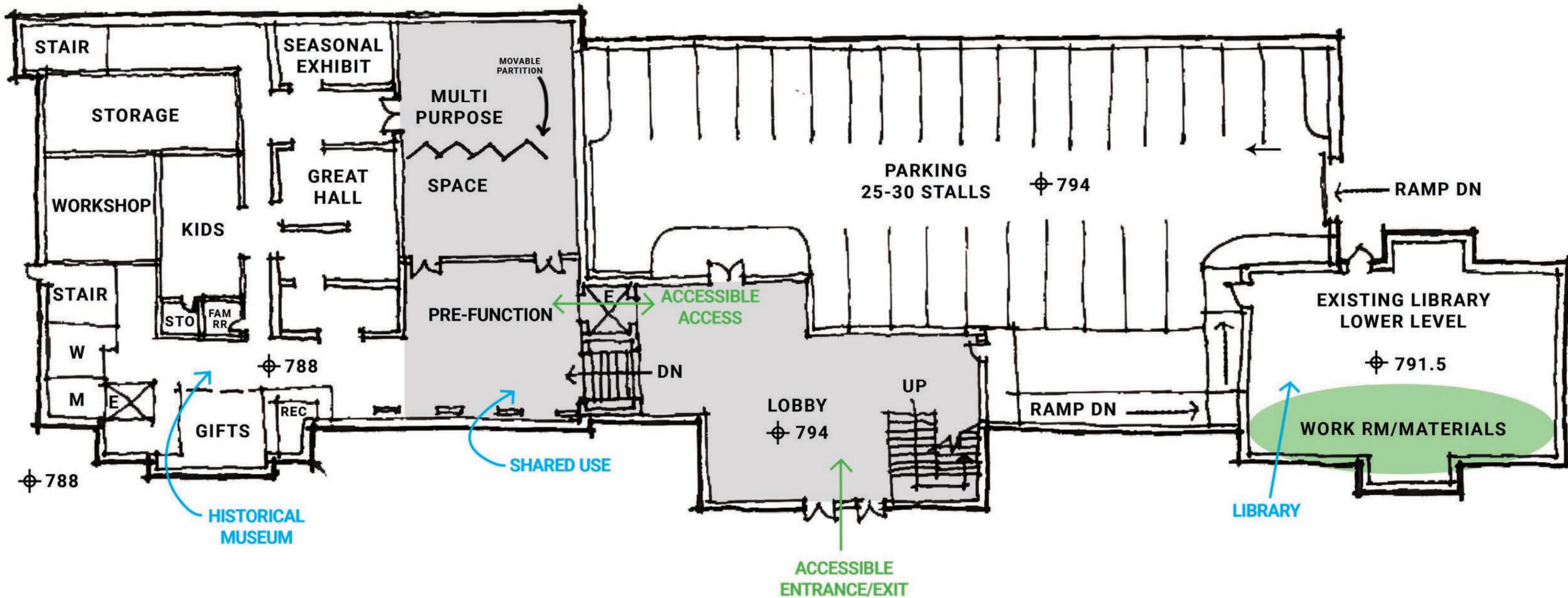
Site Section



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Option A Upper Level



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Option A Lower Level

SQUARE FOOTAGE SUMMARY

Dakota County Museum

	<u>Existing</u>	<u>Option B</u>	<u>Proposed</u>
<u>Basement Level</u>	2,975	2,975	2,975
<u>Lower Level</u>			
Exhibit Space	5,700	5,000	2,476
-Great Hall, Seas, Kids			
Reception/Gift	521	195	504
Work Shop/Storage	1,405	850	1,216
Office	82	-	-
Lobby	547	600	648
Multipurpose	-	950	shared space
Facility – circ., toilets	2,020	2,680	2,407
<u>mech/elec, etc.</u>			
<u>Total</u>	10,275	10,275	7,251
<u>Upper Level</u>			
Archive - Lib/Microfilm/ office/research	645	1,175	1,536
Offices – private/open	782	540	672
Multipurpose	1,080	-	-
Meeting Room	-	380	shared space
Staff Lounge/Kitchen	-	195	336
Lobby	290	350	-
Work Room	-	230	352
Storage	117	-	336
Facility – circ., toilets	1,988	2,032	2,358
<u>mech/elec, etc.</u>			
<u>Total</u>	4,902	4,902	5,238

South St. Paul Library

	<u>Existing</u>	<u>Proposed</u>
Children’s	2,609	4,296
Teen	380	1,106
Adult	4,560	5,740
Staff/BOH	874	900
Facility - Lobby, Stor., Mech, Elec	3,427	2,674
<u>Circ – stairs, elevs, misc</u>		
<u>Total</u>	11,850	14,716
Shared Space		
Multipurpose	-	2,000
Pre-function -1 st /2 nd		2,652
Meeting Room	(1080)	1,000
Board Room		384
Catering Kitchen		280
Toilets		480
Lobby, parking lobby, circulation		6,756
<u>Total</u>		
		13,552
Parking garage		10,600

