



Planning Study Concept Design

BOARD MEETING
February 13TH, 2023



ASHLEY MCGRAW





AGENDA

Hello.

GOAL OF THIS MEETING

REVIEW KEY PRIORITIES & PURPOSE

CONCEPT DESIGN PRESENTATION

NEXT STEPS





Today's Goal.

Confirm the **vision** for the Bethlehem Public Library that encapsulates the **critical successes** of the project.

Establish next steps, send out planning study report.





KEY PRIORITIES

What are the critical items that define the success of the project?

Planning Study Goals

Initial Objectives

- ❑ Demolish the 59 Borthwick house and investigate potential library uses for the property.
- ❑ Add a large auditorium type space to the library outside the existing footprint. (250 person)
- ❑ Address parking and building accessibility/distance to the interior of the library.
- ❑ Address the icing problems on the plaza either by redesigning it or moving the building entrance closer to the parking lot and eliminating some of it.
- ❑ Abate the popcorn ceiling asbestos ceiling in the hallway.
- ❑ Address interior fit and finish for the library including carpeting.

KEY PRIORITIES

Critical to success

Create a **safer** exterior environment that is more **accommodating** to patrons and library activities, has clear vehicle and pedestrian traffic patterns, and a more **prominent entry**.

To be considered the port in a storm for our community members, and a valued **community support partner**.

Create an easily accessible addition that caters to the library and community **program needs** and accommodates multifunctional, **flexible** spaces, and increases patron **capacity to a minimum of 250**.

Providing **adequate space** to ensure that **multiple demographic** needs of patrons are accommodated in functional spaces customized to their intended use and program needs, while **cohesively integrating efficient** employee operational spaces.



PURPOSE

What is the BPL community striving to accomplish and why?

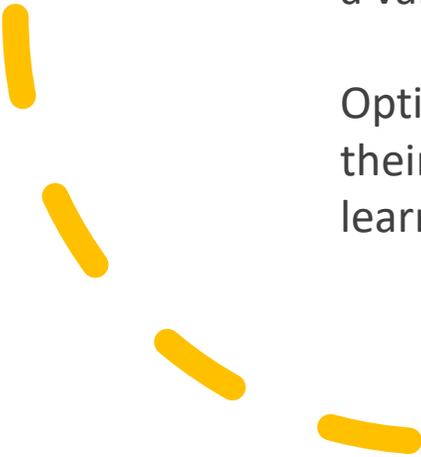


Project Purpose.

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.

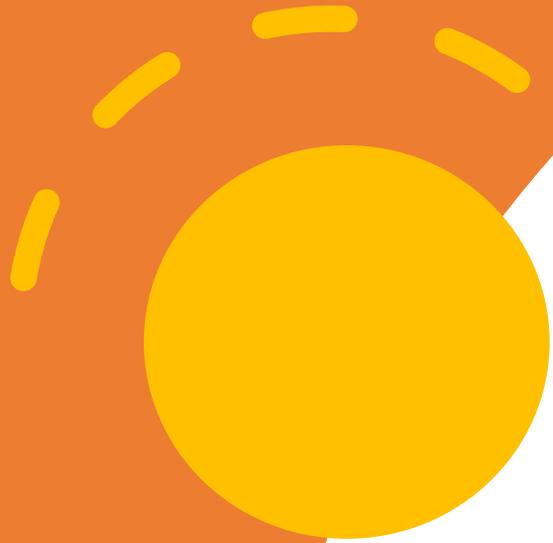


REVIEW:

Design Selection

Exploring the interaction between the site & the building.





OPTION THREE HYBRID

Split the Middle (3) + A New Front (4)

