

# Louisville Historical Museum & Visitor Center

CONCEPTUAL DESIGN  
CITY COUNCIL PRESENTATION

DECEMBER 5, 2017

## Design Team

### THE ROYBAL CORPORATION ARCHITECTS

ARCHITECTURE / EXHIBIT DESIGN

Michael Roybal, AIA  
Ronald Roybal, AIA  
Trevor Hill, Assoc AIA  
Toni Roybal

Design Principal  
Design Principal  
Designer  
Exhibit Design

### NORRIS DESIGN

LANDSCAPE ARCHITECTURE

John Birkey, ASLA  
Jordan Dame, ASLA

Principal  
Landscape Architect



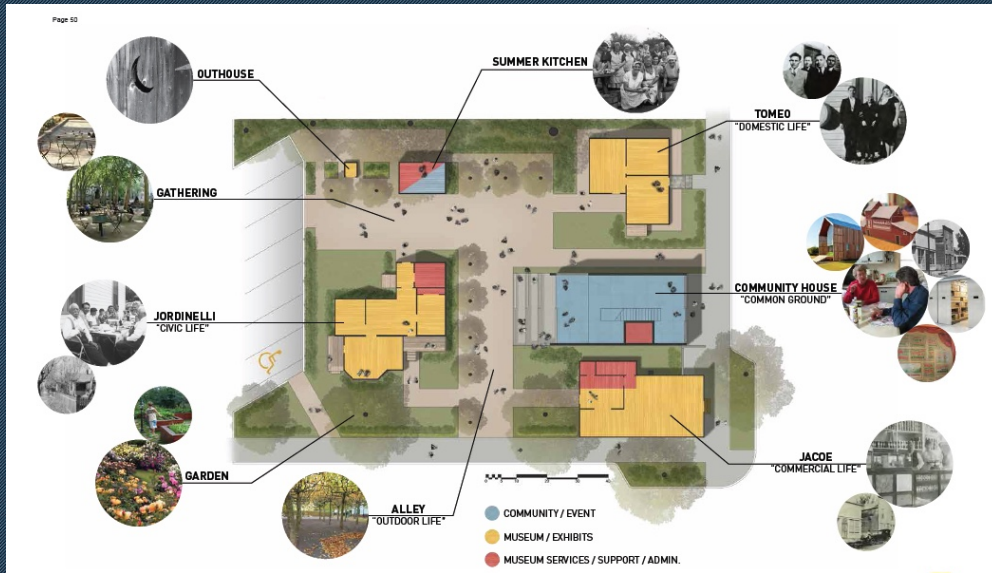
## Guiding Principles - *City Regulations / Municipal Code*

- **Compliance with Louisville Historic Preservation Masterplan**
- **Compliance with Louisville Museum Campus Masterplan**
- **Louisville Downtown Design Handbook**
  - Keep it Simple
  - Relate to Traditional Surrounding Buildings
  - Use the Entire Front of the Building as Your Image
  - Develop a Clear Presentation to the Street
- **City of Louisville Municipal Code – Chapter 15.36 “Historic Preservation”**
  - New Additions Shall Not Destroy Historic Materials
  - New Work to be Differentiated from the Old and Shall be Compatible With Massing, Size, Scale and Architectural Features
  - New Additions Should Not Create a False Sense of Historic Development
  - Each Property Shall be Recognized as a Physical Record of its Time, Place and Use.