Overall Approximate Building Footprint 27,007 sf

PARKING SUMMARY

	<u>Existing on-site</u>	<u>Proposed on-site</u>
Dakota County Historical Museum	9	
Shared	24	28 parking garage
		9 Museum - side
		10+ Library side
SSPL Library	6 staff	
<u>Total</u>		
	39	47+

PARKING REQUIREMENTS

Based on City of South St. Paul Ordinance 118.354:

Using Gross Square Footage of 40,830 sf

10 spaces for 2000 sf plus one space for each 150 sf thereafter

279 spaces are required

Based on Programmable Square Footage of 26,154 sf

10 spaces for 2000 sf plus one space for each 150 sf thereafter

171 spaces are required

*There are no requirements listed for Zoning Category Public Land Overlay District

*There are no adjustments calculated for adjacent on-street parking

*The basement of the Dakota County Museum was not included in the calculations

*A variance may be required.

South St. Paul Public Library & Dakota County Museum Study

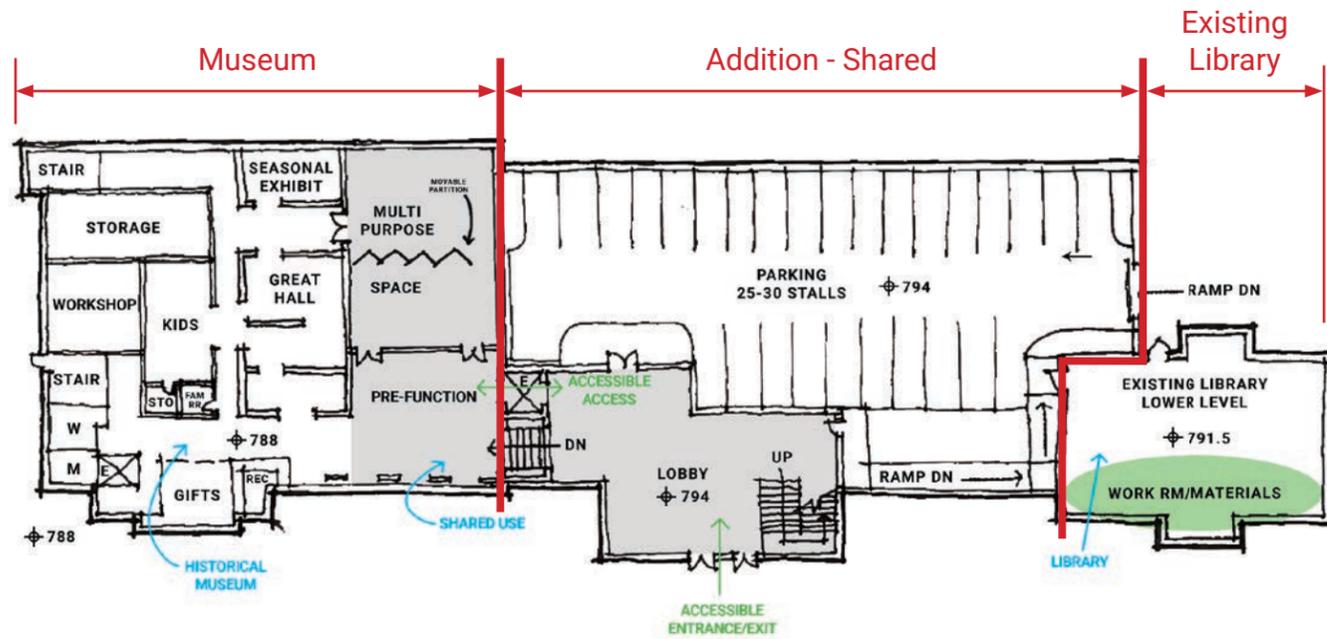
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Summary

