




Jefferson County  
**PUBLIC LIBRARY**

# Belmar Redesign



# How community input and research shaped services

Julianne Rist, Director of Libraries

# Research

- Refreshing JCPL's Program of Services
- Demographics
- Usage Stats
- Staff Meetings with the Architect
- Staff Field Trips



# Community Meetings

- **Concerns**
  - Safety
  - Congestion
  - Noise
- **Wishes**
  - Bring Outside In
  - Flexible Meeting Spaces
  - Intuitive



# Online Survey



## Pain Points

- Lobby Crowded & Confusing
- Uncomfortable Furniture
- Story Time Space
- Teens



## Works Well

- Material
- Check Out
- Staff



# Services

- Inclusive
- Family & Kid Friendly
- Comfortable, Welcoming





- Promote Lifelong Learning
- Cutting Edge, High Tech, Innovative
- Flexible, Adaptive

# Concept Design

Julianne Scherer. HDR

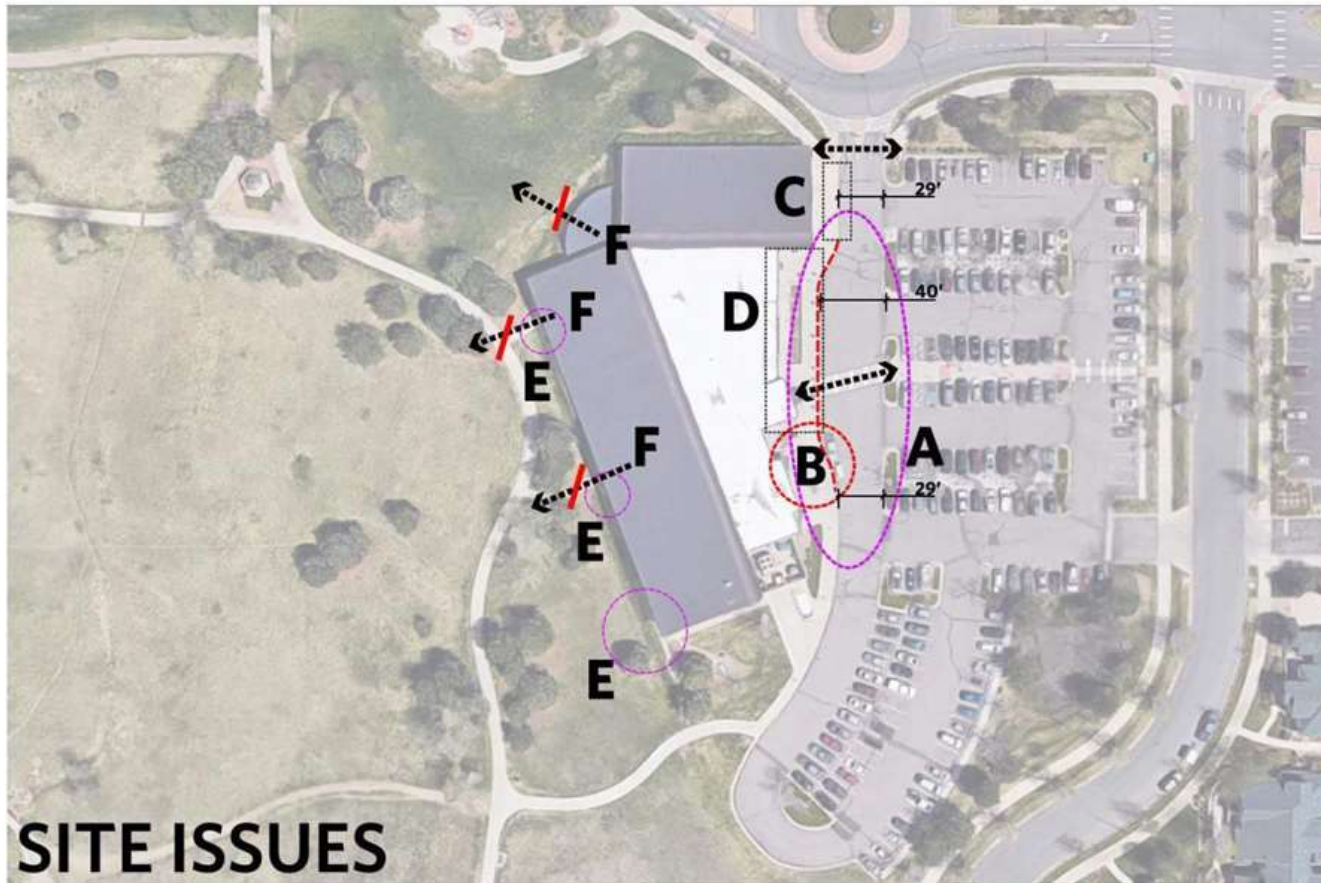


# Concept Design

- PROGRAMMING & ANALYSIS
- COMMUNITY ENGAGEMENT
- PLANNING CONCEPTS

# Program & Analysis

## Site Challenges



A. Ped/Car Conflict



B. Book Drop Conflict



C. Pavement Settlement



D. Under-Used Plaza



E. Non-ADA Exit



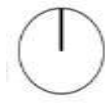
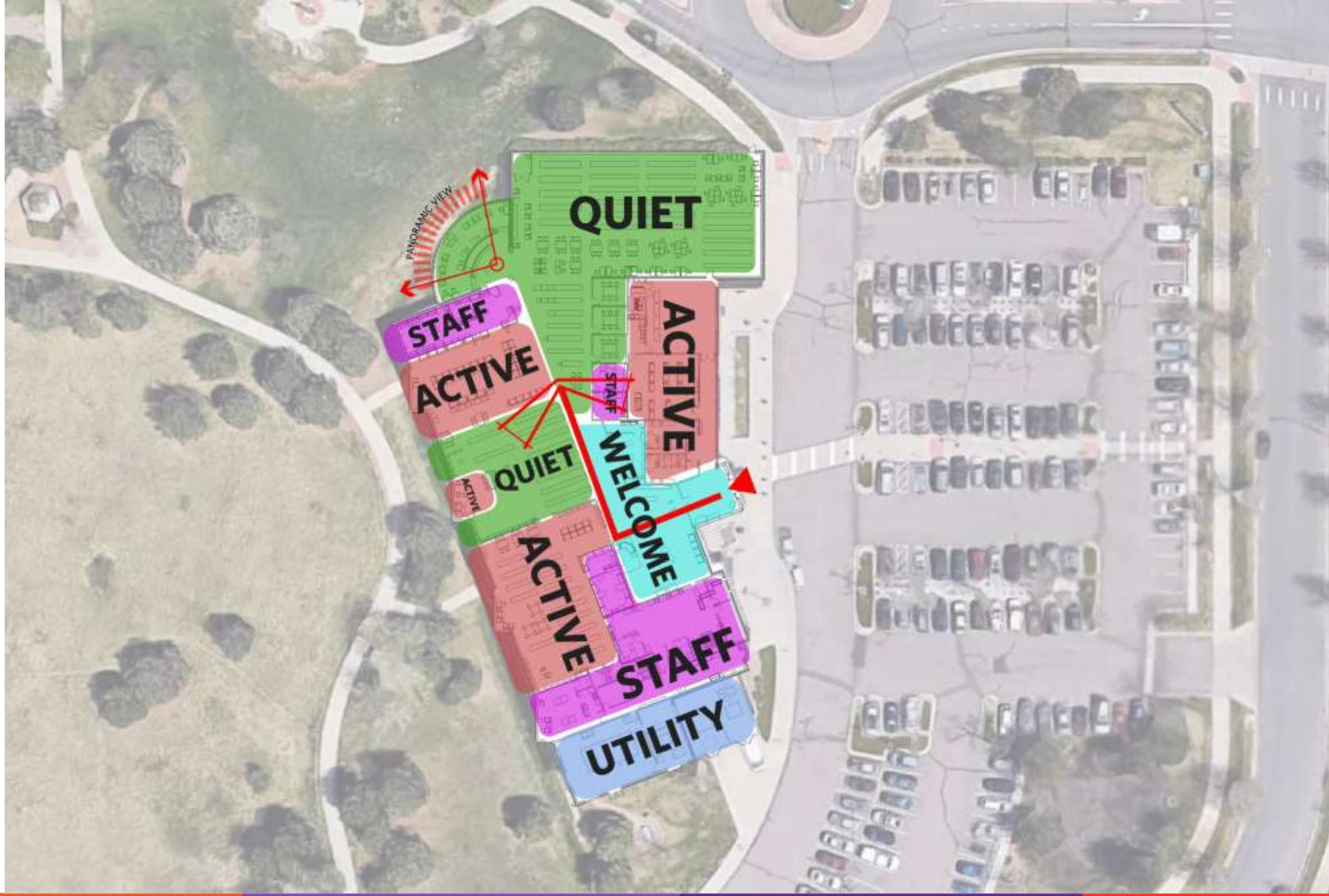
F. Poor Connection to Adjacent Park





