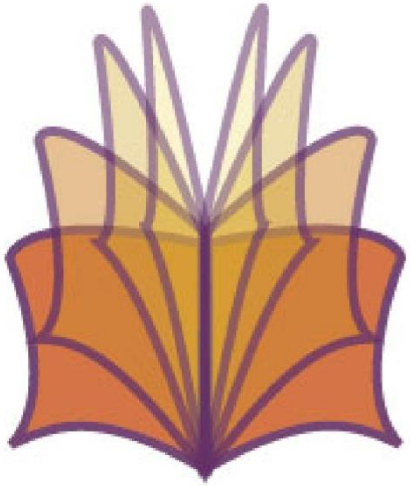


where possibilities begin...

NEWTON PUBLIC LIBRARY

GLMVArchitecture

HB+M

FEBRUARY 23, 2010

PROCESS

Process

An outline of the steps taken to complete the Concept Design

STEP 1 **INTRODUCTIONS &** GATHER INFORMATION

- Collected available information and data
- Project Kick-off Meetings with Library Board and Facilities Committee
- Toured the existing library and met with staff

STEP 2 STAFF QUESTIONNAIRES

- Questionnaires developed specifically for this project
- Responses were analyzed and summarized

STEP 3 FOCUS GROUPS

- Developed questions / talking points specifically for this project
- Conducted 7 sessions with a cross section of stakeholders
    - Technology Group, Educators, Community School Board, Seniors, Young Professionals, City Officials, Planning Commission, General Users, Parents of Young Children, Meeting Room Users, Ministers, Library Staff, Library Board, Second Century Board, Florence Bessmer Board, Friends of the Library, Chamber, Teens
- Analyzed and summarized information

STEP 4 CONCEPT DIAGRAMS

- Series of diagrams to test ideas for expanding the library

Process

An outline of the steps taken to complete the Concept Design

STEP 5 REFINE CONCEPT DIAGRAMS & SET DIRECTION

- Refined concept diagrams to compare addition / remodel solutions vs. building new
- Developed collection statistics to project growth

STEP 6 PRELIMINARY CONCEPT DESIGN

- Developed preliminary concept designs for a new library building
  - Site layout relationships
  - Floor plan arrangement of spaces for flow & adjacencies
  - Preliminary ideas for the building form

STEP 7 REFINE CONCEPT DESIGN

- Refined concept design based on feedback
- Developed preliminary presentation materials including:
  - Site Plan showing ideas for the whole park site
  - Floor Plan indicating layout of shelving & furniture
  - Reference photos for building materials
  - 3D concept images for the new library building; exterior and interior

Process

An outline of the steps taken to complete the Concept Design

STEP 8 PRESENT CONCEPT DESIGN TO LIBRARY BOARD & STAFF

- Refine concept design and presentation materials based on feedback

STEP 9 PUBLIC PRESENTATIONS

- Present to City Commissioners
- Public presentation; update the community and review how their input has been implemented

A NEW BUILDING VERSUS
AN ADDITION / REMODEL

Why a New Building

1. **The existing building has issues with the condition of the building envelope and systems that require significant improvements and cost**

   - Much of the pre-cast concrete has open joints and exposed, rusted reinforcing
   - Windows have deteriorated with cracked or broken seals
   - Walls and roof are poorly insulated
   - Potential water ponding issue on the roof could result in eventual roof failure
   - Structural systems not designed to meet current codes for earthquake and wind loads
   - Much of the mechanical systems are original equipment and have reached the end of their useful lives
   - The plumbing systems are showing signs of deterioration
   - The electrical systems, although functioning, do not meet current codes
   - Stair and mechanical room enclosures are not code compliant

Why a New Building

2. **More parking is needed to serve the library and public properties. The location of the existing building forces parking in a location that does not serve the City's needs**

3. **The existing building does not meet ADA requirements in the following areas:**
    - Elevator - Size, Controls, Signals
    - Stairs - Handrails, Risers, Rescue Assistance Area
    - Restrooms - Clearances, Fixtures
    - Building Access - Entrance Sidewalk Grade, Loading Ramp Incline

