



Louisville Visitor Center & Historical Museum

CAMPUS PLANNING • DECEMBER 2014
Metcalfe Architecture & Design





Creating a new Campus for the Louisville Visitor Center and Historical Museum

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Introduction

On September 29, 2014, the Louisville Historical Museum began a project to assess its long-term facility needs. During the course of this study, Beth Barrett, Director of Library and Museum Services and Bridget Bacon, Museum Coordinator, worked with Metcalfe Architecture & Design to quantify those needs and reimagine its campus of five buildings. This process included two public input meetings held at the Library on September 30, 2014.

The goals of the study were to create a plan that satisfies the visitor experience and operational challenges the Museum currently faces.

The plan laid out in this document is the result of our work and activates **the Museum campus as the northern anchor for downtown Louisville.** The Museum occupies the intersection between residential and commercial Louisville. With the planned new gateway, welcoming visitors from the sports fields east of the city, the Museum campus will announce the city's history as core to its identity today and into the future, for everyone who lives in and visits Louisville.

To reflect this enhanced role, we propose renaming the Museum to the **Louisville Visitor Center and Historical Museum.**

The Big Idea: "We're Listening"

The most important characteristic of this Museum is *listening*. It is an attitude about public history that places authority and importance on the content that walks in the door every day; first-time visitors and loyal members. It is an assertion that the value of history is in the telling of stories by the people who experienced it directly or as descendants whose lives were shaped by that history.

What we share across a kitchen table in our families' homes is modeled at the table currently occupying the center of the Jacoe Store, where Museum staff and volunteers engage visitors, listening to their stories and sharing stories related to their lives.



We plan to continue and expand this primary interpretive strategy employed by the Museum-- **listening to visitors.** This will be accomplished by placing a table, like the one currently in the Jacoe Store, into the Jordinelli and Tomeo Houses and the new building. A staff member or volunteer will do her or his work conducting research, cataloging collections, etc. at these tables, but their primary job

will be to engage visitors entering the buildings. Our intention is to express the value of visitor-focused interpretation everywhere on the campus.



We determined that **the Community Table** is the appropriate metaphor for understanding and shaping our plans for the Louisville Visitor Center and Historical Museum. This means that the entire campus and the new building designed to meet operational needs would be conceived as reflecting that idea; they would together serve as a place to gather, share stories, to listen and to be heard.



The Alley

Louisville is blessed with a system of alleys running between the main streets, creating an informal extension of the private property lining both sides of the alleys. Children played in these alleys more safely than the streets. Family events spilled from the back yards into these alleys. Across fences and standing here, neighbors shared news and concerns ranging from international events to family stories.



We propose to reorient the entire campus to celebrate Louisville's alleys, creating a new Alley running north-south through the center of the campus, between the Jacoe Store and Jordinelli House and behind the Tomeo House, ending at the north property line. **This new Alley**

will become the heart of the campus. It will be large enough to host events of significant size, becoming the north anchor for downtown events, as well as events specific to the Museum. While the street presence along Main Street will remain strong, the main entrance to the campus will be a broad, welcoming opening to the site on South Street.



Community House

We have planned a new building for the campus to occupy the now vacant foundation on the north side of the Jacoe Store. The building is scaled to fit comfortably on the campus, staying the same height of the residential and commercial building that formerly occupied the site. The building will host:

First floor

- An open community space for sharing stories, talking together;
- This room could handle groups of up to 30 for Museum or community events; and,
- Exhibit display space along walls. The Rex Theatre curtain can be exhibited in this building.

Second floor

- Office space;
- Small research/reading room; and,
- ADA-compliant restrooms.



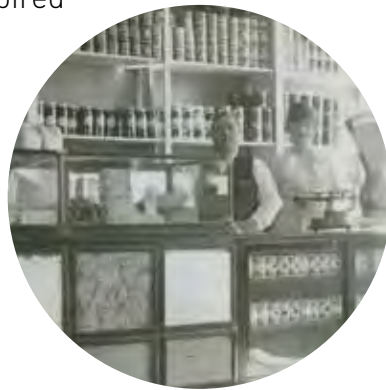
Basement

- Collections storage, including "compactor" storage to maximize the space;
- Storage space for the future; and,
- Collections processing.



