
Library Board

Monday, February 20, 2017

Regular Meeting

Item F2

Approval of Renovation Needs and Concepts Plan

Previous board discussion and actions have culminated in a planning document that can be used as a preliminary guide for architects responding to a REQUEST FOR PROPOSALS by the City of Grand Island Public Library for Architectural Services. This document includes sections describing interior and exterior renovation needs and concepts. We will review interior plans and delve more into ADA Parking and Patron Walkway Access. Board approval of this plan is recommended.

Staff Contact: Steve Fosselman

Renovation Needs and Concepts Plan

Edith Abbott Memorial Library

211 North Washington Street

Grand Island, NE



Approved by Grand Island Public Library Board of Trustees

February 20, 2017

Section One: Introduction

The Edith Abbott Memorial Library was constructed in 1974 encompassing 25,000 square feet. Utilizing an extensive Building Program Document, this facility was expanded in 2006/2007 to 49,000 square feet.

It's been ten years since our expansion and 12 years since its design in 2005. During that time, we've seen different areas where we have needs that were either not realized at the time due to lack of funding, or we would like to redesign to be more efficient and usable far into the future. We do have a non-tax funding source — a donation from the Grimminger estate—that will go far in helping us move forward to make some needed renovations and improve our services to respond to patron needs and evolving library services.

The Grand Island Public Library Board of Trustees engaged the services of CMBA Architects and Olsson Associates Engineers to assist in exploring areas of needed improvements and preliminary concepts for a future renovation project. These areas include:

- Lobby / Friends-Internet Café & Book Sale Area (Section Two)
- Meeting Rooms (Section Three)
- Administration Area Flip (Section Four)
- Teen/Makerspace / Study Rooms (Section Five)
- ADA Parking and Patron Walkway Access (Section Six)
- Other Renovation Needs (Section Seven)

We are estimating a broad cost range for these improvements, from \$900,000 to \$1,300,000, not including architect fees. Actual costs will be dependent on final fundraising for this project and an approved design that allows options in consideration of those available funds.

This Renovation Needs and Concepts Plan is a preliminary guide for architects responding to a REQUEST FOR PROPOSALS by the City of Grand Island Public Library for Architectural Services. The selected architect will be expected to perform full design services, using the Renovation Needs and Concepts Plan as a foundation for a full range of renovation project services including, but not limited to design development, construction documents, construction bidding and construction administration.

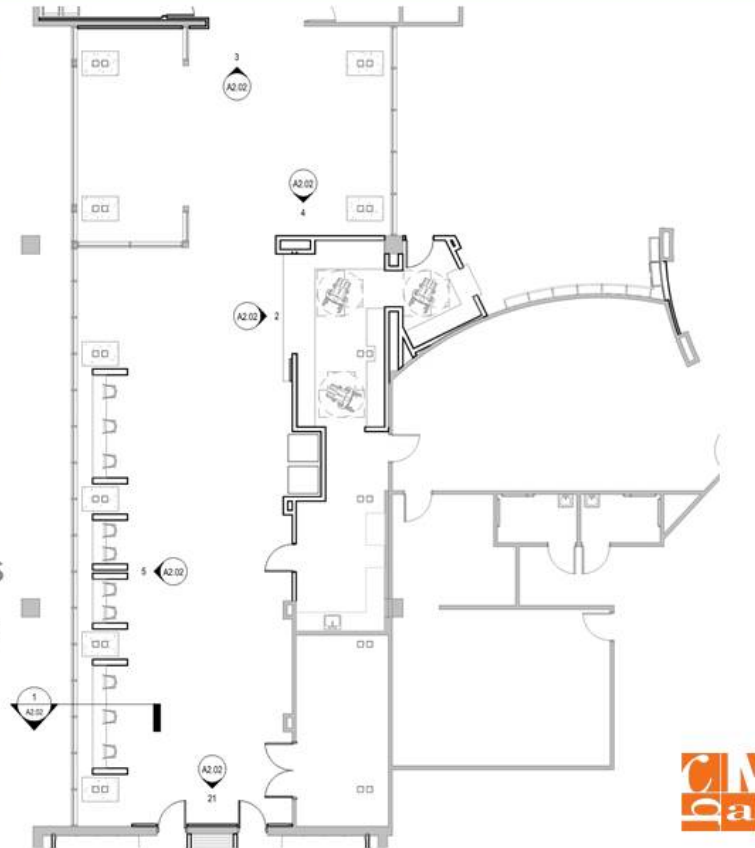
Section Two: Lobby / Friends-Internet Café & Book Sale Area



