

# Menomonie Public Library Master Plan

A Community Outdoor Space For Menomonie

Menomonie Public Library  
1000 1st Street  
Menomonie, WI 54751  
(715) 235-2222

<https://menomonielibrary.org/>



MENOMONIE  
PUBLIC LIBRARY



# Acknowledgment

**Thank you!**



To everyone who has lent their insight, expertise, and time to crafting our master plan, I extend my deepest gratitude. Your collective commitment to this endeavor has been nothing short of extraordinary, as we've navigated the complexities of integrating our traditional services with the burgeoning digital landscape. Through this process, we've not only shaped a blueprint for our library's future, but also affirmed our shared belief in the transformative power of knowledge and the indispensable role libraries play in nurturing that transformation. Thank you for your invaluable contributions; together, we have charted a course that will ensure our library remains a vibrant, adaptable, and relevant beacon of learning for years to come."

**Director**

**Joleen Sterk**

# Table of Contents

Introduction .....	04
Project Objectives .....	04
Scope and Methodology .....	05
Developing the Vision .....	06
Vision Statement and Principles .....	07
Steering Committee Process .....	08
Design Process .....	12
Site Inventory and Analysis .....	12
Relationship Diagrams and Program .....	14
Early Concepts .....	16
Refined Concepts .....	18
Initial Phasing Plan .....	19
Final Master Plan Options .....	20
Implementation .....	24
Appendix .....	28



# Introduction

## Project Objectives

In 2022, the Menomonie Public Library started a big project. The goal was not just to improve the library and nearby public spaces, but also to strengthen the heart of our community. This plan wasn't made by just one person. Instead, a group of local residents and leaders, who really understand what makes our town special, came together to form a steering committee.

This committee had one main job: to turn the ideas from our vision statement into a real, doable plan. From the beginning, they worked hard to make sure that the final plan really showed what the Menomonie community is all about. They wanted to create a design that would represent Menomonie's unique character and values, and guide us towards a future where tradition and innovation coexist.

So, this wasn't just about planning. It was a mission to build up a sense of community, to create places that reflect our shared experiences and hopes, and to shape a future that everyone in Menomonie can be proud of.



## Scope and Methodology

By adapting a the Human Center Design Approach for this project the master planning process was broken down into five critical tasks to achieve well informed and strategic master plan.

**Understanding:** The first step in our human-centered design approach was to understand the key stakeholders. This included the library staff, library users, potential library users, local authorities, and the wider Menomonie community. We conducted interviews, surveys, and interactive sessions to understand their needs, preferences, and pain points in the existing library system. After identifying our stakeholders, we spent time observing the library's daily operations, understanding its organizational culture, and studying the interactions between the library and its users. This inquiry helped us to understand the context in which the library operates and provided insights into the potential areas of improvement.

**Ideation and Concept Development:** Based on the information gathered from stakeholders and our contextual inquiry, we began to defined the problem. We held brainstorming sessions, where we invited all stakeholders to generate ideas. We explored potential solutions to our problem, keeping our end users and their needs at the forefront of our discussions. We then clustered these ideas into themes, which formed the basis for our design concepts.

**Prototyping:** From the themes, we developed several rough prototypes of the library master plan. These prototypes included spatial layouts and concept plans. The prototypes were shared with stakeholders for feedback. Their responses guided us in refining and iterating our designs. This process was repeated multiple times until we achieved a design that resonated with the users and addressed their needs effectively.

**Testing:** Before finalizing the master plan, we conducted usability testing sessions with a representative sample of users. We gave them specific tasks to complete and observed their interactions with our designs. This helped us identify any areas of confusion or difficulty, which were then addressed in the final design.

**Final Design and Implementation Plan:** After several iterations and improvements, we arrived at a final design for the master plan. We also created an implementation plan, outlining the steps, resources, and timeline for executing the design. This plan was shared with all stakeholders, ensuring transparency and collective ownership of the final product.

Throughout this process, the team embraced a collaborative and empathetic mindset, focusing on the needs and experiences of the library's diverse user base. This ensured the design was accessible, intuitive, and user-friendly, making the Menomonie Public Library a more inclusive and enjoyable space for the community.

# Developing The Vision

## Vision Statement



To develop an outdoor space that supports local events, development, and the library itself through active programming and passive activities while promoting a resilient community and connection to the lake.

The vision statement above and design principles on the next page were developed with information collected from the community during engagement sessions and through workshops with the steering committee. The vision statement has acted as a guiding light for decision making during the design process. The design principles help the design team, steering committee, and city staff understand the thought processes used for design. Both the vision statement and design principles should be used when making future decisions about improvements to the master plan.



## Design Principles



### Community Principle

Provide a multitude of opportunities to strengthen the social fabric of the Menomonie community by bringing people together for seasonal events and passive engagements. These include community events, educational opportunities, recreation, play and celebrations.



### Recreational Principle

Provide opportunities for multi-generational activities that support connections to community and the environment.



### Environmental Principle

Develop a site-specific design that highlights the regionally native ecology using interactive educational user experiences and shoreline stabilization.



### Connections Principle

Improve existing links and expand opportunities for multi-modal connections from the library to surrounding neighborhoods, local businesses, and existing parks and vice versa.



### Aesthetic Principle

Exemplify the historical and architectural character of the existing library building.



### Tourism Principle

Attract visitors throughout western Wisconsin through events and programming that are creative and engaging, and create a destination point within the Menomonie community.



# Steering Committee

## Purpose

Made up of local individuals from the community, the steering committee was assembled to function as an advisory group to help make decisions on direction and priority throughout the entire master planning process. The primary role of the steering committee is to serve as community advocates when making design decisions to help streamline the decision-making process, and to make informed, balanced decisions. Because of the large amount of community outreach and the potential variety of solutions proposed, a body of local individuals was needed to help make decisions based on feedback from the community, the goals developed as a group, and long-term maintenance. The following people donated their time and served on the steering committee through the entire process.

