

FEASIBILITY STUDY

NORTH POWDER LIBRARY

320 E STREET

NORTH POWDER, OREGON 97867

7/30/23



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ENHANCING LIVES AND COMMUNITIES

TABLE OF CONTENTS

1. Project Summary	1
2. Zoning and Site Information	2
3. Proposed Design	5
4. Project Budget	7
Appendix	
a. Existing Photos	8

1. PROJECT SUMMARY

SCOPE OF WORK:

The city of North Powder, Oregon intends to provide a new library space for their community. The library is proposed to be an addition to an existing building in downtown North Powder. The building was previously utilized and constructed to function as the fire department for North Powder and has since relocated out of the building. Currently the building is home to City Hall and the city counsel meeting room. The library addition is proposed at the end of the existing building as an expansion and will tie in to the existing facilities in the building.

Site upgrades will be necessary for the project to meet the local zoning codes. Additional parking and ADA parking spaces are required. Flooring, wall paint and ceiling treatment on the interior are required. The new exterior walls are proposed to match the existing CMU, the entire exterior of the building is to be painted.

In this report, the feasibility of the proposed expansion to the existing city hall building will be explored for the purposes of seeking funding for the project. The report provides a written description of the local code, zoning requirements, proposed design drawings and estimated project budget.

2. ZONING AND SITE INFORMATION

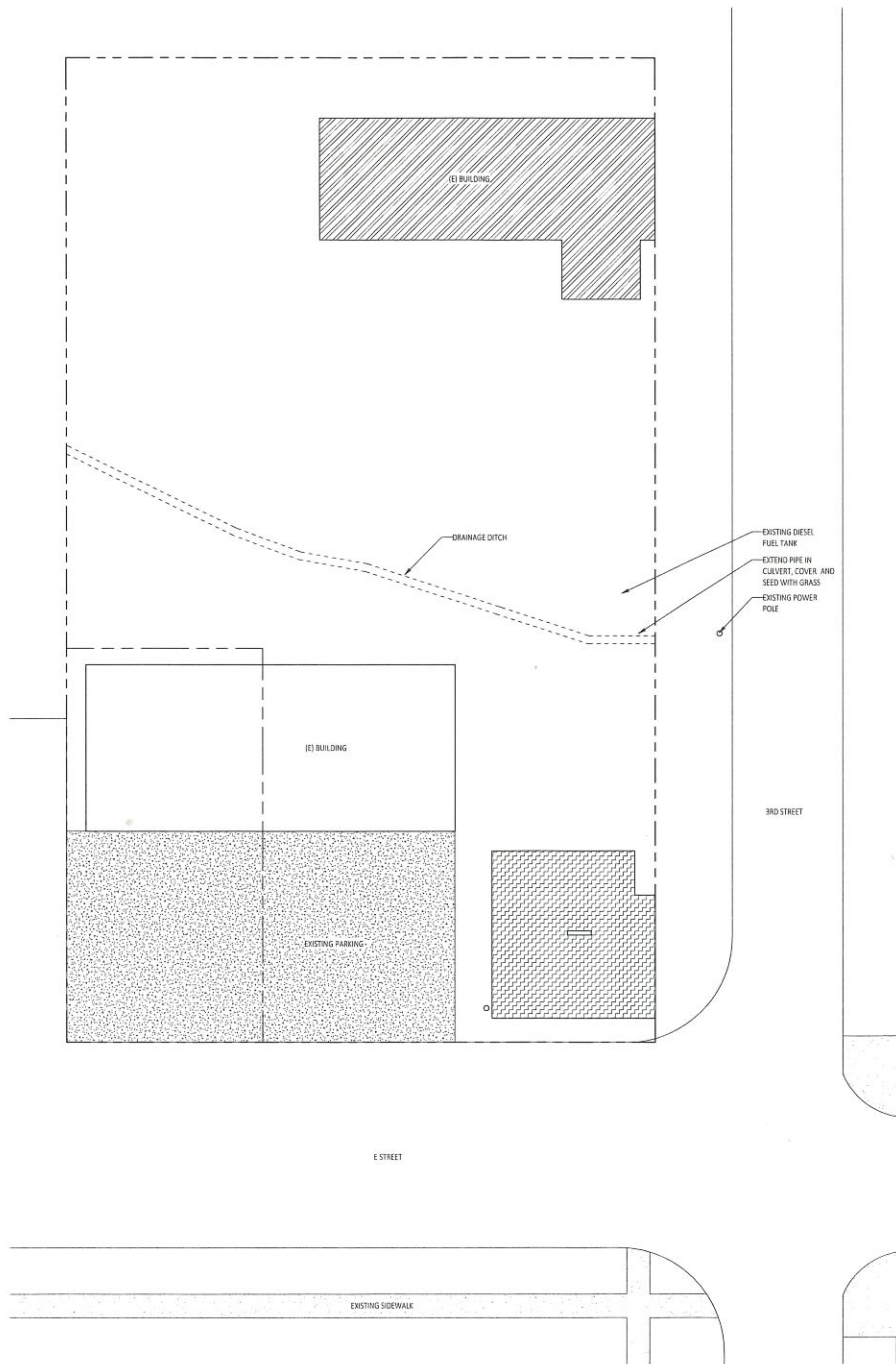
Information below is per the local zoning code provided by the City Recorder.