CITY OF GRAND ISLAND
EDITH ABBOTT MEMORIAL LIBRARY

THE LOBBY / COFFEE SHOP

- NEW COFFEE SHOP AND VENDING AREA
- ACCESSIBLE FROM EXISTING KITCHEN AREA
- NEW DONOR WALL ADJACENT TO ENTRY DOORS
- INCREASED STORAGE CAPACITY BY RELOCATING VENDING
- BUILT-IN BAR HEIGHT COMPUTER NOOKS
- CREATES INDIVIDUAL AND COLLABORATIVE WORK SPACES
- BRINGS ATTENTION TO MEETING ROOMS AS ADDITIONAL AMENITIES OFFERED BY THE LIBRARY



An Internet café was originally intended in the current curved wall space and adjacent areas in our lobby. While functional for a tribute wall, these spaces have largely been without a defined library function. The following concepts convey a café operated by our Friends just inside the library with volunteer services and coffee in the book sale area. The orange dividers on the right side along the west glass wall convey the concept of counter-height seating for patrons using their portable devices on our free WiFi, sipping Friends coffee, or in small conversation groups. Not shown in this concept drawing are the round tables that will remain.





NEW LOBBY SPACE

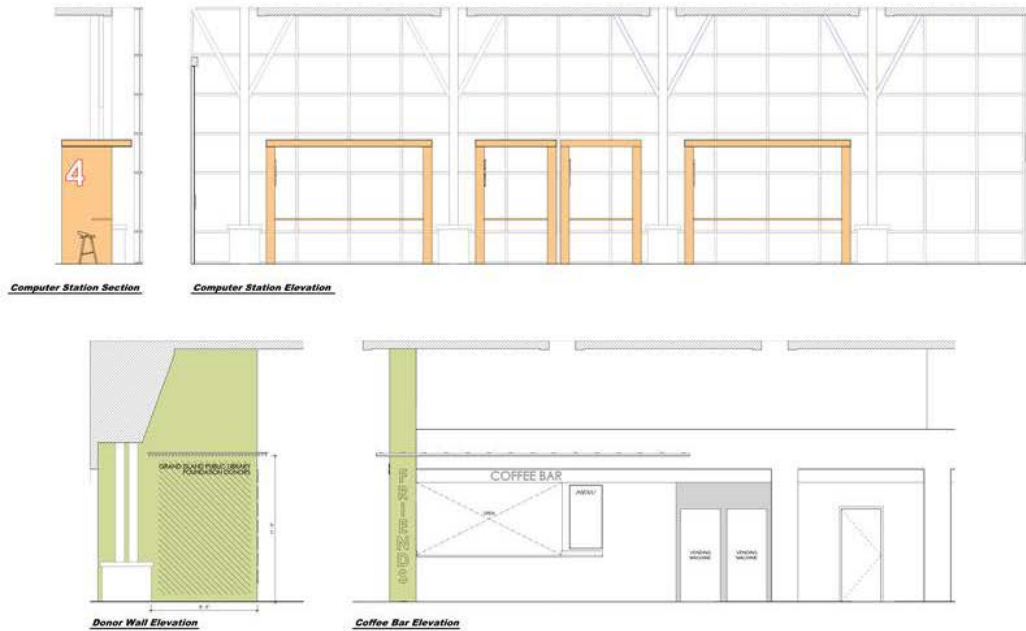
USING COLORS AS A WAY TO HIGHLIGHT DONOR WALL, COFFEE BAR, MEETING ROOMS, STUDY NOOKS



possible options include
a more walled-in look
and one with more
visibility between areas
of the library