Existing Campus Site Plan





## Approved Campus Masterplan

Western Storefront  
Facade

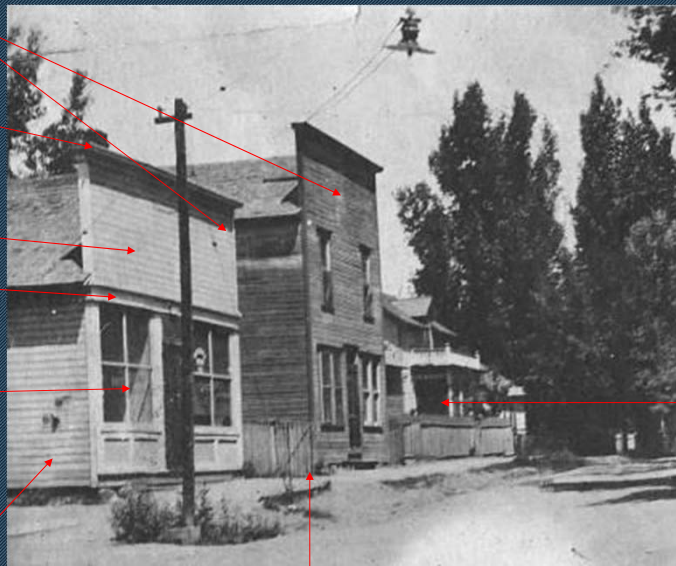
Horizontal  
Cornice Line

Horizontal wood  
siding

Horizontal wood trim

Window  
proportions

Existing  
Jacoe Building



Location of the New  
Museum / Visitor Center

VISUAL  
CUES FROM  
THE PAST

Adjacent  
Residential  
House

**Historic Photo**





Current Facility

**LOUISVILLE HISTORICAL MUSEUM**

PROGRAM DEVELOPMENT 5/15/17

**COMMUNITY HOUSE - "Common Ground"** SF

**BASEMENT LEVEL**

Elevator/Stair Core	72	SF
Elevator Room	64	SF
Main Stairway	90	SF
Mechanical Room	64	SF
Storage Room	55	SF
Museum Dedicated Archives Space	480	SF
Interpretive Exhibit Area	325	SF
<b>Subtotal Basement Level</b>		<b>1,150 SF</b>

**MAIN LEVEL**

Elevator/Stair Core	72	SF
Men's/Women's Restrooms	215	SF
Circulation	80	SF
Information Desk / Reception	100	SF
Main Stairway	90	SF
WOW Display Area	55	SF
Community Table	120	SF
Mini Theatre	78	SF
Area for Classes, Programs, Meetings, Workshops	340	SF
<b>Subtotal Main Level</b>		<b>1,150 SF</b>

**SECOND LEVEL**

Elevator/Stair Core	72	SF
Main Stairway	90	SF
Staff Office Area	160	SF
Kitchenette	50	SF
Research Area	128	SF
Circulation	100	SF
Multipurpose Area / Changeable Exhibits	500	SF
Interpretive Exhibits	50	SF
Exterior Balcony	150	SF Excl
<b>Subtotal Second Level</b>		<b>1,150 SF</b>

**TOTAL NEW COMMUNITY BUILDING** 3,450 SF

Building Foot print	S2	X	22	1544
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Community Building Program



**CAMPUS FACILITIES**

**TAMEO HOUSE - "Domestic Life" SF**

Kitchen  
Bedroom  
Main Living Area

**JACOE BUILDING - " Commercial Life" SF**

Main Exhibit Area  
Connection to New Community Building

**JORDINELLI HOUSE - "Civic Life" SF**

Entry  
Model Area  
Exhibit Rooms

**SUMMER KITCHEN SF**

Kitchen

**OUTHOUSE SF**

**ALLEY - "Outdoor Life" SF**

**SITE FACILITIES SF**

On Site Parking Spa 6  
HC Parking Spaces 1  
Plaza Area / Outside Gathering Grounds

**Campus Program**

Campus Wide Exhibit Space

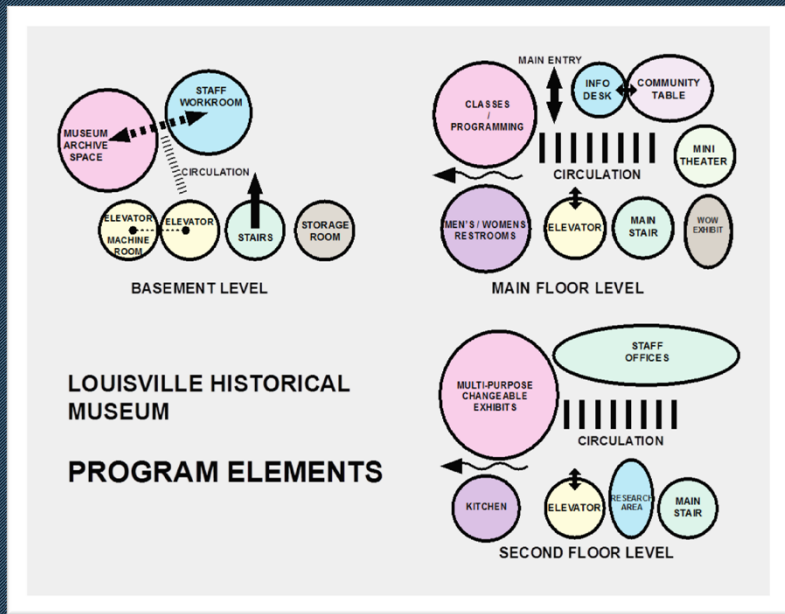
Tameo House	924 SF
Jordinelli House	525 SF
Jacoe Building	609 SF
New Museum	<u>1000 SF</u>
<b>TOTAL CAMPUS</b>	<b>3,058 SF</b>

