



45 Lewis Street | Binghamton, NY 13901 | 607.217.7013 | www.L2studioarch.com

## Today's Presenters



**Michael A. Lombardini, RA**  
Founding Partner



**Corey A. Layton, RA LEED AP**  
Founding Partner



**Robert J. Costello, RA**  
Business Development Manager



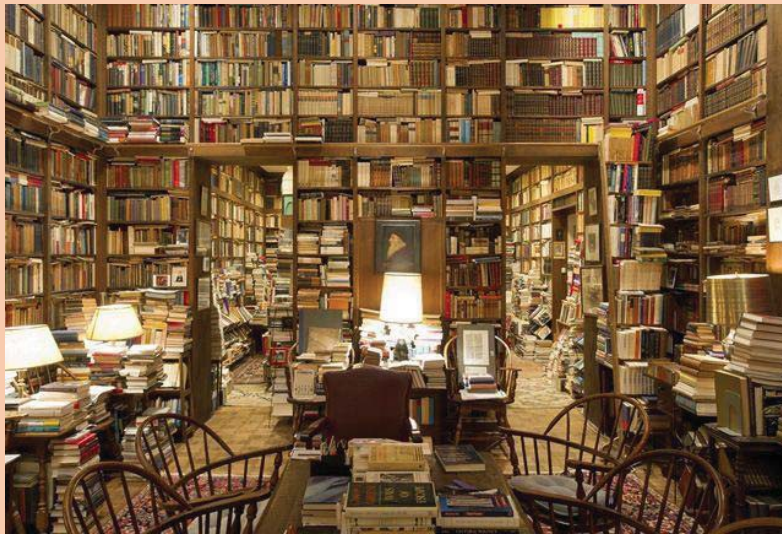
45 Lewis Street | Binghamton, NY 13901 | 607.217.7013 | www.L2studioarch.com



*Connecting trustees through advocacy, recognition and education*

Rethinking Library Spaces: Making Better Use of  
the Space You Already Have

# Where to begin?



## Record Drawings?

### Exit Diagrams



**GOOD**

(well... not really)

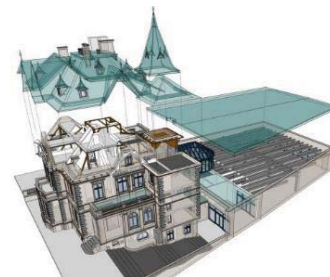
### Archived Construction Drawings



**BETTER**

(it's a start)

### Digital Drawings & Models



**BEST**

(You're well on your way)

## Planning for a Brighter Future

Gather Physical Information

Space Utilization Analysis

Building Function & Operations Assessment

Maintenance & Repairs Planning



# Space Utilization Analysis

## Step 1: Gather Physical Information

- Survey Existing Library Areas
- Document Floor Plans (Record Drawings)
- Calculate Program Areas (square footage)

Accurate documentation forms the basis for all future planning

# Space Utilization Analysis

## Step 2: Analyze Space Allocation & Utilization

- Tabulate Program Areas
  - Organize Spaces by Function
  - Space Utilization Chart (based upon floor area)
- Analyze Results
  - Identify Underutilized/Excess Areas
  - Discover Areas of insufficient capacity
  - Plan for Multi-Functional Areas
- Think about the future
  - How can our space usage be improved?
  - In what ways will our Library evolve over time?

### Example: Space Utilization Chart

Type of Space	NASF – Net Assigned Space	Percent of Total
Lobby/Entry	300 s.f.	2.5%
Adult Books Section	2200 s.f.	18%
Teen Book Section	200 s.f.	1.7%
Children's Section	1500 s.f.	12.5%
General Reading	1400 s.f.	12%
IT/Computer	600 s.f.	5%
Classroom	720 s.f.	6%
Reference	1400 s.f.	12%
Reception/Check Out	300 s.f.	2.5%
Process Area	200 s.f.	1.7%
Book Archive	610 s.f.	5%
Work Room	500 s.f.	4%
Offices	620 s.f.	5.1%
Lunch Room/Meeting	150 s.f.	1.25%
Toilet Rooms	200 s.f.	1.7%
Corridors/Aisles/Auxiliary	400 s.f.	3.35%
General Storage	200 s.f.	1.7%
Mechanical	200 s.f.	1.7%
Electrical	100 s.f.	> 1%
Inactive Area	200 s.f.	1.7%
TOTAL	12,000 s.f.	100%

# Building Function & Operations

## Step 3: Evaluate Site & Building

- Vehicular/Pedestrian Circulation
- Building Entrances
- Interior Circulation
- Amenities
- Daylighting
- Security & Communications
- Building Code Compliance
- Accessibility Standards
- Energy Performance