4. **A new library will have current mechanical and electrical systems that will reduce operating costs and energy consumption**

5. **A new library will incorporate current sustainable technologies and controls to minimize operating costs**

Why a New Building

6. **The new library will be designed to include features that reduce maintenance costs including:**
    - Long life, efficient lighting
    - Durable, easily maintained finishes
    - Efficient mechanical and plumbing systems
    - No elevator
    - Hands-free restroom fixtures

7. **A new building will be more energy efficient, utilize more natural light, and reduce operating costs**

8. **A 1-story building will allow for future flexibility and reduce staffing requirements**

9. **Phasing the construction for an addition / remodel to keep the library open is an added cost with no lasting benefit**

10. **The cost of a new library is the same, if not less than, adding onto and remodeling the existing library building, plus ongoing operating costs will be less in a new building**

11. **A new library will be an identifier for the City of Newton and a major destination for all that visit and live here**

PUBLIC FOCUS GROUP COMMENTS

Public Focus Group Comments

SITE

- Main building entry should be convenient to the parking lot
- Would like to have drive-up services
- Patron drop-off / place for parents to drop their kids off
- Outdoor reading area / concert space / conference space / program area with power
- Should have views to the park from inside the building

WHAT SHOULD YOU SEE FIRST UPON ENTERING THE BUILDING?

- Wow factor
- Friendly face / staff nearby
- Bigger sweeping views, less clutter, open space

WHAT SHOULD THE LIBRARY LOOK LIKE FROM THE OUTSIDE?

- Lots of windows providing natural light and views of the park
- An element of the unexpected / breathtaking / refreshing
- A nod to the Carnegie library and the Downtown historic district
- Combination of traditional and contemporary
- Inviting / exciting
- Use of multiple materials - consider stone / not just brick

WHAT SHOULD THE LIBRARY LOOK LIKE FROM THE INSIDE?

- Inviting
- Open layout
- Natural lighting incorporated into the design
- Warm / cozy / homey
- More stimulating colors / more brightness
- Higher ceilings

Public Focus Group Comments

COMMUNITY MEETING SPACES

- Provide more Meeting Room options / multiple rooms of varying sizes

CAFÉ

- Work with Friends of the Library
- Consider vending machines in a specific area but not visible

SEATING

- More tables either round or square
- Would like to see soft seating throughout the building

TECHNOLOGY

- Monitored Computer Lab set up for public computers instead of clusters on the floor
- Self-check machines in the Circulation area
- Powered tables for laptop use