**Darrin Witucki** - Director, UW-Stout Student Centers

**John Grape** - Westconsin Credit Union

**Logan Mather** - City of Menomonie Bicycle/Pedestrian Advisory Committee

**Eric Atkinson** - Menomonie Police Department

**Megen Hines** - Environmental Services

**Jodi Bird** - Public Services Coordinator

**Joleen Sterk** - Director

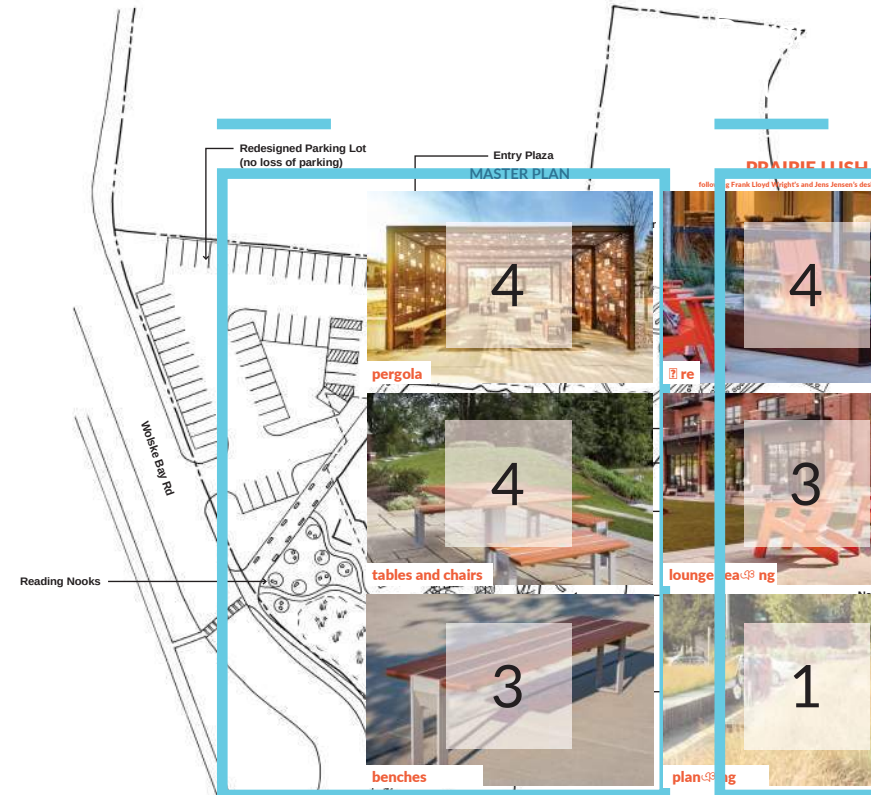
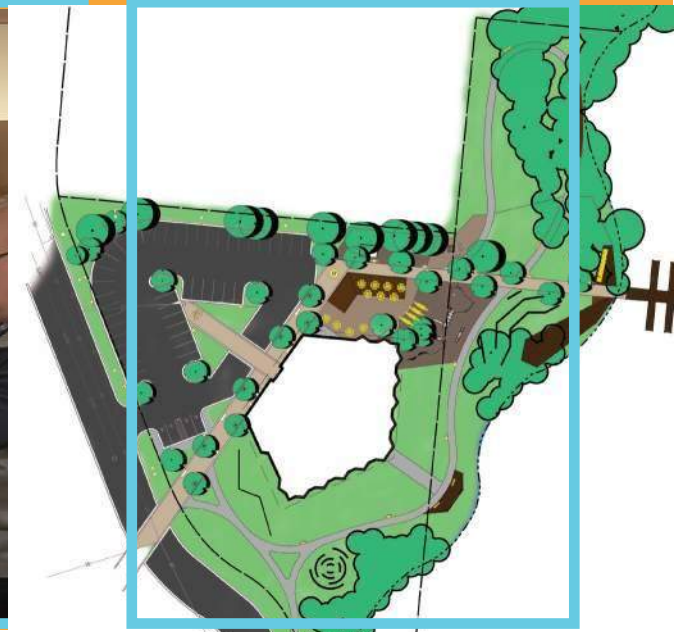
**Lee Schwes** - City Council Member

**Joe Jax** - Community Member



# Workshops

## Workshops, Sprints and Goals



Concept Review  
January 18th, 2023



Board Review  
MENOMONIE PUBLIC LIBRARY | CONCEPT OPTION 2  
January 19th, 2023

RES  
Concept Review  
MENOMONIE PUBLIC LIBRARY | CONCEPT OPTION 2  
January 25th, 2023

MENOMONIE PUBLIC LIBRARY MASTER PLAN  
February 23rd, 2023

# Workshop Materials

## Voting Boards

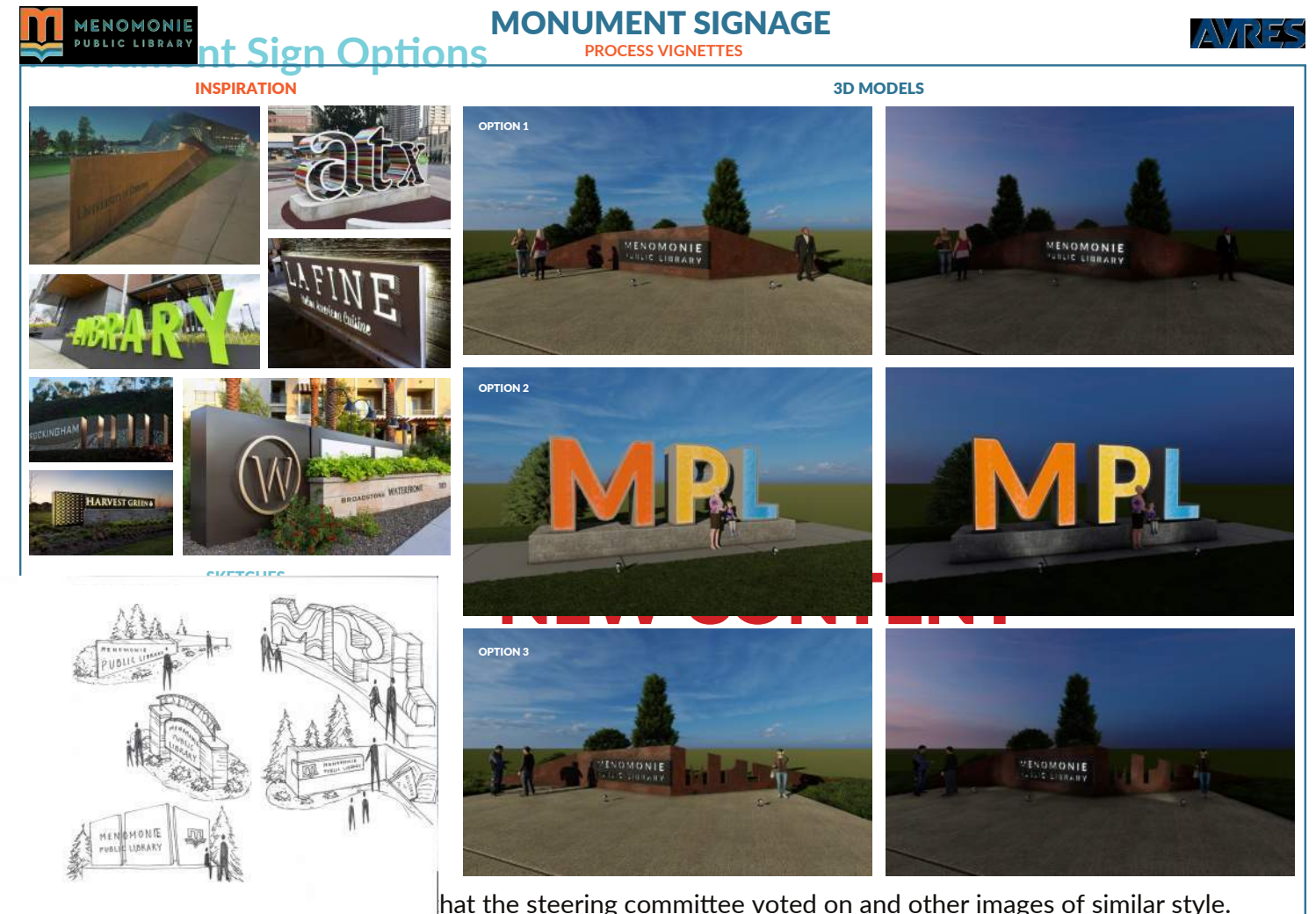
MENOMONIE PUBLIC LIBRARY MASTER PLAN ● Place a dot on the option you prefer.



To effectively capture the aesthetic preferences of the steering committee, we utilized interactive voting boards. These boards, adorned with precedent imagery, served as visual prompts to evoke specific sentiments or interests within the committee members during our meetings. For instance, in our initial round of voting, the committee was presented with a variety of amenity styles - from the earthy, organic prairie style that echoed the architectural language of our library building, to the sleek, contemporary modern style.

These voting boards facilitated a democratic and engaging process, allowing the committee members to express their individual preferences and collectively shape the aesthetic direction of our project. The visual nature of this method ensured that everyone could envision the potential styles and amenities, fostering a shared understanding of what each design choice could mean for our library and its surroundings.

