

# **Board Presentation**

**October 15, 2024**



Vaysen Studio



ASHLEY MCGRAW



# Agenda

- **Project Goals**
- **Plan & Scope Review**
- **Cost Review**
- **Design Update**
- **Flyover Video**
- **What's Next**



## the WHY's?

### 1 ADDRESS OUTDATED AND AGING COMPONENTS OF THE LIBRARY FACILITY.

- The last significant update was around 50 years ago.
- There is some presence of asbestos which puts limitations on some maintenance needs.
- The mezzanine level is not suitable for public, or staff needs.

### 2 ADD IN-DEMAND SPACE FOR LIBRARY USERS.

- Patrons are routinely turned away from the limited meeting and study rooms.
- Meeting space / popular Library programs are limited to 100 people.
- Improve performance space functionality.

### 3 ADD IN-DEMAND COLLECTIONS SPACE AND IMPROVE LIBRARY FUNCTION.

- Bethlehem Public Library's circulation is the highest in the Upper Hudson Library System.
- Children's area is often crowded and limited in terms of offerings. Teen area is lacking dedicated space.
- Properly address curbside pickup function.
- Improve and expand staff space for better workflow, safety, efficiency, and adequacy.

### 4 ENHANCE ACCESSIBILITY OF THE LIBRARY FACILITY & RESOURCES.

- Improve accessibility to and within the facility to the spaces as well as to resources
- Improve parking area safety and add parking spaces
- Reduce distance between parking and entry
- Improve sense of arrival and wayfinding

### 5 ENHANCE THE LIBRARY'S ENVIRONMENTAL SUSTAINABILITY FOOTPRINT.

- Increase energy efficiency leading to operational savings
- Update the green space around the Library and preserve the park-like feel
- Modernize site utilities to improve Library as a "good neighbor"

## the PURPOSE.

### TO POSITION THE BETHLEHEM PUBLIC LIBRARY AS

a **community resource** that is accessible to all, offering modern programming in a mindful environment that's nestled within the fabric of the **community**.

Designed in a way that's welcoming, simple to navigate, modern, and adaptable to a variety of programs, both inside the library and throughout the site.

Optimizing the library so that both **patrons and staff** have cohesive environments to suit their evolving needs, and to support the next generation of collaboration, discovery, and learning.



# **Plan & Scope Review**





## Proposed Site Plan

### KEY FACTS: PARKING

- Existing: 117 spaces
- Proposed: 136 spaces
- ✓ **16.2% increase**
- 6 EV charging stations
- 6 HC spot