# Program & Analysis

Existing Building Zones



# Program & Analysis

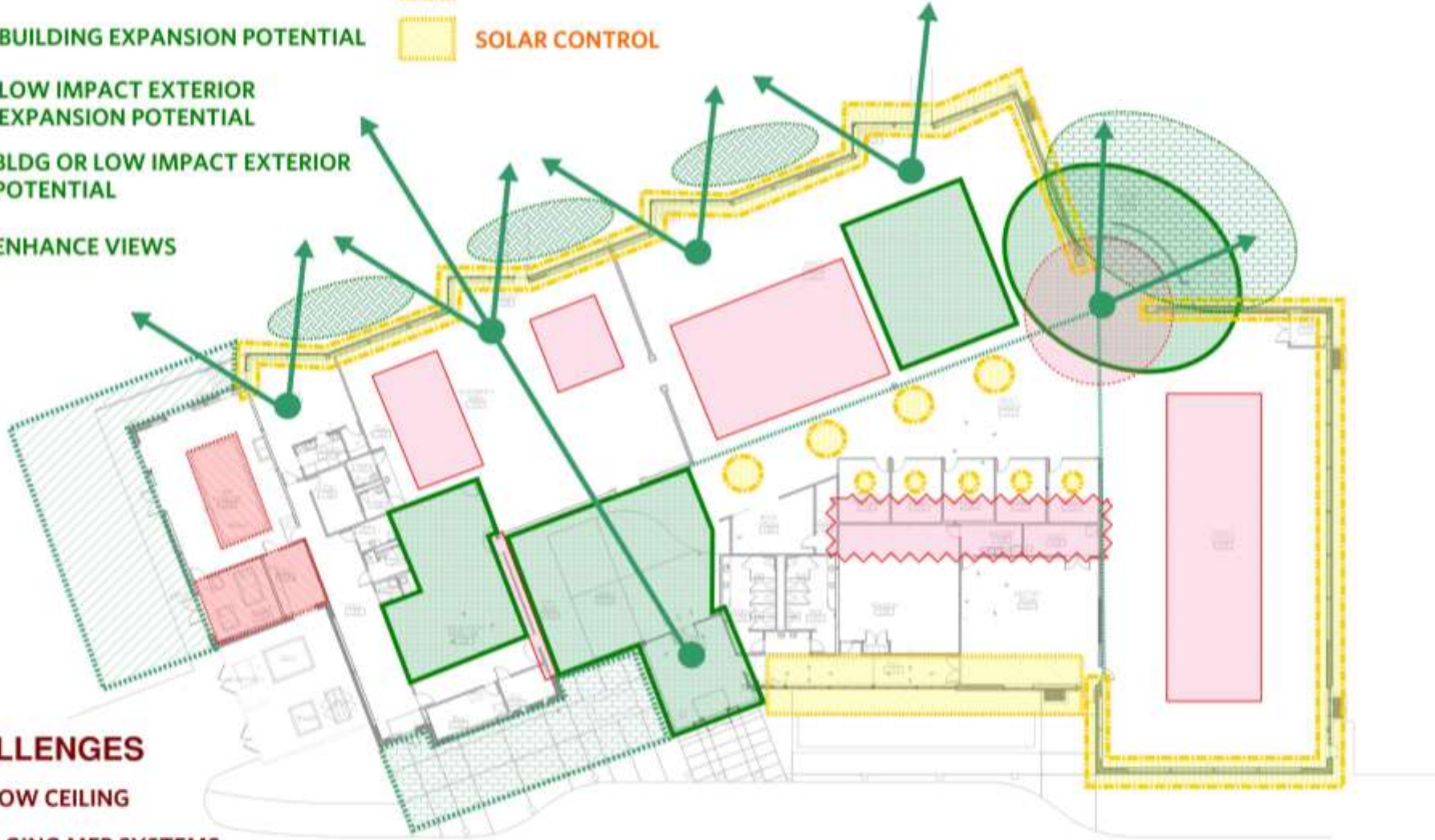
Existing Building Challenges & Opportunities

## OPPORTUNITIES

- ENHANCE EXISTING
- BUILDING EXPANSION POTENTIAL
- LOW IMPACT EXTERIOR EXPANSION POTENTIAL
- BLDG OR LOW IMPACT EXTERIOR POTENTIAL
- ENHANCE VIEWS
- DAYLIGHT ACCESS
- SOLAR CONTROL