Following the amenity voting, we introduced another round of voting boards to help the committee decide on an overarching style or theme for the entire master plan. Two distinctive styles were proposed: 'Prairie Lush', designed to harmonize with the architectural character of the library building, and 'Tranquil Lake', envisaged to resonate with the serene beauty of Lake Menomin. Each board show-cased images of site furnishings and amenities in line with the respective styles, allowing committee members to visualize and vote on their preferred aesthetic.



That the steering committee voted on and other images of similar style.

Sketches were used to further the ideas and finally three options were chosen to create in 3D software.

## Nature Play Vignettes



The children's nature play area was also created in 3D software to help the steering committee envision what it could look like, and better understand the scale and context of the design.

# Design Process

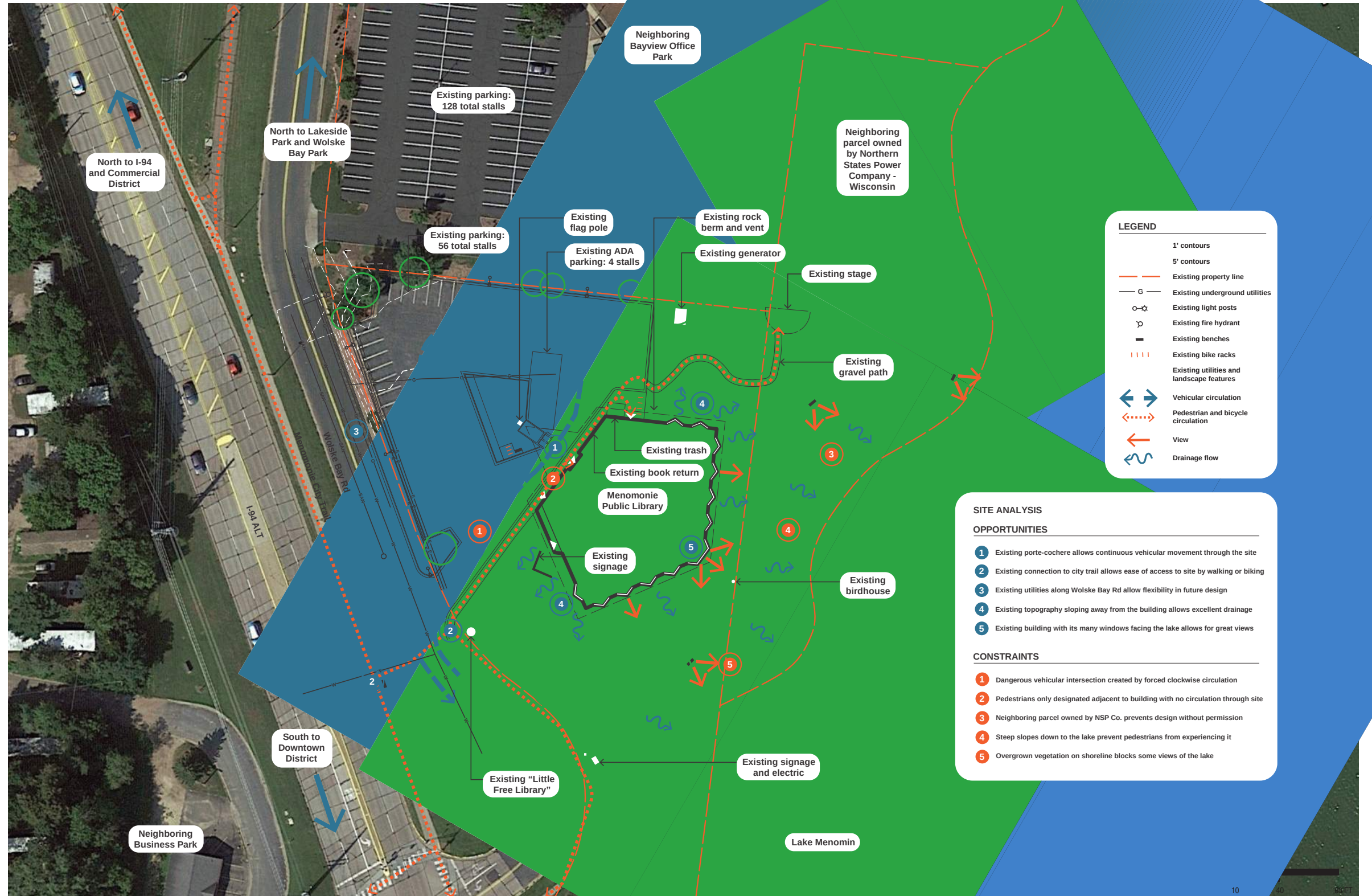
## Site Inventory and Analysis

The project began with a careful inventory and analysis phase, where we really got to know the site and its surrounding area. First, we took a detailed inventory, listing all the features of the site that we could see, and marked them on a map for easy reference. After that, we analyzed these features to see how they might impact the design of the site.

This led to an “opportunities and constraints” analysis, where we identified the good points (opportunities) and the bad points (constraints) that could affect our site design. Opportunities we found included the potential for waterfront development, pedestrians connections to city trail networks, good stormwater drainage on the site, and amazing views of the lake from the site and the building.

On the other hand, the constraints analysis revealed some problems. One problem was the clockwise direction of the car traffic in the parking lot, which could lead to traffic jams during busy times. Another issue was a nearby piece of land owned by a different company, which limited our use of the area. Finally, the steep slopes leading down to the lake made it hard for pedestrians to get to the water.

Once we'd fully analyzed the site and weighed the good against the bad, we were ready to move on to the next phase of the project: creating concept plans. These plans will use the information we learned from the site inventory and analysis to create a design that works well with the site's unique features and challenges, while also achieving the goals of the project.



