



BROST ARCHITECTS & PLANNERS LTD

November 2011 Newsletter : 1

Testimonial

"Brost Architects has worked on every project that we have done since 1991. From small additions to complete ground up construction, Dave Brost Jr. has been involved in every step of the way. Dave's diligence on every project and his timeliness have been beyond my expectations. I know in the future that any project McGrath Automotive or McGrath Powersports works on, Dave Brost Jr. will be involved."

- Pat McGrath,
McGrath Automotive Group

Contact Us

For more information:
visit www.brostarchitects.com,
call us at 319-366-8531,
or send us an email at
brostarch@brostarchitect.com.
To receive our monthly newsletter,
visit the "Contact Us" page on our
website and sign up for our email
newsletter.

Elevators: The Heart of the Matter

We are often asked by our clients if an elevator will be required for their project. This is a major concern, especially for smaller scale projects with tight budgets. The 2010 Americans With Disabilities Act (ADA) Standards for Accessible Design requires that at least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities. While there are several exceptions, one frequently used exception to that is cited in section 206.2.3:

EXCEPTION 1: In private buildings or facilities that are less than three stories or that have less than 3,000 square feet per story, an accessible route shall not be required to connect stories provided that the building or facility is not a shopping center, a shopping mall, the professional office of a health care provider, a terminal, depot, or other station used for specified public transportation, an airport passenger terminal, or another type of facility as determined by the Attorney General.

Recently, the Area Substance Abuse Council (ASAC) Heart of Iowa facility added a new elevator to their facility. The building, which is a counseling and child care facility, has undergone numerous renovations and contains three different levels. Because the building was built before the ADA was passed, the existing facility had no elevator. ASAC felt that voluntarily adding an elevator would improve their ability to provide services to their clients. If ASAC was to build a new building for these functions with more than one level, it would likely require an elevator, since the counseling functions within the building, would likely be considered 'office of a healthcare provider'.

Continued on Page 2



Before Elevator Addition

After Elevator Addition



BROST ARCHITECTS & PLANNERS LTD

November 2011 Newsletter : 2

Pat McGrath Chevyland Cedar Rapids, Iowa



In 1991, Pat McGrath opened a new facility to sell and service Chevrolet vehicles. We designed the original facility for Pat McGrath Chevyland and also had the privilege of designing the renovation, exactly twenty years later. The facility incorporates a metal panel façade with extensive glazing to allow ample natural light into the showroom. The steel structure allows for large clear spans for both the showroom floor area and the extensive service bays in the rear of the building.

In addition to designing the main building and the used car super center, Brost Architects and Planners has also assisted the McGrath Automotive Group with several additions.

For this project, Brost Architects & Planners worked with DCL Consultants, West Plains Engineering and Schulte Development, to provide a new electric elevator and roof. The elevator required two sided access in order to serve the three floors that are in a split level configuration. It also required a compact size to preserve existing murals painted on the walls. We were able to use a remote closet option, which allowed the machine room to be located in a small closet, in an unobtrusive location. The existing roof was a flat roof with drainage issues that we redesigned to match the adjacent roof slope and building style.

Elevators may not always be required on your project, but it is important to verify with your architect, to ensure you are in compliance with current applicable codes and regulations. The ADA is a federal civil rights legislation, not a building code. If your company is in violation of the ADA, you could risk facing a discrimination lawsuit. We urge you to pay special attention to the accessibility of your facility and if you have any questions, please contact us.

The Main Street Approach

Research has found that \$250,000 in sales are lost for every 25 foot wide storefront that sits vacant in a downtown area. How many storefronts sit empty in your hometown or your grandparents' hometown? Chances are, if Main Street Iowa has gotten involved in your community, you have many less vacant downtown storefronts than you used to. This fall, I had the chance to hear Thom Guzman, Director of the Iowa Downtown Resource Center, speak about the Main Street Iowa program.

Main Street is a nationally run program that has eight guiding principles. The first of those is their four point approach, which includes political organization, social promotion, physical design, and economic restructuring. Other principals include quality, public/private partnership, changing attitudes, focusing on existing assets, a self-help approach, and implementation. One of the unique elements of the Main Street approach is the public/private partnership. To date for Main Street Iowa, \$79 of private money has been invested for every \$1 of public money.

Continued on Page 3



BROST ARCHITECTS & PLANNERS LTD

November 2011 Newsletter : 3

About Us

Mission:

The mission of Brost Architects is to design spaces that enrich peoples' lives and enhance communities by providing personal service with active client participation and developing lasting relationships.

Value:

Brost Architects collaborates with business and community leaders, with an appreciation for architecture, that need unique, functional, and cost-effective spaces, by designing places that exceed expectations. Unlike large, out-of-town firms, Brost Architects is rooted in the community. We communicate clearly and promptly, develop lasting bonds with clients, and ensure that the same design professionals work on projects, from the start of design to the completion of construction. This is demonstrated by our many repeat clients, who enjoy their beautiful, cost-effective, energy efficient designs and often refer us to others.

Guzman had some very interesting studies to point to during his discussion. Several of those related to shopping studies and how improving research and the aesthetics of shopping in communities could be greatly improved. It has been researched that a person takes seven seconds from the time they leave their parked car to decide whether to enter your store. It's all about the presentation! Your window display and building exterior have to make people want to enter.

Iowa has the highest percentage of dual income households in the United States. This means, that most Iowans do not shop from 9am to 5pm, Monday through Friday, anymore. Nighntimes and weekends are the heaviest shopping times. Sunday is now the biggest shopping day of the week. Especially in small towns, this is usually the one day a week that stores are closed. Main Street Iowa is not only about redesigning the facilities of a community, but it is also about redesigning the mindsets of a community.

Main Street Iowa was established in 1985 and is the strongest supported Main Street program and has the highest return to the investor in the United States. Main Street Iowa has worked in 64 communities, provided 8,581 building rehabilitations, allowed for 3,607 new businesses, and provided 11,247 new jobs.

The next phase of selection for communities interested in the Main Street Iowa program started in September 2011. To learn more about Main Street Iowa, visit

www.iowalifechanging.com/community/mainstreetiowa/default.aspx