## CHALLENGES

- LOW CEILING
- AGING MEP SYSTEMS
- STACK HEIGHT
- ACOUSTICS





# Program & Analysis

## Existing Building Constraints

 **BRACED FRAMING**

 **SLAB ON GRADE**

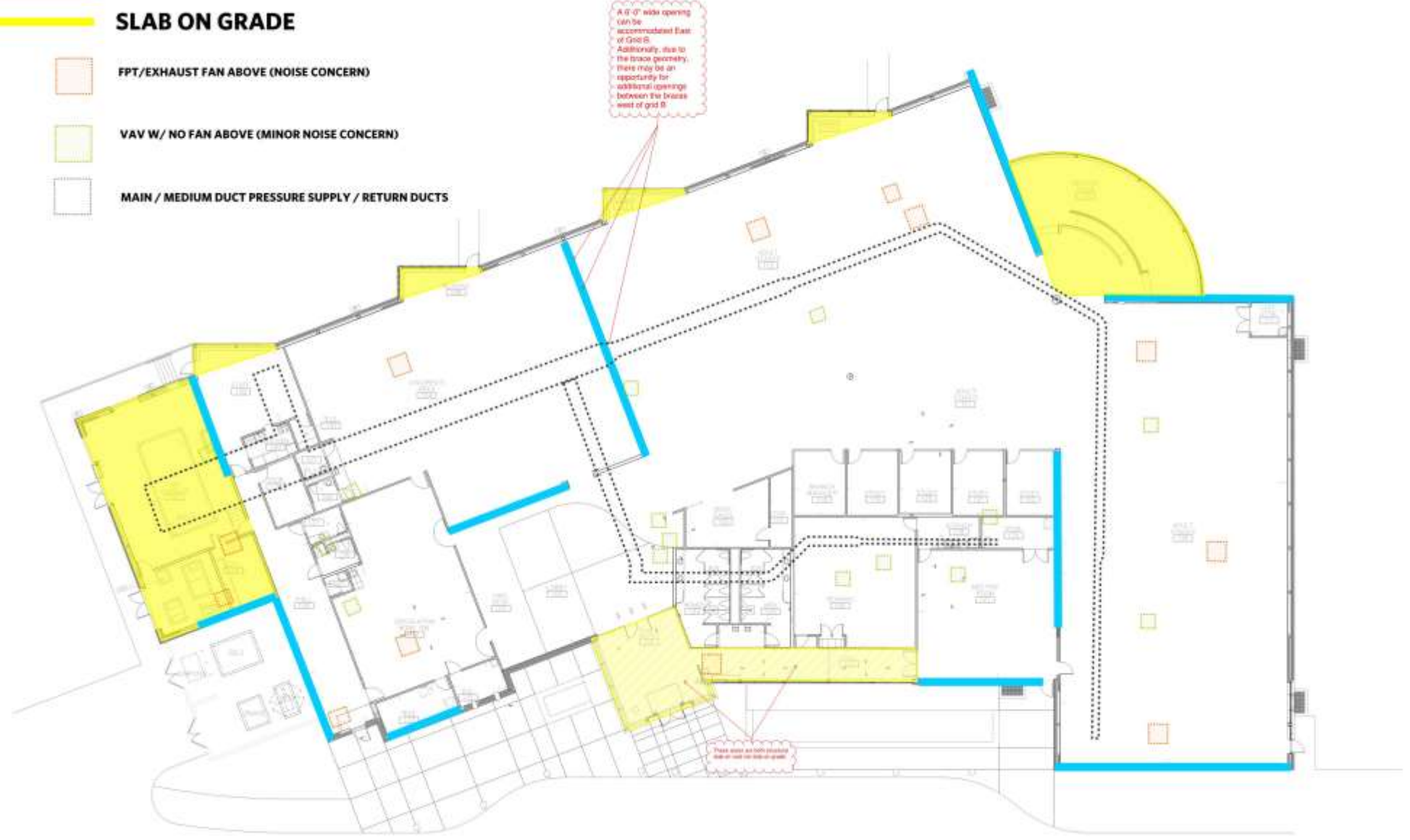
 **FPT/EXHAUST FAN ABOVE (NOISE CONCERN)**

 **VAV W/ NO FAN ABOVE (MINOR NOISE CONCERN)**

 **MAIN / MEDIUM DUCT PRESSURE SUPPLY / RETURN DUCTS**

A 6'-0" wide opening can be accommodated East of Grid B. Additionally, due to the brace geometry, there may be an opportunity for additional openings between the braces west of grid B.