# Relationship Diagrams

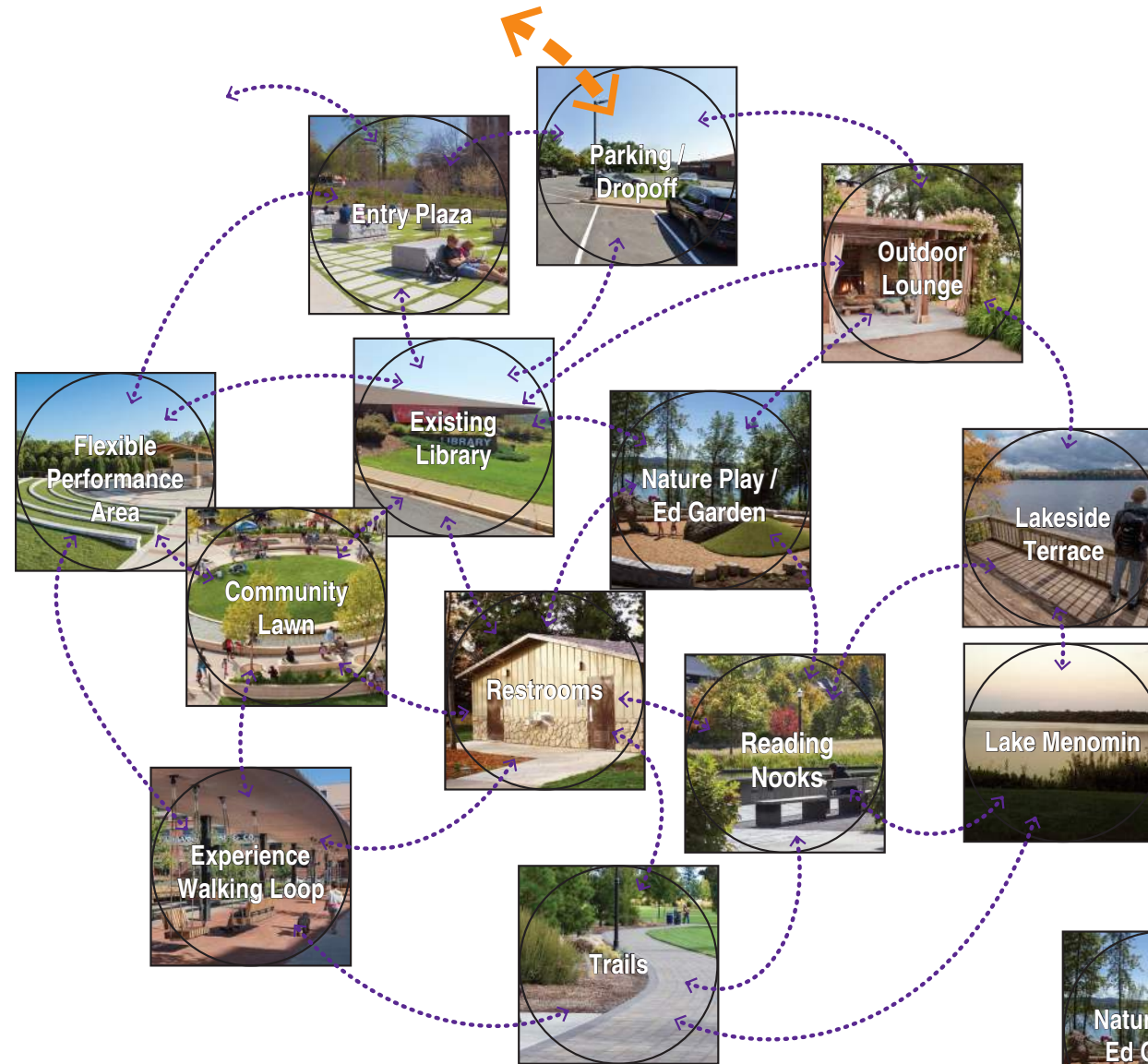
## Current Program Elements

1. Small performance area
2. Lawn
3. Small seating areas
4. Crushed gravel trail to performance area
5. Lake Menomin

## Desired Program Elements

1. Restrooms
2. Entry plaza
3. Children's nature play / education garden
4. Reading nooks for small group seating / isolated seating
5. Outdoor lounge for large group seating
6. Trails
7. Accessible experience walking loop
8. Flexible performance area
9. Community lawn
10. Lakeside terrace

Relationship diagrams are developed to examine spatial relationships and connections without specific site context present. A park program was created from looking at the current program and program elements that were desired from the community and steering committee. The initial relationship diagramming activity was part of an early workshop with the steering committee.



## Relationship Option 2



## Relationship Option 1

**LEGEND**  
— Vehicle Circulation  
⋯ Pedestrian Circulation

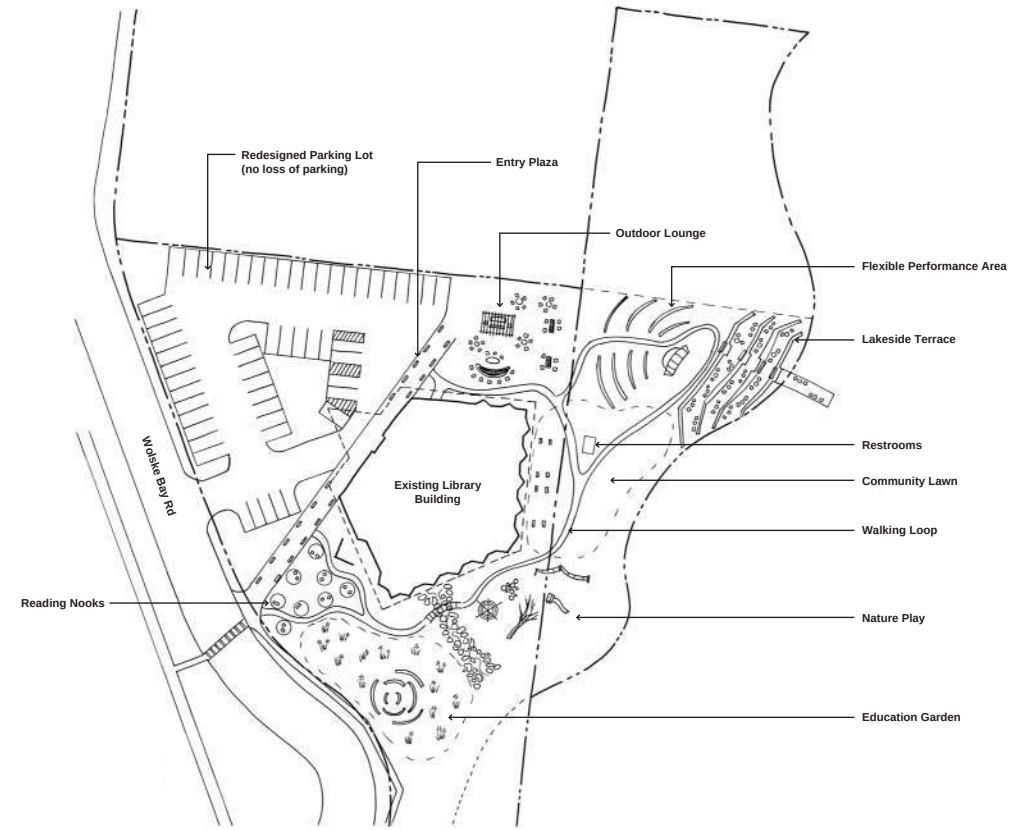




# Early Concepts

Using the two relationship diagrams informed by the steering committee and considering all program desired on the site, concept diagrams were sketched on trace paper. As concept ideas became more refined, these three hand-drawn plans were created. Concept Option 1 was designed as if the adjacent parcel would not be acquired by the city and the design could not encroach on the private property. Concept Option 2 shows a scenario where the parcel isn't acquired by the city but the owner allows the design to expand to the lakeshore. Finally, Concept Option 3 is designed as if the entire parcel adjacent to the water is acquired by the city and the design can use the whole property.

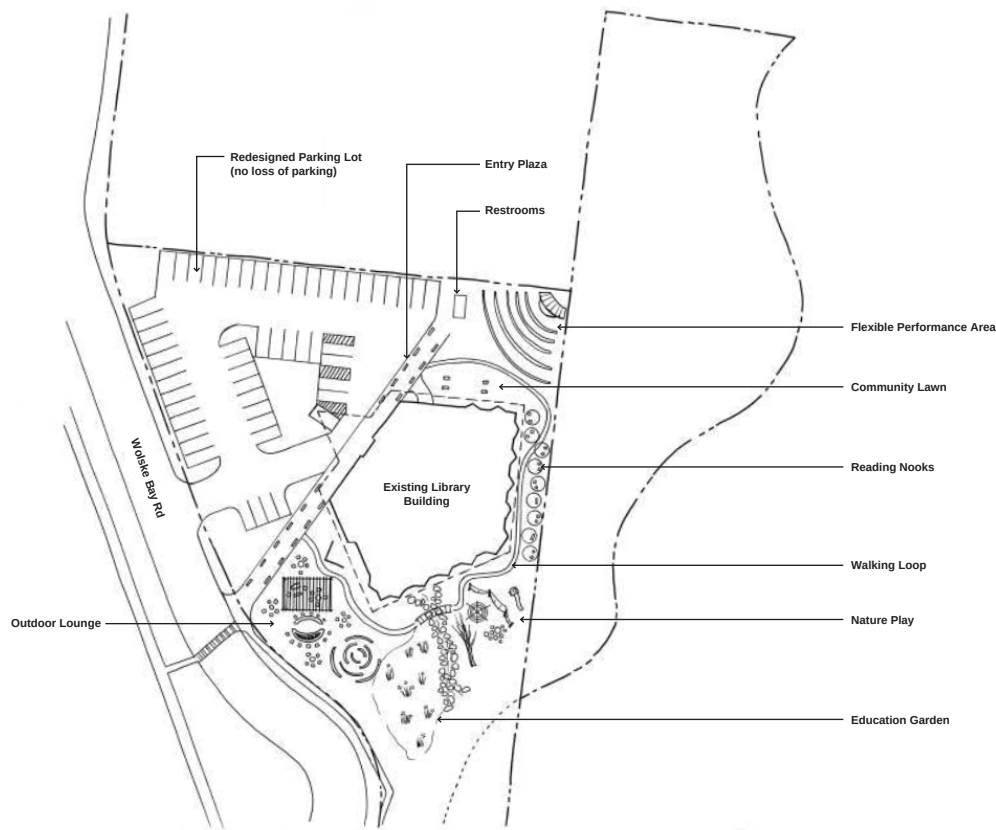
Presented to the steering committee, these three plans were considered in their respect to the adjacent parcel and the final option 3 was chosen to continue in the design process. This is to allow for the largest design extent possible, as something to strive for in the future.