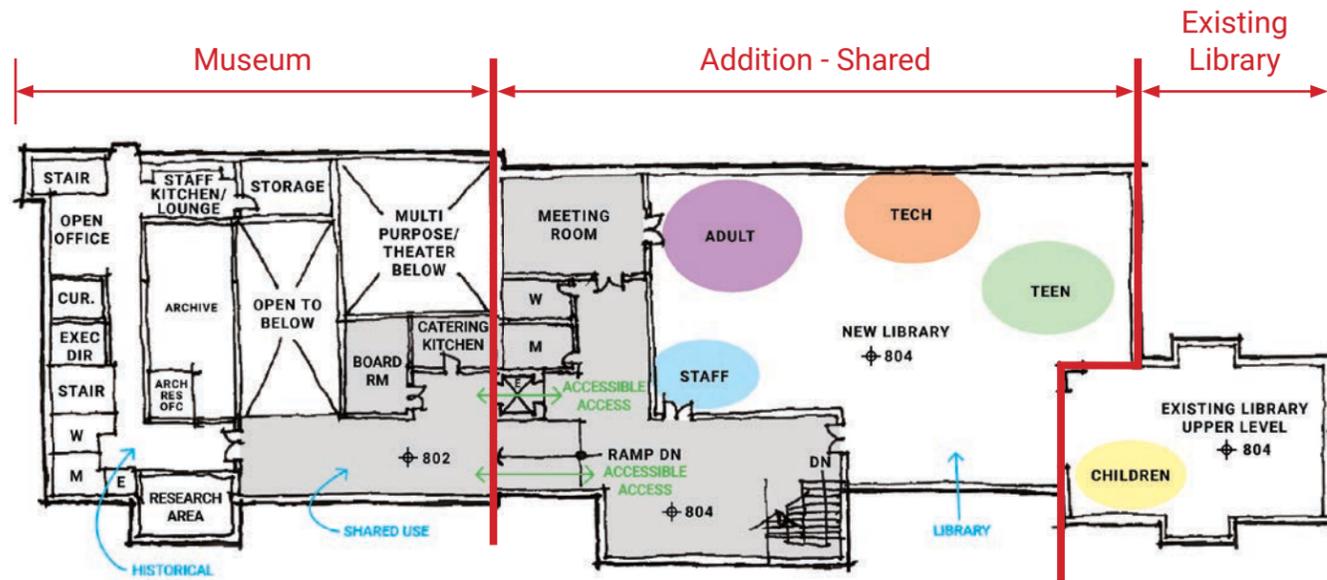


CONCEPTUAL PRICING

South St. Paul Library and Dakota County Museum Study 2.28.2018



Option A Lower Level



Option A Upper Level

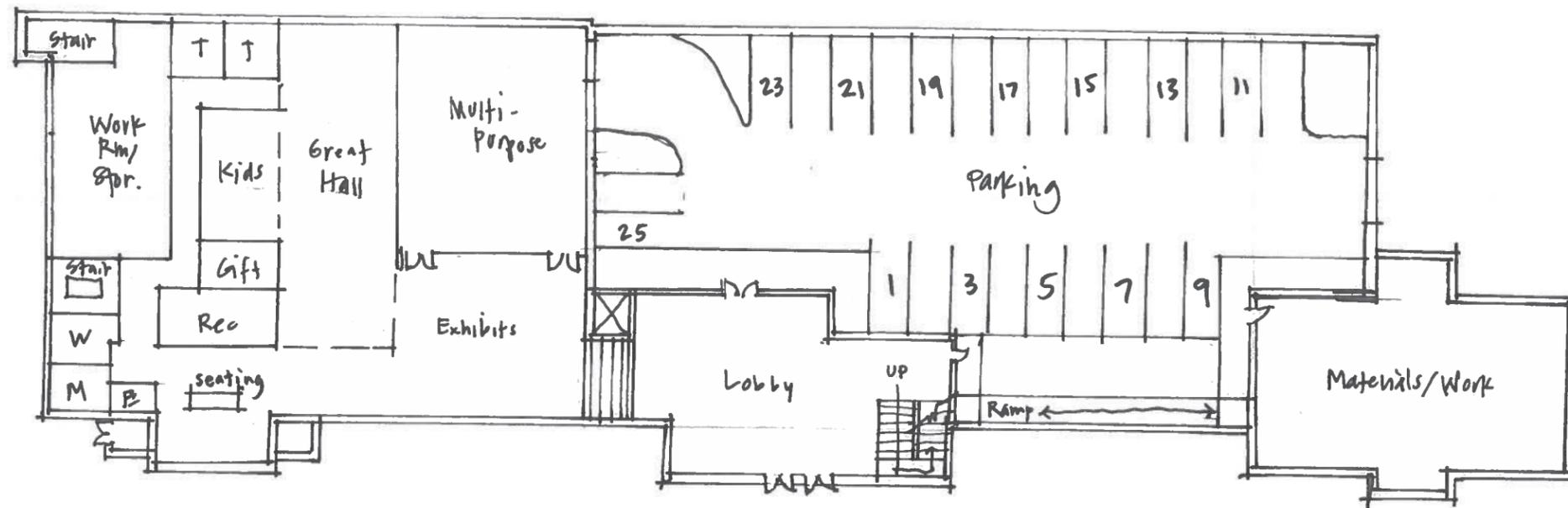
Based on the Conceptual Pricing, the following costs can be split as follows:

- Museum \$2,843,625
- Shared \$4,425,850
- Library \$3,716,860

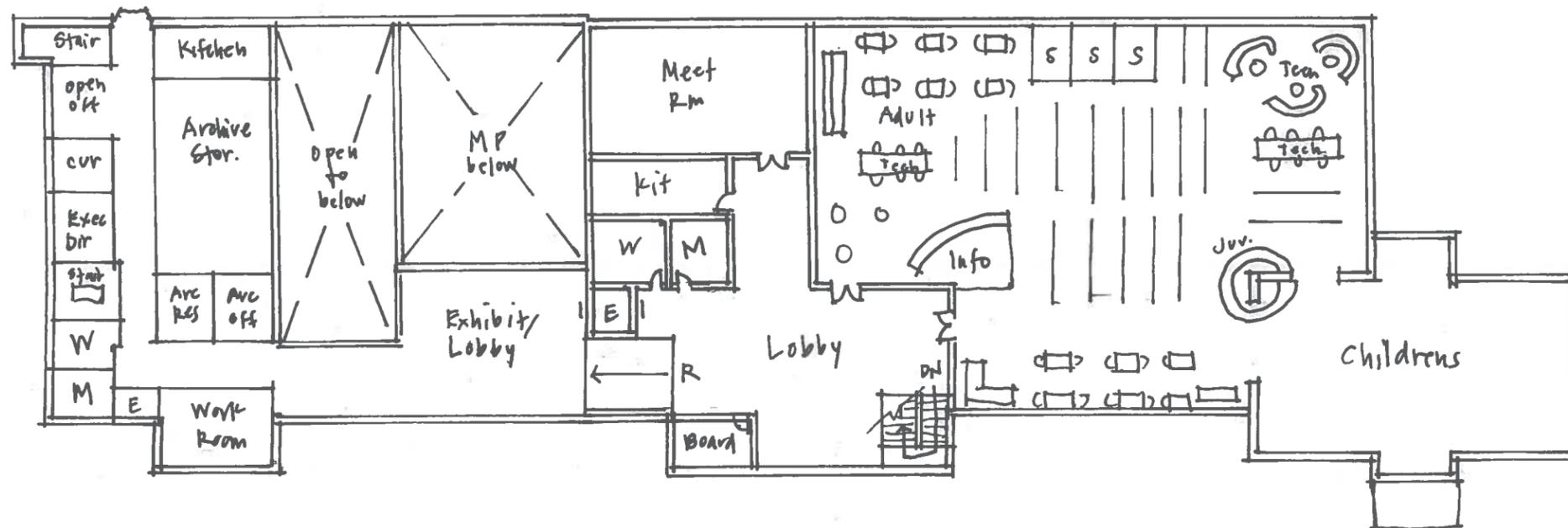
Conceptual Construction Cost	SF	Cost/SF	Total
Museum			
Lower Level			
Museum	7251	225	\$ 1,631,475
Shared	3024	225	\$ 680,400
Upper Level			
Museum	5238	225	\$ 1,178,550
Shared	336	100	\$ 33,600
Shared	885	350	\$ 309,750
			\$ 3,833,775
Addition - Shared			
Lower Level			
Parking	30 stalls x \$25,000/stall		\$ 750,000
Shared	4344	265	\$ 1,151,160
Upper Level			
Library	8676	265	\$ 2,299,140
Shared	5036	265	\$ 1,334,540
			\$ 5,534,840
Existing Library			
Demo 1964 Building			
Lower Level	5928	15	\$ 88,920
Upper Level	3020	220	\$ 664,400
Upper Level	3020	220	\$ 664,400
			\$ 1,417,720
Site work	Allowance		\$ 200,000
			\$ 10,986,335

Excludes Soft Costs, Escalation and other Owner costs. Full system assessments were not part of the study scope. We recommend a contingency of 10% be carried through the Design and Document process. *Cost is based on historical data and may not reflect actual cost, or market conditions.