Anticipated Storage Requirement ( 1/2 Exhibit Area)  
1,529 SF / 2 (Space Saver Efficiency) = 795 SF

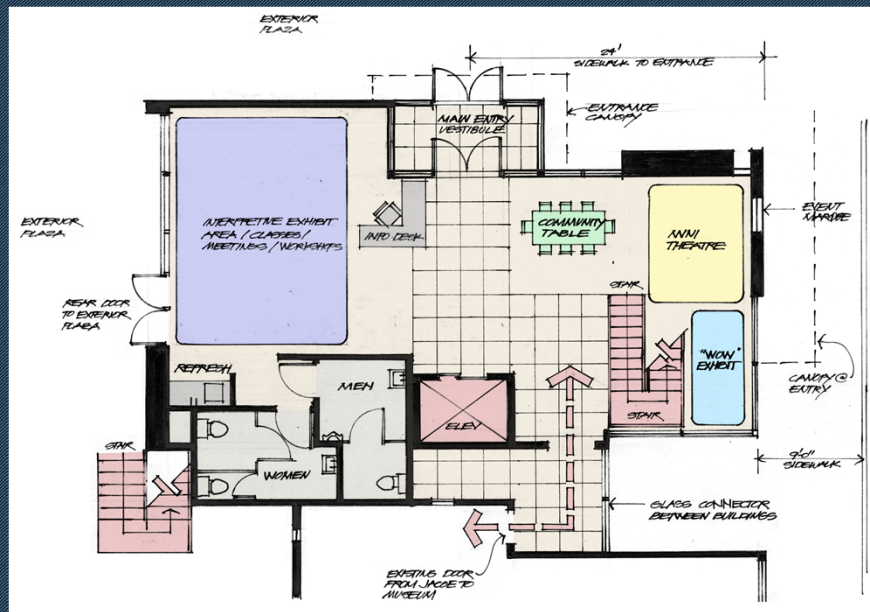
Concept Design Storage Space Provided	1000 SF
Potential Expansion	<u>1400 SF</u>
<b>TOTAL Potential</b>	<b>2,400 SF</b>