## Maintenance & Repairs

### Step 4: Assess Existing Building & Site Components

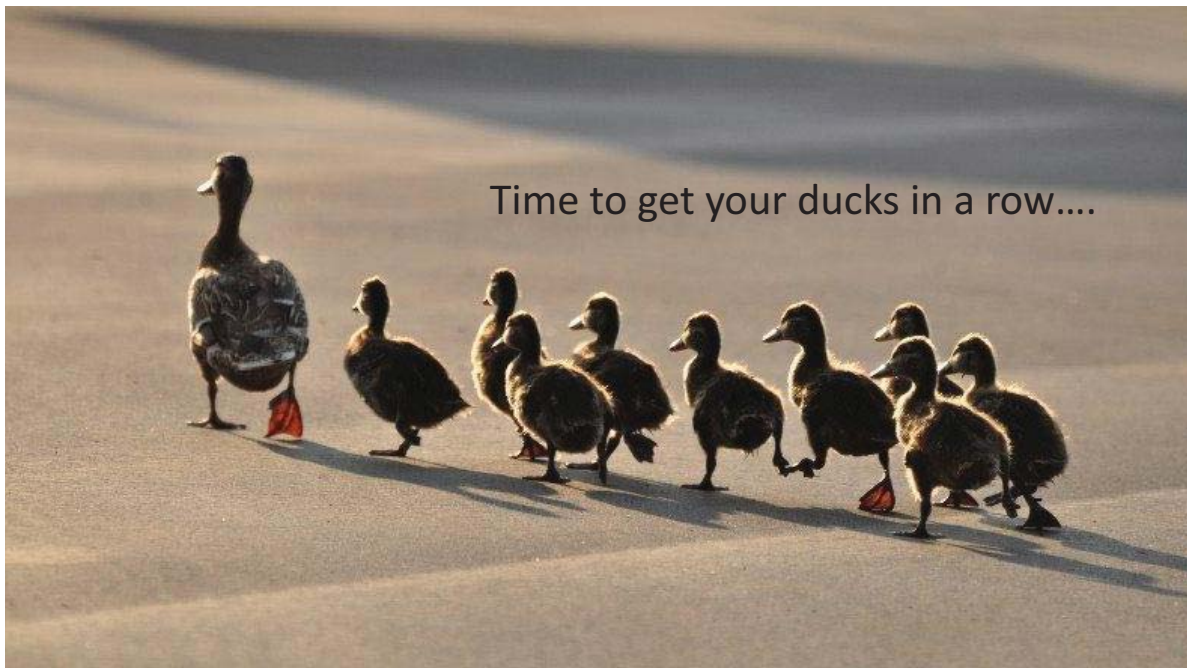
Example Components to Assess:

- Paving & Walkways
- Roofing & Drainage
- Heating, Cooling, & Ventilation
- Doors/Windows
- Lighting
- Cladding (masonry, siding, stucco, etc)
- Building Envelope Insulation

Information gathered can be used to establish the 'Life Cycle Matrix' of each component.

Example: A gas boiler typically can function for 30 years, with regular annual maintenance. If the equipment is 15 years old today, it can be expected for function for another 15 years.

Utilize the information to help prioritize a maintenance and repair schedule based upon the recorded Life-Cycle expectancies.



# Building Condition Report/Study

## Compile the A/E Findings and Recommendations in a Report

- Report/Study describes the current utilization of space, functionality of the building and site, and condition of the building elements
- May include: Drawings, Photographs, Spreadsheet tabulations, Charts, Narratives, etc.
- Conclusions of the Report/Study may make recommendations for: Reconfiguration of Space, Building Upgrades, Repair/Maintenance Plans, Building Code and Accessibility compliance, etc.
- Recommendations may stagger improvements over a 5-year timeline.

## Project Funding Sources

### Prioritize needs that will have the greatest impact

Define projects that promote:

- **Improve Space & Build Capacity**  
Increased effectiveness of library service due to increased and/or improved building space and capacity
- **Increased Efficiency**  
More efficient utilization of the library building resulting in such economies as energy conservation and increased staff efficiency
- **Accessibility**  
Improved access to and use of building services by all library users, including those with physical disabilities
- **Greater Access**  
Provision of library services to geographically isolated or economically disadvantaged communities.