**Proposed Floor Plan**

**KEY FACTS: OVERALL AREA**

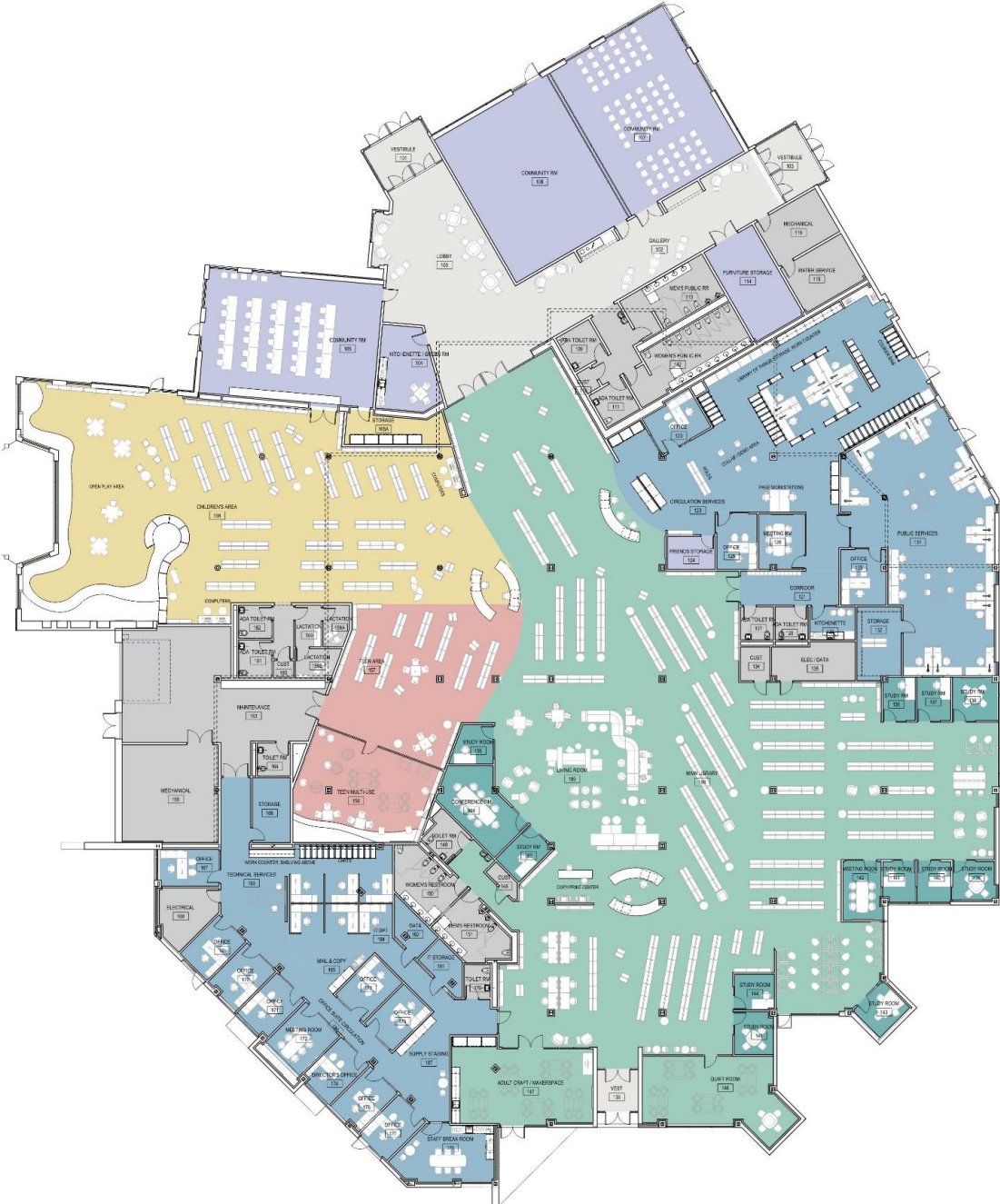
**Existing Library Area: 32,710 gsf**

- 29,870 gsf ground floor
- 2,840 gsf mezzanine

**New Library Area: 46,421 gsf**

- Area of new construction: 19,214 gsf
- Area of renovation: 27,207 gsf

✓ **42% increase in overall library area**



- MAIN LIBRARY
- CHILDREN'S
- TEEN'S
- COMMUNITY ROOMS
- MAIN LOBBY/GALLERY
- STAFF AREAS
- MAINTENANCE

## Proposed Floor Plan

### KEY FACTS: PROGRAM AREAS

#### Children's Area

- Existing: 4,915 sf
- Proposed: 5,900 sf
- ✓ **20% increase**

#### Teen Area

- Existing: 855 sf
- Proposed: 2,073 sf
- ✓ **142% increase**

#### Main Area

- Existing: 6,761 sf
- Proposed: 12,900 sf
- ✓ **90% increase**

#### Study/Small Meeting Rooms

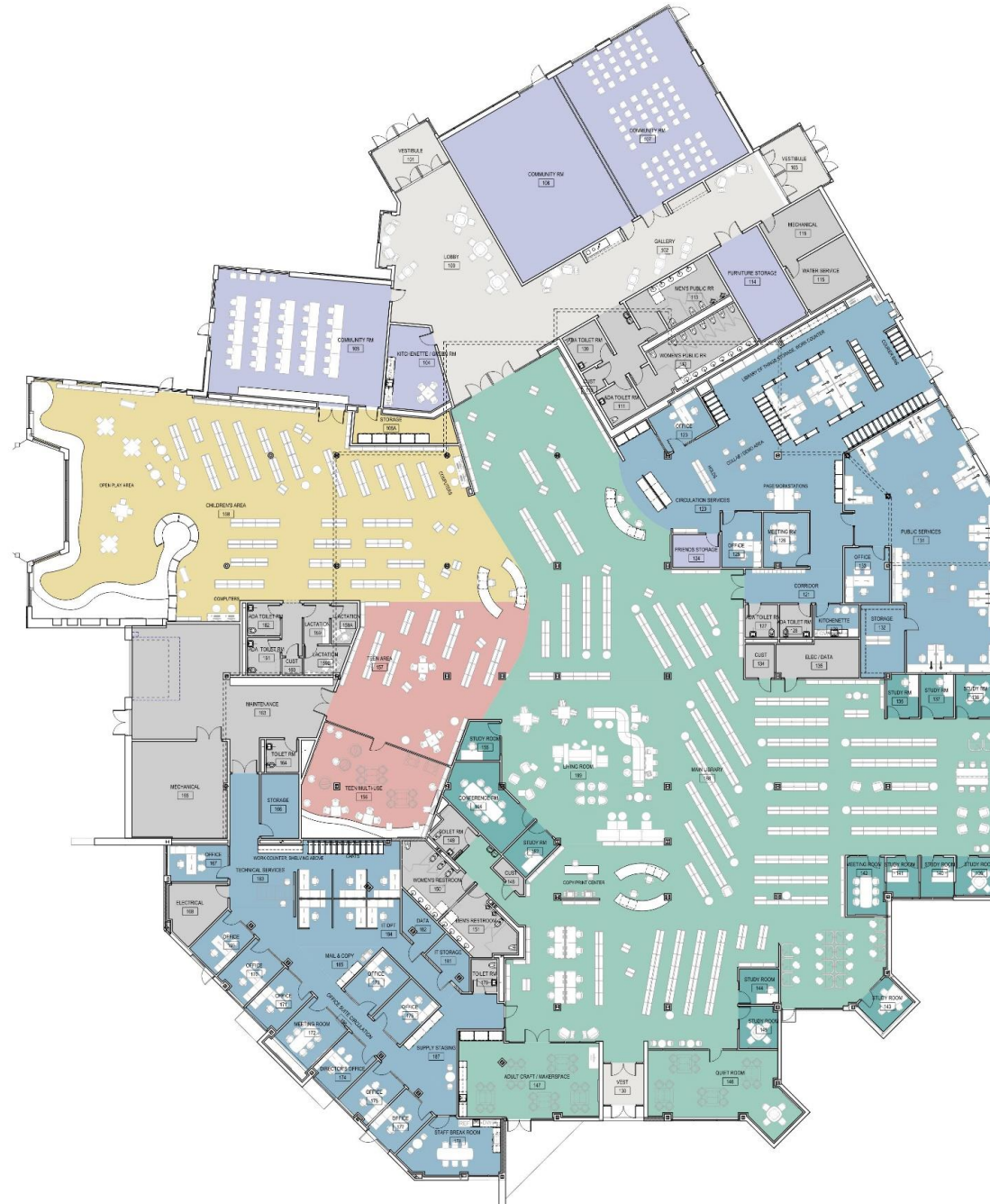
- Existing: 457 sf
- Proposed: 1,366 sf
- ✓ **198% increase**

#### Staff Space (excludes maintenance)

- Existing: 6,264 sf
- Proposed: 9,877 sf
- ✓ **58% increase**

#### Community Rooms

- Existing: 1,624 sf
- Proposed: 3,826 sf
- ✓ **136% increase**





## **Architectural**

- Phase I New Construction / Phase II Renovation
- Renovation of existing spaces including removal of existing partitions, ceiling systems, flooring, millwork, finishes, etc.
- Removal of mezzanine and reconstruction of roof area
- New addition to accommodate staff space, children's space, community space
- Community Rooms with movable partition
- Removal of existing EPDM Roofing System and installation of new EPDM Roofing System with insulation values to meet current code
- Installation of new skylight at two (2) locations in the existing building where they had been removed
- Relocate entry on Delaware Avenue
- Relocate loading dock and maintenance areas
- Redistribution of staff areas