Jacoe Store

The focus of the interpretation in the Jacoe Store will be *Commercial Life* in Louisville. Minimal changes are planned for the store, but there will be new casework for artifacts and archival material. Minor interior changes will allow expansion of the area available for display. The administrative office currently occupying the rear of the building will be relocated to the second floor of the *Community House*. The table that inspired our work will remain at the center of the Store, and will continue to welcome visitors to share their stories.



Jordinelli House

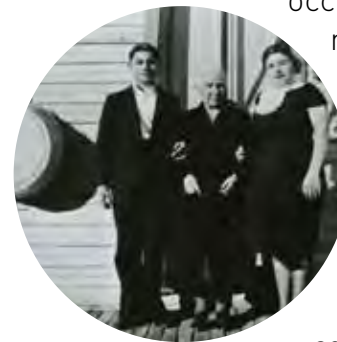
This building will be devoted to interpreting *Civic Life* in Louisville. Our intention is to renovate the interior of the building to create as much open space as possible, to allow accessible display of the newly completed model of the town. Displays around the perimeter of the room will use the existing collection of artifacts and archival material to explore the experience of the people who shaped Louisville from its founding to today.



There will be an accessible restroom built at the rear of the building interior, currently occupied by a partial kitchen. We do not intend to make any changes to the exterior of the building.

Tomeo House

The Tomeo House will continue to serve as the Museum's center to interpret *Domestic Life* in Louisville. The focus will remain on the families who occupied the house and their relationship with the mining and agricultural history of the city. The current plan calls for structural and cosmetic repairs to the building and a small amount of casework to safely display the existing collection appropriate to the home. We intend to replace the front steps to the building to present a more historically appropriate face to Main Street. No other changes are planned for the building.



Summer Kitchen

We intend to relocate the Summer Kitchen to align it with the east side and approximately 25 feet to the north of the Jordinelli House. This new location will help create a more usable, open gathering space between all the buildings on the site and a new, north-south axis to the campus. The kitchen will be activated to serve as a focus for outdoor activities and events on the site, possibly restoring its past life as a center for summertime meals.

Outhouse

The Outhouse will remain in its current location. It will constitute an outdoor point of interpretation of life in the Tomeo House.



What's Next

The list of tasks articulated in this plan will serve as the basis for the next phase of the project. Design for the Community House will begin in earnest, a site survey will be required to allow the Alley and other site features to be developed. A team of designers will need to be assembled.

Equally as important will be a number of tasks critical to operational success of the project. We suggest a consultant be identified and brought on board to create a business plan for the newly expanded museum. This plan should address staffing requirements for the new facility, earned revenue opportunities to help create a financially sustainable institution, and a realistic projection of the anticipated audience, who will come as individuals, families, and school groups.

Structural analyses of the Jacoe Store and Tomeo House should be conducted to identify necessary repairs that will either be included in a comprehensive project budget, or accounted for with separate funding sources.