DISPLAY

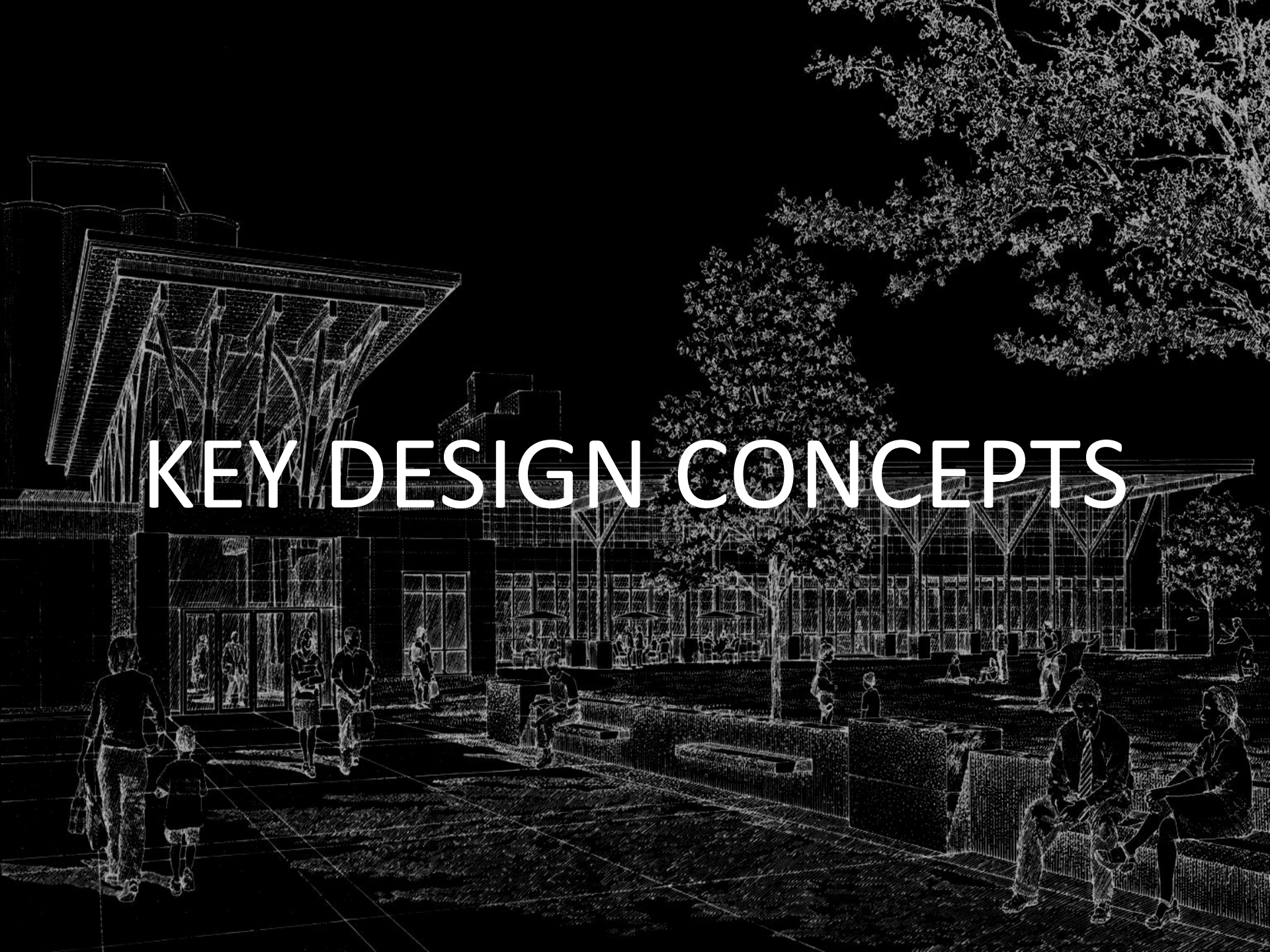
- Flexible, moveable, displays

LARGE PRINT

- This area should be easy to locate and access

YOUNG ADULT

- Should have their own defined and attractive area
- Gaming space and equipment
- Should have separate Young Adult area computers



KEY DESIGN CONCEPTS

Key Design Concepts

SITE

- Frame the park
- Create a presence on Broadway
- Relationship to Downtown
- Lower parking / raise building to keep headlights off park
- Phasing

EXTERIOR

- Architectural cues from Downtown, History, and Park with modern interpretation
    - Railroad town - train shed
    - Park - trees / organic forms
    - Columns - strong, classic, regular rhythm
    - Columns to trees / structure to train shed
    - Stone / timber
- Strong, simple form
- Identifier for Newton
    - Presence on Broadway
    - Relate to Downtown
    - Relate to park
    - Strong form balances with silos

INTERIOR

- Open, inviting, draws you in
- Relates to the park
- Plenty of daylight
- Warm and cozy
- Flexible space that is easily adaptable for the future