**Exhibit Storage Analysis**



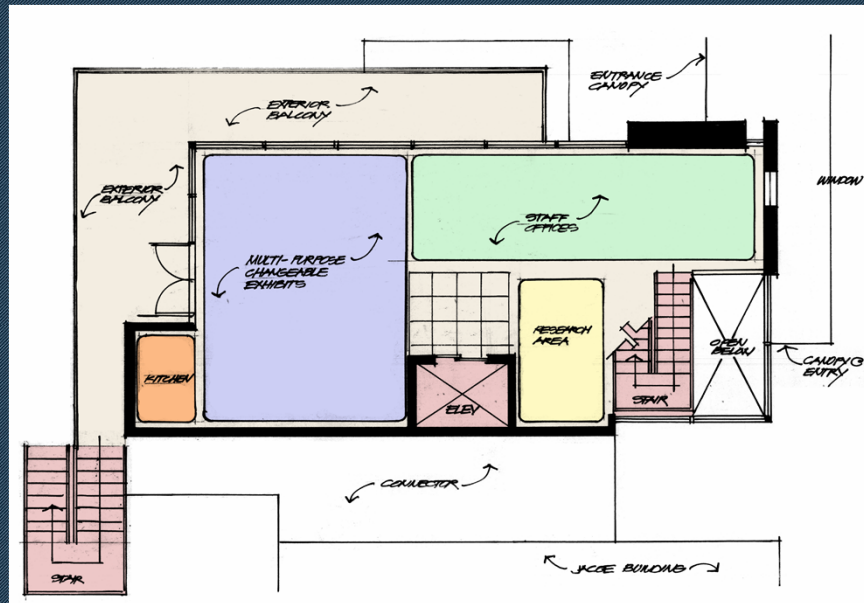


Affinity Diagram

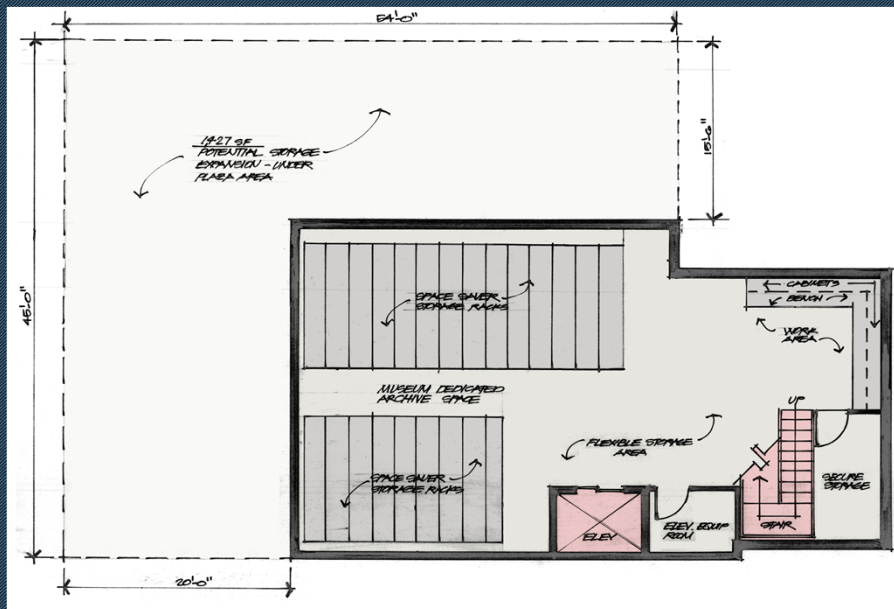


Main Level Concept Plan



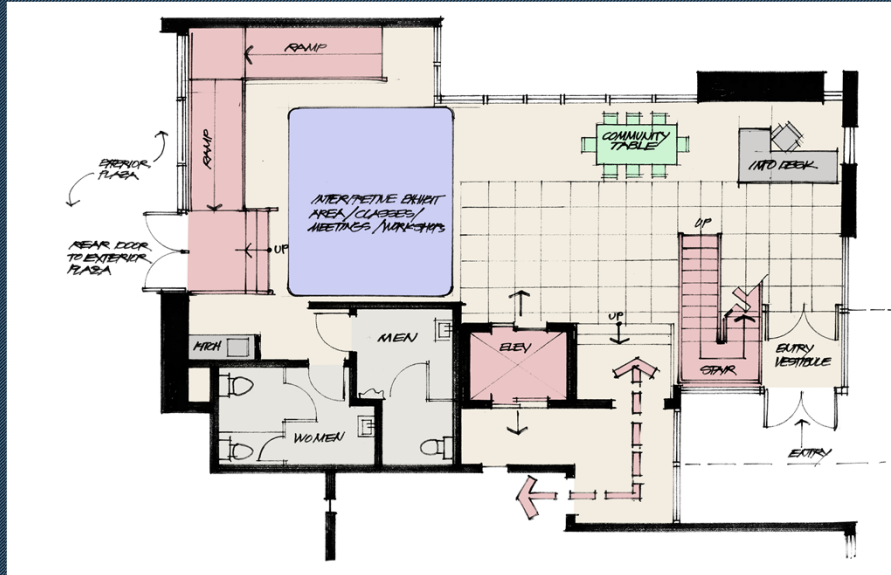


Upper Level Concept Plan



Lower Level Concept Plan





4 stop Hydraulic Elev 25% premium  
 Cost= \$118,625

### Main Level – Ramp Alternate

Consider using a rustic / reclaimed horizontal wood siding

Horizontal canopy is current day interpretation of the fabric canopy

Provide façade insets to represent window impression

Define an historic "Western Storefront Facade"



This Conceptual Design Drawing is based on Community Feedback at the Open House Meeting