These areas are both available for use as well as open space.





# Community Engagement

## Mapping Activity Results



# Community Engagement

## Priorities Activity Results

**1**

### **Inclusive; Serves all ages, abilities, races, incomes, etc.**

Patrons want to have a sense that the library is for everyone - not too fancy or modern to deter people, not too high-tech to be confusing. Many physical and income-related ability conversations arose and accommodating these cannot be forgotten.

**2**

### **Promotes lifelong learning & teaching, discovery & creativity**

The library should be a place where you can learn about new things you didn't even know you were curious about and further your understanding of the things you love. Creativity is important, but turning the library into a maker-space isn't what people have in mind. Interesting classes or sessions to practice crafts and hand skills were discussed.

**3**

### **Family and Kid Friendly**

Many people come with their children to take advantage of programs and want to feel safe and worry free. Good lines of sight, designated areas that are consistent, and things for parents to do in the meantime were all discussions that arose.

**4**

### **Cutting-edge, high-tech, innovative**

Patrons recognize that everyone is connected these days. They use the computer labs frequently and would not want to see those go away or turn into tablet-only machines (due to elderly fingers and not wanting to completely learn something new). Good WiFi connectivity, latest books/programs/DVDs offered, printing/scanning services with a help desk, and other smart features like more automated book return options or check-out options were desired.

**5**

### **Comfortable, Welcoming**

Patrons do not want to see the library get too sterile feeling: all white, lacking personality, stark fluorescent lighting, too sharp and clean, like an operating room. They talked at length about natural lighting, views to the outdoors, warm woods and other finishes/colors that would reflect the landscape.

**6**

### **Flexible, adaptable**

The realization that the library will change over time, as well as the patrons that visit it, was noted. Allowing for things to change, whether it be the services and programs offered, or the furniture arrangement, or how each space/zone is used were mentioned as things to consider when ideating further design ideas.

# Community Engagement

## Guiding Principles



### Safety and Security

Safety and security was a main priority for the meeting participants, survey participants, and staff. Certain areas in the current space are not working well and are a cause for alarm for the community. The parking lot is a tense space and currently does not allow for cars and pedestrians to coexist, the tall shelf heights and organizations block sightlines for staff. Pain points like these create a negative domino effect on the other spaces and priorities of the library and the Belmar community.

"Libraries should be safe places where we can expand knowledge, explore new worlds, learn, meet and grow."

"I like that my kids have a safe clean area that is well-staffed."



### Inclusive

The library should cater to all patrons regardless of age, income level, nationality, etc. The participants envisioned a library shaped by the community. Their request for more bilingual materials, the importance they place on accessibility, and the broad range of ages Belmar hosts all inform the library's design.

"Everyone is on the same level. Do celebrate diversity!"

"Flexible, Adaptable spaces. Culturally Sensitive. Spanish, Hispanic communities."

"It available to all, it brings a wide age range and diverse people together"



### Promote Lifelong Learning

Through the interviews and comments, the priority of the project became very clear. The patrons reminded us of the role of the library within the community. This building should be a center of knowledge focusing on books and media. It should also provide space for innovative programming beyond the print. The library is a place for lifelong learning.

"I think a library represents a freedom to pursue all types of knowledge and explore books that I wouldn't want to buy necessarily, but I still want to read."

"Kid areas should be fun, cheerful and a place kids can remember for a lifetime how awesome or awe inspiring they were."



### Sustainability and Resilience

Belmar's community has a deep appreciation for the beautiful park they have right in their backyard. And with that, they recognize the responsibility they have to keep it nice. The community expressed their interest in sustainability and green materials as a part of the library's renovation, and the addition of signs to explain to visitors their contribution to the earth and their values.

"Social, financial, environmental"

"Futuristic. Built for the future, meets future needs. Sustainability. Change for the better."

"More environmental. Mental awareness and Sustainability."



### Enhanced Way-finding and Organization

As an initiative to enhance the experience of the patrons, and ease some load off the staff, priority was placed on way-finding and organization. Each iteration of the program was looked at from the stance of the users. A parent toting kids and a bag of books, a patron making a speedy checkout, or a manager overseeing the spaces from their desk.