IMAGES

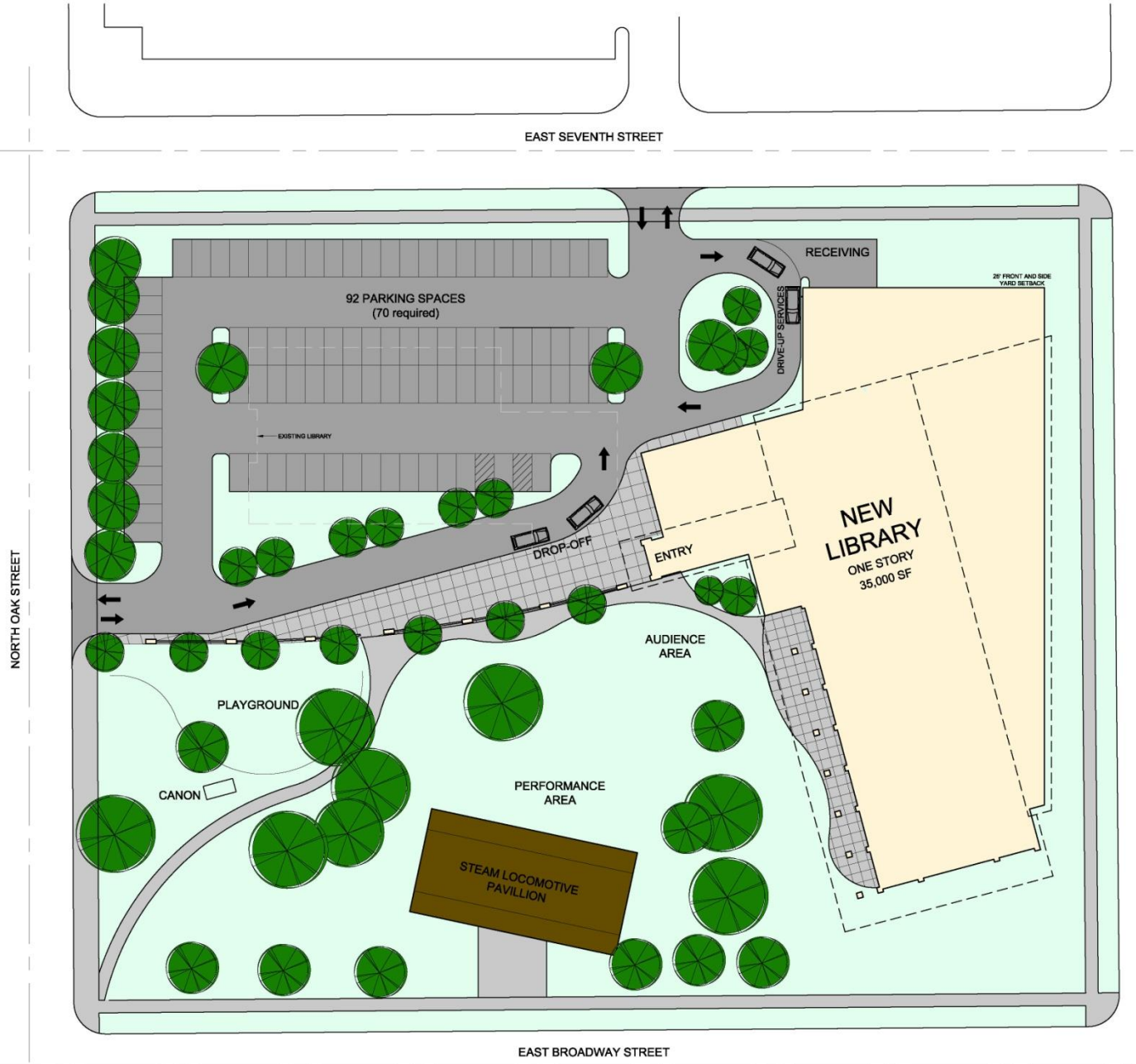
Welcome to
NEWTON

VISITOR & COMMUNITY
INFORMATION
MAIN

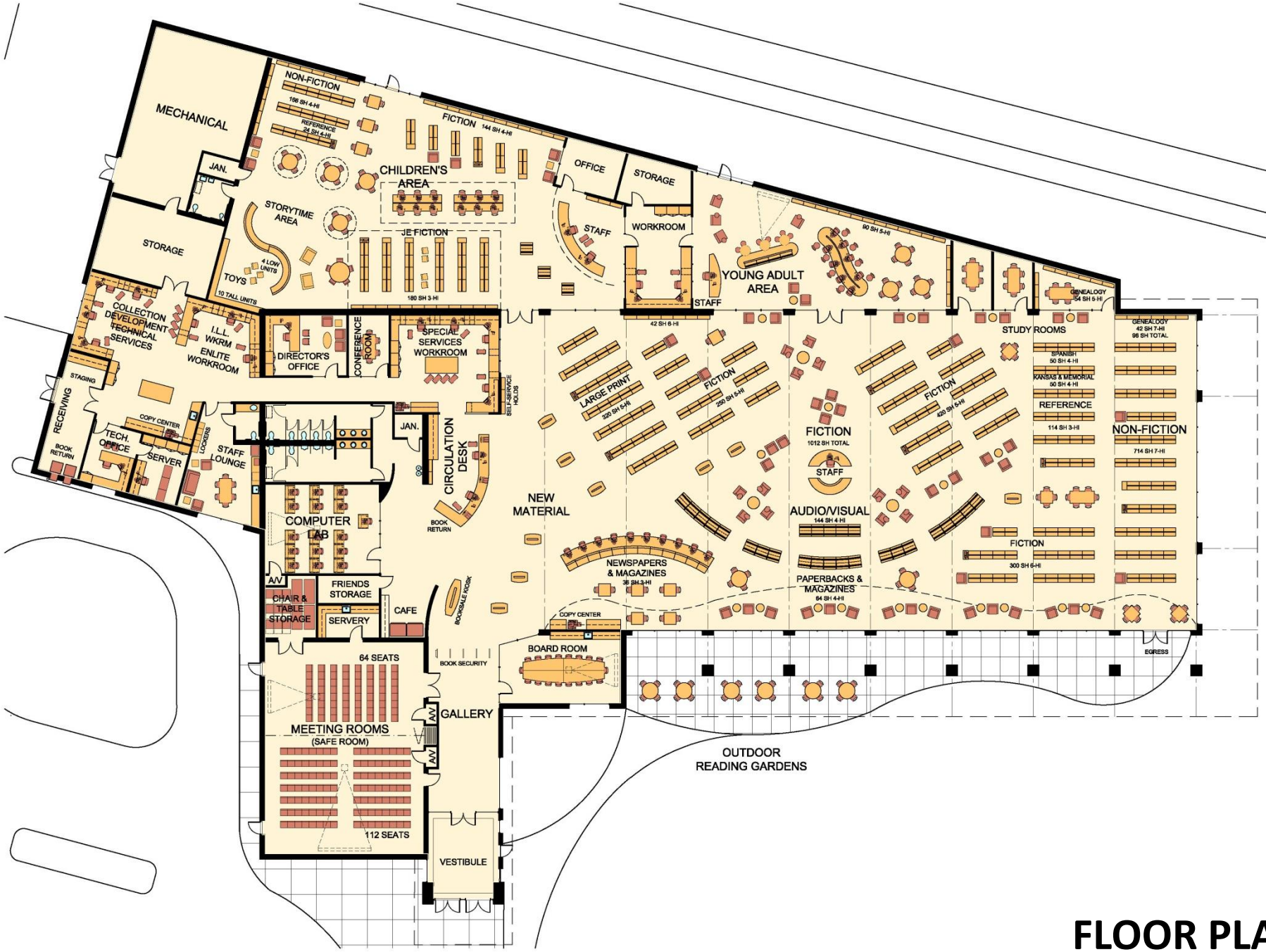
CARNEGIE LIBRARY

LIBRARY