SPLIT THE MIDDLE HYBRID

INTERIOR SPACE LEGEND

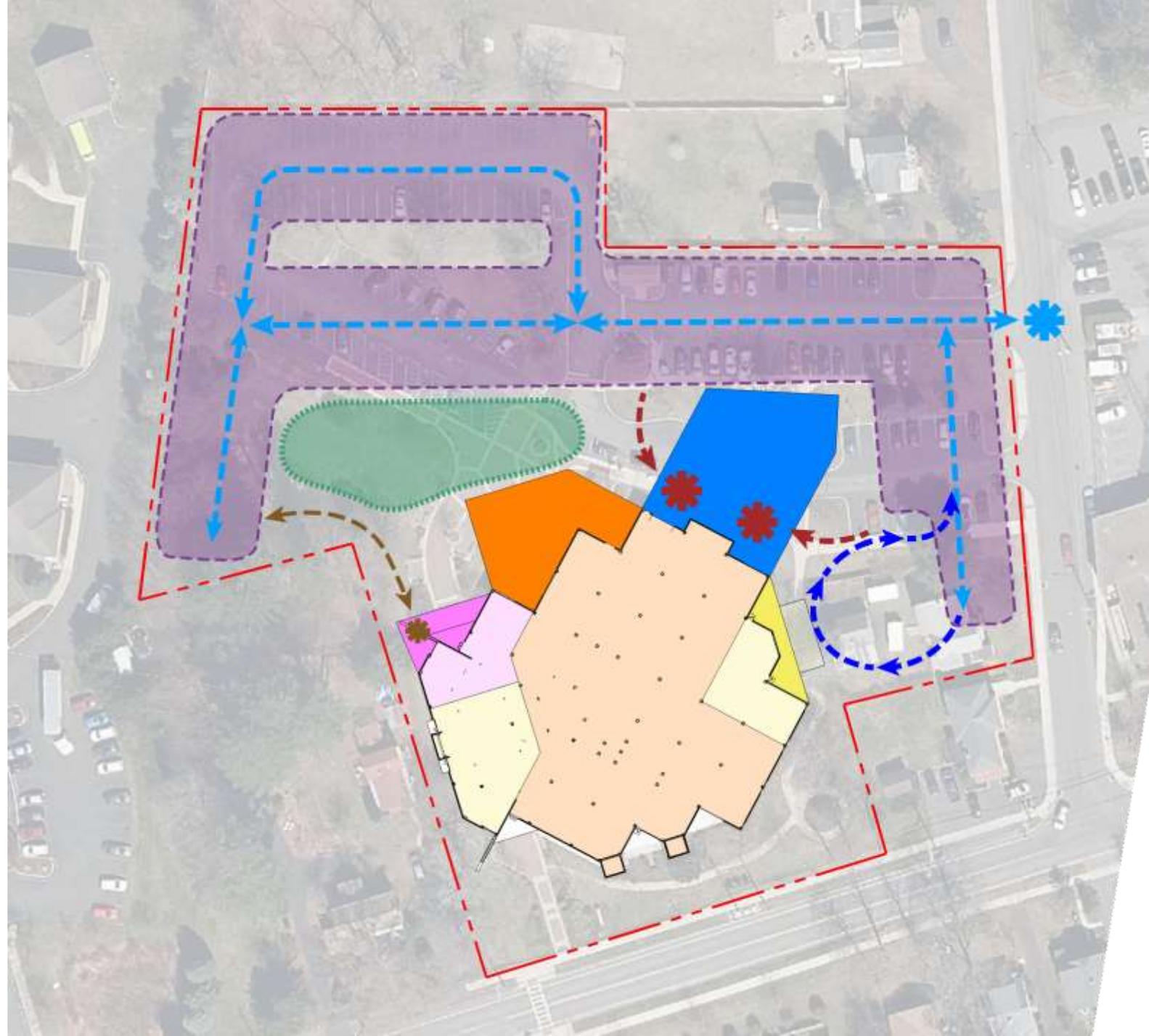
- LIBRARY 
- COMMUNITY 
- STAFF 
- MAINTENANCE 

| EXTERIOR SPACE | |
|---|---------------------|
| LEGEND | |
|  | PARKING |
|  | OUTDOOR LEARNING |
|  | SERVICE ENTRY |
|  | SERVICE ACCESS |
|  | MAIN ENTRANCE |
|  | PEDESTRIAN ACCESS |
|  | BOOK PICKUP |
|  | SITE ACCESS POINT |
|  | VEHICLE CIRCULATION |

ESTIMATED

170 Parking spaces

6,000sf of outdoor green space to accommodate 240 people



SPLIT THE MIDDLE

Design Refinement

Incorporating feedback, project
objectives, & site considerations.