"Organized well in a manner that is not just books on a shelf"

"Efficient Flow"

"Open spaces and organization is key for a great library"



### Welcoming Atmosphere

One of the top responses to how a library should feel was welcoming. The participants described an entrance that said "Welcome to Belmar." Words like "nooks" and "corners" were used to describe comfortable reading spaces. Natural lighting and seating were discussed as ways to invite patrons to stay. The residents spoke about spaces that felt separate, though not divided.

"Welcoming and comfortable - a place where visitors feel 'at home'."

"Soothing colors. Lots of little nooks, window seats, and desks for places to work, study and read."



### Connection to Adjacent Park and Outdoors

One of the most unique traits of the Belmar library is the adjacent park and lake just outside. The community brought attention to a child's need to play outdoors and take a break from the quiet environment. The staff mentioned a designated outdoor space for programs and rest. All of these pieces contribute to an effort to make the outdoors an extension of the library and to bring the outside in.

"The outside needs so much TLC."

"I think making better use of the park view would be great."

"We use to come there and spend afternoons sitting in the chairs facing the park."



### Convenience Factor

One of the more attractive features of a library should be its convenience. Patrons shouldn't feel burdened by a long visit or view a book return as a chore. Staff access, space adjacencies, and dispersed access points all contribute to an experience tailored to the patrons needs.

"I also value a simple layout with easy to locate sections and signage that makes finding the right section convenient."

"The staff is very friendly and the check out machines are so convenient."



# Planning Concept

## Site Approach



Addresses site issues: D & F



Addresses site issues: A, B, D, & C



Addresses site issues: F & E



Addresses site issues: F & E



Addresses site issues: F & E



Addresses site issues: F





# Planning Concepts

Proposed Site & Building Zones – Guiding Principles

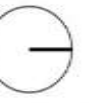




# Planning Concept

## Existing & Proposed Program Comparison

### SQFT COMPARISON



#### CURRENT

- ADULT SERVICES (12,713 SF)
- CHILDRENS (3,283 SF)
- UNASSIGNED (2,806 SF)
- STAFF (5,339 SF)
- PUBLIC (3,912 SF)
- PATHWAYS (2,176 SF)

#### DELTA

- + 250 SQFT
- + 989 SQFT
- + 226 SQFT
- 1,166 SQFT
- + 101 SQFT
- 188 SQFT

#### RENOVATION

- ADULT SERVICES (12,963 SF)
- CHILDRENS (4,272 SF)
- UNASSIGNED (3,112 SF)
- STAFF (4,173 SF)
- PUBLIC (4,013 SF)
- PATHWAYS (1,988 SF)







# Project Budget

Steve Chestnut, Director of Facilities & Construction



# Proactive Approach



- Infrastructure
- Patron Safety
- Facility Master Plan



# Capital Project Cost Estimates

Construction	\$4.66M
Design, Engineering, Equipment, Other	\$2.38M
<b>Total Estimated Project Cost</b>	<b>\$7.04M</b>
Approved Project Budget	\$6.77M
<b>Difference</b>	<b>\$0.27M</b>



# What's driving the cost?

- Rapid Labor and Material Cost Escalation
- Original Architectural Design and Construction Type
- Inclusion of Infrastructure Repair/Replacement
- Sorter Replacement

<b>IHS PEG ECCI - September 2018</b>	September	August	Difference	Direction	Rate of Change	Trend (Months)
<b>Current Pricing</b>						
Headline Cost Index	62.1	58.9	+3.2	▲	Faster	23
Materials/Equipment	62.9	60.7	+2.2	▲	Faster	22
Subcontractor Labor	60.3	54.9	+5.5	▲	Faster	14
<b>Expected Pricing in 6 Months</b>						
Headline Cost Index	79.8	65.4	+14.4	▲	Faster	25
Materials/Equipment	78.9	67.6	+11.3	▲	Faster	25
Subcontractor Labor	81.9	60.2	+21.6	▲	Faster	24
▲ = Higher Prices    ▶ = Neutral Prices    ▼ = Lower Prices						

# Operating Impacts of Belmar Redesign

**Estimated Capital Project Cost**                      **\$ 7,040,000**

***Start-up Operating Expenses***

Books & Materials                                      \$ 250,000

Communications, Graphics & Events              \$ 21,000

Supplies - Office, Cleaning, Tech Supplies     \$ 5,000

Services - Security, Cleaning                      \$ 2,000

Community Funded Special Programs\*         \$ 30,000

**Total Start-Up Operating Expense**              **\$ 308,000**

**Total Anticipated Cost**                              **\$ 7,348,000**

\*Funded by donations

# Questions

