Existing Conditions

Access

Trees

Flood Wall

20' Setback
Existing Floor Plan
• High windows- lack of ability to see into library or out
  • Inward focused
• Flood Wall
• Use of Photovoltaics on roof
• Mosaic Wall
• Large trees between library and Philadelphia Ave.
• Code deficiencies including
  • ADA clearances
  • Lack of sufficient & accessible restrooms
• Lack of sprinkler system
• Outdated HVAC system
  • No humidity control
• Lack of space for ductwork
• Outdated electrical system
• Inefficient lighting
• Lack of power for patrons
• Lack of space for staff
  • Staff decentralized
• Computer spaces outside library yet library staffs these spaces
• No meeting or program spaces
• Furniture & finishes have outlived their expected life
• Lack of space to house collection & deliver library services
Explore enlarging the Library by:

- Infill area at existing flagpole
- Span underground parking outside of corridor connecting community center with Library
- Use this space for a lounge/ cyber café/ study area
- Create a more dynamic Architectural Image
Option 2  Floor Plan – 18,800 S.F.
Option 1 – View From Entrance
Option 1 - Entry from Community Center
Option 1 – View From Reception Desk
Option 1 – Adult Reading Room
Option 1 – Children’s Room
Architectural Character
2009 Established that Community Center/Library is in a Flood plain

2018 Established the exact elevation of the Flood Level

Key- Flood Plain Analysis
100 Year Flood Plain
Regulations
- Finished floor must be 1’ above the 100 Year level

Existing Conditions
- Current Top of Flood Wall is El 210.15
- Library finished floor is 10” below 100 year flood plain
- Community Center is 1’ above the 100 year flood plain level at its’ door, so meets regulations

Approach
- Option 1: raise the floor level of the library
- Option 2: lower the flood plain level by lowering the parking lot (widens “pinch point” of flood waters
- Option 3: Demo the library and rebuild new with the appropriate floor level

100 Year Flood Plain

Note: Flood plain elevation is lower as it goes downhill
Option 1 Approach
• Raise the floor level of the library

Implications
• Current library has 9’ high ceilings and there is only 10” above the ceiling to the wood structure above.
• A new HVAC system is planned for the library. this will require a minimum of 12’-18” of clear space above the ceiling.
• Raising the floor & providing enough space for ductwork will reduce the ceiling height to about 7’6’, (the code minimum) for an occupiable space
• After spending approximately $6 million, the resultant library may not be worth it
**Option 2 Approach**
- lower the flood plain level by lowering the parking lot

**Implications**
- A new analysis will be required to determine if the lowering of the parking lot will relieve the flood plain enough to lower it to the current level of the community center
- The cost to lower the parking lot adds approximately $1.2 million to the library cost plus will require a revised flood plain study to determine if the widening/lowering will actually lower the flood plain. This adds 3 months to the schedule
- The parking lot will be closed for months- alternative parking will need to be found
Option 3 Approach

- Demolish the library and rebuild new with the appropriate floor level

Implications

- Library is above the flood plain
- Library floor will be 10” above the community center floor level
- Library is not constrained by the existing wood structure and can achieve an appropriate ceiling height
- Parking lot is not closed for construction
- Cost to demo and rebuild adds approximately 10% to the cost of Option 2 and the City gains a flexible, contemporary library
<table>
<thead>
<tr>
<th>Option</th>
<th>Reconstruct Parking Lot</th>
<th>Site Development</th>
<th>Renovation of Existing</th>
<th>Addition or new Construction</th>
<th>Renovation of Recreation Dept</th>
<th>Total Construction</th>
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</thead>
<tbody>
<tr>
<td>Option 1</td>
<td>Raise Floor &amp; Renovate</td>
<td>$50,000</td>
<td>$200,000</td>
<td>$2,850,000</td>
<td>$3,093,750</td>
<td>$6,598,750</td>
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<tr>
<td>Option 2</td>
<td>Modify Parking Lot &amp; Renovate</td>
<td>$1,400,000</td>
<td>$100,000</td>
<td>$2,850,000</td>
<td>$3,093,750</td>
<td>$7,848,750</td>
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<tr>
<td>Option 3</td>
<td>Demolish &amp; Construct New</td>
<td>$50,000</td>
<td>$200,000</td>
<td>$0</td>
<td>$6,877,500</td>
<td>$7,532,500</td>
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Assumptions

<table>
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<tr>
<th>Library Renovation</th>
<th>Area (SF)</th>
<th>cost / SF</th>
<th>Amount</th>
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<tr>
<td></td>
<td>11,400</td>
<td>$250</td>
<td>$2,850,000</td>
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<tr>
<td>Addition</td>
<td>8,250</td>
<td>$375</td>
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<td>New Const</td>
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<td>$350</td>
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<td>Rec Dept Renovation</td>
<td>1,800</td>
<td>$225</td>
<td>$405,000</td>
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Other Project Costs (assume 20% of construction costs)

- Design Fees
- Hazmat Removal
- Furnishings
- Testing During Construction
- Moving / Temporary Facility
- Construction Contingency
- Permits
- City Internal Costs
Design Goals for a Replacement Library

- Create a flexible library to has the ability to respond to the changing role of the library in the community
- Provide appropriate space for children, young adults and adults including the collection, reading choices, group study rooms and ability to use contemporary electronic media
- Provide a Program / Meeting room with AV capability that may be available outside library hours
- Include the computer rooms as part of the library
- Meet all ADA & code requirements
- Use sustainable design principals in the design and operation of the library – LEED Certified
- Visually, and physically connect the library to the community center
- Maintain the mosaic
- Enable staff to monitor all activity in the library for a safe & secure environment
- Maintain the largest trees on site
• Retains relationships previously illustrated

• Staff & Circ desk directly related

• Computer rooms are bridge between library and community center & are not “in” the library

• Program room relates directly to children

• Flexible layout between children & adults

• Patrons look into public area of library from parking lot

• Program room “hides” space behind it from front entry
• Entrance moved to lower flood level elevation
• Shortens distance from community center to library
• Interior entry focuses patrons on service desk
• Moves computer rooms into library
• Relocates staff to parking lot side
• Shifts all public areas into view from entry
• Flexible layout. All library functions are seen from both service desk and entry
• Patrons look into administrative area from parking lot
• Potential for interesting architectural character
- Entrance move to lowest possible flood level elevation
- Shortest distance from community center to library
- Interior entry focuses patrons on service desk
- Moves computer rooms into library
- Combines all administrative & support functions together
- Children access collection without walking through adult area
- All public areas into view from entry
- Flexible layout. All library functions are seen from both service desk and entry
- Potential for interesting architectural character
Renovation of Recreation Dept. & Public Restroom

Existing

- VESTIBULE
- GAME ROOM
- KITCHEN
- OFFICE
- OFFICE
- OFFICE
- OFFICE

Proposed Renovation

- Eliminates corridor
- Easier access for public
- Increases staff space
- Increases toilet count and relocates them near other restrooms
Why a new Library?

• The Plan is not dependent on existing mechanical, electrical or plumbing locations

• It eliminates the wood roof

• It enables a higher ceiling height to accommodate the high stacks used in the library

• It allows a more flexible layout of the library

• It enables the exterior wall & roof construction to be of more energy efficient construction

• It enables the HVAC system to be more energy efficient

• It enables a larger structural span providing column free space

• It enables the library to become a more integral component of the community center

• It enables additional architectural design options

• It will result in a much better & flexible Library that reflects the significant investment by the City
QUESTIONS / COMMENTS ?