



FARMERS
BRANCH

Manske Library

Needs Assessment & Implementation Plan



Proposed Scope of Work

SCOPE	FIRM	COMMENTS
Library Assessment	720 Design	Review and documentation of all existing spaces
Library Implementation	720 Design	Floor plans with furniture & millwork; inspirational images for report
Stakeholder & Public Involvement	Gensler	Stakeholder meetings
Design Concepts (Exterior)	Gensler	Including any branding
Design Concepts (Interior)	Gensler	Per SA documents and recommendations
Concept Site Plan	Gensler	Per SA documents and recommendations
Mechanical Assessment	Schmidt & Stacy	Assessment of the existing MEP conditions and feasibility study
Electrical Assessment		
Plumbing Assessment		
Technology Assessment	Carson Block Consulting Inc.	Assessment of current IT with facilitation of technology strategy for future use

Proposed Project Timeline

- Assessment will be complete **before Christmas**
- 3 meetings with Denise and her staff to gain information in the Programming Phase
 - 720 Design will facilitate the conversations and collect information
- Public Meeting #1 is proposed as a fact finding open discussion
 - We will have inspiration and look & feel imagery and will solicit responses from those who attend
 - Those notes will be incorporated into the Assessment and Concept Package for documentation
- Stakeholder Meeting #1 works well in the Implementation Phase as a paper doll exercise (hands on) for the interior plans
- Stakeholder Meeting #2 works well the following week to then discuss the site and exterior
- Stakeholder Meeting #3 is the **design competition** presentation of ideas
- Council Presentation #1: During the competition, our team would like to present to council the findings in the assessment, programming, implementation, and let them know how the design competition is going and present key public input
- 4/15/2020 present the Concept Developed.
 - We will collect comments to be addressed and will make the modifications the next 2 days
- Public Meeting #2 follows with the concepts shown for comments
- We will take comments (as approved by the City) and will make the last modifications to the concept plans
- Council Presentation #2 follows on May 19, 2020 (budget timeline alignment)

Project Lead

Brian Nicodermus AIA, NCARB, RID
Associate at Gensler

“With two decades of experience specializing in county, municipal, regional, and civic facilities within Dallas/Fort Worth and the greater U.S., Brian is a veteran Project Director and successful consensus-builder. Highly experienced in coordinating seamlessly amongst multiple stakeholders on complex government and community projects, Brian excels in listening attentively to the diverse goals of each, and creating a collaborative working environment in which all parties feel their voices are heard. Brian has a rare gift of finding common ground amongst various viewpoints, and ensuring that every stakeholder has fully participated in the final outcome of a project. Whether working at a federal or local scale, he invests time in understanding and building trust with everyone involved.”



Questions?