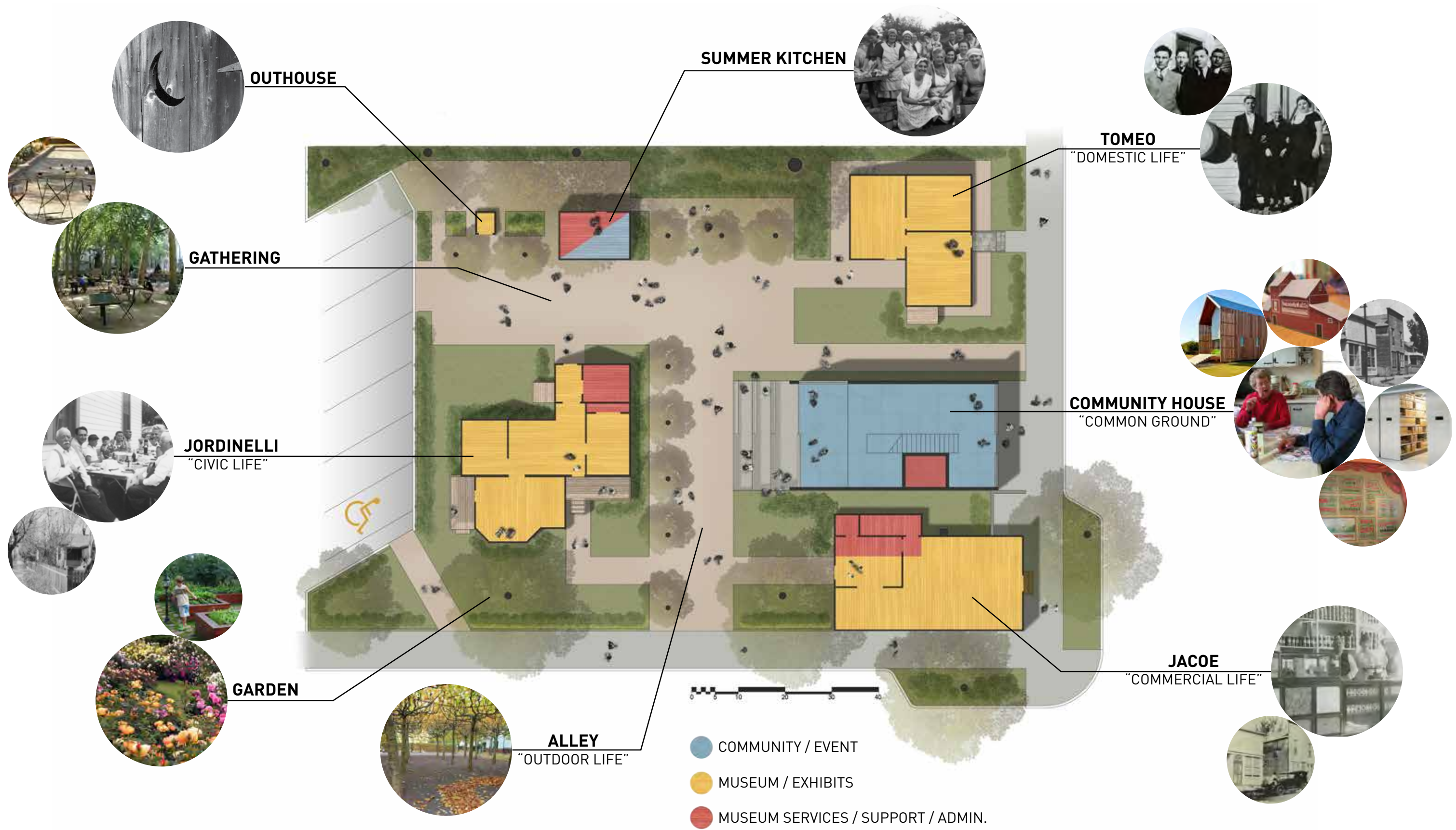


- MUSEUM / EXHIBITS
- MUSEUM SERVICES / SUPPORT / ADMIN.

