

Lake City Public Library



Photo credit: Drew Carlson Photography

Design: January – December 2014
Bid phase: December 2014
Construction: April – November 2015

Project

2,000 ft.² addition 4,800 ft.² renovation

BUDGET	FINAL COST
\$2,087,000	\$2,063,000

Re-energizing a community's heart and soul

In many ways, the public library is the heartbeat of a community. Lake City, Minnesota, had a Carnegie Library built in the 1920s. In 1967, a new building replaced it. The building and its staff had continued to evolve to serve its patrons, from good old paper books to computer access and programs for kids and adults.

"Yet by 2010, it was clear to our city leaders that we needed to do something about our library," explains Rob Keehn, director of planning and community development. "We knew our downtown location was very important to our community, so we completed a feasibility study, settled on remodeling and identified our key needs."

The city of Lake City had worked with R.A. Morton on its Marina Building, so R.A. Morton was enlisted for agency construction management services on the Lake City Public Library.

"This project involved changes in city personnel, city council members, and the funding was a combination of City funds and private donations gathered through library fundraising," explains Patti Bross, library administrator. "Yet R.A. Morton listened to all stakeholders, and professionally articulated details and progress. It was clear the on-site manager had our best interests in mind every step of the way."

"right from the start"



“R.A. Morton was professional and attentive throughout the process, and they clearly shared our vision for the project. Their approach was valuable, especially since budgets and public perception were an issue. Working with them was a very positive experience, and the results show.”

— PATTI BROSS

Library Administrator, Lake City Public Library

Streamlined to success

The project actually was bid twice. The June 2014 bid was not an ideal time for various market and other reasons, so the project was rebid in December 2014 and achieved the desired budget and design parameters. Construction began that spring.

“R.A. Morton has a proven, streamlined and very thorough process,” Rob says. “For instance, as new council members came on board, we had documentation to share to get them up to speed on the library project. Another example is how R.A. Morton personnel spoke to every business around the library to coordinate parking and other construction details.”

Patti adds: “R.A. Morton was professional and attentive throughout the process, and they clearly shared our vision for the project. Their approach was valuable, especially since budgets and public perception were an issue. Working with them was a very positive experience, and the results show.”



R.A. Morton contributions

- Estimating
- Competitive Bid
- On-Site Construction Management
- Project Management
- Project Cost Accounting
- Budget Management
- Schedule Management
- Project Closeout

Lake City officials agree that working with R.A. Morton on their public library addition and renovations gave them flexibility in managing all details of the project. The Lake City Public Library is now the revitalized heart and soul for a grateful community.