SPLIT THE MIDDLE

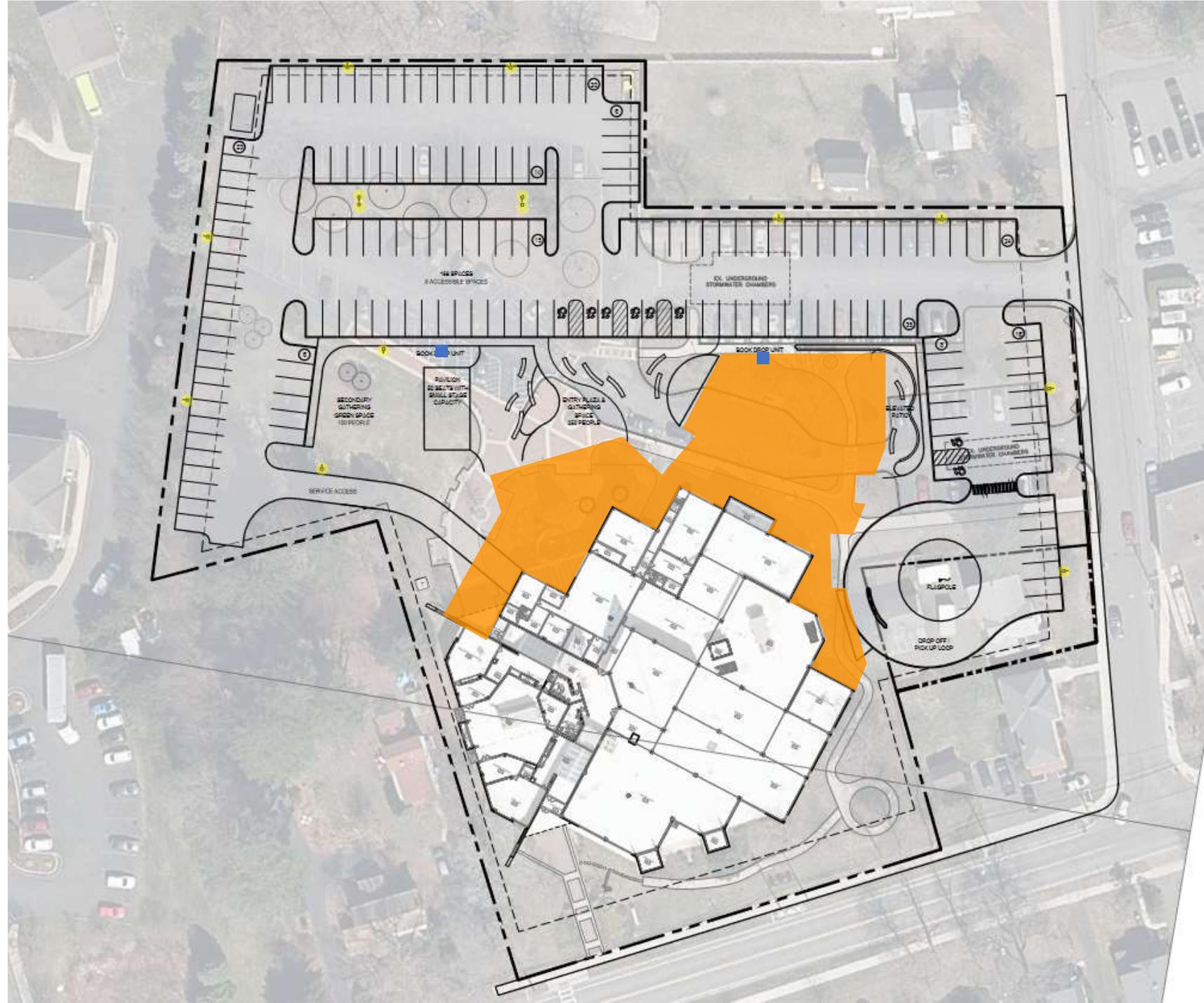
Floorplan Overall - Site

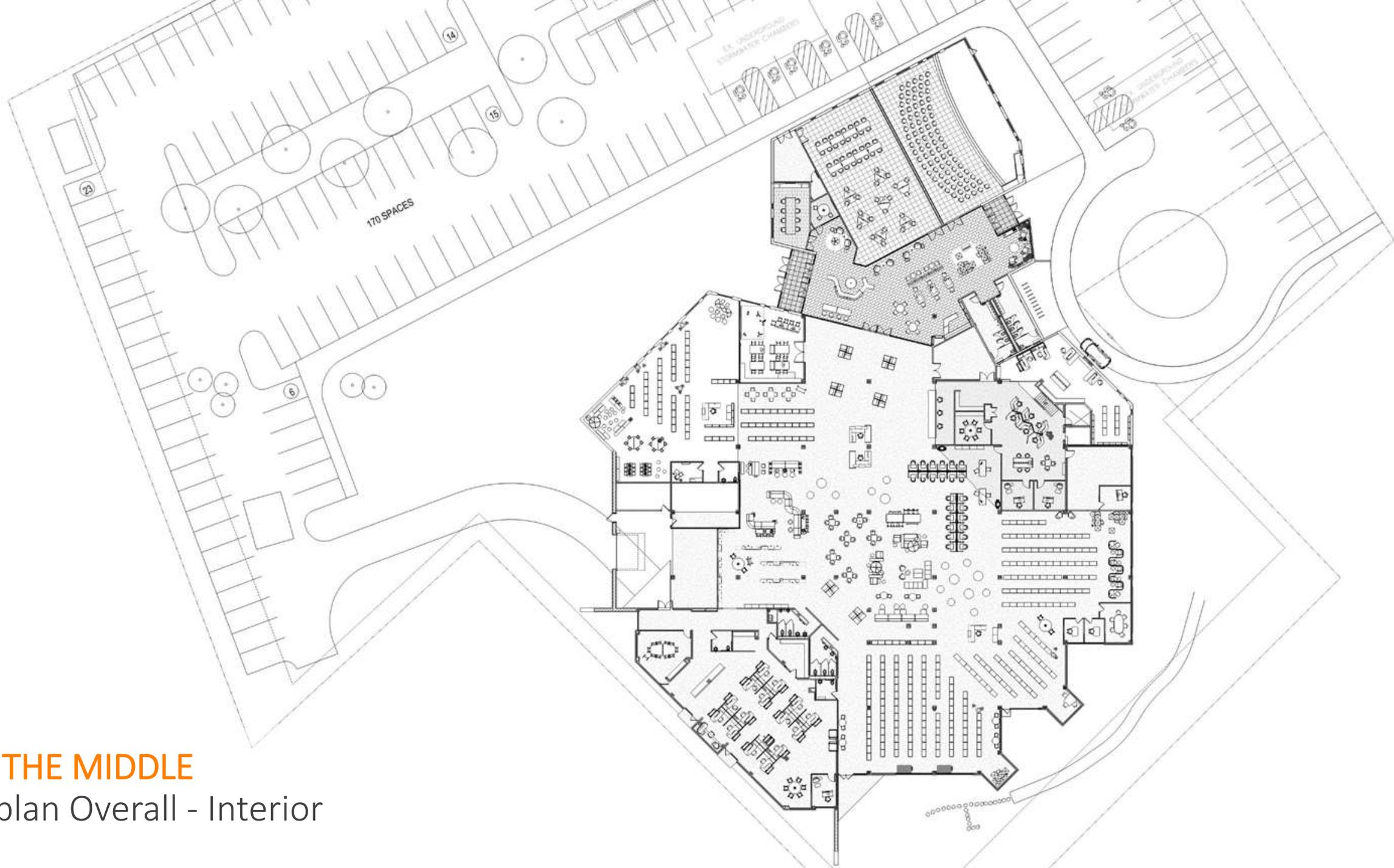
168 Parking Spaces
8 Accessible Spaces

6,000sf of outdoor green space to accommodate 250 people

Outdoor Pavilion seats 50 people
Green Space Gathering 100 people
Entry plaza 250 people