### Additional Conceptual Ideas





Overhead View



Street Elevation





View at Main Entry

LOUISVILLE MUSEUM AND VISITOR CENTER				
PRELIMINARY COST ESTIMATE				
CONCEPT DESIGN LEVEL				
SUMMARY OF COSTS				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>NEW CONSTRUCTION COSTS</b>				
Community House - New Construction	4353	SF	\$ 627.97	\$ 2,733,541.85
<b>TOTAL NEW CONSTRUCTION COSTS</b>				\$ 2,733,541.85
<b>RENOVATION CONSTRUCTION COSTS</b>				
Jordnelli House	600	SF	\$ 398.19	\$ 238,915.30
Jacoe Building	1200	SF	\$ 456.94	\$ 548,333.50
Tomoeo House	125	SF	\$ 129.76	\$ 97,317.50
Site Work	1	LS		\$ 227,558.80
<b>TOTAL RENOVATION CONSTRUCTION COSTS</b>				\$ 1,112,125.10
<b>TOTAL CONSTRUCTION COSTS</b>				\$ 3,845,666.95
<b>SOFT PROJECT COSTS</b>				
Architect Fees - New Construction		10%	\$ 2,733,541.85	\$ 273,354.19
Architect Fees - Renovation		12%	\$ 1,112,125.10	\$ 133,455.01
Exhibit Design Fees		25%	\$ 1,100,400.00	\$ 275,100.00
<b>TOTAL SOFT COSTS</b>				\$ 681,909.20
<b>TOTAL PROJECT COSTS</b>				\$ 4,527,576.15
<b>ALTERNATE COSTS</b>				
Jordnelli House - New Preaction Sprinkler System	600	SF	\$	6,233.00
Jacoe - New Preaction Sprinkler System	1540	SF	\$	16,000.00
Tomoeo House - New Preaction Sprinkler System	750	SF	\$	8,000.00
FP - Clean Agent Alternative	1	LS	\$	100,000.00
Expanded Basement Storage	1400	SF	\$ 627.97	\$ 879,154.28
<b>Exceptions / Exclusions</b>				
Hazardous Material Abatement & Removal				
Rock Excavation				
Permitting and Fees				
Utility Connections for New Building				
The Cost for Sprinklers Assume a Fire Line Connection Within 100 Ft.				
Storm water Retention System				
LEED Certification				
<b>General Note:</b>				
The Following Preliminary Cost Estimate has been prepared by The Roybal Corporation Architects and Kemp Estimating Services. The Preliminary Cost Estimate has been prepared on the Conceptual Design that will be presented to City Council on December 5, 2017. The estimate includes hard and soft costs for the design and construction of the Museum and Visitor Center as well as renovations to the Jordnelli House, Tomoeo House and the Jacoe Store. The estimate also includes costs for interpretive exhibit design, fabrication and installation.				
These costs should be viewed as Conceptual. The final costs will continue to develop through a process that will further define the project scope and articulate the actual costs by determining the final design and building systems.				

## Construction Cost Estimate



## Questions / Answers

WE WELCOME YOUR FEEDBACK !



# LOUISVILLE MUSEUM AND VISITOR CENTER

## PRELIMINARY COST ESTIMATE CONCEPT DESIGN LEVEL

### SUMMARY OF COSTS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>NEW CONSTRUCTION COSTS</b>				
Community House - New Construction	4353	SF	\$ 627.97	\$ 2,733,541.85
<b>TOTAL NEW CONSTRUCTION COSTS</b>				<b>\$ 2,733,541.85</b>
<b>RENOVATION CONSTRUCTION COSTS</b>				
Jordinelli House	600	SF	\$ 398.19	\$ 238,915.30
Jacoe Building	1200	SF	\$ 456.94	\$ 548,333.50
Tomeo House	125	SF	\$ 129.76	\$ 97,317.50
Site Work	1	LS		\$ 227,558.80
<b>TOTAL RENOVATION CONSTRUCTION COSTS</b>				<b>\$ 1,112,125.10</b>

**TOTAL CONSTRUCTION COSTS** \$ **3,845,666.95**

### SOFT PROJECT COSTS

Architect Fees - New Construction		10%	\$ 2,733,541.85	\$ 273,354.19
Architect Fees - Renovation		12%	\$ 1,112,125.10	\$ 133,455.01
Exhibit Design Fees		25%	\$ 1,100,400.00	\$ 275,100.00

**TOTAL SOFT COSTS** \$ **681,909.20**

**TOTAL PROJECT COSTS** \$ **4,527,576.15**

### ALTERNATE COSTS

Jordinelli House - New Preaction Sprinkler System	600 SF		\$	6,233.00
Jacoe - New Preaction Sprinkler System	1540 SF		\$	16,000.00
Tomeo House - New Preaction Sprinkler System	750 SF		\$	8,000.00
FP - Clean Agent Alternative	1 LS		\$	100,000.00
Expanded Basement Storage	1400 SF	\$	627.97	\$ 879,154.28