DRAWINGS & RENDERINGS

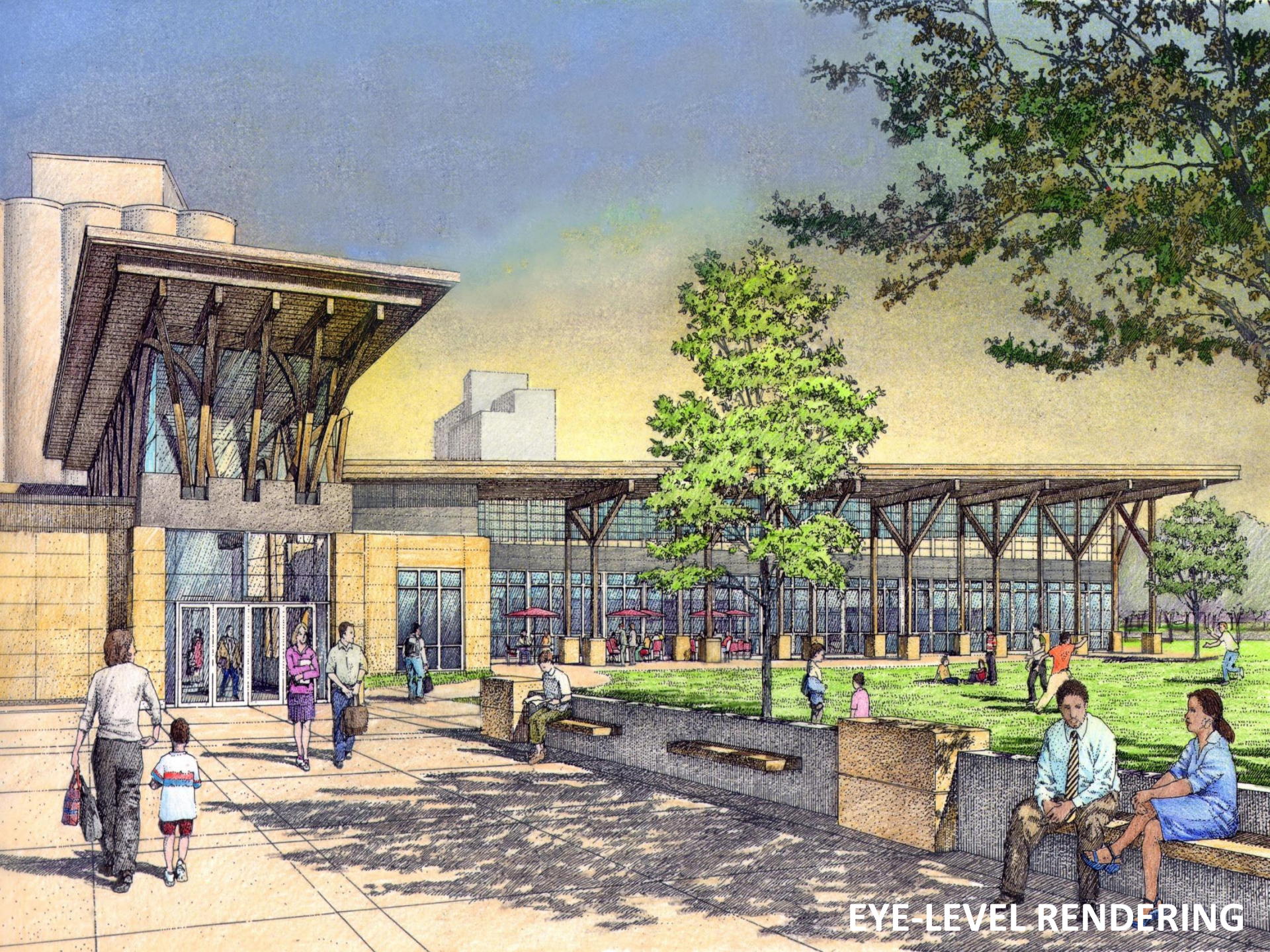

EAST SEVENTH STREET
NORTH OAK STREET
NORTH PINE STREET
EAST BROADWAY STREET
92 PARKING SPACES
(70 required)
EXISTING LIBRARY
RECEIVING
DRIVE-UP SERVICES
25' FRONT AND SIDE YARD SETBACK
DROP-OFF
ENTRY
NEW LIBRARY
ONE STORY
35,000 SF
AUDIENCE AREA
PLAYGROUND
CANON
PERFORMANCE AREA
STEAM LOCOMOTIVE PAVILLION