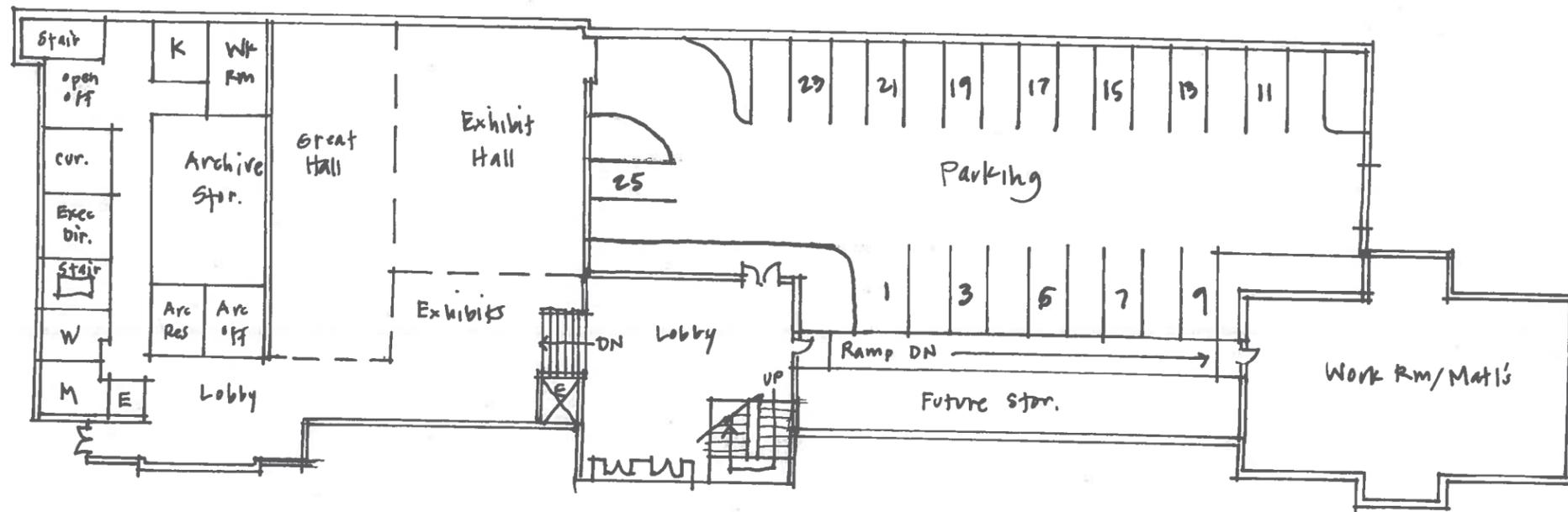
Appendix



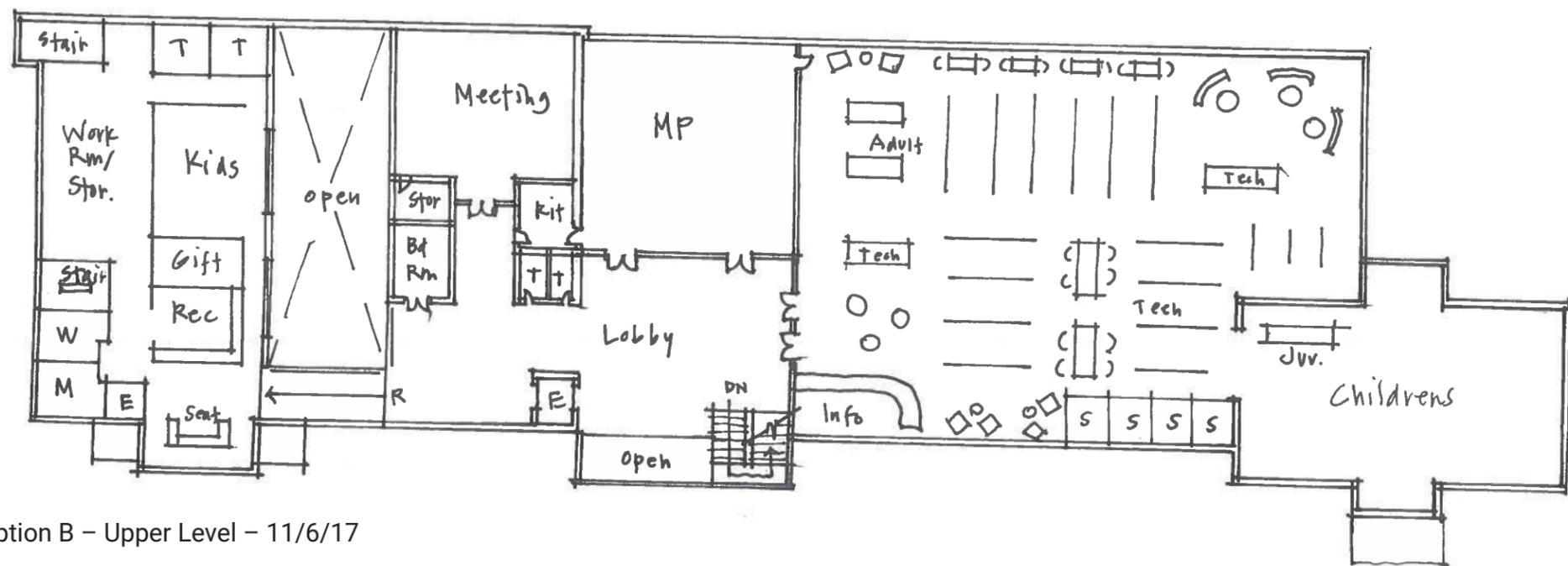
Option A - Lower Level - 11/6/17



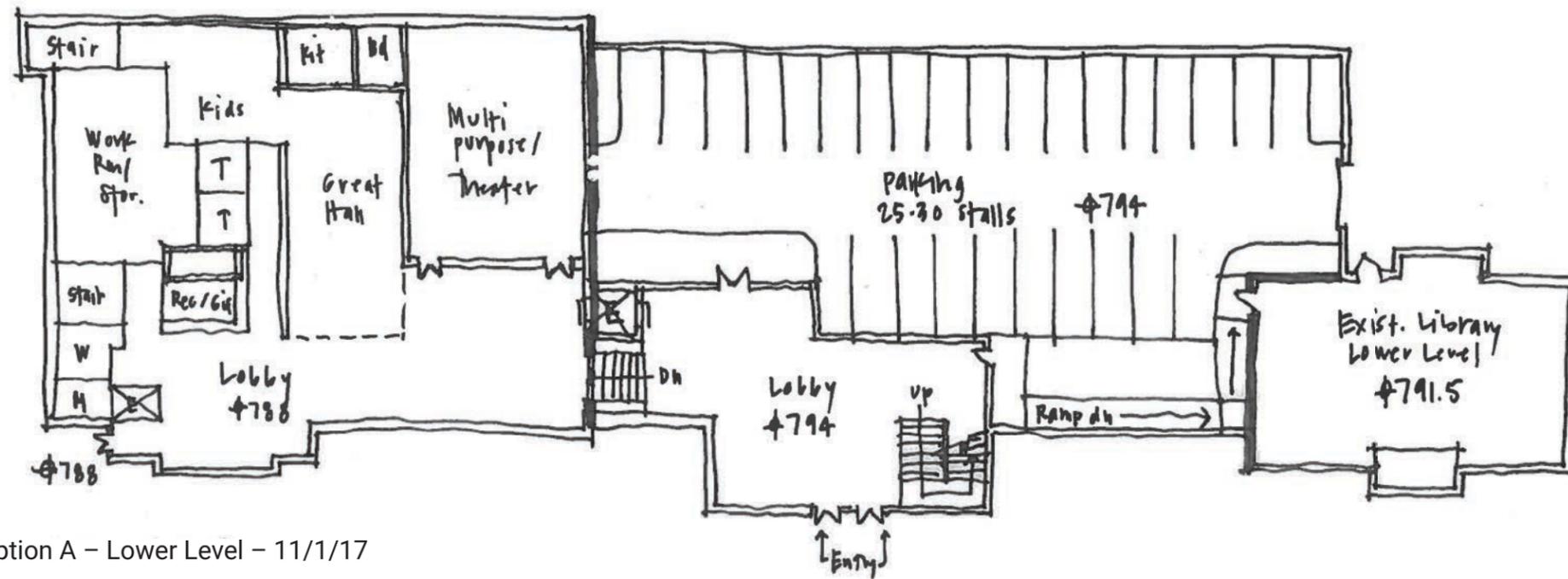