**AYRES**  
3433 Oakwood Hills Play, Eau Claire, WI 54701  
1.715.834.3161 | www.ayresassociates.com

## MENOMONIE PUBLIC LIBRARY | CONCEPT OPTION 2

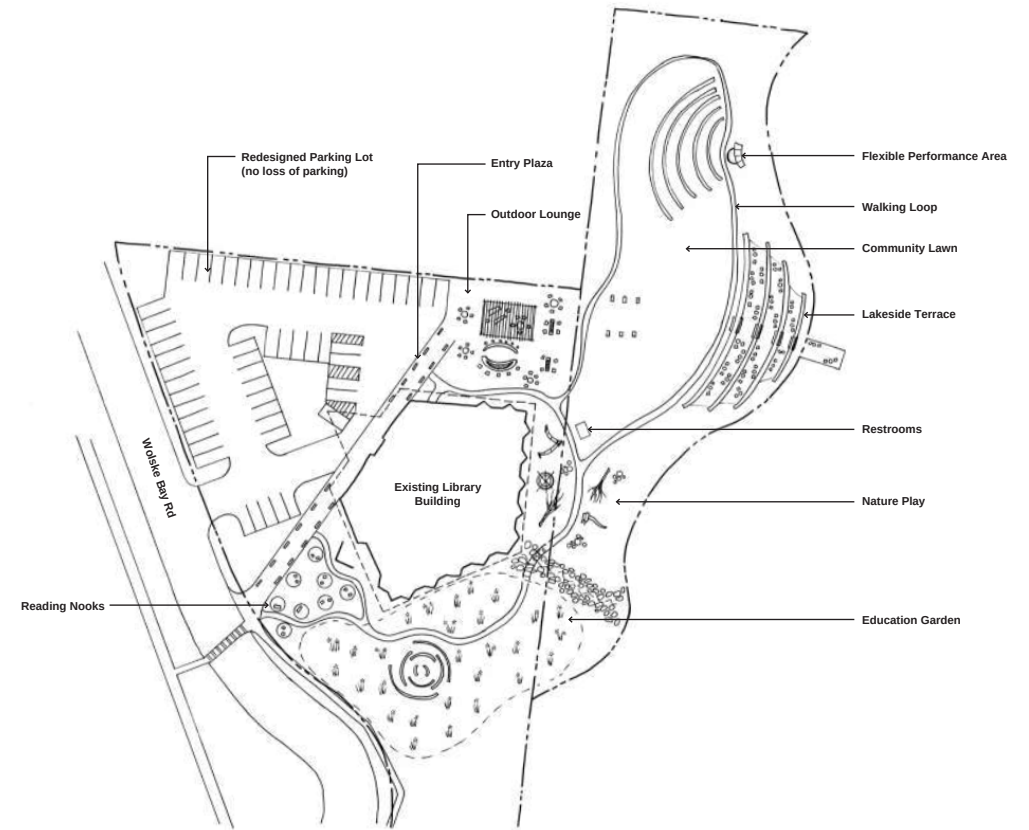
600 Wolske Bay Rd, Menomonie, WI 54751 | 01.11.2023



**AYRES**  
3433 Oakwood Hills Play, Eau Claire, WI 54701  
1.715.834.3161 | www.ayresassociates.com

## MENOMONIE PUBLIC LIBRARY | CONCEPT OPTION 1

600 Wolske Bay Rd, Menomonie, WI 54751 | 01.11.2023



**AYRES**  
3433 Oakwood Hills Play, Eau Claire, WI 54701  
1.715.834.3161 | www.ayresassociates.com

## MENOMONIE PUBLIC LIBRARY | CONCEPT OPTION 3

600 Wolske Bay Rd, Menomonie, WI 54751 | 01.11.2023

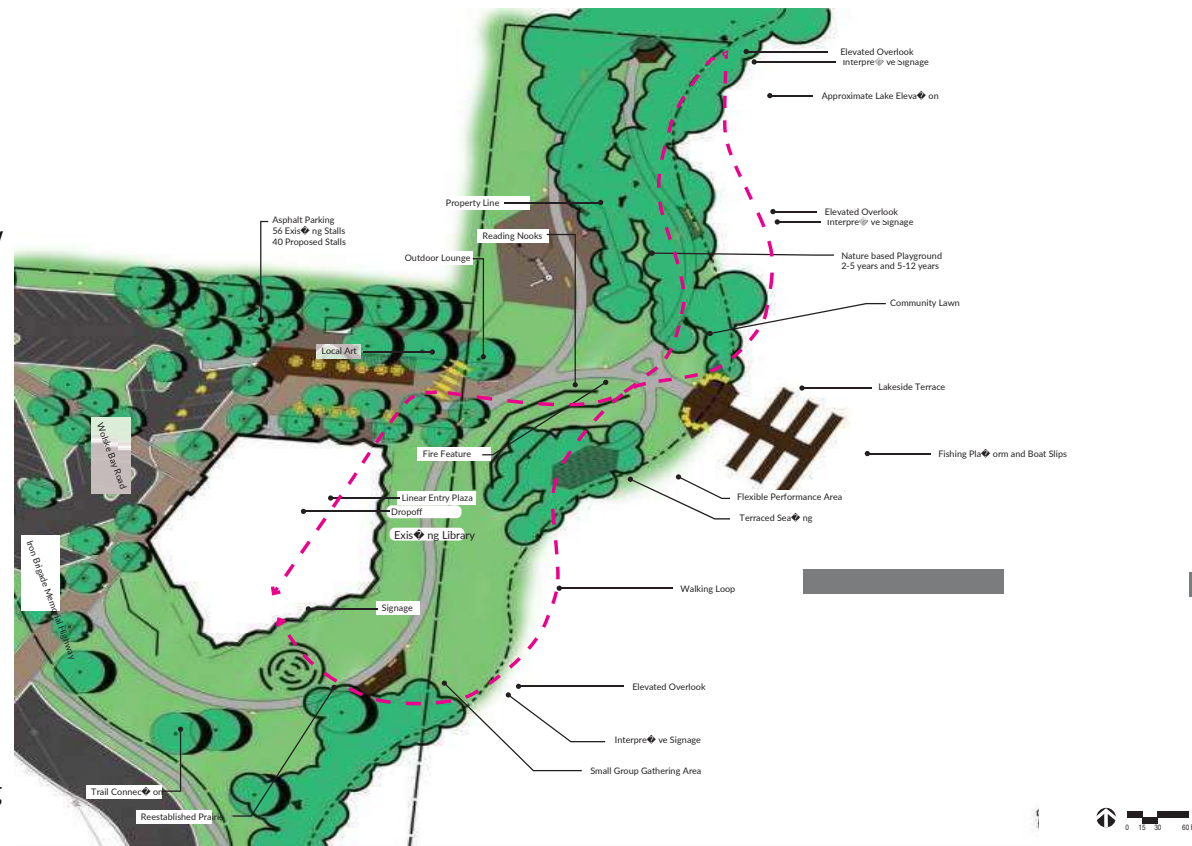


# Refined Concepts



These refined concepts built off of the first Concept Option 3, where the entire adjacent parcel is utilized in the design. These concepts also show different variations of the parking lot, redesigned to improve vehicular circulation and pedestrian access into the building.