- Repositioning front of library
- Replacement of "stacks"
- Re-pointing and replacement of exterior brick masonry as required

## **Structural**

- Structural enhancements to meet current building code to provide shear wall - steel diagonal bracing installation at interior and exterior locations between existing columns
- New construction will be similar to the existing building having shallow cast-in-place spread footing foundations and steel columns and beams and a steel roof deck"

## Site

- Simplified Vehicular and Pedestrian Circulation.
- Sidewalk access improvements.
- Accessible Parking Areas & Navigation closer to the building and overall parking increase, including EV.
- Multiple areas located exterior to the building for sitting and enjoying the outdoors. Areas have been planted to create a park-like feel.
- Landscaping improvements to keep with the park feel of the exterior spaces and to separate parking areas from public spaces.
- Maintenance Area access at the back of the building instead of in front, maintenance storage buildings and dumpsters located at the back of the building.
- Curbside pickup loop.
- Pavilion / Stage Area includes paved seating areas for ease of ADA / stroller navigation and areas designed specifically for viewing performances.
- A new Flagpole and planting area has been added at the front of the building near the main entry.
- Curb side drop off area / Parking for busses near main entrance.
- Bike racks included near main entrance.
- Bike fix-it station.
- Water fountain with bottle filling capability included near pavilion area.
- Book donation box included back near maintenance area.
- Dedicated Library Van parking space included.
- Signage to be included for ease of navigating the site and wayfinding.