Campus Planning : Existing Conditions

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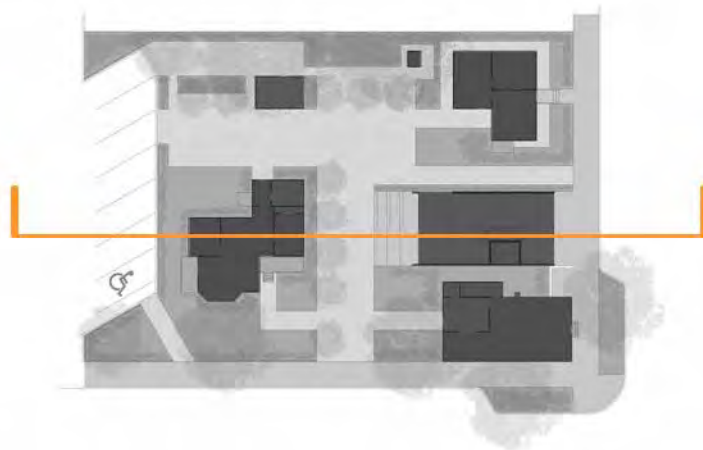
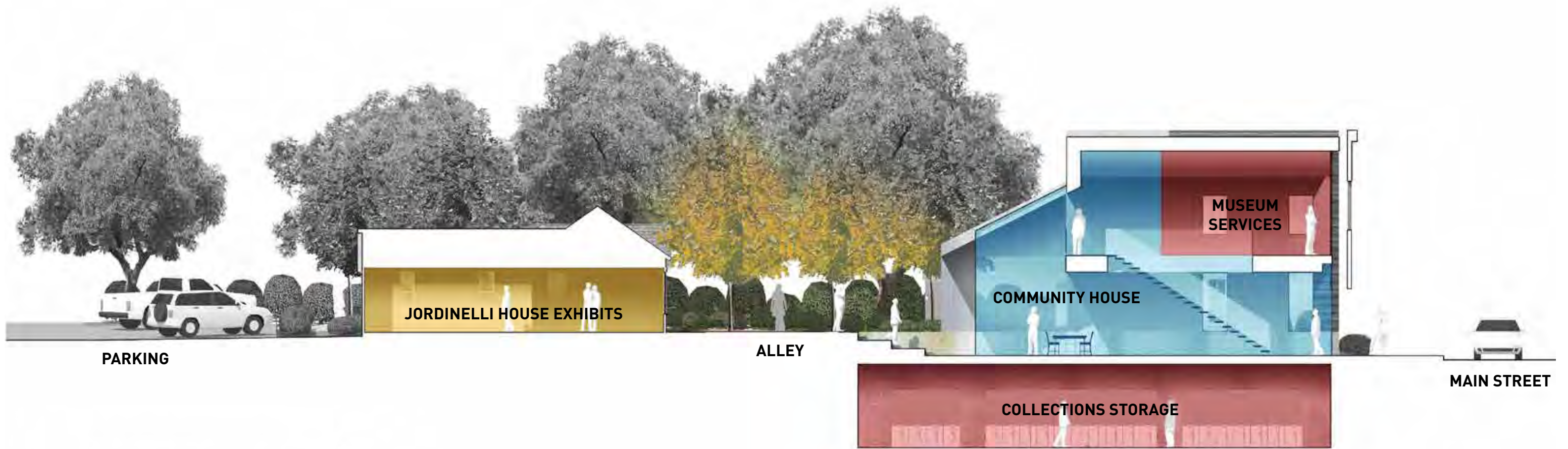




Campus Planning : Proposed

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Campus Planning : Proposed Site Section

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Campus Planning : Proposed Site Perspective

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Campus Planning : Proposed Overhead Campus Perspective

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Campus Planning : Proposed Overhead Campus Perspective

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Campus Planning : Proposed Site Perspective

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Campus Planning : Proposed Site Perspective

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Campus Planning : Proposed Site Perspective

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Campus Planning : Proposed Site Perspective

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Campus Planning : Proposed Site Perspective

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Campus Planning : Proposed Site Perspective

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Project Cost Estimate

Following is a cost estimate for the project to create a new campus for the Louisville Visitor Center and Historical Museum. The estimate includes soft and hard costs for design and construction of the Community House, a range of renovations to the Jordinelli and Tomeo Houses and the Jacoe Store. It includes exhibit fabrication and installation, and the relocation of the Summer Kitchen and Outhouse. Altering the site to accommodate the new "Alley" and access to all the buildings is also included in this estimate.

These costs should all be regarded as conceptual. The design phases ahead will articulate the actual costs by determining building systems, materials and finishes selected by the client and design team. Many variables will be weighed to gain the maximum value for the project. Factors including phasing of the project, scope definition, site conditions, LEED certification, in-kind donations of goods and services, among many others, will all play a role in bringing the cost higher or lower.

We anticipate that there will be significant opportunities to raise capital outside of the Louisville General Fund for important pieces of the project. Some sources may focus exclusively on museum exhibition projects. Others may support only collections care and storage. Still others fund historic preservation. We intend to research a wide range of options, including the following:

- The Historic Preservation Commission
- Department of Local Affairs (DOLA) (a state agency)
- Colorado State Historical Fund (SHF)
- The Institute for Museum and Library Services (a Federal agency)
- The National Endowment for the Humanities (a Federal agency)

The Louisville History Foundation will conduct a capital campaign, seeking individual and corporate donors to help support the project.