Option A – Upper Level – 11/6/17



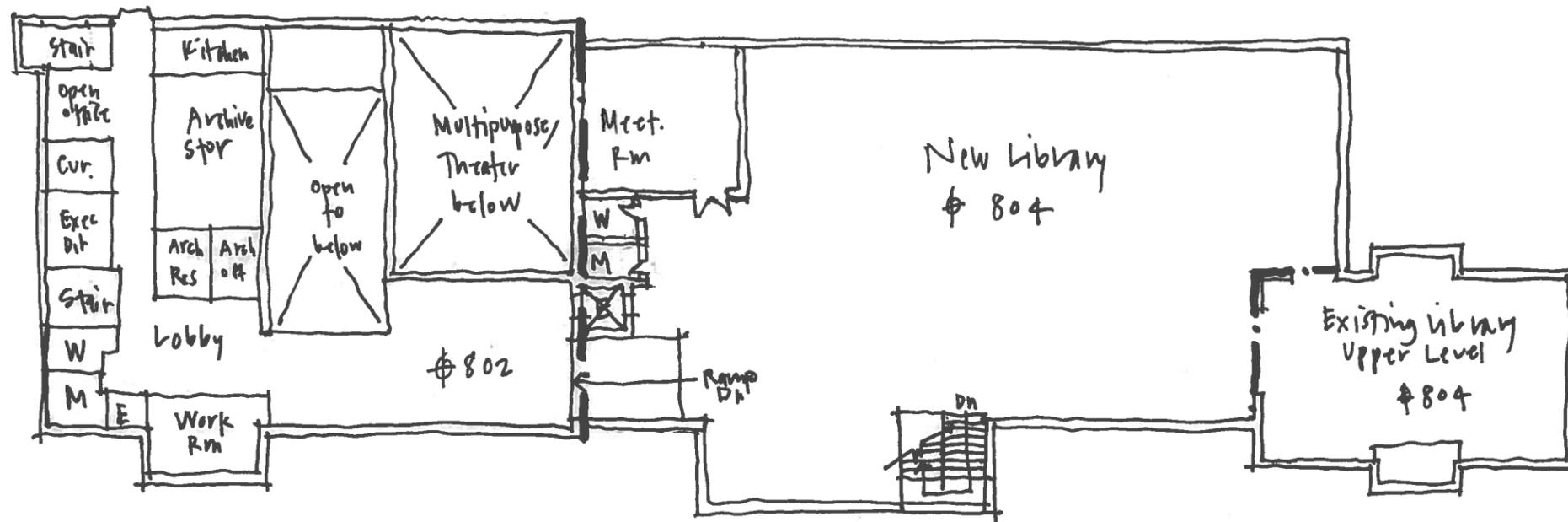
Option B – Lower Level – 11/6/17



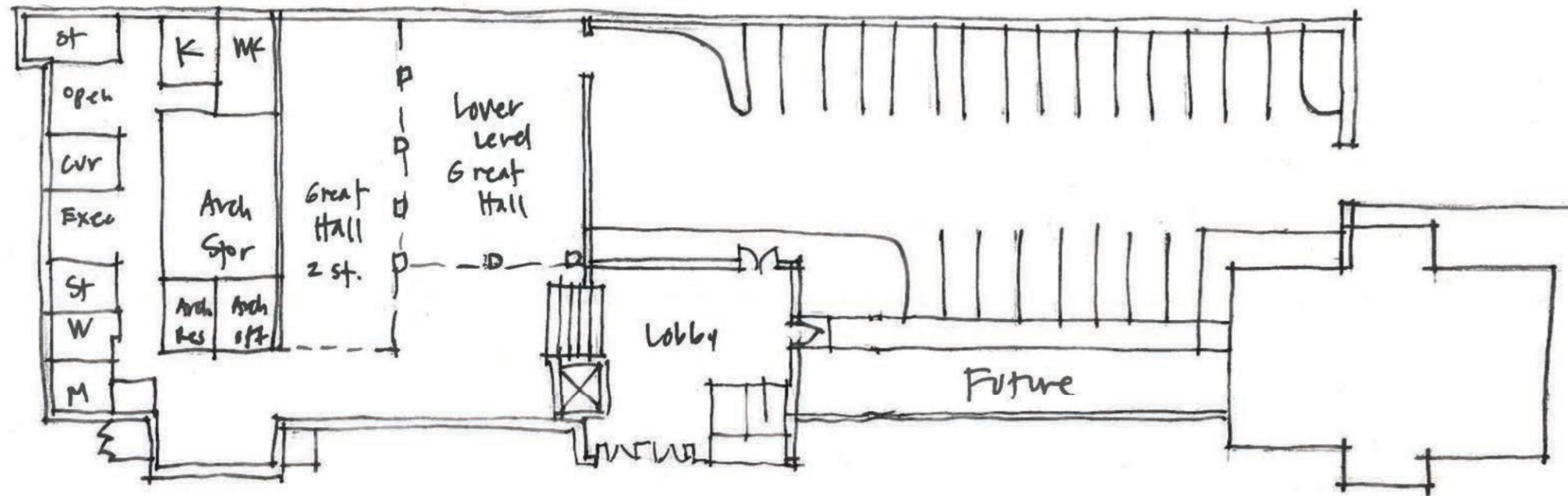
Option B - Upper Level - 11/6/17