## **Mechanical**

- Geothermal wells will provide heating and cooling for the building.
- 50 wells, each 450 feet deep, will be installed under the parking area.
- Piping from these wells will connect to heat pump units in the building ceilings.
- The heat pump units will distribute air for heating and cooling via ductwork above the ceilings.
- A water-to-water heat pump will supply hot water for fin tube radiators in some locations.
- Four energy recovery ventilation units located in building mechanical rooms will distribute fresh air throughout the building.
- The HVAC system will be controlled by a new Building Management System.

## **Plumbing**

- A high-efficiency heat pump water heater will supply hot water.
- New roof drainage will be added for new or renovated areas.
- Most existing sanitary pipes will remain; new ones will be added for the new building sections.
- Plumbing piping will be provided for new bathroom fixtures.

## **Fire Protection**

- A new sprinkler system will cover the entire building, both existing and new sections.
- Separate riser valves and mains will be installed for the old and new parts of the building.
- A combined domestic/fire protection water service with backflow prevention will be used.
- The sprinkler system will be a wet pipe system, as required by NFPA 13.

## **Electrical**

- The existing electrical service and panels will be replaced.
- A new 1200-amp, 480/277-volt service will be installed with a new transformer.
- New electrical distribution and panels will be provided throughout the building.
- All lighting will be upgraded to LED, with automatic and manual controls for energy efficiency.
- Emergency lighting will be battery-powered or have integral battery backups.
- The fire alarm system will be replaced with a modern, addressable system including smoke, heat, and carbon monoxide detectors.
- New telephone and data infrastructure will be installed, with Cat 6A cabling and power-over-ethernet systems.
- Security cameras will be added at entry points, connected to a central recording system.

## **Hazardous Material Abatement**

- Library roof and associated roof drain bowls/elbows
- Residence on Borthwick Ave
- Acoustic sprayed-on ceiling material in library



# **Cost Review**





## ADDITIONS, RENOVATIONS AND SITEWORK

10/15/2024

Reference Item #	WORK DESCRIPTION	Base Construction Costs w/ OH&P	Design Contingency	Escalation	General Conditions	Allowances	BID Contingency	Total Construction Budget by Line Item
			5.00%	6.50%	15.00%	5.00%	5.00%	
<b>ADDITIONS &amp; RENOVATIONS</b>								
2	Division 2 - Demolition	\$ 1,186,587	\$ 59,329	\$ 80,985	\$ 199,035	\$ -	\$ -	\$ 1,525,936
	##### Hazardous Material	\$ 251,820	\$ 12,591	\$ 17,187	\$ 42,240	\$ -	\$ -	\$ 323,838
	##### Demolition	\$ 934,767	\$ 46,738	\$ 63,798	\$ 156,795	\$ -	\$ -	\$ 1,202,098
3	Division 3 - Concrete	\$ 1,017,620	\$ 50,881	\$ 69,453	\$ 170,693	\$ -	\$ -	\$ 1,308,647
4	Division 4 - Masonry	\$ 216,125	\$ 10,806	\$ 14,751	\$ 36,252	\$ -	\$ -	\$ 277,934
5	Division 5 - Metals	\$ 1,928,960	\$ 96,448	\$ 131,652	\$ 323,559	\$ -	\$ -	\$ 2,480,619
6	Division 6 - Wood and Plastics	\$ 296,877	\$ 14,844	\$ 20,262	\$ 49,797	\$ -	\$ -	\$ 381,780
7	Division 7 - Thermal & Moisture Protection	\$ 2,855,201	\$ 142,760	\$ 194,867	\$ 478,924	\$ -	\$ -	\$ 3,671,752
8	Division 8 - Openings	\$ 1,659,952	\$ 82,998	\$ 113,292	\$ 278,436	\$ -	\$ -	\$ 2,134,678
9	Division 9 - Finishes	\$ 2,789,196	\$ 139,460	\$ 190,363	\$ 467,853	\$ -	\$ -	\$ 3,586,872
10	Division 10 - Specialties	\$ 121,181	\$ 6,059	\$ 8,271	\$ 20,327	\$ -	\$ -	\$ 155,838
12	Division 12 - Finishings	\$ 68,040	\$ 3,402	\$ 4,644	\$ 11,413	\$ -	\$ -	\$ 87,499
21	Division 21 - Fire Protection	\$ 286,351	\$ 14,318	\$ 19,543	\$ 48,032	\$ -	\$ -	\$ 368,244
22	Division 22 - Plumbing	\$ 565,176	\$ 28,259	\$ 38,573	\$ 94,801	\$ -	\$ -	\$ 726,809
23	Division 23 - HVAC	\$ 5,164,595	\$ 258,230	\$ 352,484	\$ 866,296	\$ -	\$ -	\$ 6,641,605
26	Division 26 - Electrical	\$ 2,365,014	\$ 118,251	\$ 161,412	\$ 396,702	\$ -	\$ -	\$ 3,041,379
	ADDITIONS & RENOVATIONS - TOTAL	\$ 20,520,875	\$ 1,026,045	\$ 1,400,552	\$ 3,442,120	\$ 1,100,000	\$ 1,100,000	\$ 28,589,592
<b>SITEWORK</b>								
31	Division 31 - Earthwork	\$ 338,064	\$ 16,903	\$ 1,099	\$ 53,410	\$ -	\$ -	\$ 409,476
32	Division 32 - Site Improvements	\$ 897,722	\$ 44,886	\$ 2,918	\$ 141,829	\$ -	\$ -	\$ 1,087,355
33	Division 33 - Site Utilities	\$ 804,740	\$ 40,237	\$ 2,615	\$ 127,139	\$ -	\$ -	\$ 974,731
	SITE WORK - TOTAL	\$ 2,040,526	\$ 102,026	\$ 6,632	\$ 322,378	\$ 200,000	\$ 200,000	\$ 2,871,562
	<b>PROJECT TOTALS</b>	<b>\$ 22,561,401</b>	<b>\$ 1,128,071</b>	<b>\$ 1,407,184</b>	<b>\$ 3,764,498</b>	<b>\$ 1,300,000</b>	<b>\$ 1,300,000</b>	<b>\$ 31,461,154</b>
<b>CONSTRUCTION COST AT BID TIME</b>								<b>\$ 31,461,154</b>
Incidental Budget Hold 22.50%								\$ 7,900,000
Potential Reduction of Incidental Budget by Outside Account								\$ (1,102,967)
Construction Contingency 5%								\$ 1,600,000
Capitalized Interest								
DASNY Financing								
3rd Party SED Review (Funds in Incidental Budget)								\$ 40,000
<b>(51,880 SF) TOTAL PROJECT COST</b>								<b>\$ 39,858,187</b>
								<b>\$ 36,963,179</b>