Project: Louisville Historical Museum
Number: 14137E1
Client: Metcalfe Architecture & Design
Date: December 1, 2014
Phase: Feasibility

BECKER & FRONDORF
 Construction Cost Consulting • Project Management

ESTIMATE SUMMARY

CODE	DESCRIPTION	5,175	SF		COST
New Construction					
A	New Construction - Community House	3,250	SF	\$606	\$1,970,000
Total - New Construction					\$1,970,000
Renovation					
		<i>Renovation Area</i>			
B	Jordinelli House - 870 SF	600	SF	\$380	\$228,000
C	Jacoe Building - 1,320 SF	1,200	SF	\$460	\$552,000
D	Tomeo House - 750 SF	125	SF	\$448	\$56,000
E	Exterior Structures - Summer Kitchen/Outhouse				\$20,000
F	Sitework - General				\$229,000
Total - New Construction					\$1,085,000
Total - Construction Hard Costs				\$590	\$3,055,000
Soft Costs/per Arch					
	Architecture Fees	\$2,275,000	10%		\$227,500
	Exhibit Design Fees	\$780,000	25%		\$195,000
Total - Soft Costs					\$422,500
Total - Project					\$3,477,500
Alternates:					
	New Sprinklers (Preaction) - Jordinelli House w/ A	1,520	SF	Add	\$16,000
	New Sprinklers (Preaction) - Jacoe House w/ Attic	1,540	SF	Add	\$16,000
	New Sprinklers (Preaction) - Tomeo House/no Atti	750	SF	Add	\$8,000
	FP - Clean Agent/Premium @ all Houses/Allowanc	1	LS	Add	\$100,000
Notes:					
Hazardous material abatement & removal is not included.					
Rock Excavation is not Included unless noted.					
Permitting and fees are not included/per Arch					
Utility connections beyond standard costs are not included/per Arch					
The costs for sprinklers assume a fire line connection is available within 100'					
Stormwater retention system is not included/per Arch					
LEED certification is not included/per Arch					
Costs are current, for Fall 2014; escalation is not included.					

ESTIMATE

Proj: Louisville Historical Museum
Date: December 1, 2014

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
A	New Construction - Community House	3,250	SF		
A1	Site Demolition & Earthwork	1	LS	-	w/ Site Development
A2	Building Earthwork - Basement/Cut & Haul	500	CY	20.00	10,000
A3	- Rock Excavation Allowance	1	LS	50,000.00	50,000
A4	- Shoring & Bracing @ South Elevation	400	SF	60.00	24,000
A5	Underpin @ Jacoe Building/Assume not Needed	1	LS	-	NIC
A6	Footings & Foundation Wall	160	LF	70.00	11,200
A7	- Columns Footing	12	EA	800.00	9,600
A8	Basement Retaining Walls - Conc/WP/Insul/Etc	1,600	SF	45.00	72,000
A9	Slab-on-grade - Assume 5"	1,340	SF	7.50	10,050
A10	Framing - Elevated Floors/Assume 12 LB/SF	10	TN	4,500.00	45,000
A11	- Roof/Assume 10 LB/SF	7	TN	4,500.00	31,500
A12	Decking - Elevated Floors/Composite	1,580	SF	10.00	15,800
A13	- Roof/Open	1,340	SF	4.00	5,360
A14	Stairs	38	R	1,000.00	38,000
A15	Roofing - Metal/Standing Seams Assembly	880	SF	35.00	30,800
A16	- Skylight/Assume 100 SF/Premium	100	SF	150.00	15,000
A17	- Structural Roof Above Basement/Premium	460	SF	50.00	23,000
A18	Exterior Wall - Veneer Allowance & Backup Sys/7l	2,210	SF	50.00	110,500
A19	- Glazing/30%	950	SF	90.00	85,500
A20	- Screen Wall/Premium	660	SF	100.00	66,000
A21	Exterior Doors/Hdw/Frames - Glass/Alum/Sliding	2	PR	5,000.00	10,000
A22	- Glass/Alum/Single/Assume 4	4	EA	2,500.00	10,000
A23	Ext Support Structures - Stairs/Platforms	460	SF	20.00	9,200
A24	Fitout - Partitions & Doors	3,250	SF	10.00	32,500
A25	Flooring - Assume 75% VCT/25 % Carpet	3,250	SF	5.00	16,250
A26	Walls - Painting Allowance/per Flr SF	3,250	SF	2.50	8,130
A27	Ceiling - Assume 75% ACT/25% DW	3,250	SF	6.25	20,310
A28	Millwork & Accessories Allowance	3,250	SF	5.00	16,250
A29	Specialties - Exhibit/Premium/per Arch	500	SF	400.00	200,000
A30	Equipment - Art Storage System Allowance	1	LS	100,000.00	100,000
A31	Sprinklers - Pre-action System Allowance	3,250	SF	6.00	19,500
A32	- Clean Agent/Premium	1	LS	50,000.00	50,000
A33	Plumbing - Assume 10 Fixtures	10	EA	5,000.00	50,000
A34	HVAC - System Allowance	3,250	SF	40.00	130,000
A35	Electrical - System Allowance	3,250	SF	35.00	113,750
A36	Utilities - New & Relocation Allowance	1	LS	50,000.00	50,000
A37					0
A38					0
A39					0
A40					0
A41					0
A42					0
A43					0
	Subtotal				\$1,489,200
	General Conditions / O. H. & P. / Bond		15.0%		\$223,800
	Contingency		15.0%		\$257,000
	Total			\$606	\$1,970,000