### Exceptions / Exclusions

Hazardous Material Abatement & Removal  
 Rock Excavation  
 Permitting and Fees  
 Utility Connections for New Building  
 The Cost for Sprinklers Assume a Fire Line Connection Within 100 Ft.  
 Storm water Retention System  
 LEED Certification

### General Note:

The Following Preliminary Cost Estimate has been prepared by **The Roybal Corporation Architects** and **Kemp Estimating Services**. The Preliminary Cost Estimate has been prepared on the Conceptual Design that will be presented to City Council on December 5, 2017. The estimate includes hard and soft costs for the design and construction of the Museum and Visitor Center as well as renovations to the Jordinelli House, Tomeo House and the Jacoe Store. The estimate also includes costs for interpretive exhibit design, fabrication and installation.

These costs should be viewed as Conceptual. The final costs will continue to develop through a process that will further define the project scope and articulate the actual costs by determining the final design and building systems.



# LOUISVILLE MUSUEM AND VISITOR CENTER

## PRELIMINARY COST ESTIMATE

### CONCEPT DESIGN LEVEL

MUSEUM / VISITOR CENTER		4353 SF		
DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>Basement Level</b>	<b>1495</b>	<b>SF</b>		
<b>Main Level</b>	<b>1730</b>	<b>SF</b>		
<b>Upper Level</b>	<b>1128</b>	<b>SF</b>		
<b>Total Building SF</b>	<b>4353</b>	<b>SF</b>		
Site Demolition & Earthwork	1	LS		
Building Earthwork - Basement / Cut & Haul	500	CY	\$ 25.00	\$ 12,500.00
Rock Excavation Allowance	1	LS	\$ 50,000.00	\$ 50,000.00
Shoring & Bracing @ South Elevation	400	SF	\$ 75.00	\$ 30,000.00
Underpin @ Jacoe Building / Assume not needed	1	LS		NIC
Footings & Foundation Wall	160	LF	\$ 85.00	\$ 13,600.00
Column Footing	12	EA	\$ 950.00	\$ 11,400.00
Basement Retaining Walls	1600	SF	\$ 55.00	\$ 88,000.00
Slab on Grade - Assume 5"	1340	SF	\$ 8.50	\$ 11,390.00
Framing - Elevated Floors / Assume 12lb/sf	10	TN	\$ 5,650.00	\$ 56,500.00
Framing - Roof Assume 10lbs /sf	7	TN	\$ 5,400.00	\$ 37,800.00
Roofing - EPDM	1100	SF	\$ 17.50	\$ 19,250.00
Skylights Assume 100 SF Premium	100	SF	\$ 165.00	\$ 16,500.00
Structural Roof Above Basement / Premium	460	SF	\$ 50.00	\$ 23,000.00
Exterior Wall - Veneer Allowance & Backup System	2210	SF	\$ 55.00	\$ 121,550.00
Glazing	950	SF	\$ 90.00	\$ 85,500.00
Screen Wall	660	SF	\$ 100.00	\$ 66,000.00
Exterior Doors	4	Pr	\$ 6,000.00	\$ 24,000.00
Glass & Aluminum	8	EA	\$ 2,500.00	\$ 20,000.00
Exterior Balcony and Railing	640	SF	\$ 87.00	\$ 55,680.00
Exterior Stairs	1	LS	\$ 4,500.00	\$ 9,000.00
Partitions and Doors	4353		\$ 12.00	\$ 52,236.00
Flooring - Tile	4353		\$ 16.00	\$ 69,648.00
Walls - Painting	4353		\$ 3.75	\$ 16,323.75
Ceiling Assume 50% ACT / 50% DW	4353		\$ 6.25	\$ 27,206.25
Millwork & Accessories	4353		\$ 7.50	\$ 32,647.50
Interpretive Exhibits / Media	1376	SF	\$ 400.00	\$ 550,400.00
Equipment - Space Savers	1		\$ 100,000.00	\$ 100,000.00
Sprinklers - Pre Action System Allowance	4353		\$ 6.00	\$ 26,118.00
Clean Agent Premium	1	LS	\$ 50,000.00	\$ 50,000.00
Plumbing Assume 10 Fix	10	EA	\$ 5,000.00	\$ 50,000.00
HVAC - System Allowance	4353	SF	\$ 40.00	\$ 174,120.00
Electrical - System Allowance	4353	SF	\$ 35.00	\$ 152,355.00
Utilities - New & Relocation	1	LS	\$ 50,000.00	\$ 50,000.00
<b>Subtotal</b>				<b>\$ 2,102,724.50</b>
General Conditions / Overhead & Profit/ Bond		15%		\$ 315,408.68
Concept Design Contingency		15%		\$ 315,408.68
Escalation to Midpoint of Construction		4%		\$ 84,108.98
<b>TOTAL</b>				<b>\$ 2,733,541.85</b>
<b>Cost / SF</b>	<b>4353</b>	<b>SF</b>	<b>\$ 627.97</b>	