- Relocated Transformer
- Mobile Book Drops
- Lighting locations





SPLIT THE MIDDLE

Floorplan Overall - Interior

SPLIT THE MIDDLE

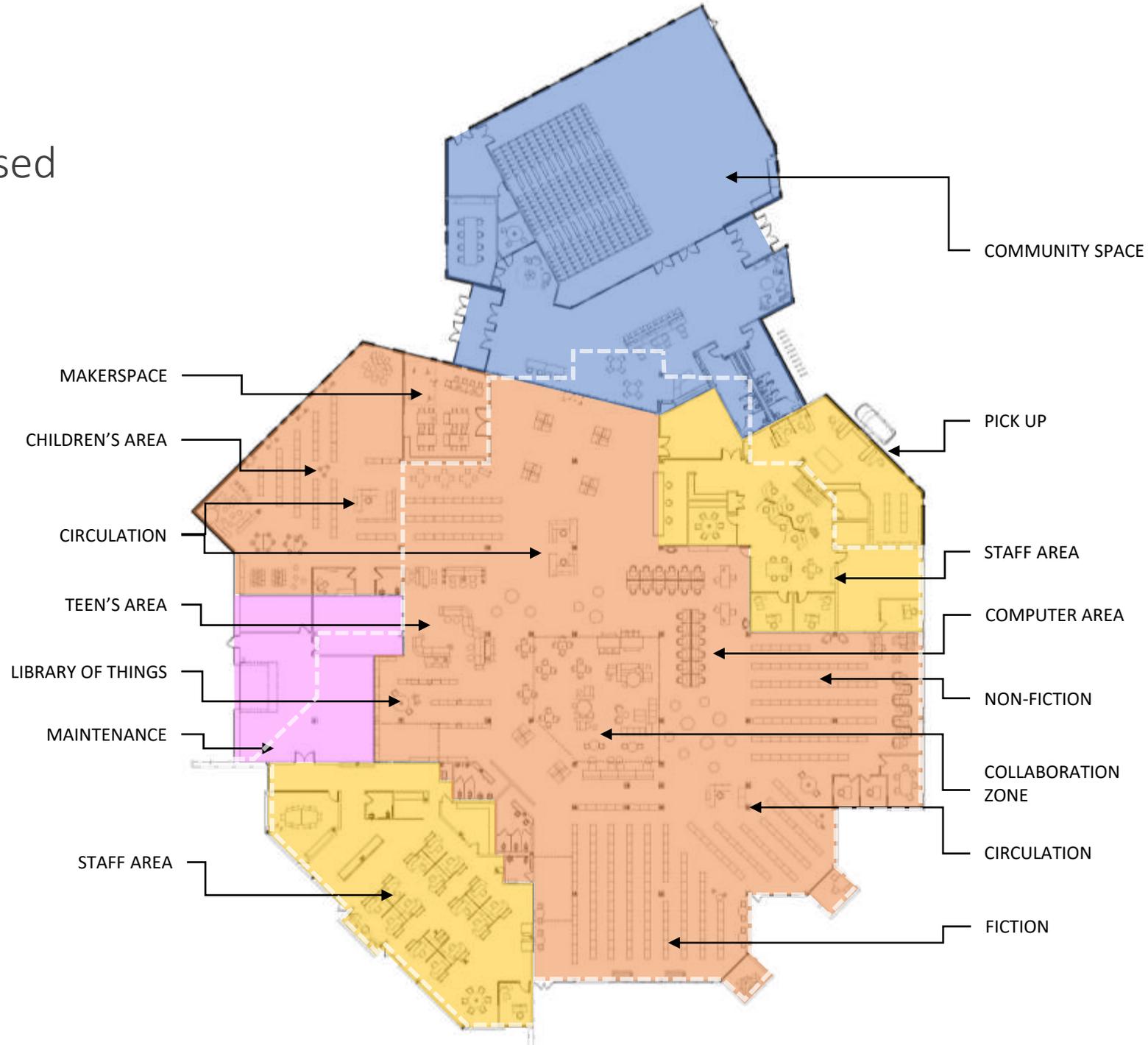
Floorplan Program Zones - Proposed

NEW and RENOVATED SPACE sq.ft.

| | Existing | New |
|-------------|----------|--------|
| Additions | - | 15,500 |
| Renovations | 24,800 | - |

PROGRAM INCREASES sq.ft.

| | Existing | New |
|--------------|----------|--------|
| Community | 2,377 | 6,111 |
| Main Library | 16,500 | 24,200 |
| Staff Areas | 5,900 | 11,400 |
| Maintenance | 2,000 | 2,500 |



