

Community Presentation

November 13, 2024



Vaysen Studio



ASHLEY MCGRAW

Agenda

- **Project Goals**
- **Plan & Scope Review**
- **Cost Review**
- **Design Update**
- **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1 ADDRESS OUTDATED AND AGING COMPONENTS OF THE LIBRARY FACILITY.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.

- Reduce distance between parking and entry
- Improve accessibility to and within the facility to the spaces as well as to resources
- Improve parking area safety and add parking spaces
- 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 HC spot



Proposed Floor Plan

KEY FACTS: OVERALL AREA

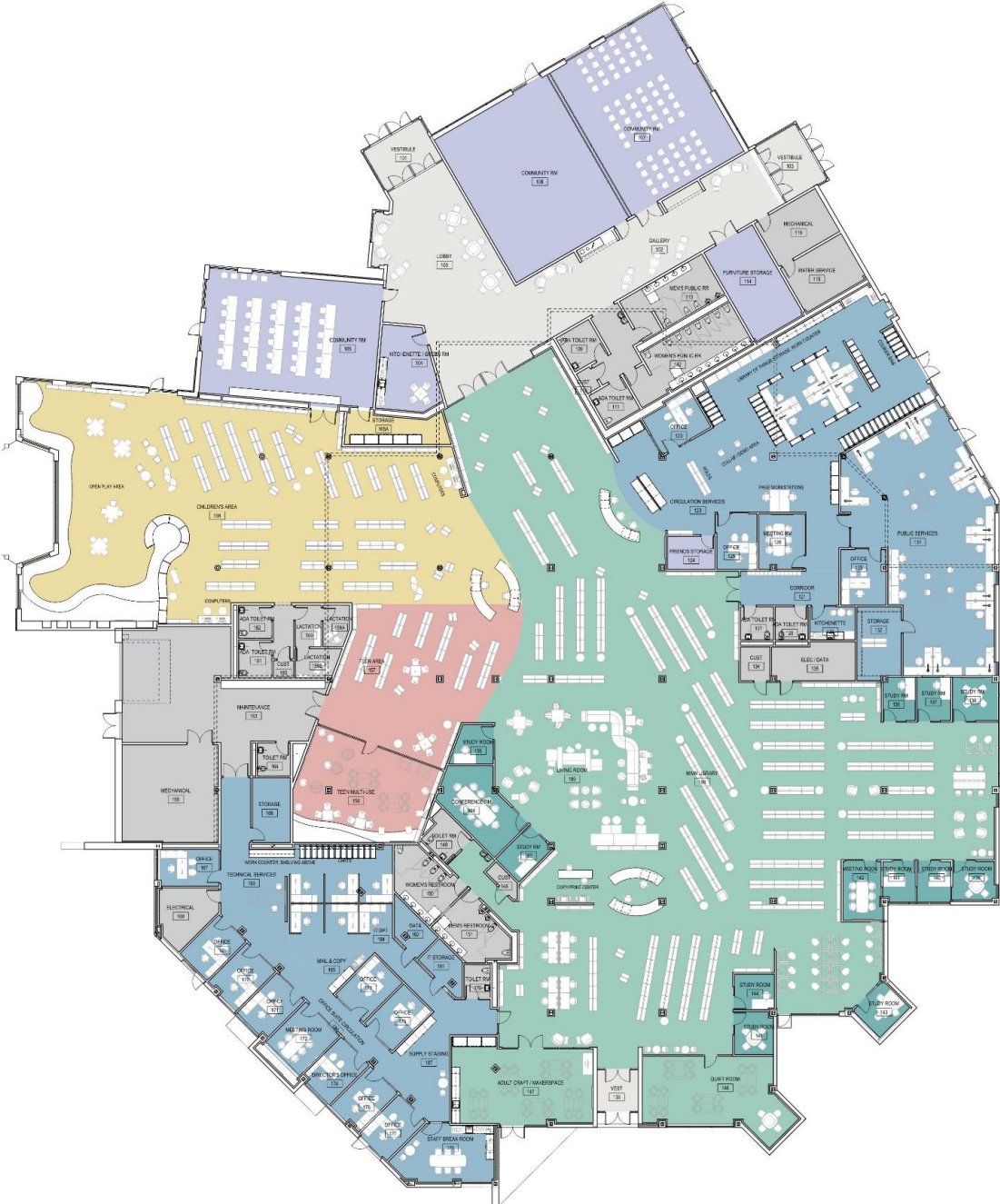
Existing Library Area: 32,710 gsf

- 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**



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

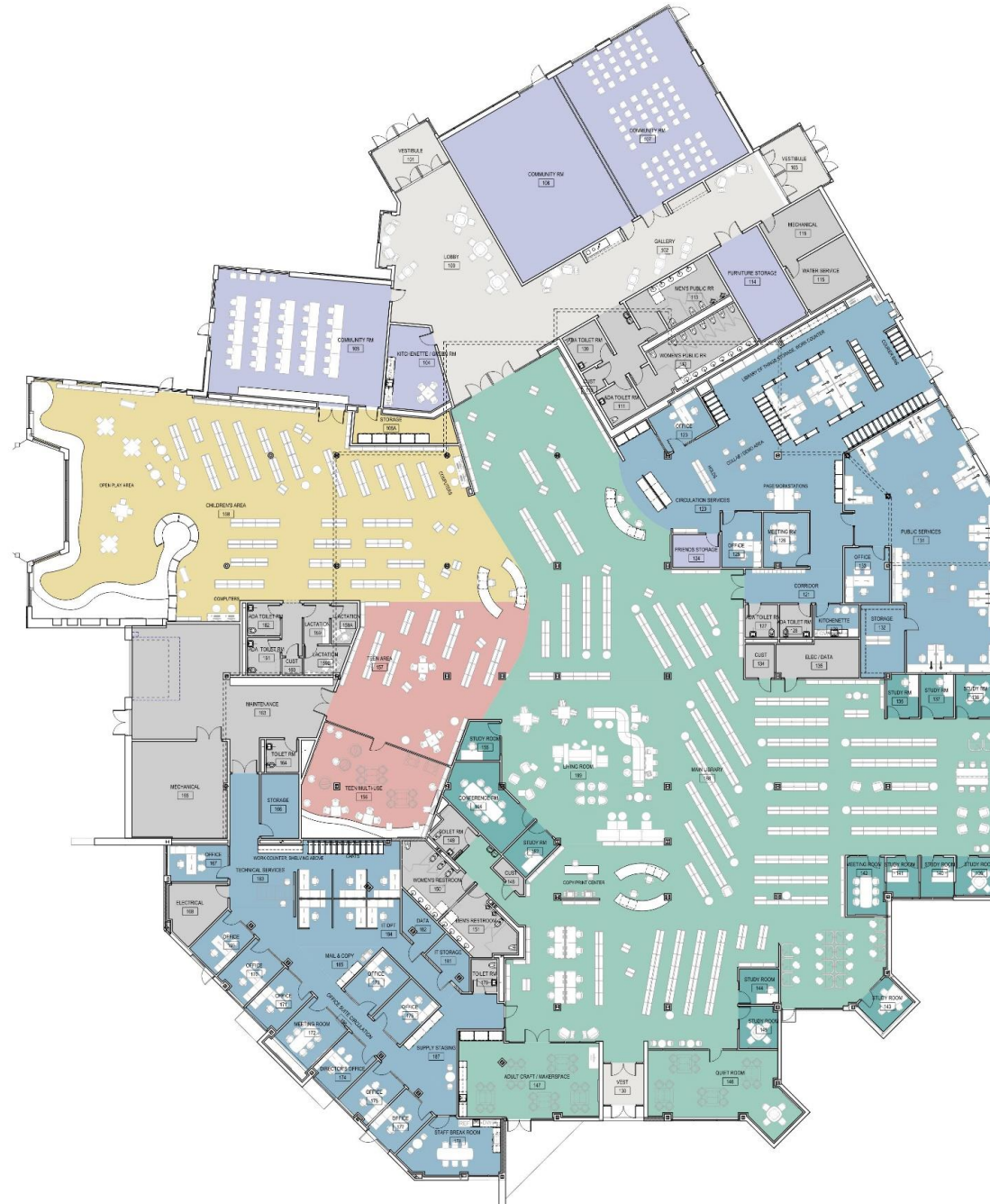
- Existing: 457 sf
- Proposed: 1,366 sf
- ✓ **198% increase**

Staff Space (excludes maintenance)