# LOUISVILLE MUSUEM AND VISITOR CENTER

## PRELIMINARY COST ESTIMATE

### CONCEPT DESIGN LEVEL

<b>JACOE BUILDING</b>		<b>1200 SF</b>		
<i>DESCRIPTION</i>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>COST</i>
Structural & Exterior	1	LS		
Exterior - Screen Wall	300	SF	\$ 110.00	\$ 33,000.00
Demolition	300	LS	\$ 10.00	\$ 3,000.00
Partitions and Doors	300	SF	\$ 11.00	\$ 3,300.00
Flooring - Assume 75% VCT / 25% Carpet	300	SF	\$ 5.50	\$ 1,650.00
Walls Painting Allowance	300	LS	\$ 2.75	\$ 825.00
Ceiling -	300	LS	\$ 7.50	\$ 2,250.00
Millwork & Accessories Allowance	300	LS	\$ 5.50	\$ 1,650.00
Interpretive Exhibits / Media	900	LS	\$ 400.00	\$ 360,000.00
Equipment	1	LS		NIC
Sprinklers	1	LS	\$ 1,500.00	\$ 1,500.00
Plumbing	1	LS		NIC
HVAC - Minor Adjustments	1		\$ 2,500.00	\$ 2,500.00
Electrical Wiring - Receptacles /FA	300	SF	\$ 10.00	\$ 3,000.00
New Lighting	300	SF	\$ 15.00	\$ 4,500.00
Cut & Patch Allowance	1320	SF	\$ 3.50	\$ 4,620.00
<b>Subtotal</b>				<b>\$ 421,795.00</b>
General Conditions / Overhead & Profit/ Bond		15%		\$ 63,269.25
Concept Design Contingency		15%		\$ 63,269.25
Escalation to Midpoint of Construction		4%		\$ 16,871.80
<b>TOTAL</b>				<b>\$ 548,333.50</b>
<b>Cost / SF Renovated</b>	1200	SF	\$ 456.94	



# LOUISVILLE MUSEUM AND VISITOR CENTER

## PRELIMINARY COST ESTIMATE

### CONCEPT DESIGN LEVEL

<b>JORDINELLI HOUSE</b>		<b>600 SF</b>		
<i>DESCRIPTION</i>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>COST</i>
Structural & Exterior	1	LS		
Demolition - Renovation	250	SF	\$ 10.00	\$ 2,500.00
Partitions and Doors	250	LS	\$ 11.00	\$ 2,750.00
Flooring - Assume 75% VCT / 25% Carpet	250	SF	\$ 5.50	\$ 1,375.00
Walls - Painting Allowance	250	SF	\$ 2.75	\$ 687.50
Ceiling Assume 75% ACT / 25% DW	250	LS	\$ 3.25	\$ 812.50
Millwork & Accessories Allowance	250	LS	\$ 5.50	\$ 1,375.00
Interpretive Exhibits / Media	350	LS	\$ 400.00	\$ 140,000.00
Equipment	1	LS	\$ 1,500.00	\$ 1,500.00
Fire Sprinklers	50	SF	\$ 10.00	\$ 500.00
Plumbing - Assume 3 Fixtures	3	SF	\$ 5,000.00	\$ 15,000.00
HVAC - Minor Adjustments/ Toilet / Exhaust Etc.	1	LS	\$ 2,500.00	\$ 2,500.00
Electrical Wiring - Receptacles /FA	250	SF	\$ 10.00	\$ 2,500.00
New Lighting	250	SF	\$ 15.00	\$ 3,750.00
Cut & Patch Allowance	870	SF	\$ 3.50	\$ 3,045.00
<b>Subtotal</b>				<b>\$ 178,295.00</b>
General Conditions / Overhead & Profit/ Bond		15%		\$ 26,744.25
Concept Design Contingency		15%		\$ 26,744.25
Escalation to Midpoint of Construction		4%		\$ 7,131.80
<b>TOTAL</b>				<b>\$ 238,915.30</b>
<b>Cost / SF Renovated</b>	600	SF	\$ 398.19	