Refined Concept 1 emphasizes a strong axis through the building and parking lot, as access from parking to building and from building to water overlook. A walking loop passes through the



flexible performance area are also removed from each other.

In the third concept, the parking lot is completely redesigned to maximize the amount of stalls. The lakeside terrace and pier are moved to be in line with the building.

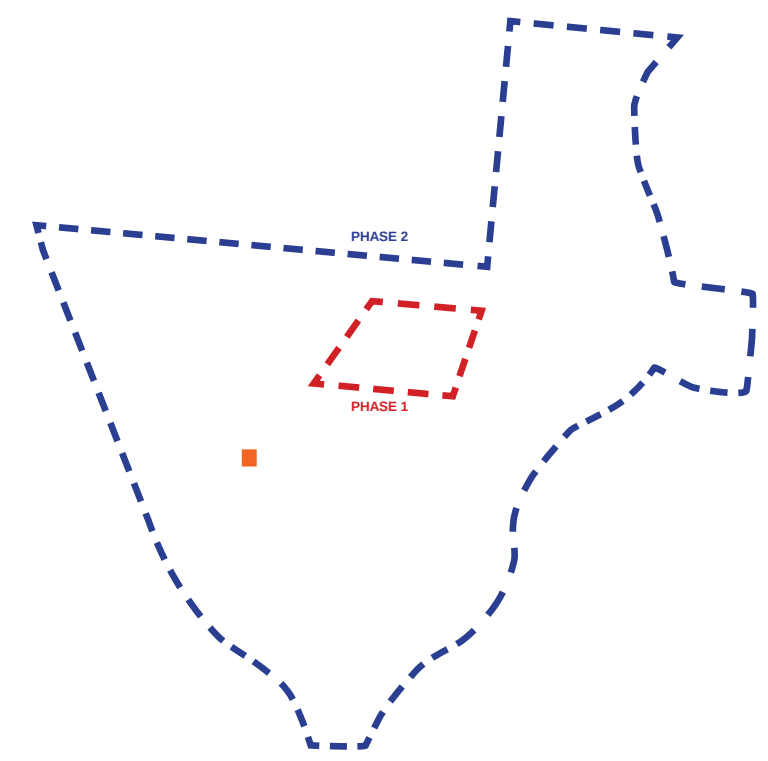
After the next steering committee meeting, the Refined Concept 1 was chosen for its simple parking lot adjustment and the location of water access.

# Initial Phasing Plan



and incorporates a boardwalk through a preserved nature area. The flexible performance area and lakeside terrace are adjacent to the pier, creating a large gathering area by the water. The outdoor lounge is adjacent to the north side of the building for easy access. The nature play is adjacent to the lounge. The lakeside terrace and

The second concept shows a one-way angular parking lot. The outdoor lounge is in the same location but the play area is located farther north in the site.



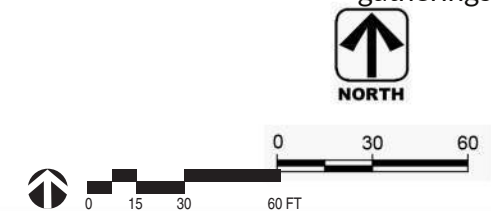
# Final Master Plan Options

## Option 1: Nature Connection

Two final options were created for the Menomonie Public Library Master Plan. They were created by refining the steering committee's chosen concept from the previous meeting.

In this Option 1, all the program remains the same from the previous iteration (Refined Concept 1) except for the nature play, which moves north, within the walking loop near the boardwalk. This made more space adjacent to the outdoor lounge to include hammocks and a fire feature. The community lawn is also able to expand over the paved path.

The space nearest Wolske Bay Road is transformed into a native plant restoration area, with a new library monument sign and council ring for gatherings.



# Final Master Plan Options

## Option 2: Inclusive Activity

This second option pulls the parking lot from Refined Concept 3 to keep that option open for the library.

The water overlook is pulled off of the main walking loop, and secondary paths connect the outdoor lounge and lakeside terrace to the walking loop. The lakeside terrace is molded together with the flexible performance area, allowing the same platform to be used for many events and gatherings.

The nature play area is moved behind the main walking loop, closer to the outdoor lounge and adjacent to the hammocks. This allows the community lawn to expand north into the site.



# Preferred Master Plan

## Preferred Master Plan:

The preferred master plan for the Menomonie Public Library is an imaginative blend of functional design and aesthetic appeal, thoughtfully tailored to serve the needs of the Menomonie community. It pivots on the 'Prairie Lush' theme, a nod to the natural beauty of our locale, and seeks to harmonize the architectural grace of the library building with the surrounding environment. This plan is not merely an infrastructural blueprint, but a vision for a vibrant community hub that reflects the spirit of Menomonie and fosters a sense of belonging among its residents.

The master plan envisages a seamless integration of indoor and outdoor spaces, fostering an environment that encourages learning, exploration, and social interaction. The transformation of the surrounding public spaces into engaging, multi-functional areas - green landscapes, outdoor reading spots, interactive art installations, and community gathering spots are all elements of the envisioned plan.

Critical to the plan is the commitment to sustainable design principles and practices. The Nature Connect theme not only offers an aesthetic coherence but also underpins a design approach that respects and enhances the local ecology. Plans for shoreline improvements and the integration of renewable energy sources are all part of the comprehensive strategy to minimize environmental impact and create a resilient, future-ready public facility. Ultimately, the preferred master plan for the Menomonie Public Library seeks to create a space that respects its past, serves its present, and embraces its future.



# Phasing Plan



## Phasing Plan:

The gradual realization of the Menomonie Public Library master plan will be tactically segmented into five stages, ensuring a well-orchestrated and effective roll-out. Each phase is designed with a specific focus, enabling us to progressively tackle each facet of the master plan with minimal disturbance to library services.

Phase one lays the foundation with the introduction of an outdoor lounge area, a versatile space encouraging both passive relaxation and active engagement. Transitioning into phase two, we'll enhance water access and introduce a flexible performance area, thus expanding the potential for community events and activities. Upon completion, we'll move to phase three, focusing on supportive infrastructural enhancements. This phase encompasses the creation of a nature-based playground, landscaping enhancements, and the installation of a walking trail among other amenities, enriching the public space around the library.

Entering phase four, we will aim to boost the library's visibility from the park and foster increased pedestrian access. The introduction of new monument signage will not only improve the library's prominence but also provide an appealing photo opportunity spot. The grand finale, phase five, will concentrate on vehicular-related enhancements. This includes refining vehicle circulation, upgrading handicap-accessible parking, and creating a linear plaza that both visually and physically links the library to I-94 Alternate. While the phasing will indeed take time, it promises a path of continual improvements, sculpting a future-ready library that embodies the spirit of Menomonie.