## Project Funding Sources

### Identify Funding Sources

- Grant Applications
  - State Aid for Library Construction 2016-2019
    - An appropriation of \$19 million in capital funds was included in the 2016 State Budget New York State Legislation proposal
    - Funds the acquisition, construction, renovation, and/or rehabilitation of Public Libraries
    - Limitations:
      - Provides **up to** 75% of project costs
      - Remainder to be funded by the individual Library
      - Professional fees or other “soft costs” not covered by this funding
      - \$5,000 minimum total project budget to qualify
  - Timetable
    - The application procedure is an 100% online process, submitted through the Public Library System.
    - Deadline for submission in Fall of each year
    - Typically a 1 year application/award process
  - Weblink  
<http://www.nysl.nysed.gov/libdev/construc/index.html>

# Project Funding Sources

## Where the Grant Money Goes (2016 data)

- 173 separate grants awarded (Statewide)
- Small Project Awards (<\$50k):
  - 62% of awarded grants from the fund
  - Examples: Lighting upgrades, ADA Restrooms, Sidewalk repairs
- Medium Project Awards (\$50k-\$200k):
  - 32% of awarded grants from the fund
  - Examples: New 2,400sf Library, Childrens' Room renovation, Replace HVAC system
- Large Project Awards (>\$200K):
  - 6% of awarded grants from the fund
  - Examples: Building additions, Extensive building renovations, Property acquisitions

### Lessons learned:

- Almost 2/3 of State Funding is applied to small projects
- Strategize to separate identifiable projects into "small packets" to be applied for over several years.

## Design Collaboration & Consensus Building



It's all in the planning stage.

## Project Planning Process

### Typical Tasks in Planning a Project

- Refine Scope of Work
- Establish Budget/Forecast Timelines
- Special Considerations
- Design & Construction Schedule
- Final Preparations

# Project Planning Process

## Step 1: Refine Scope of Work

- New/expanded functions
  - Book Storage
  - Information Technology (IT) / Digital Media
  - Adult and/or Youth Centers
  - Children's' Programs
  - General Multipurpose Space
- Accessibility & Wayfinding
  - Entrances
  - Restrooms
  - Elevators
  - Signage
- Facility Operation & Maintenance
  - Lighting Upgrades
  - Roofing replacement
  - HVAC upgrades
  - Building Envelope/Energy Performance
- Site/Building Upgrades
  - Stair/Ramp/Walkways
  - Site Lighting
  - Communications & Security
  - Information Technology (IT)

# Project Planning Process

## Step 2: Establish Budget/Forecast Timelines

- Basic Schematic Design/Drawing Package
- Perform Probable Cost Estimating
- Establish Design Timeline
- Establish Construction Timeline
- Consider Project Phasing

# Project Planning Process

## Step 3: Special Considerations

- Historic Building
  - Requires New York's State Historic Preservation Office (SHPO) review
  - Can limit certain types of Renovations
  - Can add time to the planning stage of the project
- Reconfiguring Space or Change of Use
  - Building Code Implications
    - Accessibility
    - Energy Performance
    - Fire Protection
- Environmental Concerns
  - Hazardous Materials Testing & Abatement
  - Indoor Air-Quality

# Project Planning Process

## Last Step: Final Preparations

- Secure Funding
- Board Approval
- Finalize Scope & Budget
- Prepare Design & Construction Documents
- Solicit Contractor Bids for Construction
- Begin Construction

## It's Go Time!



## Example Projects

### George F. Johnson Memorial Library Endicott, New York

**Client:** George F. Johnson Memorial Library  
**Architecture:** Robert J. Costello, RA and L2studio  
**LOMBARDINI+LAYTON Architecture, pllc**  
**General Contractor:** W. H. Kilne (Phase I and Phase II), Schuler-Haas (Phase III)  
**Area:** First Floor Area - 12,600 sf, Basement Area - 1,500 sf, Upper Level - 2,800 sf  
**Cost:** Phase I - \$225,000; Phase II - \$65,000; Phase III - \$50,000  
**Status:** Phase III Completed 2014



#### Phase I Addition:

- New 250 square foot rear addition
- Minor Site work
- Accessible exterior concrete side walk entrance
- New 2-storey Elevator & Lobby
- Minor interior Renovations

#### Phase II - Interior renovation:

- Renovations to the existing first floor restrooms
- Provided single-occupancy accessible restroom
- Interior upgrades; including new ceramic tile floor, walls and toilet accessories.

#### Phase III - Lighting Upgrades:

- First Floor Children's Wing LED lighting upgrades
- Basement Classroom LED lighting upgrades

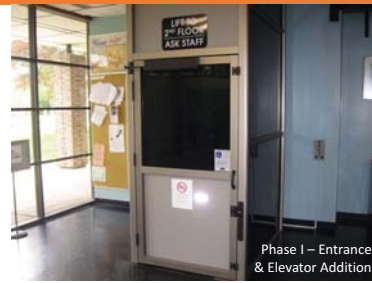


# Example Projects

**George F. Johnson Memorial Library**  
Endicott, New York



Phase I – Entrance & Elevator Addition



Phase I – Entrance & Elevator Addition



Phase III – Lighting Upgrades

# Example Projects

**Binghamton University  
Library & Lecture Hall Renovations -  
Phase I & II**

Binghamton, New York

Client: Binghamton University –  
State University of New York

Architecture: L2studio LOMBARDINI+LAYTON  
Architecture, PLLC

Engineering: McFarland Johnson (MEP  
services)

General Contractor: Sarkisian Brothers, Inc.