ESTIMATE

Proj: Louisville Historical Museum
Date: December 1, 2014

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
B	Jordinelli House - 870 SF	600	SF		
B1	Structural & Exterior	1	LS	-	Assume No Work
B2	Demolition - Gutting @ Renovated Areas	250	SF	10.00	2,500
B3	Fitout - Partitions & Doors	250	SF	10.00	2,500
B4	Flooring - Assume 75% VCT/25 % Carpet	250	SF	5.00	1,250
B5	Walls - Painting Allowance/per Flr SF	250	SF	2.50	630
B6	Ceiling - Assume 75% ACT/25% DW	250	SF	6.25	1,560
B7	Millwork & Accessories Allowance	250	SF	5.00	1,250
B8	Specialties - Exhibit/Premium/per Arch	350	SF	400.00	140,000
B9	Equipment	1	LS	-	NIC
B10	Sprinklers - New	1	LS	-	See Alternate
B11	Plumbing - Assume 3 Fixtures	3	EA	3,500.00	10,500
B12	HVAC - Minor Adjustments/Toilet Exah/Etc	1	LS	2,500.00	2,500
B13	Electrical - Wiring/Receptacles/FA/Etc/Minor	250	SF	10.00	2,500
B14	- New Lighting @ Renovated Areas/Assume	250	SF	15.00	3,750
B15	Cut & Patch Allowance	870	SF	3.50	3,050
B16					0
	Subtotal				\$171,990
	General Conditions / O. H. & P. / Bond		15.0%		\$26,010
	Contingency		15.0%		\$30,000
	Total			\$380	\$228,000
C	Jacoe Building - 1,320 SF	1,200	SF		
C1	Structural	1	LS	-	Assume No Work
C2	Exterior - Screen Wall	300	SF	100.00	30,000
C3	Demolition - Gutting @ Renovated Areas	300	SF	10.00	3,000
C4	Fitout - Partitions & Doors	300	SF	10.00	3,000
C5	Flooring - Assume 75% VCT/25 % Carpet	300	SF	5.00	1,500
C6	Walls - Painting Allowance/per Flr SF	300	SF	2.50	750
C7	Ceiling - Assume 75% ACT/25% DW	300	SF	6.25	1,880
C8	Millwork & Accessories Allowance	300	SF	5.00	1,500
C9	Specialties - Exhibit/Premium/per Arch	900	SF	400.00	360,000
C10	Equipment	1	LS	-	NIC
C11	Sprinklers - Rework Existing Heads Only	1	LS	1,500.00	1,500
C12	Plumbing	1	LS	-	NIC
C13	HVAC - Minor Adjustments	1	LS	2,500.00	2,500
C14	Electrical - Wiring/Receptacles/FA/Etc/Minor	300	SF	10.00	3,000
C15	- New Lighting @ Renovated Areas/Assume	300	SF	15.00	4,500
C16	Cut & Patch Allowance	1,320	SF	3.50	4,620
C17					
C18					
	Subtotal				\$417,750
	General Conditions / O. H. & P. / Bond		15.0%		\$62,250
	Contingency		15.0%		\$72,000
	Total			\$460	\$552,000