COMMUNITY ROOM PRECEDENTS

Products and inspiration influencing the design & layout of the community space



Room Divider
Skyfold



Static Stage Option

Café Area
in vestibule



COMMUNITY ROOM PRECEDENTS

Products and inspiration influencing the design & layout of the community space

Hydraulic Stage Option



Skirts are available to hide the hydraulic system



Retractable Seating Fully extended with safety rails

Retractable Seating Partially-closed view, available in a number of finishes

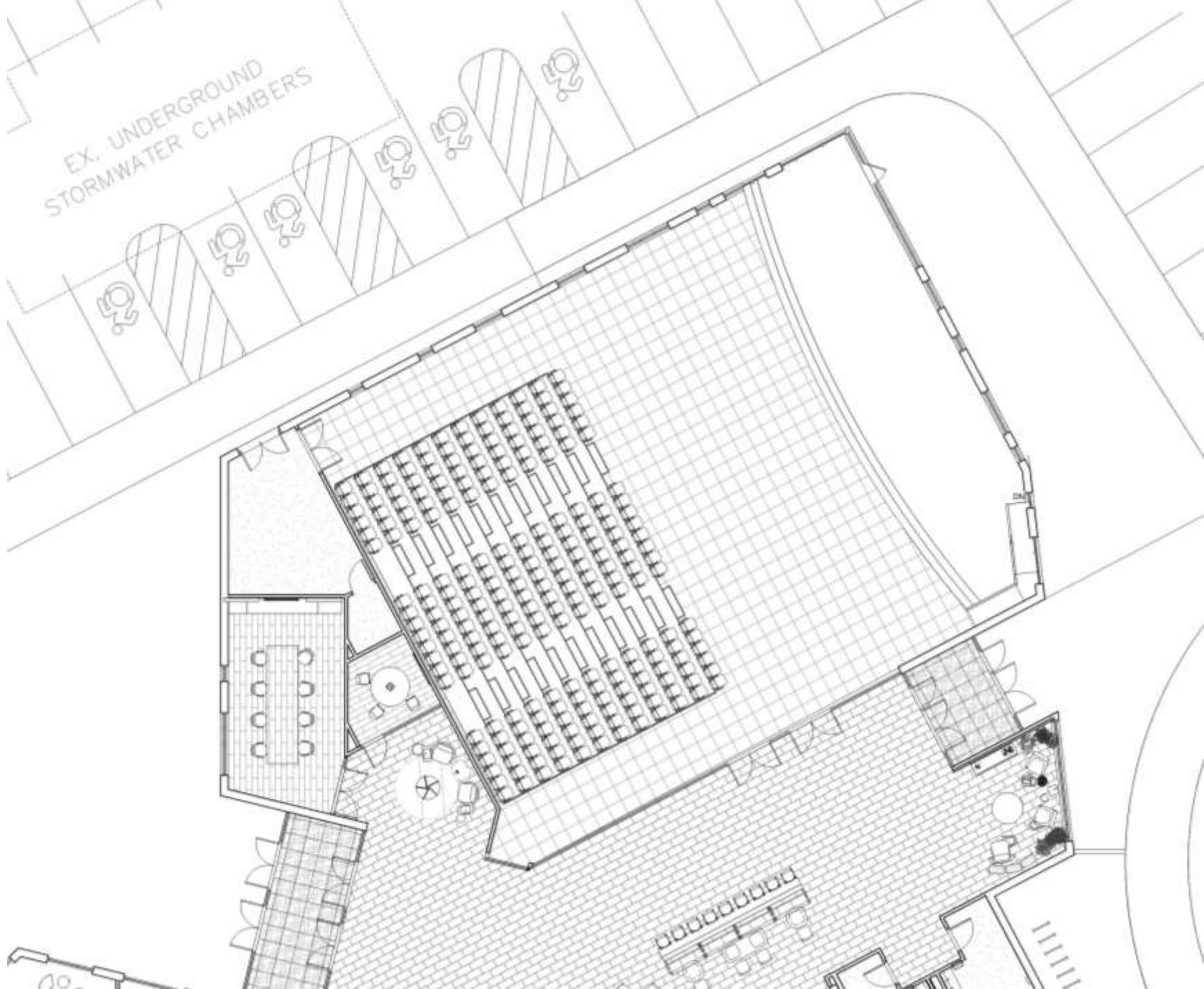


SPLIT THE MIDDLE