# LOUISVILLE MUSUEM AND VISITOR CENTER

## PRELIMINARY COST ESTIMATE CONCEPT DESIGN LEVEL

### TOMEIO HOUSE

750 SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
Structural & Exterior	1	LS		
Demolition - Renovation	50	SF	\$ 10.00	\$ 500.00
Finishes	1	LS	\$ 5,000.00	\$ 5,000.00
Accessories Allowance	50	SF	\$ 5.00	\$ 250.00
Interpretive Exhibits / Media	125	SF	\$ 400.00	\$ 50,000.00
Equipment	1	LS		\$ -
Sprinkler update	1	LS	\$ 1,500.00	\$ 1,500.00
Plumbing	1	LS		\$ -
HVAC - Minor Adjustments	1	LS	\$ 1,500.00	\$ 1,500.00
Electrical / Wiring / Receptacles/FA	50	SF	\$ 10.00	\$ 500.00
New Lighting	50	SF	\$ 15.00	\$ 750.00
Cut & Patch Allowance	750	SF	\$ 3.50	\$ 2,625.00
Remove Basement Access and Relocate	1	LS	\$ 10,000.00	\$ 10,000.00
<b>Subtotal</b>				<b>\$ 72,625.00</b>
General Conditions / Overhead & Profit/ Bond		15%		\$ 10,893.75
Concept Design Contingency		15%		\$ 10,893.75
Escalation to Midpoint of Construction		4%		\$ 2,905.00
<b>TOTAL</b>				<b>\$ 97,317.50</b>
<b>Cost / SF Renovated</b>	750	SF	\$ 129.76	



# LOUISVILLE MUSUEM AND VISITOR CENTER

## PRELIMINARY COST ESTIMATE CONCEPT DESIGN LEVEL

SITE WORK GENERAL		SF		
DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
Site Clearing - General Allowance / Staging	1	LS	\$ 3,500.00	
Site Demolition - Concrete Sidewalks	1480	SF	\$ 2.50	\$ 3,700.00
Misc. Removals Allowance	1	LS	\$ 2,500.00	\$ 2,500.00
Temporary Protection - Chain Link Fence	300	SF	\$ 10.00	\$ 3,000.00
Trees	1	SF	\$ 500.00	\$ 500.00
E&S Control - Stabilized Construction Entrance	1	LS	\$ 2,500.00	\$ 2,500.00
Misc. Allowance / Silt Fence	1	LS	\$ 1,500.00	\$ 1,500.00
Earthwork - Building Excavation & Backfill	1	LS		\$ -
Misc. Grading Allowance	1	LS	\$ 1,500.00	\$ 1,500.00
Hardscape / Paving Concrete Walkway	1	SF	\$ 2,500.00	\$ 2,500.00
Gravel	4960	SF	\$ 2.00	\$ 9,920.00
Landscape - Earthwork/ Respread Topsoil	100	SF	\$ 40.00	\$ 4,000.00
Trees / Medium Size	10	SF	\$ 1,000.00	\$ 10,000.00
Stairs & Site Walls	2820	SF	\$ 10.00	\$ 28,200.00
Furnishings - Benches / Receptacles / Bike Racks	1	SF	\$ 5,000.00	\$ 5,000.00
Site Interpretation - Exhibits	1	SF	\$ 50,000.00	\$ 50,000.00
Storm Management	1	SF	\$ -	\$ -
Site Lighting- Assume 10 Poles & Fixtures	10	SF	\$ 4,500.00	\$ 45,000.00
Utilities	1			
<b>Subtotal</b>				<b>\$ 169,820.00</b>
General Conditions / Overhead & Profit/ Bond		15%		\$ 25,473.00
Concept Design Contingency		15%		\$ 25,473.00
Escalation to Midpoint of Construction		4%		\$ 6,792.80
<b>TOTAL</b>				<b>\$ 227,558.80</b>