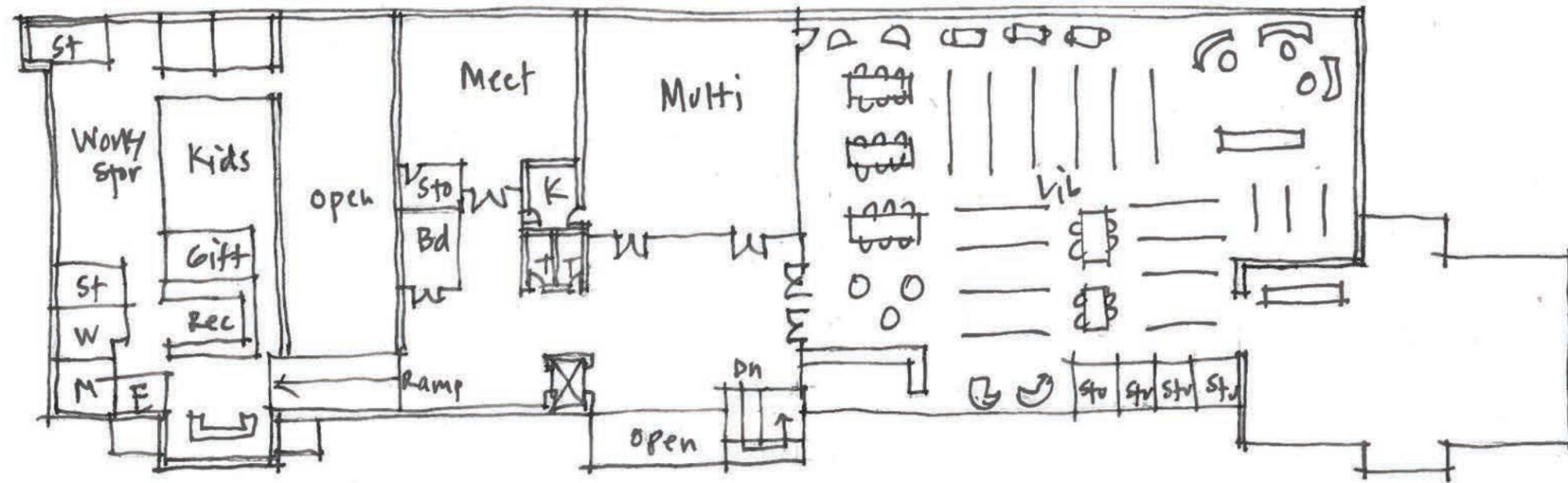
Option A - Lower Level - 11/1/17



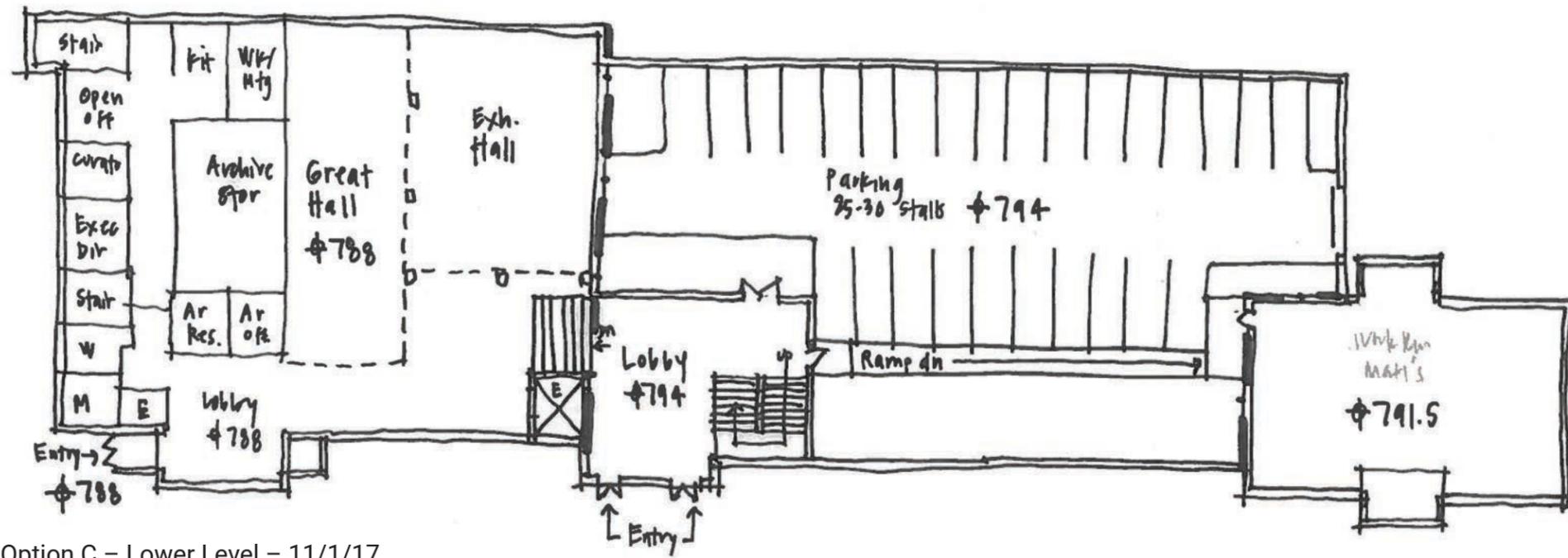
Option A – Upper Level – 11/1/17