Reduction  
46,421 (SF)

5,459  
\$512 PER SF  
\$2,795,008.00



# **Design Update**



## **Essence of...**

### **Bethlehem Public Library**

- Welcoming, inviting
- Inclusive, unbiased, accepting
- Cozy, homey, home away from home
- Diverse
- Accessible
- Engaging
- Helpful, knowledgeable, intelligent
- Responsive, provides what people need
- Always there, constant, reliable, dependable

### **Bethlehem Community**

- Expanding, evolving, growing
- Divided, conflicted
- Diverse, multi-faceted
- Aspiring
- Green
- Smart, educated
- Caring, friendly, decent
- Intergenerational, diverse ages
- Active, engaged

## **DESIGN DRIVERS: CONNECT & BALANCE**

- A place to accommodate everyone, individually and as a collection of diverse community members
- Connection to nature
- Connect exterior design to interior design
- Juxtaposition of geometric shape of the library building with and organic forms
- Meandering path of ceiling, interrupted by relief of column recesses and light coves
- Complexity of stacks, furniture, flooring balanced with an organic and refined ceiling
- Ceiling heights and materials to zone elements of loud and quiet, open and closed, enhancing the gradient of the dovetail concept













BETHLEHEM  
PUBLIC  
LIBRARY







CIRCULATION

BETHLEHEM  
PUBLIC LIBRARY

Bethlehem Library Hours  
B L  
SUNDAY 10:00 AM - 12:00 PM  
MONDAY 10:00 AM - 12:00 PM  
TUESDAY 10:00 AM - 12:00 PM  
WEDNESDAY 10:00 AM - 12:00 PM  
THURSDAY 10:00 AM - 12:00 PM  
FRIDAY 10:00 AM - 12:00 PM  
SATURDAY 10:00 AM - 12:00 PM

NEW BOOKS

FORMATION IN

LARGE PRINTS

Vaysen Studio

ASHLEY MCGRAW  
ARCHITECTS



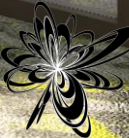




INFORMATION INFORMATION

Vaysen Studio

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ARCHITECTS

















# **Flyover Video**





## **What's Next?**

- **Community Informational Session**
- **Stacks and storage review with Library Staff**
- **Finishes presentation**
- **Bond Vote – December 12, 2024**



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info!**