SITE PLAN


MECHANICAL
JAN.
STORAGE
NON-FICTION
196 SH 4-HI
REFERENCE
24 SH 4-HI
FICTION 144 SH 4-HI
CHILDREN'S AREA
STORYTIME AREA
JE FICTION
180 SH 3-HI
4 LOW UNITS
TOYS
10 TALL UNITS
OFFICE
STORAGE
STAFF
WORKROOM
YOUNG ADULT AREA
90 SH 5-HI
STAFF
42 SH 6-HI
GENEALOGY
64 SH 5-HI
COLLECTION DEVELOPMENT
TECHNICAL SERVICES
I.L.L. WKRM
ENLITE WORKROOM
DIRECTOR'S OFFICE
CONFERENCE ROOM
SPECIAL SERVICES WORKROOM
SELF-SERVICE HOLDS
STUDY ROOMS
SPANISH
50 SH 4-HI
KANSAS & MEMORIAL
50 SH 4-HI
REFERENCE
114 SH 3-HI
GENEALOGY
42 SH 7-HI
96 SH TOTAL
NON-FICTION
714 SH 7-HI
STAGING
RECEIVING
BOOK RETURN
COPY CENTER
TECH. OFFICE
SERVER
LOCKERS
STAFF LOUNGE
JAN.
CIRCULATION DESK
BOOK RETURN
LARGE PRINT
320 SH 5-HI
FICTION
256 SH 5-HI
FICTION
1012 SH TOTAL
STAFF
FICTION
429 SH 6-HI
NEW MATERIAL
AUDIO/VISUAL
144 SH 4-HI
FICTION
300 SH 6-HI
COMPUTER LAB
NEWSPAPERS & MAGAZINES
36 SH 3-HI
PAPERBACKS & MAGAZINES
64 SH 4-HI
A/V
CHAIR & TABLE STORAGE
FRIENDS STORAGE
SERVERY
CAFE
BOOKSALE KIOSK
COPY CENTER
BOARD ROOM
EGRESS
64 SEATS
BOOK SECURITY
GALLERY
A/V
A/V
MEETING ROOMS
(SAFE ROOM)
112 SEATS
VESTIBULE
OUTDOOR READING GARDENS