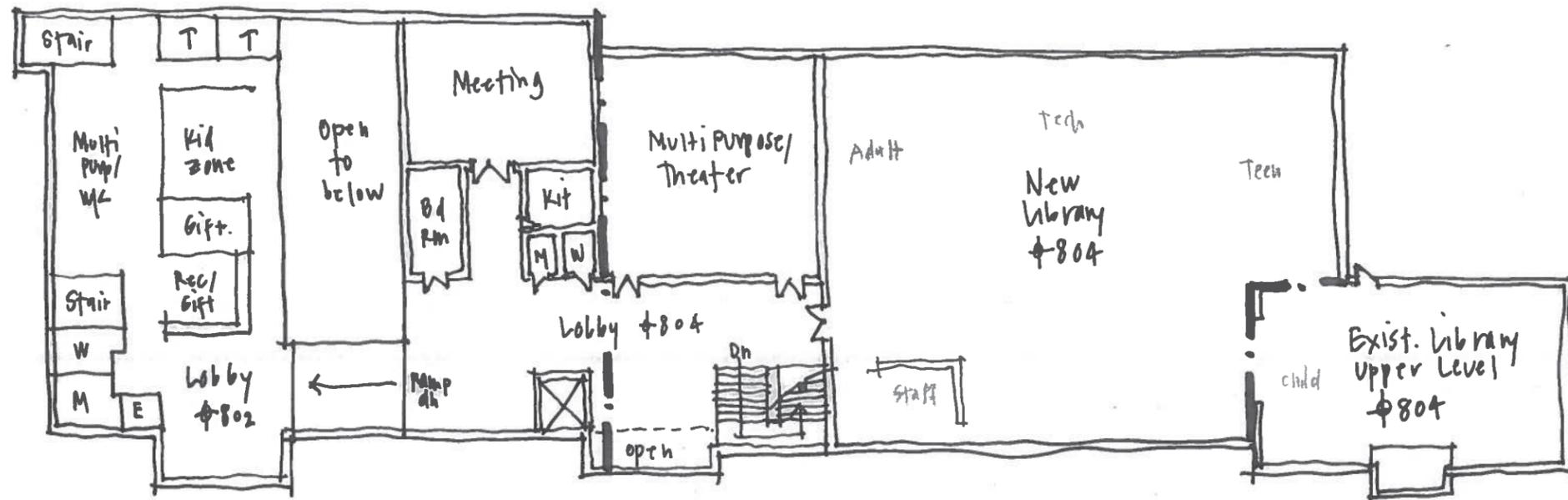
Option B – Lower Level – 11/3/17



Option B – Upper Level – 11/3/17



Option C – Lower Level – 11/1/17



Option C – Upper Level – 11/1/17