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

Community Rooms

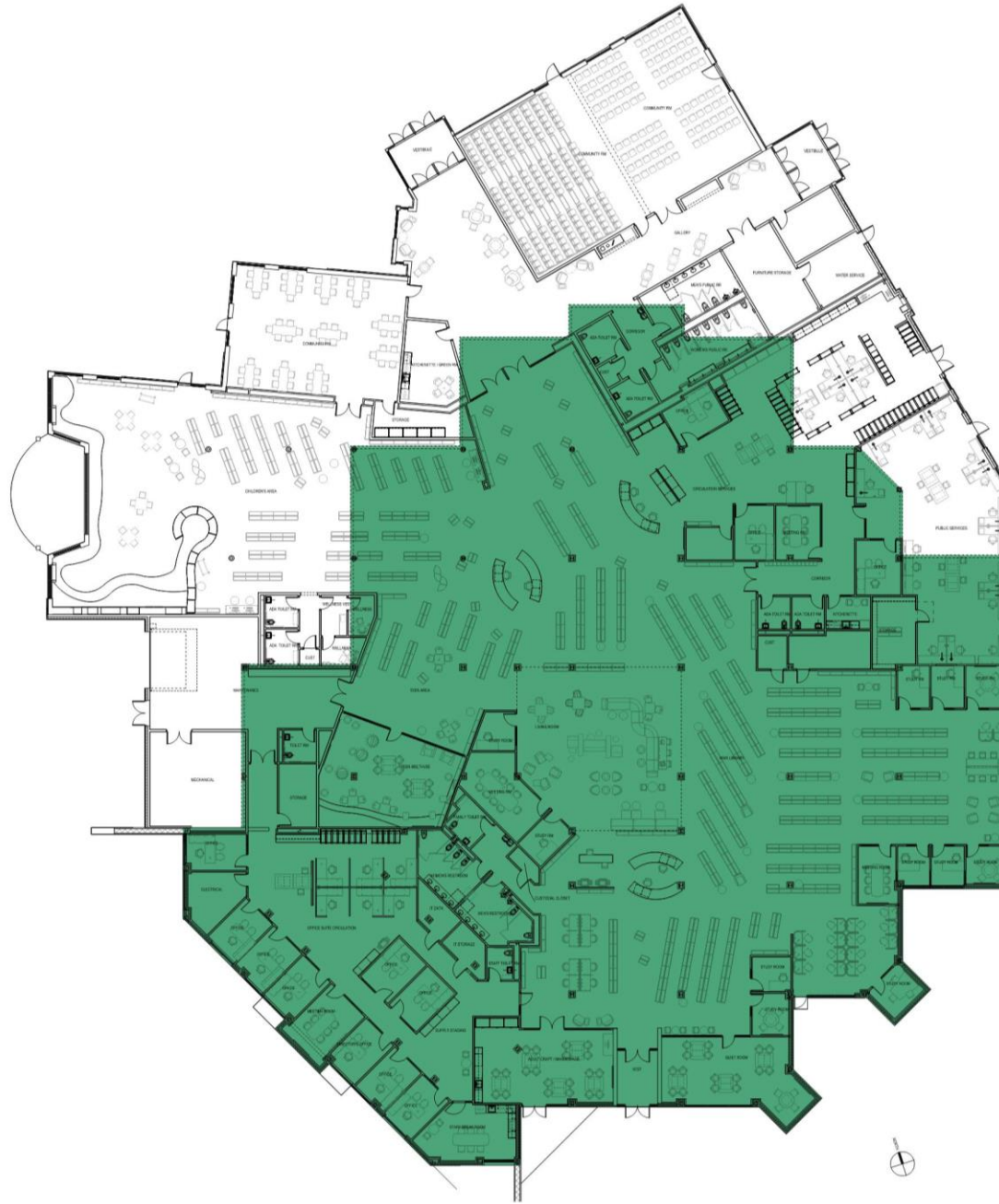
- Existing: 1,624 sf
- Proposed: 3,826 sf
- ✓ **136% increase**