Floorplan Enlarged
Community Room

Performance Setup
Telescoping Seats

Accommodates 240 people

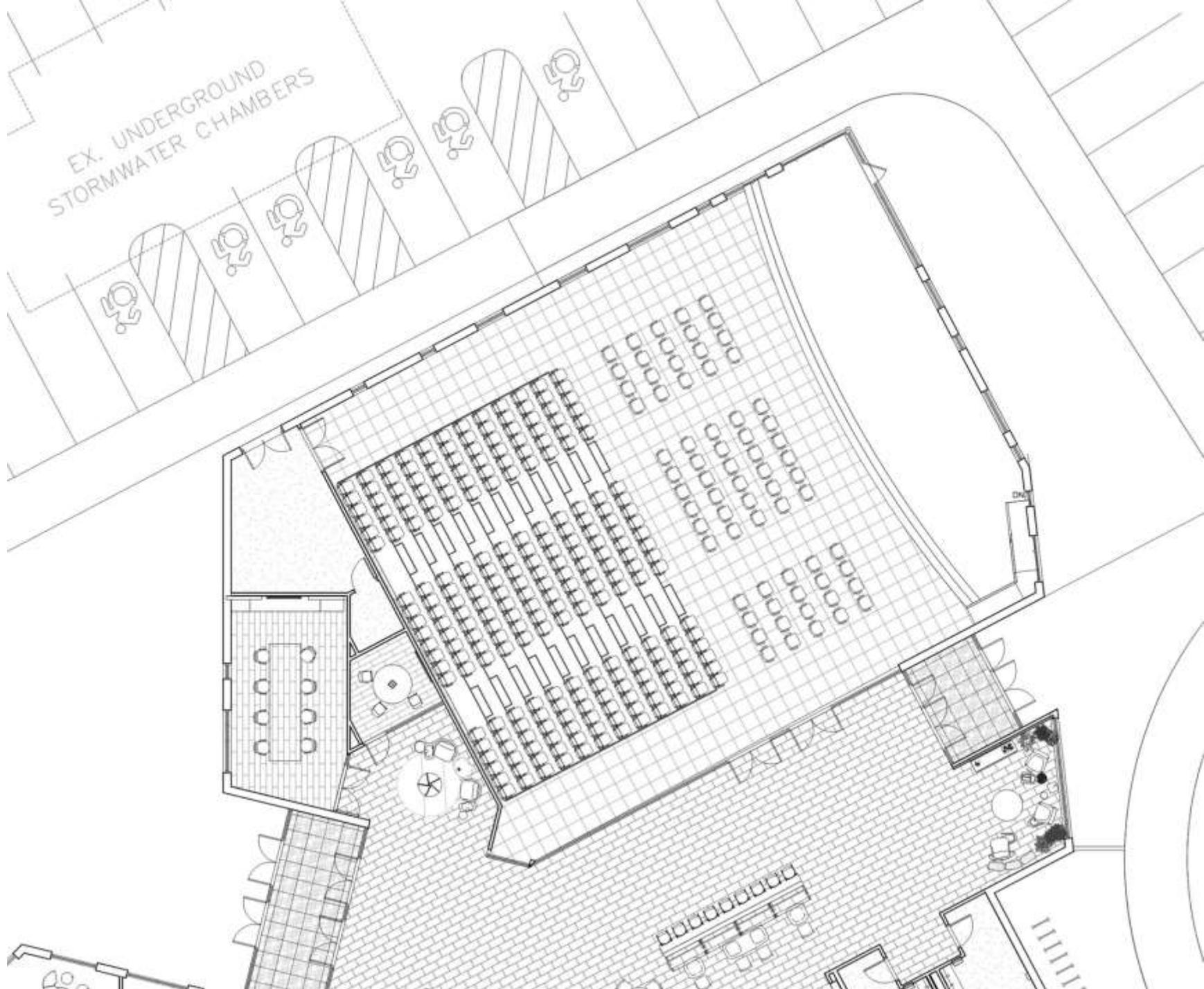


SPLIT THE MIDDLE

Floorplan Enlarged
Community Room

Presentation Setup
Telescoping Seats & Chairs

Accommodates 310 people



SPLIT THE MIDDLE

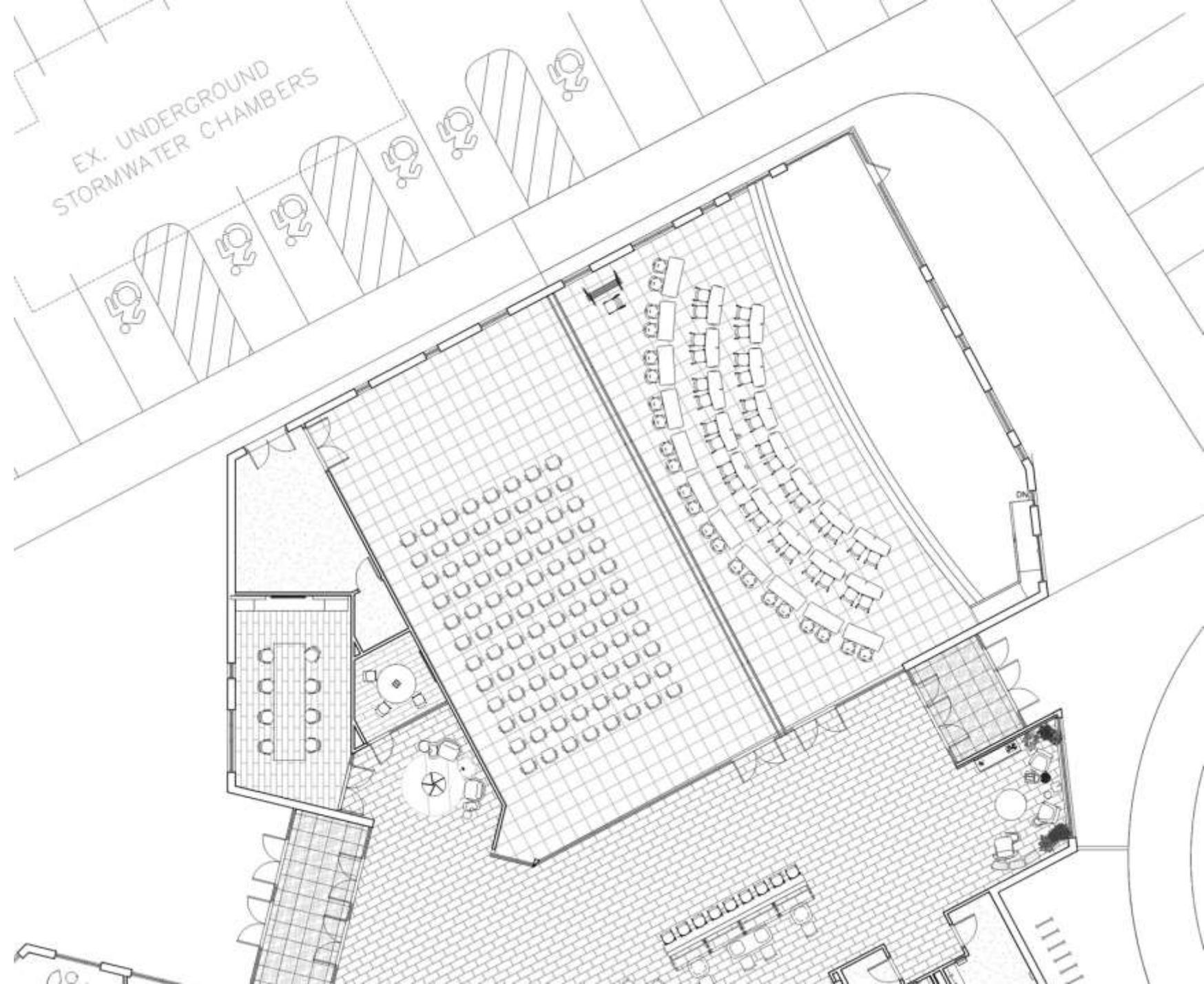
Floorplan Enlarged
Community Room

Small Lecture ½ Room
Individual Seats

Accommodates 96 people

Individual Instruction ½ room
Team tables with seats

Accommodates 54 people



SPLIT THE MIDDLE

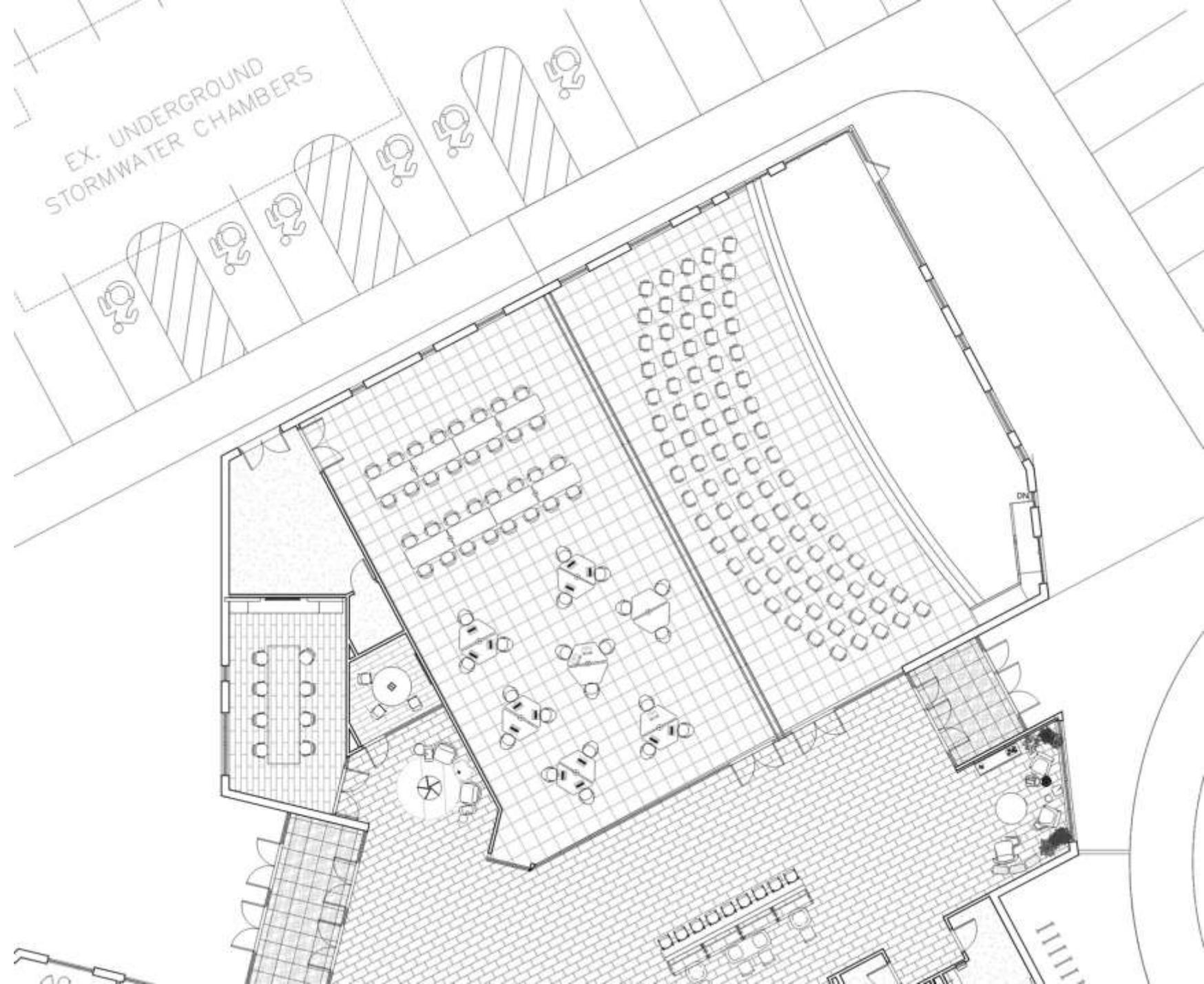