<p>Zone (P) Public Zone</p> <p>Permitted Uses Public and private schools, Church, Public and private parks, playgrounds and campgrounds, cemetery.</p> <p>Conditional Uses Government office buildings, public institutional facilities, other uses per the zoning code.</p> <p>Maximum Building Height 35'-0"</p>	<p>Parking Requirements</p> <p>City Hall 1 stall / 300 sf = 4 spaces</p> <p>Storage 1 stall / 2000 sf = 1 space</p> <p>Counsel Room 1 stall / 100 sf= 10 spaces</p> <p>Library 1 stall / 100 sf = 19 spaces</p> <p>Total Parking = 33 spaces</p> <p>Proposed parking = 17 spaces*</p> <p>*A variance will be required to meet the proposed parking.</p>
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2. ZONING AND SITE INFORMATION

EXISTING SITE PLAN:



2. ZONING AND SITE INFORMATION

EXISTING ELEVATIONS:



South Elevation



North Elevation



West Elevation



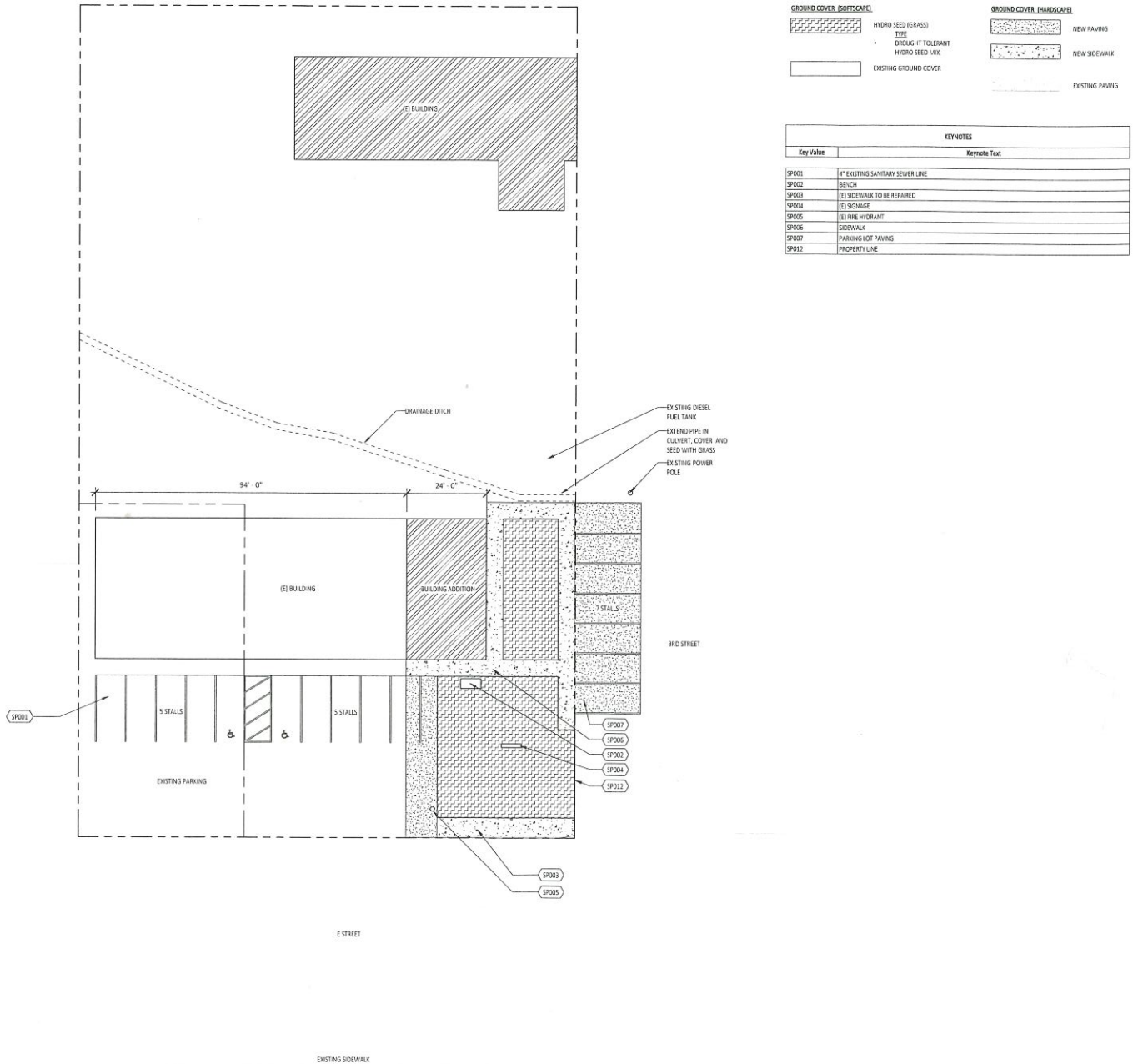
East Elevation

3. PROPOSED DESIGN

PROPOSED SITE PLAN

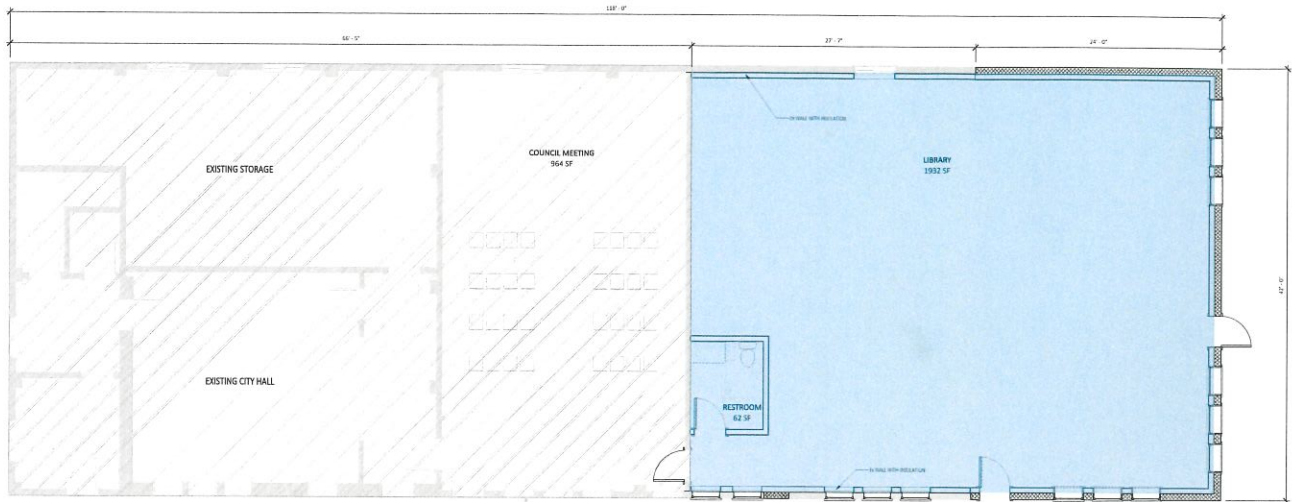
The site plan below illustrates the extents of the property and the location of the proposed addition for the library. An existing barn and Drainage ditch are located on the North side of the property along with a power pole on the NE side of the parking lot.

Additional parking is to be added to the South side, with new parking on the east side. ADA parking is proposed at the South side of the parking lot. A new lawn is proposed to the East of the library for outside events.