THE LOBBY / COFFEE SHOP



ARCHITECTURAL ELEMENTS

RETAIN AND REPEAT EXISTING COLUMN AND ARCHITRAVE





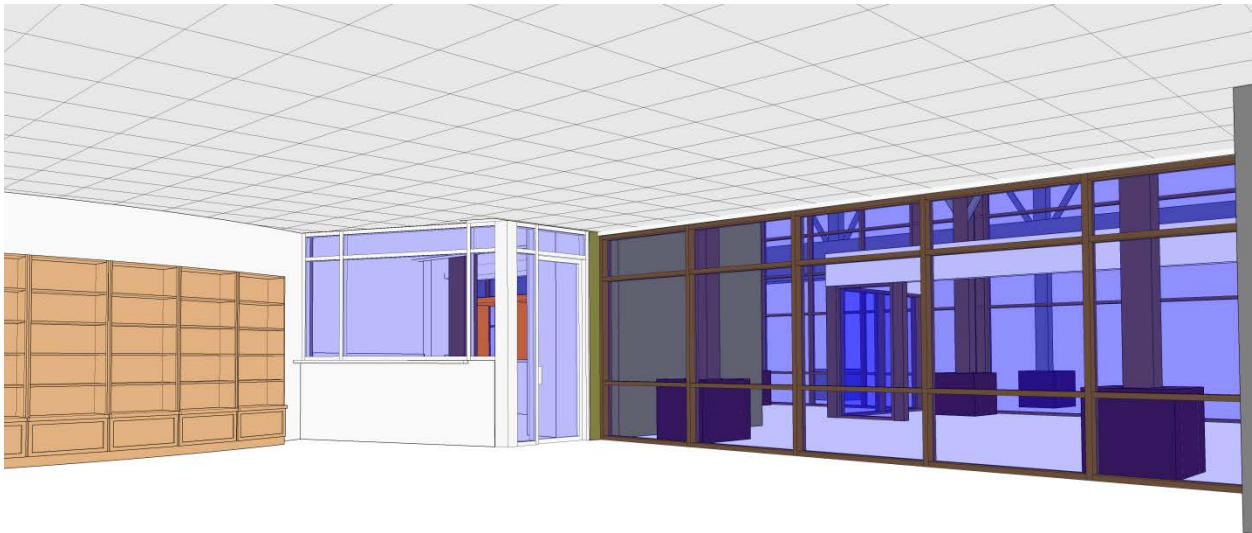
RECONFIGURED BOOK SHELVES

FRIENDS COUNTER

TIES INTO COFFEE BAR IN LOBBY
FOR SALE OF BOOKS AND COFFEE



possible options include
a more walled-in look
and one with more
visibility between areas
of the library