Renovation

Area of renovation

- 27,207 gsf



Renovation

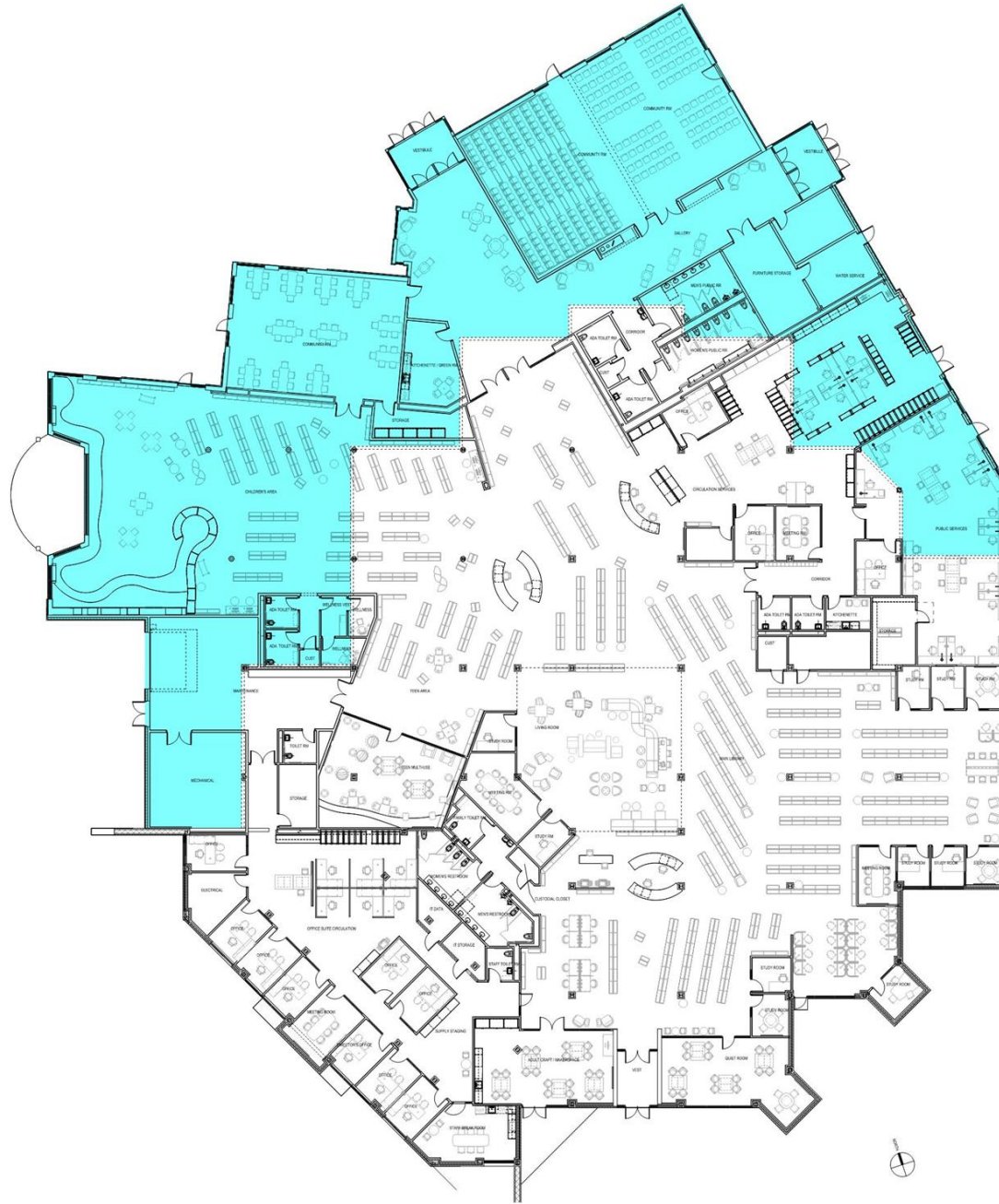
**Original Building was built in
1970**

- Gut renovation of interior spaces including removal of existing partitions, ceiling systems, flooring, millwork, finishes, etc. Adding of insulation to existing perimeter walls.
- Abatement removal of hazardous material.
- New book stacks and furniture.
- Renovation of toilet rooms and additional family restrooms.
- Removal of mezzanine and reconstruction of roof area
- Removal of existing EPDM Roofing System and installation of new EPDM Roofing System with insulation values and drainage to meet current code
- Installation of new skylight at two locations in the existing building where they had previously been removed
- Re-pointing and replacement of exterior brick masonry as required
- Structural enhancements to upgrade building to meet current building code
- Removal and replacement of HVAC system, including all rooftop equipment, with all electric ground source heat pump system and elimination of fossil fuel
- Installation of fire protection system (existing library does not have one)
- The existing electrical service, panels, and distribution will be replaced.
- A new 1200-amp, 480/277-volt service will be installed with a new transformer.
- All lighting will be upgraded to LED, with automatic and manual controls for energy efficiency.
- 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.
- Site renovations to increase parking capacity and safety, enhance flow and site amenities.

New Construction

Area of new construction

- 19,214 gsf



New Construction

- Increase Teen's and Children's area.
- Increase community room area.
- Repositioning front entry of Library.
- Addition of curbside pickup window & traffic loop.
- Increase staff office area.
- Relocate loading dock and maintenance areas to be positioned as 'back-of-house'.

Cost Review

Project Cost: \$36,963,179

Includes:

- Construction Cost: \$28,666,146
- Contingencies
- Allowances
- Other soft costs





\$28,666,146



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%	
ADDITIONS & RENOVATIONS								
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
SITEWORK								
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
	PROJECT TOTALS	\$ 22,561,401	\$ 1,128,071	\$ 1,407,184	\$ 3,764,498	\$ 1,300,000	\$ 1,300,000	\$ 31,461,154
CONSTRUCTION COST AT BID TIME								\$ 31,461,154
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
(51,880 SF) TOTAL PROJECT COST								\$ 39,858,187
								\$ 36,963,179

Reduction
46,421 (SF)

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

Design Update



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
B L T

NEW
BOOKS

FORMATION IN

LARGE
PRINTS

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ARCHITECTS

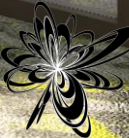




INFORMATION INFORMATION

Vaysen Studio

ASHLEY MCGRAW
ARCHITECTS



What's Next?

- **Community Informational Session December 3, 2024**
- **Bond Vote – December 12, 2024**



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Q&A



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