Floorplan Enlarged
Community Room

Group Learning ½ Room
Tables & Chairs

Accommodates 53 people

Lecture ½ room
Seats Only

Accommodates 85 people





Renderings

Split the Middle

Current Views
Delaware Ave



Current Views
Borthwick Ave







BETHLEHEM
PUBLIC LIBRARY



BETHELHEIM PUBLIC LIBRARY





Interior Views Entrances









BETHLEHEM PUBLIC LIBRARY



BUDGET REVIEW

Order of Magnitude Cost

| | | |
|---|-----------|------------------------|
| Site | LS | \$2,100,000 |
| New Construction | 15150 gsf | \$7,852,500.00 |
| Renovations | 24800 nsf | \$6,140,000.00 |
| Demolish house | LS | \$85,000.00 |
| Hazardous Material Abatement | LS | \$185,000.00 |
| Building Envelope Improvements | LS | \$175,000.00 |
| Total Construction Cost | | \$16,537,500.00 |
| FF&E | 39150 nsf | \$1,761,750.00 |
| Escalation & Soft costs (fees, CM cost, testing, etc) | | \$4,795,875.00 |
| Total Project Cost | | \$23,095,125.00 |



Next Steps...

- Planning Study Conclusion
- Provide Planning Study Report
- Determine project scope to proceed with into Design





ASHLEY MCGRAW

Thank You