Section Three: Meeting Rooms

THE MEETING ROOMS

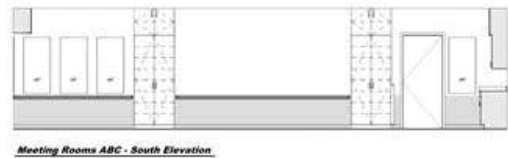
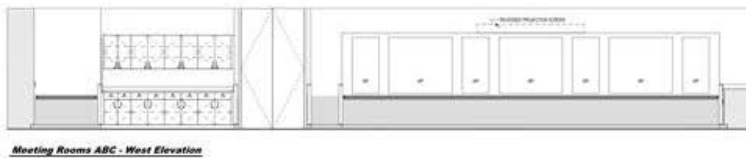
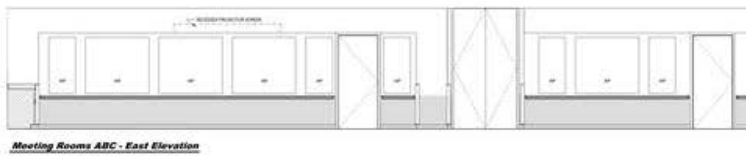
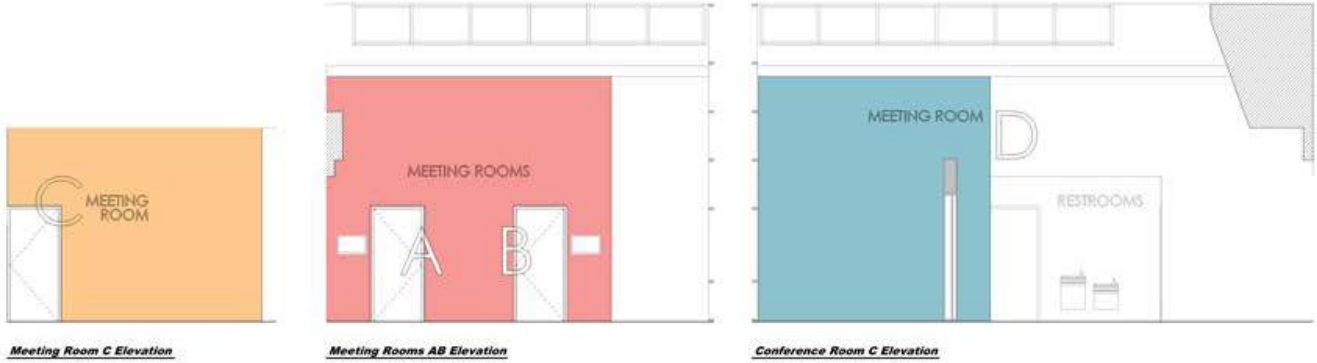
- BRINGS ATTENTION TO MEETING ROOMS AS ADDITIONAL AMENITIES OFFERED BY THE LIBRARY
- LARGE SIGNAGE AND BRIGHT COLORS HELP WITH WAYFINDING
- CREATE "FRIENDS OF THE LIBRARY" STORAGE SPACE AND NEW MEETING ROOM
- INCREASED FLEXIBILITY WITH ACOUSTICAL PANELS, WALL PROTECTION AND ADDITIONAL RECESSED PROJECTION SCREENS
- VISUAL IMPACT OF CONFERENCE CENTERS



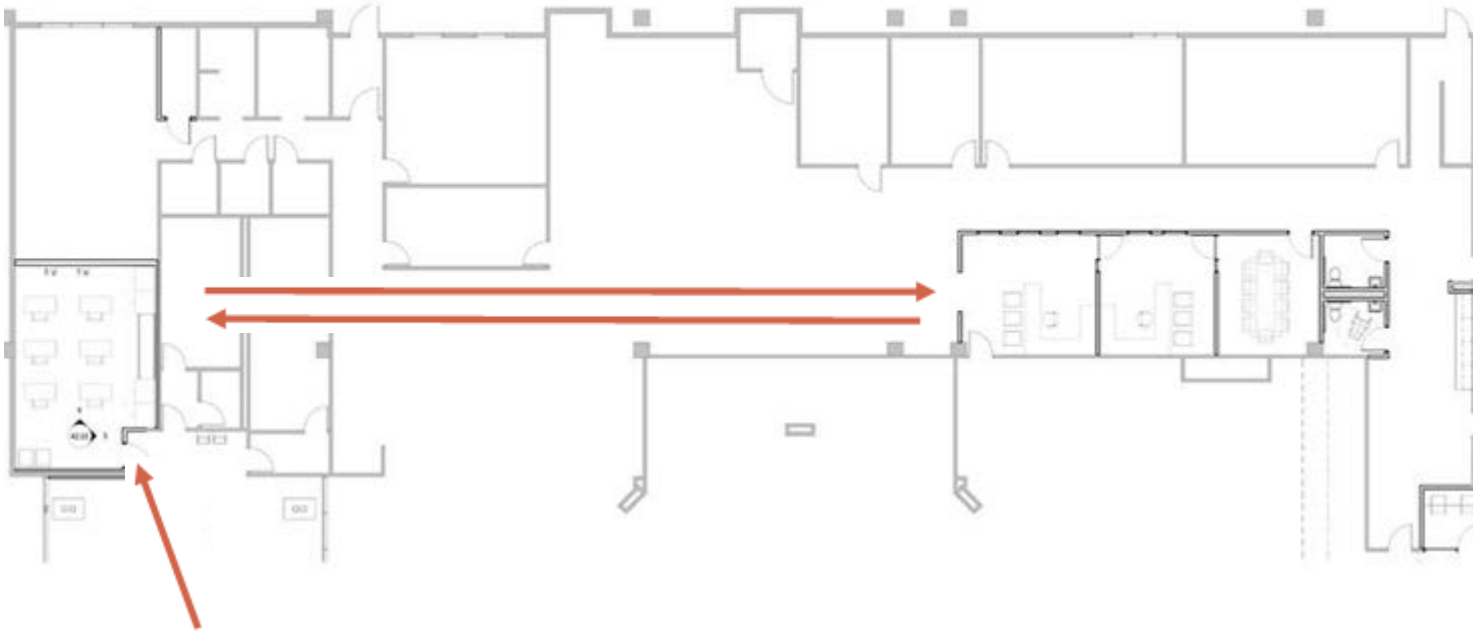
Even though our current meeting room is large and can be divided into three rooms, quite often the entire space is in use and we can't accommodate additional requests. This concept adds another meeting room in our lobby, and adds videoconferencing capabilities. The current meeting rooms will also have additional technology, wall protection and other features that were missing due to lack of funding in 2005. The back of the meeting room (which we call Meeting Room C) is adjacent to the Children's Section and will have cabinetry to store materials for kids' after and out-of-school Makerspace activities.