# Implementation

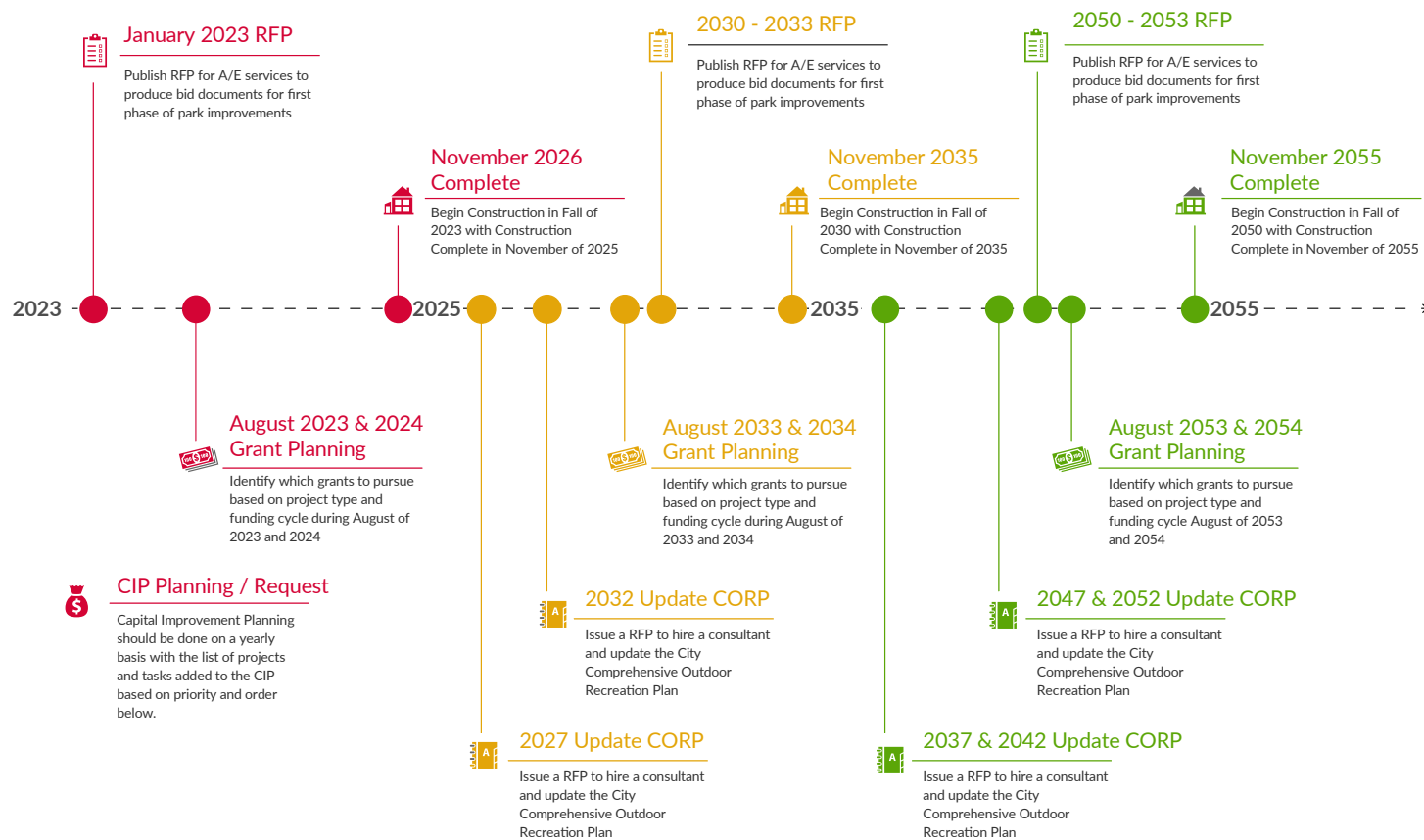
## Objective

Throughout the entire design process, the team has been working towards identifying a 30-year vision for Menomonie Public Library. A master plan that will help when identifying key projects, assist in decision making and pinpoint funding strategies. Once successful, the implementation of the MPL Master Plan will strive to accomplish the vision as stated in this document previously.

**“To develop an outdoor space that supports local events, development, and the library itself through active programming and passive activities while promoting a resilient community and connection to the lake. . “**

To assist in developing a actionable plan that is both approachable and buildable, we have broken the following section into three different categories. The first is a timeline for project phasing that will help to provide a foundation for steps forward. The second category is the resources needed to successfully implement the MPL Master Plan. Last is a detailed list of tasks that includes both critical milestones and important objectives.

## Timeline



## Resources

When developing future phases of the master plan, the following resources should be referenced when assistance is needed both financially and production wise. The following pages summarize the people, partners and funding solutions available to assist in developing future phases of MPL.

### Partners:

Partners and responsibility for future improvements should be spread out to multiple stakeholders. The following is a list of potential stakeholders who were involved in the process and should be leveraged for implementing future phases.

- » Library Staff
- » Library Board of Directors
- » City Engineering Staff
- » City Parks Department
- » City Public Works
- » Steering Committee Members

### Grants / Public Funding: Abbreviation in matrix (GPF)

#### Wisconsin DNR Grants

- Land and Water Conservation Fund  
Funds acquisition and development of public outdoor recreation areas and facilities.
- Knowles-Nelson Stewardship Program  
Stewardship program protects water quality and fisheries and expanded outdoor recreation opportunities by preserving acres around lakes.
- Recreational Trails Program  
Reimbursement for development and maintenance of recreational trails and related facilities for motorized and non-motorized uses.
- Recreational Boating Facilities Grant  
Funds capital improvements to provide safe recreational boating facilities, conduct feasibility studies, purchase aquatic weed harvesting equipment, purchase navigational aids, dredge waterways, and chemically treat Eurasian watermilfoil.
- Sport Fish Restoration Program  
Funds fishery projects, boating access, and aquatic education.

#### Dam Removal Grants

Reimbursement for 100 percent of eligible project costs up to a maximum of \$50,000 to remove a dam.

#### Municipal Flood Control Grant

Funds for acquisition of property, vacant land, structure removal, flood proofing, administrative support.

#### Municipal Dam Grant Program

Funds maintenance, repair, modification, or abandonment and removal of municipally owned dams.

#### Urban Non-point Source Construction Grant

Funds detention ponds, infiltration areas, shoreline stabilization, and land acquisition and permanent easement costs.

#### Urban Non-point Source Stormwater Grant

Funds stormwater management planning, ordinance development, and public education.

#### Multimodal Local Supplement Program

Provides grants for up to 90% of total eligible costs for multimodal transportation projects on the local system.

#### Municipal Street Discretionary Improvement Program

Assists local governments by paying up to 50% of costs to improve deteriorated county highways, town roads, and municipal streets.

#### Wisconsin Economic Development Grants

##### Vibrant Spaces Grant:

Design to assist with creating vibrant and engaging communities the promote improved sense of place and quality of life.

##### Community Development Investment Grant:

Supports urban, small city and rural community redevelopment efforts by providing financial incentives for shovel ready projects with emphasis on, but not limited to downtown community driven efforts.

### Capital Improvement Plan - Abbreviation in Matrix (CIP)

One way to guarantee funding for necessary improvements is to plan ahead. To do so, it's important to identify recurring projects that require updates on a regular basis, and ensure they are included in the capital improvement plan. For more information on routine maintenance costs, refer to the project and task list provided below.



To enhance the park system and ensure the ability to secure further funding in the future, it's also wise to allocate additional funding towards high-impact projects. This could include expanding camping sites and improving amenities. Additionally, because many restroom facilities throughout the park system are aging, it's recommended to include a recurring budget for restroom upgrades in the CIP. Finally, prioritizing a recurring budget for wayfinding and signage updates is also recommended. By planning ahead and ensuring these important areas are included in the budget, you'll be able to make necessary improvements while securing the necessary funding to keep your operation running smoothly.

