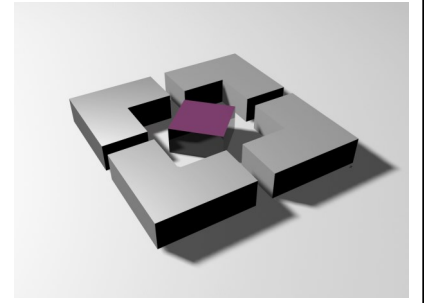


Mohler Architects

A Professional Corporation
630 South Street, Studio 632
P.O. Box 86
Lafayette, IN 47902

"WE BUILD DREAMS"

Cell: 765-404-0258 hlm@hlmohler.com www.hlmohler.com



DECEMBER 2019 NEWSLETTER — PROJECTS IN PROGRESS

HAWTHORNE ADULT CENTER - 70 MOUNT STREET, INDIANAPOLIS, INDIANA 46222
BUILDING INSPECTION REPORT FOR LONG RANGE PLANNING

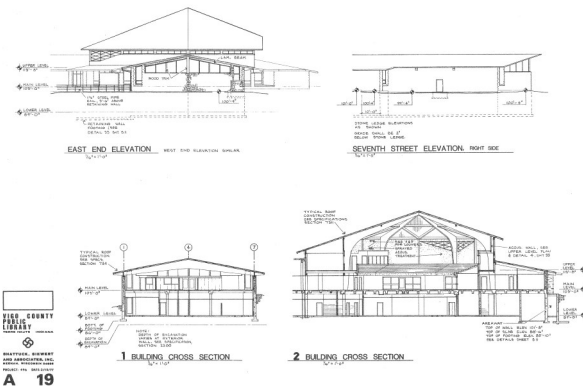


Hawthorne Adult Center, 70 North Mount Street, Indianapolis, Indiana
Building Maintenance, Inspection, and Replacement Checklist

Building Site	Item	Task	Date Checked	Frequency	Comments	Replacement		
						Installed	Replacement Cycle in Years	Estimated Replacement Cost
Building Site	Concrete curbs	Check for cracks, settling, growth from joint	10/19/19	2	Dissect Parking with City		75 years	\$ 10,000
	Concrete sidewalks	Check for cracks or other surface growth from joints	10/19/19	2	See photos		30 years	\$ 40,000
	Asphalt parking lot	Inspect for rutting, cracking, or broken surfaces	10/19/19	2	Parking Lot needs repair		30 years	\$ 20,000
	Retaining wall at basement stair	Check for cracks, bulging, other signs of structural failure	10/19/19	2	See photos	10/19	30 years	\$ 20,000
	Truss	Check for distress and damage. Tim and knots	10/19/19	4			30 years	\$ 5,000
	Shingles	Check for distress and damage. Tim and knots	10/19/19	4			30 years	\$ 2,000
	Roof and gutters	Check for distress and damage. Flashes, water, loose edge	10/19/19	2			7 years	\$ 1,000
	Site lighting	Visually inspect, replace lamps	10/19/19	2			20 years	\$ 10,000
	Bridge steel	Inspect for rust, sagging, or damaged girders and rails	10/19/19	4		2000	20 years	\$ 2,000
	Sign/Flash-Flood Storage	Inspect for rust, sagging, or damaged posts and rails	10/19/19	4			30 years	\$ 5,000
	Storm sewer/flush down lines	Check for cracks, sagging, loading, growth from joint, or other signs of structural failure	10/19/19	2	Major source of ground water problem	10/19	30 years	\$ 50,000
	Foundation	Concrete foundation walls	Check for moisture penetration, cracks, spalling	10/19/19	2	need waterproofing	10/19	
Concrete footings		Check for moisture penetration, cracks, spalling	10/19/19	2	ok	10/19		
Rebar/Concrete Inspectors		Check for rust, holes, animal droppings, material decay	10/19/19	2	outside traps need replacement			\$ 1,000.00

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VIGO COUNTY PUBLIC LIBRARY- 1 LIBRARY SQUARE, TERRE HAUTE, INDIANA 47807
BUILDING INSPECTION REPORT FOR LONG RANGE PLANNING



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DOES YOUR "STRATEGIC PLAN" NEED A BUILDING INSPECTION REPORT FOR YOUR LONG RANGE PLAN AND BUDGET?





ASK ABOUT OUR LIBRARY FACILITY INSPECTIONS. MAINTENANCE SCHEDULE, COST ESTIMATES, LONG RANGE PLANNING.

Recently we participated in a video conference with the Indiana State Library, discussing Indiana House Bill 1343.

The video conference began our thought process about how Mohler Architects can assist Public Libraries plan for their long term facility needs and funding. Many Libraries are including facility needs and funding in their Strategic Plans.

Mohler Architects' experience over the last thirty years with 58 Public Library projects, including our five current Public Library projects, has provided us with experience and cost data to assist Public Libraries in predicting repair and maintenance, new construction, renovation and total project costs.

Many of our Public Library projects have been funded with Bond Issues, Grants, Gifts, Library Improvement Reserve Funds, and Rainy Day Funds.

House Bill 1343 makes it important to communicate with a Public Library's city, town or county fiscal body, so they understand the cost savings to the taxpayer of planning ahead and saving for facility maintenance and improvement as opposed to selling Bonds.