In the previous section, the concept of color was used to bring more attention to our current meeting rooms at the end of the lobby. And as close as the new meeting room (Meeting Room D for now) would be to our front door, we need to make sure it is easily identified and accessible since it would be next to restrooms.

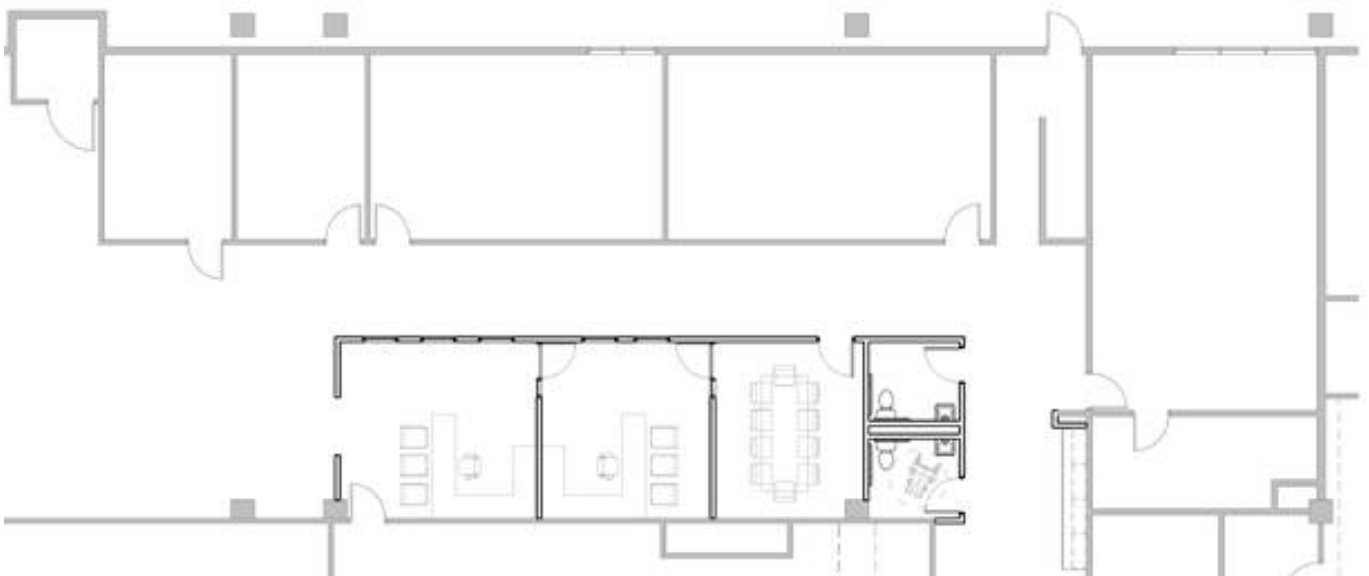
THE MEETING ROOMS



Section Four: Administration Area Flip



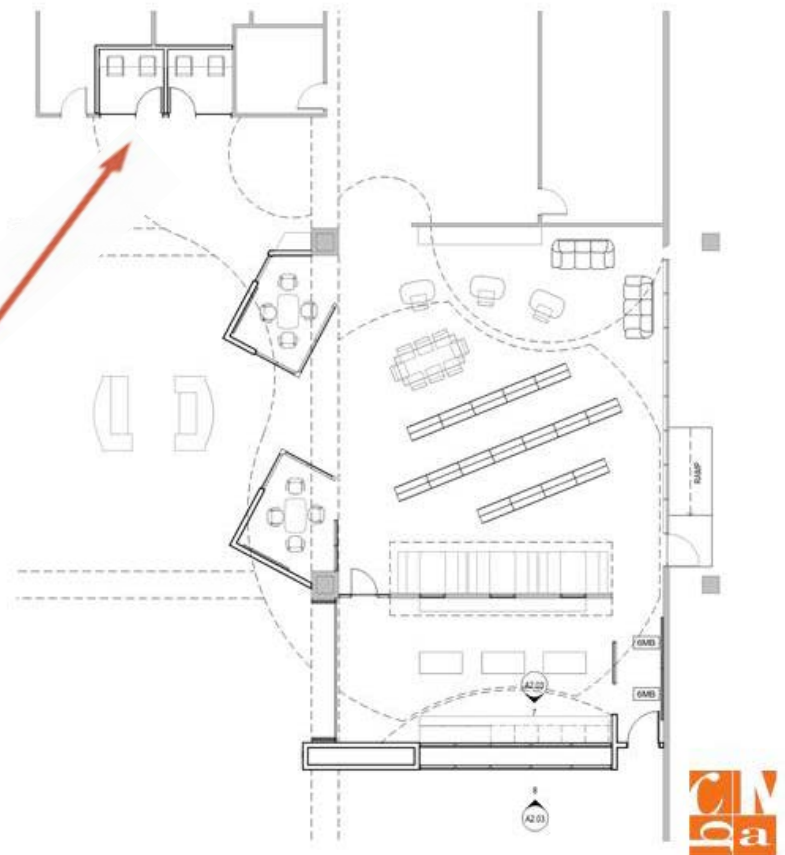
The new meeting room is made possible by "flipping" the Administration Area with a space in our general staff workroom where we currently have Friends book storage. Even though our future offices will be smaller than if they had been kept where they are now, this is well worth the flip to better serve the public.



Section Five: Teen/Makerspace / Study Rooms

THE TEEN / MAKER SPACE

- SMALL COLLABORATION AND GROUP STUDY SPACES ROOMS SERVE AS ENTRY POINT
- FLOOR TREATMENT AND CEILING ELEMENTS CREATE VISUAL INTEREST AND INCORPORATE CURVILINEAR FEATURES
- ADDITIONAL PROCTORED EXAM ROOMS
- MAKER SPACE TO ADD ADDITIONAL AMENITIES TO LIBRARY
- SLIDING GLASS PARTITION FOR VISIBILITY AND SOUND CONTROL
- SPACE TO DISPLAY OBJECTS CREATED IN THE LIBRARY



Over time, the space originally designed for teens has become overcrowded and needs to be expanded. Fortunately, our building design allows for such changes without much problem. An adjacent Makerspace is also needed for teens and the general public to learn and create with 3-D printing and other high-tech equipment and materials. And new study rooms within eyesight of the Help Desk will be used when necessary for the growing need to proctor exams for online college classes and other testing.