FLOOR PLAN

AERIAL RENDERING


EYE-LEVEL RENDERING

THE
GIRL
WITH
THE
DRAGON
TATTOO
STIEG

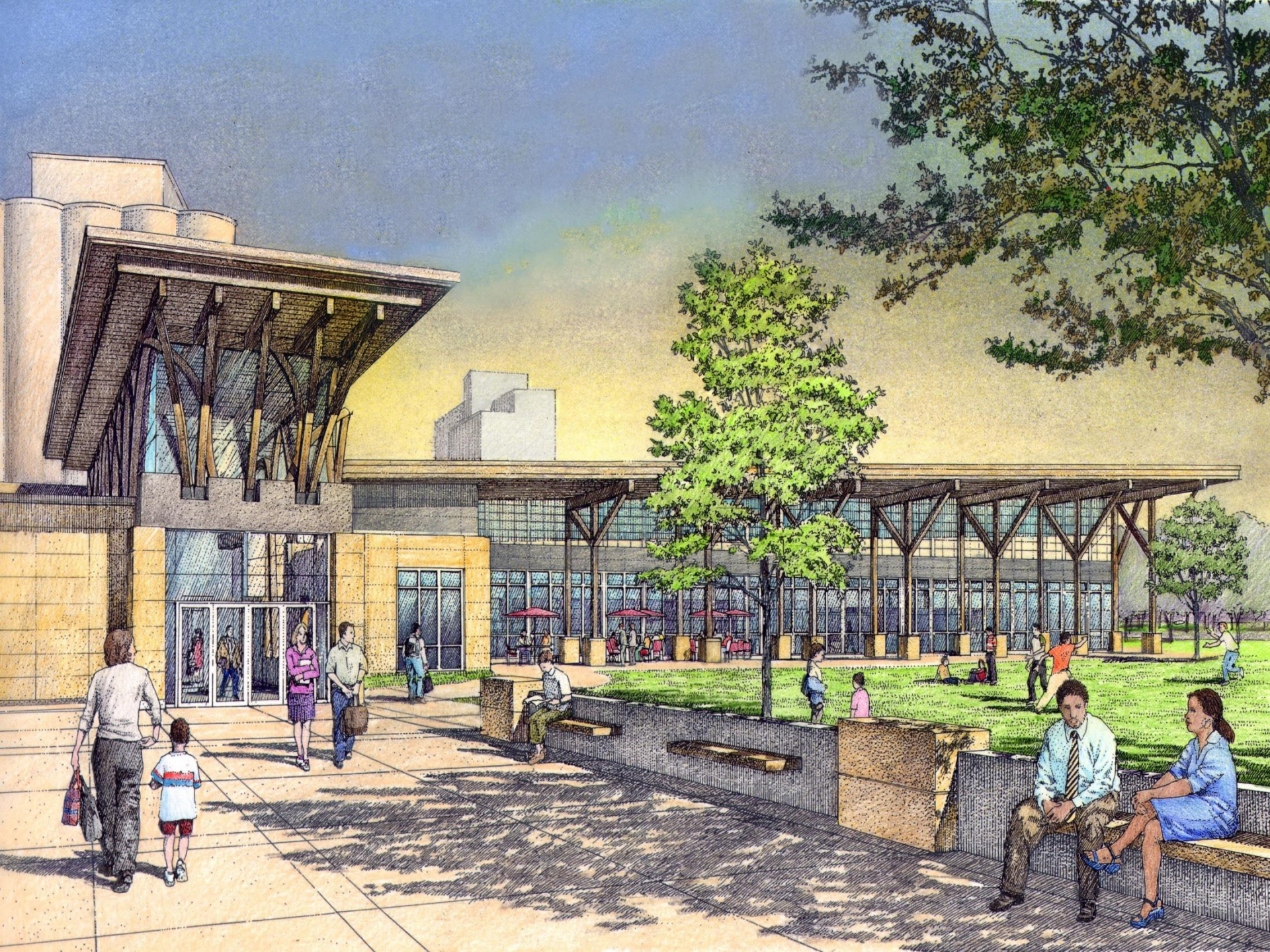
CENTRAL STATION

BUDGET INFORMATION

Budget Information

PROJECT BUDGET ANALYSIS

1.	Site Development & Demolition *demolition, site utiliies* *parking, drives, walks, landscaping* *grading - raise library & lower parking*	**$860,000**
2.	Building Construction *35,000 sf @ $165*	**$5,775,000**
3.	Library Interiors *(Cabinetry, Shelving, Furniture, Signage)* *35,000 sf @ $30*	**$1,050,000**
4.	LEED certification *2% of construction cost* *Not Included*	**$0**
5.	Projected Escalation / Inflation *1.5% per year* *assume 2 years to mid point of construction*	**$232,280**
	SUBTOTAL - CONSTRUCTION BUDGET	**$7,917,280**
6.	Administrative Costs *1% of construction budget* *Survey, Soil Borings, Testing* *Printing, Reimursable Expenses* *Agency Approvals, Advertisement for Bids* *Legal Fees, Builders Risk Insurance*	**$79,170**
7.	Equipment Costs *2.5% of construction budget* *Building Security, Material Security* *Self Check* *Telephone System* *AV, Computers*	**$197,930**
8.	Professional Fees *10% of construction budget*	**$791,730**
8.	Miscellaneous Costs *.5% of construction budget* *Moving expenses* *Opening Day Collection?*	**$39,590**
9.	Project Contingency *10% of construction budget*	**$791,730**
	TOTAL PROJECT COST	**$9,817,430**



The NPL Concept Design presentation is available at www.newtonplks.org

We would appreciate hearing your comments, suggestions and questions about Concept Design Plans for the Newton Public Library. Please contact the Newton Public Library Board of Trustees or Library Director Marianne Eichelberger at:

- Newton Public Library, 720 N. Oak, Newton, KS 67114
- library@newtonplks.org
- 316-283-2890

Thank you for your interest in providing quality library services and programs into the future for the greater Newton Community.