The process of planning and studying future costs can also create a "Vision—a Dream", for the Public Library. More than most other Public Institutions, people tend to create their own "Legacy" by giving gifts and endowing Public Libraries. We like to encourage these "Legacies". We have seen many "Gifts" to our Public Library Projects: Land, stained glass windows, local history rooms, furniture, meeting rooms, cash, etc. These gifts often materialize after the construction begins. The public wants to leave a legacy to a stable and educational institution, that they and their family can visit. Certainly this is what Andrew Carnegie and Bill Gates had in mind.

Judging from the size and number of "Gift Fund and Trust Accounts" in Public Library Budgets, many people have the same idea.

Many of our projects have been funded with Community Focus Fund Grants, Planning Grants. Rural Development Grants, Riverboat Funds and smaller grants.

It is important for gift givers, grants, benefactors, tax payers and elected officials to understand and believe that Public Libraries are good stewards of taxpayer funds, facilities and their dollars.

This is why a long term strategic plan and facilities plan is important.

Mohler Architects often starts a library design project with a "feasibility study" to help develop and discuss project goals. A typical "shopping list proposal" is attached.

We are expanding these services to provide a "Library Inspection Service", similar to the "Home Inspection Service" most people employ when buying a house. This report can help justify the accumulation of LIRF and Rainy Day Funds. It can also be used to create a "Vision— a Dream" for the Public Library.

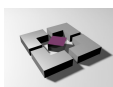
The next option is to prepare a feasibility study to help visualize an expansion or renovation project and define Public Charrettes, News Articles, Social Media news releases, are other services we can facilitate.

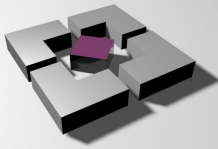
Attached is an outline of our proposed Library Inspection Checklist and Report. We envision this Inspection Service as a six hour on site inspection, per library building and the completed checklist, inspection report within one week of the inspection.

Facility studies, public design charettes, public engagement, architectural plans, bidding and construction supervision can follow.

As an introductory offer, Mohler Architects will offer the first five Library Inspection Checklist and Report for a fee of \$2,000.

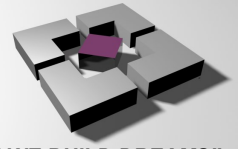
If your Public Library is interested in Mohler Architects preparing a Library Inspection Report, please email Harry Mohler, hlm@hlmohler.com.





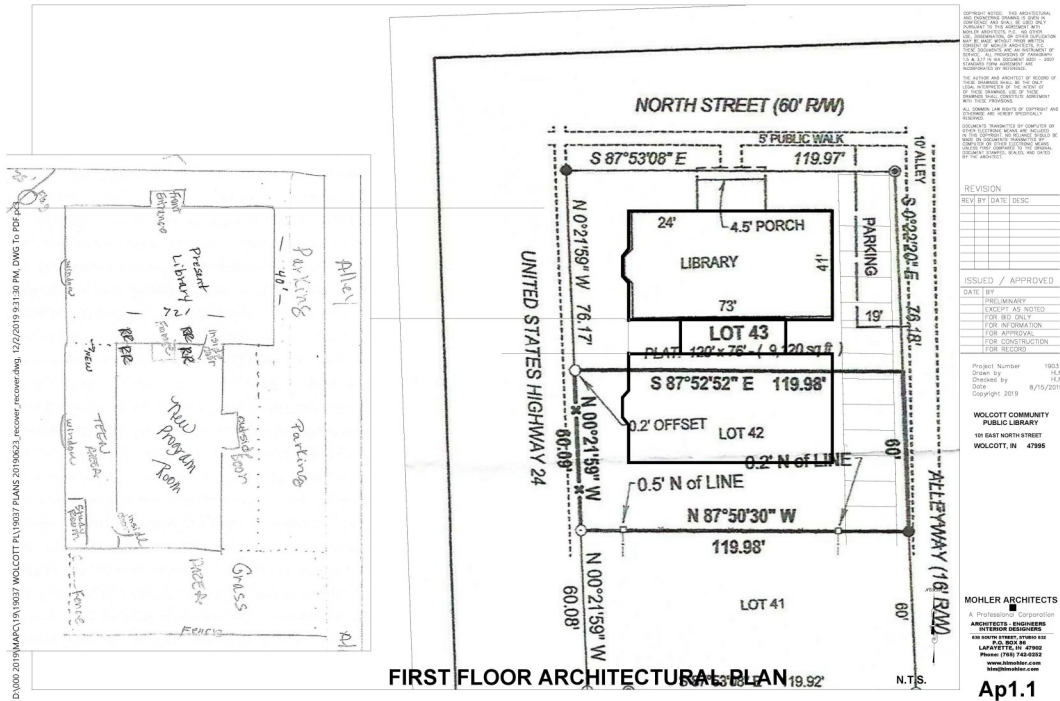
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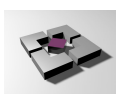
DECEMBER 2019 NEWSLETTER PROJECTS IN OUR PORTFOLIO



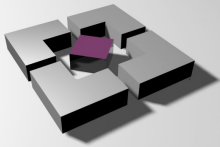
WOLCOTT PUBLIC LIBRARY



DEMOTTE PUBLIC LIBRARY

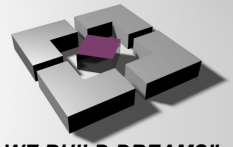


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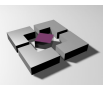
DECEMBER 2019 NEWSLETTER PROJECTS IN OUR PORTFOLIO



KNIGHTSTOWN PUBLIC LIBRARY



**WILLIAMSPORT—WASHINGTON
TOWNSHIP PUBLIC LIBRARY**



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