**Donations - Abbreviation in Matrix (DON)**

Establishing a well-structured channel for donors to contribute to park improvement initiatives offers numerous benefits. Donor support can act as a vital source of funding for much-needed repairs and upgrades to park facilities, thereby enhancing the overall quality of the park experience. Though it is ideal to explore and capitalize on as many opportunities as possible, research suggests that certain improvement projects enjoy greater donor support when compared to others.

Playgrounds, pavilions, and benches are but a few examples of physical objects that invariably work well when naming rights are assigned to donors. Larger improvement projects, however, those that exceed the \$250,000 mark, require a more strategic and creative approach. By investing in a funding strategy team that typically costs approximately \$8,000, park managers can not only promote the project but also raise awareness regarding its potential benefits and significance. While such large-scale projects undoubtedly benefit from greater public exposure, they often require at least one significant contributor to ensure that they make a meaningful impact.

Furthermore, donor support can also help to build stronger partnerships between local government agencies, community groups, and private organizations, leading to more collaborative and holistic efforts in improving public spaces for the benefit of all. By engaging and involving more stakeholders in the process, park management can experience a greater sense of community engagement and participation in the improvement work. In turn, this can create a more vibrant, inclusive, and well-maintained park environment that truly enriches the quality of life within the broader community.

## Project and Task Matrix

The order and price of the projects and tasks below are based on known information at this time. As time progresses, priorities will likely change and new opportunities will present themselves. This list should be viewed as a guide and not a hard set of rules to follow. Allow for 3%-6% increase in pricing every year beyond 2023.

Project/Task	Description	Cost	Time Frame	Resources
Phase 1	Outdoor lounge located on the north side of the existing building, hardscape, site furniture, shade structure and associated amenities.	\$250,000	0-1 year	CIP, GPF, DON
Phase 2	Lake shore access and relocation of flexible performance area, art, lighting, grading and terraced seating.	\$1,000,000	1-3 year	CIP, GPF, DON
Phase 3	Expanding the existing trail network and flexible lawn space, nature based playground, seating, trail lighting and boardwalk.	\$750,000	2-4 year	CIP, GPF, DON
Phase 4	Connecting local trails to regional trails with the construction of a overlook, seating, interpretive signage, and monument sign	\$500,000	3-5 year	CIP, GPF, DON
Phase 5	Upgrades to the existing parking lot with new configuration, lighting, dropoff structure reconstruction and art.	\$1,000,000	4-6 year	CIP, GPF, DON

## Cost Estimate

SITE IMPROVEMENTS					
No.	Item	Qty.	Unit	Unit Cost	Item Total
1	MOBILIZATION	1	LS	\$50,000.00	\$50,000
2	DEMOLITION / CLEARING AND GRUBBING	3	ACRE	\$25,000.00	\$86,250
	LAND PURCHASE	1	LS	\$75,000.00	\$75,000
3	EARTHWORK	1	LS	\$75,000.00	\$75,000
4	DECORATIVE CONCRETE PATIO	2,872	SF	\$7.25	\$20,821
5	BASE AGGREGATE DENSE 1-1/4 INCH	500	TN	\$12.50	\$6,250
6	ADIRONDACK CHAIRS	17	EA	\$1,500.00	\$25,500
7	PARKING LOT IMPROVMENTS	1	LS	\$150,000.00	\$150,000
8	TRASH ENCLOSURE	1	LS	\$15,000.00	\$15,000
9	BENCHES	9	EA	\$1,750.00	\$15,750
10	TABLES WITH CHAIRS	7	EA	\$3,000.00	\$21,000
11	TRASH/RECYCLING RECEPTACLES	3	EA	\$1,250.00	\$3,750
12	HAMMOCKS AND SUPPORT STRUCTURES	8	EA	\$1,750.00	\$14,000
13	BIKE RACKS	10	EA	\$900.00	\$9,000
14	INTERPRETIVE SIGNAGE	6	EA	\$900.00	\$5,400
15	SITE ELECTRICAL	1	LS	\$100,000.00	\$100,000
16	TREE GRATES	12	EA	\$1,750.00	\$21,000
17	LIGHT POSTS	16	EA	\$7,000.00	\$112,000
18	OUTDOOR FIRE FEATURE	1	EA	\$2,000.00	\$2,000
19	METAL AND WOODEN PERGOLA	1	EA	\$35,000.00	\$35,000
20	ART FEATURES	2	EA	\$50,000.00	\$100,000
21	MONUMENT SIGNAGE	1	EA	\$100,000.00	\$100,000
22	PLAYGROUND STRUCTURES	1	EA	\$300,000.00	\$300,000
23	SHADE TREE	43	EA	\$750.00	\$32,250
24	SEAT WALLS	285	LF	\$75.00	\$21,410
25	FLEXIBLE PERFORMACE AREA STAGE	1	LS	\$75,000.00	\$75,000
26	OVERLOOK	1	LS	\$25,000.00	\$25,000
27	WOODEN DECKING / TERRACE	3,550	SF	\$75.00	\$266,227
28	FLOATING DOCKS	710	SF	\$50.00	\$35,477
29	ELEVATED BOARDWALK	100	LF	\$1,500.00	\$150,000
30	CONCRETE STAIRS WITH METAL HANDRAILS	26	LF	\$500.00	\$13,000
31	PLAZA PAVERS	5,762	SF	\$20.00	\$115,244
32	CONCRETE SIDEWALK	9,370	SF	\$6.00	\$56,223
33	RIPARIAN RESTORATION	1	LS	\$50,000.00	\$50,000
34	IRRIGATED PLANTING BEDS	4,844	SF	\$20.00	\$96,883
				<b>Total</b>	<b>\$2,352,077</b>
				20% Contingency	\$470,415
				10% A/E Fees	\$282,249
				<b>TOTAL PROJECT COST</b>	<b>\$3,104,741</b>
				<b>TOTAL PROJECT COST without A/E Fees</b>	<b>\$2,822,492</b>





## Acknowledgments

Thanks to Joleen Sterk, Library Director, the Menomonie Public Library Steering Committee and User Groups for their engagement throughout this Master Planning process.

**AYRES** Master Plan Document produced by Ayres, 2023.

MENOMONIE PUBLIC LIBRARY - VIBRANT SPACES COST ESTIMATE

Item	Qty.	Unit	Unit Cost	Item Total
MOBILIZATION	1	LS	\$10,000.00	\$7,000.00
DEMOLITION/CLEARING AND GRUBBING	3	ACRE	\$1,500.00	\$2,500.00
EARTHWORK	1	LS	\$3,500.00	\$3,500.00
DECORATIVE CONCRETE PATIO	4,000	SF	\$7.25	\$29,000.00
BASE AGGREGATE DENSE 1-1/4 INCH	100	TN	\$12.50	\$1,250.00
ADIRONDACK CHAIRS	4	EA	\$1,500.00	\$6,000.00
TABLES WITH CHAIRS	10	EA	\$2,000.00	\$20,000.00
TRASH/RECYCLING RECEPTACLES	1	EA	\$1,250.00	\$1,250.00
HAMMOCKS AND SUPPORT STRUCTURES	4	EA	\$1,750.00	\$7,000.00
OUTDOOR FIRE FEATURE	1	EA	\$1,750.00	\$1,750.00
SHADE TREES	9	EA	\$750.00	\$6,750.00
PLANTING BED	1,500	SF	\$8.00	\$12,000.00
			Sub-Total	\$98,000.00
			10% A/E Fees	\$9,800.00
<b>TOTAL PROJECT COST</b>				<b>\$107,800.00</b>