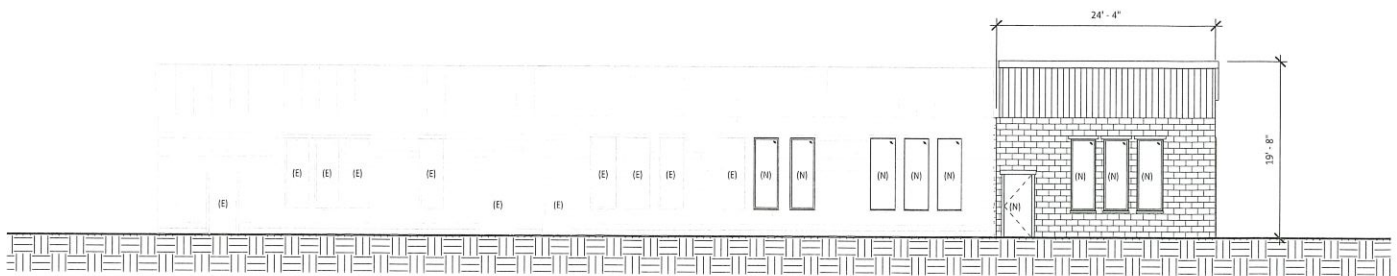


3. PROPOSED DESIGN

The library, identified in blue on the proposed plan, will occupy 1,118 SF of the existing space and an 825 SF addition to the building. A new library entry on the South and East side are located to open to the proposed parking lots on site. A new restroom for the library is proposed in the front left side of the library space.



Floor Plan



Front Elevation

OCCUPANCY GROUP		
Level	Name	Area
LEVEL 1	ASSEMBLY	961 SF
LEVEL 1	ASSEMBLY	1,996 SF
LEVEL 1	BUSINESS	1,646 SF
GRAND TOTAL		4,603 SF

PLUMBING SYSTEMS
 FIXTURE REQUIREMENTS (TABLE 2902.1)
 OCCUPANT LOAD
 1,932 SF / 100 GROSS = 20 OCCUPANTS
 MALE / FEMALE PLUMBING COUNTS
 (20) OCCUPANT LOAD / 2 = 10M / 10F

REQUIRED

CLASS/OCCUPANTS	W/C	M	F	LAV.	M	F	TUB/SHOWER
GROUP A/ 20 OCCUPANTS	1	1		1	1		0

PROVIDED

CLASS/OCCUPANTS	W/C	M	F	U	LAV.	M	F	U	TUB/SHOWER
GROUP A/ 20 OCCUPANTS	0	0	1		2	2	1		0

CITY AND BUILDING DEPARTMENT REVIEWED REQUIRED PLUMBING COUNT AND RECOMMENDED PROCEEDING WITH (1) UNISEX.



4. PROJECT BUDGET

Project: North Powder Library TI					
Project Budget					
Date: 6/30/2023					
Project Square Footage:	1,968		Estimate	Actual	Comments
SOFT COSTS					
A/E Fees Estimate "Core Services" (includes) 9% of construction			\$75,453		
Architecture					
Interior Design					
Mech/Elec/Plumb					
Structural					
Civil Engineering					
Landscaping					
Reimbursable expenses					
Other Consultants not provided by A/E					
Geo-Tech:			\$2,500		Estimated
Phase I Environmental Review			\$10,000		Estimated - CDBG Req.
Survey			\$3,500		Estimated
Estimated SDC, Building Permit, Building Review, MEP Permits cost at x 3% of construction			\$25,151		Estimated
Utility Connection Fees			\$0		Existing
Construction Testing (soil compaction/fill compaction)			\$6,986		Estimated
Federally Funding Contingency			\$100,000		Environmental review, Labor standards, grant admin, ect
Owners Insurance 0.50% of construction			\$4,192		
Soft Cost Contingency 5%			\$11,389		
FF&E (Furniture, Fixtures, and Equipment) \$15 s.f.			\$29,520		allowance
TOTAL SOFT COSTS			\$268,692		
Remodel 984 SF \$300 Average cost/s.f.			\$295,200		24'x41' (Prevailing wages included)
Addition 984 SF \$350 Average cost/s.f.			\$344,400		24'x41' (Prevailing wages included)
Site Improvements 15.00%			\$44,280		
Off Site Construction 5.00%			\$14,760		
CONSTRUCTION COSTS			\$698,640		
Estimating Contingency 10.00%			\$69,864		
Owner Construction Contingency 10.00%			\$69,864		
Summer of 2023 start, add 5% for each year there after					
TOTAL COSTS INCLUDING OWNER'S CONTINGENCY			\$838,368		
Site Acquisition					
Land Costs/Appraisals, R.O.W.			\$0		Owner to complete
Loan Fees					
Interim Financing Cost			\$0		Owner to complete
Interim Financing Interest (Estimate)			\$0		Owner to complete
TOTAL ACQUISITION COSTS			\$0		
TOTAL PROJECT			\$1,107,060		

A. APPENDIX



SE CORNER OF LOT



SW CORNER OF LOT



DRAINAGE DITCH AT BACK OF BUILDING



EXISTING BUILDING AT NORTH LOT

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