WINDOWS INTO TEEN SPACE

ALLOWS FOR INTERACTION
AND INSPIRATION

GALLERY DISPLAY CASES

OPPORTUNITIES TO DISPLAY
OBJECTS MADE IN THE LIBRARY

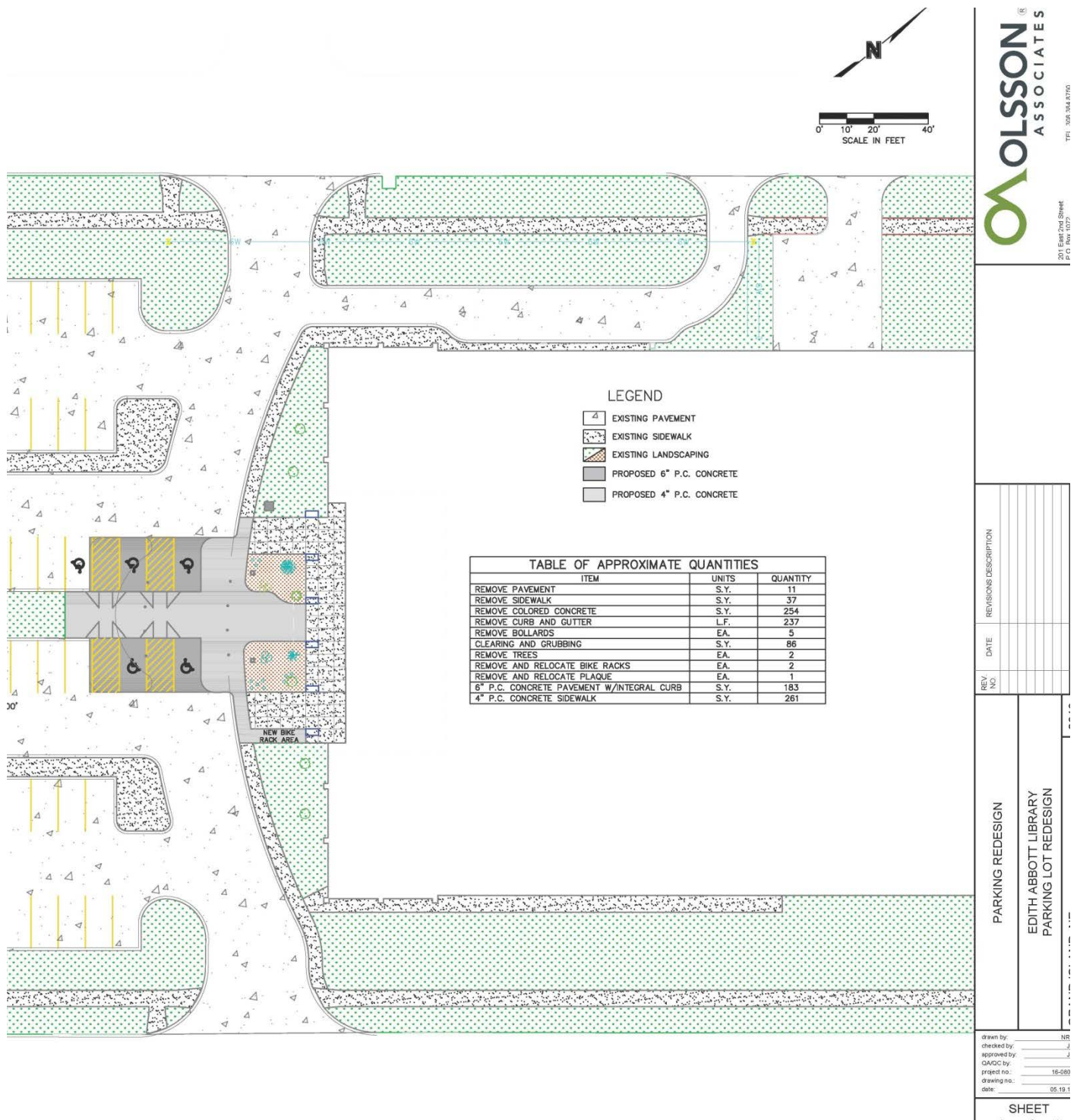


CEILING ELEMENTS

CREATES MINI-SPACES WITHIN
INCORPORATES CURVILINEAR ELEMENTS
ADDS VISUAL INTEREST



Section Six: ADA Parking and Patron Walkway Access



This concept brings ADA parking closer to the building, increases patron safety in walking from the parking lot, and makes a clear entry walkway north and south along the building, with seating taken out and relocated and smoking prohibited. There is room at the south end of this walkway for the bike rack. We've checked and it's OK for us to close off the existing circle to make this happen.

Section Seven: Other Renovation Needs



This section shows flooring improvements in areas to be renovated along with other recommended areas of the library. Also included as starred are exit door/ramp improvements on the east (original) side of the library to improve patron safety. As the project continues, other areas of needed improvement may be included.