ESTIMATE

Proj: Louisville Historical Museum
Date: December 1, 2014

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
D	Tomeo House - 750 SF	125	SF		
D1	Structural & Exterior	1	LS	-	Assume No Work
D2	Demolition - Gutting @ Renovated Areas	50	SF	10.00	500
D3	Fitout & Finishes - Allowance	1	LS	5,000.00	5,000
D4	Accessories Allowance	50	SF	5.00	250
D5	Specialties - Exhibit/Premium/per Arch	75	SF	400.00	30,000
D6	Equipment	1	LS	-	NIC
D7	Sprinklers - Rework Existing Heads Only	1	LS	1,500.00	1,500
D8	Plumbing	1	LS	-	NIC
D9	HVAC - Minor Adjustments	1	LS	1,500.00	1,500
D10	Electrical - Wiring/Receptacles/FA/Etc/Minor	50	SF	10.00	500
D11	- New Lighting @ Renovated Areas/Assume	50	SF	15.00	750
D12	Cut & Patch Allowance	750	SF	3.50	2,630
D13					0
D14					0
D15					0
	Subtotal				\$42,630
	General Conditions / O. H. & P. / Bond		15.0%		\$6,370
	Contingency		15.0%		\$7,000
	Total			\$448	\$56,000
E	Exterior Structures - Summer Kitchen/Outhouse				
E1	Summer Kitchen - Relocation Allowance	1	LS	5,000.00	5,000
E2	- "Turn-down" Concrete Pad	150	SF	20.00	3,000
E3	- Utilities Connections	1	LS	5,000.00	5,000
E4	Outhouse - Relocation Allowance	1	LS	1,500.00	1,500
E5	- "Turn-down" Concrete Pad	20	SF	20.00	400
E6	- Utilities Connections	1	LS	-	NIC
E7					0
E8					0
E9					0
E10					0
E11					0
E12					0
E13					0
E14					0
E15					0
E16					0
E17					0
E18					0
E19					0
	Subtotal				\$14,900
	General Conditions / O. H. & P. / Bond		15.0%		\$2,100
	Contingency		15.0%		\$3,000
	Total			\$20,000	\$20,000

ESTIMATE

Proj: Louisville Historical Museum
Date: December 1, 2014

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
F	Sitework - General				
F1	Site Clearing - General Allowance/Staging/Etc.	1	LS	3,500.00	3,500
F2	Site Demolition - Concrete Walkways	1,480	SF	2.50	3,700
F3	- Misc Removals Allowance	1	LS	2,500.00	2,500
F4	Temporary Protection - Chain Link Fence	300	LF	10.00	3,000
F5	- Trees/Etc	1	LS	500.00	500
F6	E&S Control - Stabilized Construction Entrance	1	EA	2,500.00	2,500
F7	- Misc Allowance/Silt Fence/Etc	1	LS	1,500.00	1,500
F8	Earthwork - Building Excavation & Backfill	1	LS	-	w/ Foundation
F9	- Misc Grading Allowance	1	LS	1,500.00	1,500
F10	Hardscape/Paving - Concrete Walkway/Misc Patcl	1	LS	2,500.00	2,500
F11	- Gravel	4,960	SF	2.00	9,920
F12	Landscape - Earthwork/Respread Topsoil	100	CY	40.00	4,000
F13	- Trees/Med Size	10	EA	1,000.00	10,000
F14	- Plantings Allowance	2,820	SF	10.00	28,200
F15	Stairs & Site Walls	1	LS	-	NIC
F16	Furnishings - Benches/Receptacles/Bick Racks/Et	1	LS	5,000.00	5,000
F17	Site Interpretation/Exhibit/per Arch	1	LS	50,000.00	50,000
F18	Storm Management	1	LS	-	TBD
F19	Site Lighting - Assume 10 Poles & Fixtures	10	EA	4,500.00	45,000
F20	Utilities	1	LS	-	Assume No Work
F21					0
F22					0
F23					0
F24					0
F25					0
F26					0
F27					0
F28					0
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F34					0
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F39					0
F40					0
F41					0
F42					0
F43					0
	Subtotal				\$173,320
	General Conditions / O. H. & P. / Bond		15.0%		\$25,680
	Contingency		15.0%		\$30,000
	Total				\$229,000