Area: Phase I - 16,600 square feet,  
Phase II - 8,800 square feet

Cost: \$1,926,000 (Phase I), \$617,000 (Phase II)

Status: Completed February 2015, April 2015



Corridor at Conference Room



General Instruction Classroom

## Phase I Renovations:

- Complete reconstruction and reconfiguration of the second floor of the facility
- New Media Classroom suite
- 6 general instruction classrooms

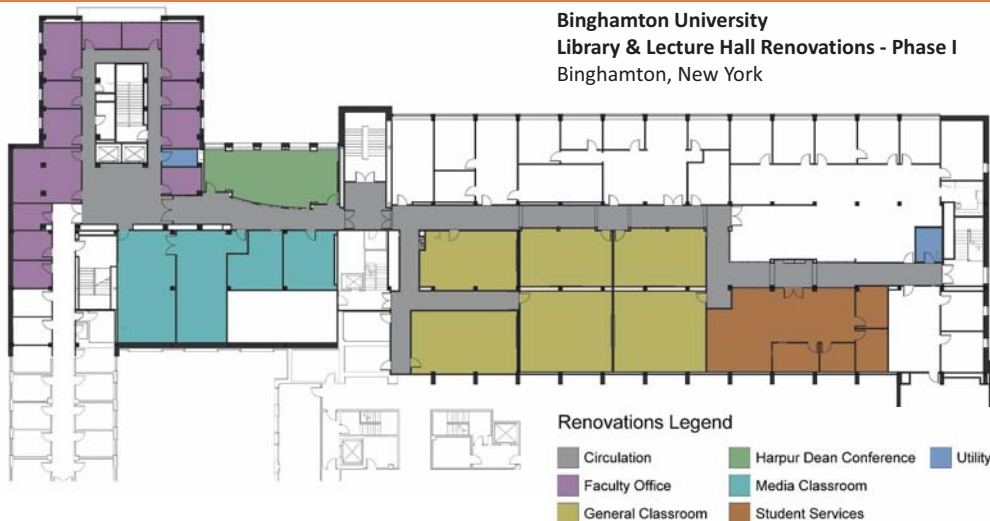
- Collaborative Writing student services
- Upgrades to main circulation corridors
- Faculty offices
- Hazardous material abatement
- HVAC, Electrical, & Plumbing upgrades

## Phase II Renovations:

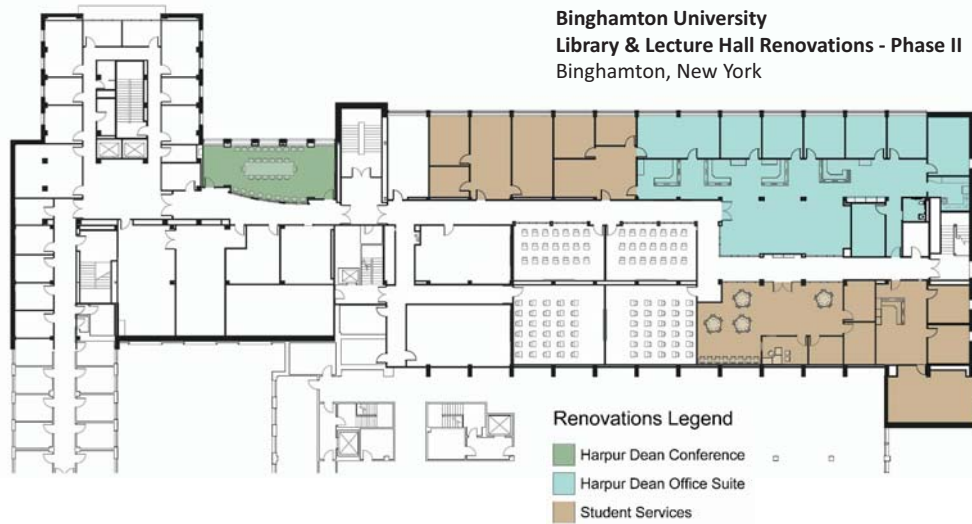
- New Harpur Dean Office Suite
- New Student Services Office Suite
- New Conference Room

# Example Projects

**Binghamton University  
Library & Lecture Hall Renovations - Phase I**  
Binghamton, New York



# Example Projects



# Example Projects

Binghamton University  
Library & Lecture Hall Renovations -  
Phase I

Large conference &  
meeting room renovation ▼



▲  
Circulation  
improvements &  
code compliance

◀  
Building Systems  
Upgrades

## Questions?