

Board Presentation

October 15, 2024



Agenda

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1 ADDRESS OUTDATED AND AGING COMPONENTS OF THE LIBRARY FACILITY.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

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



Proposed Floor Plan

KEY FACTS: OVERALL AREA

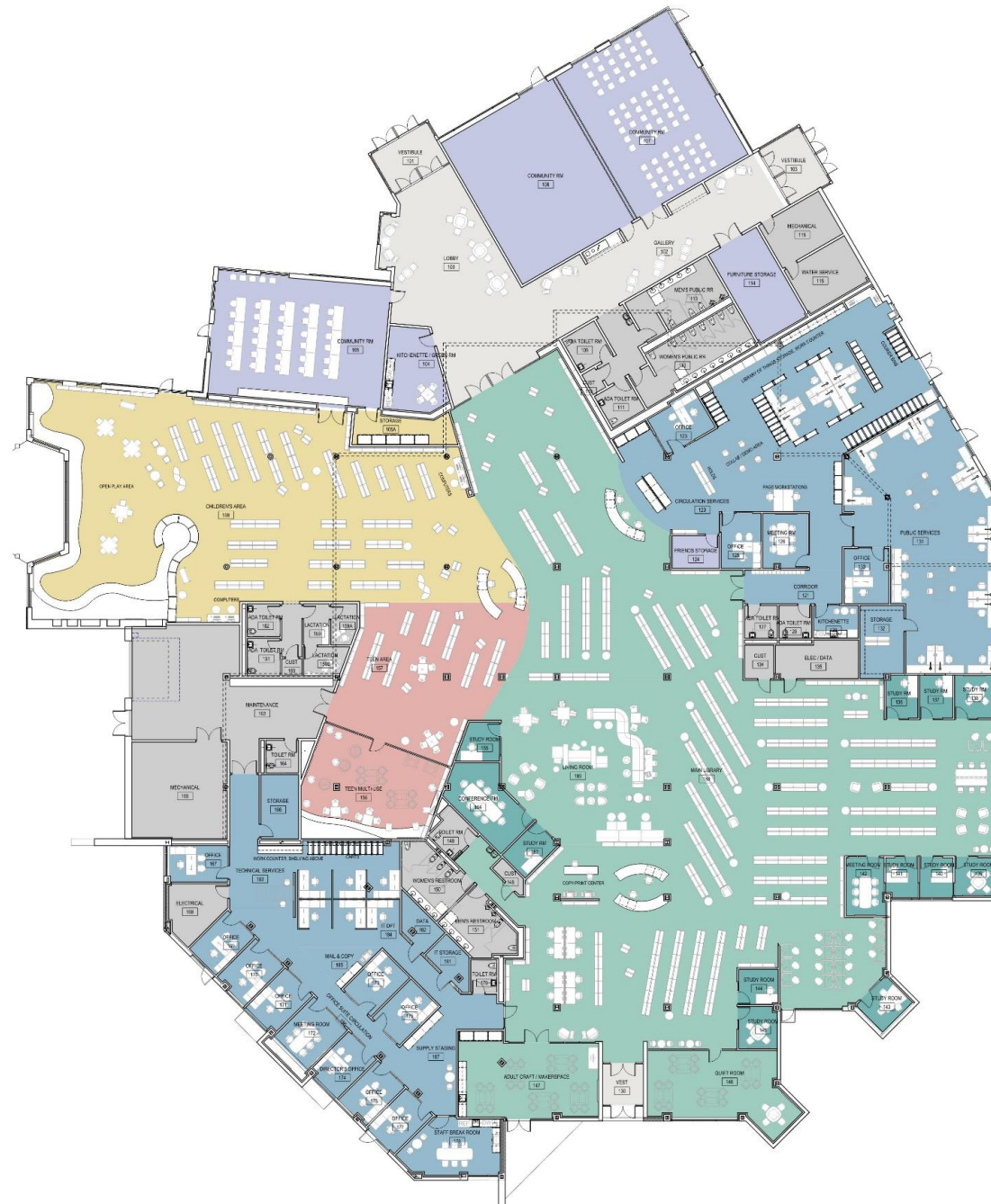
Existing Library Area: 32,710 gsf

- 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**



- MAIN LIBRARY
- CHILDREN'S
- TEEN'S
- COMMUNITY ROOMS
- MAIN LOBBY/GALLERY
- STAFF AREAS
- MAINTENANCE

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

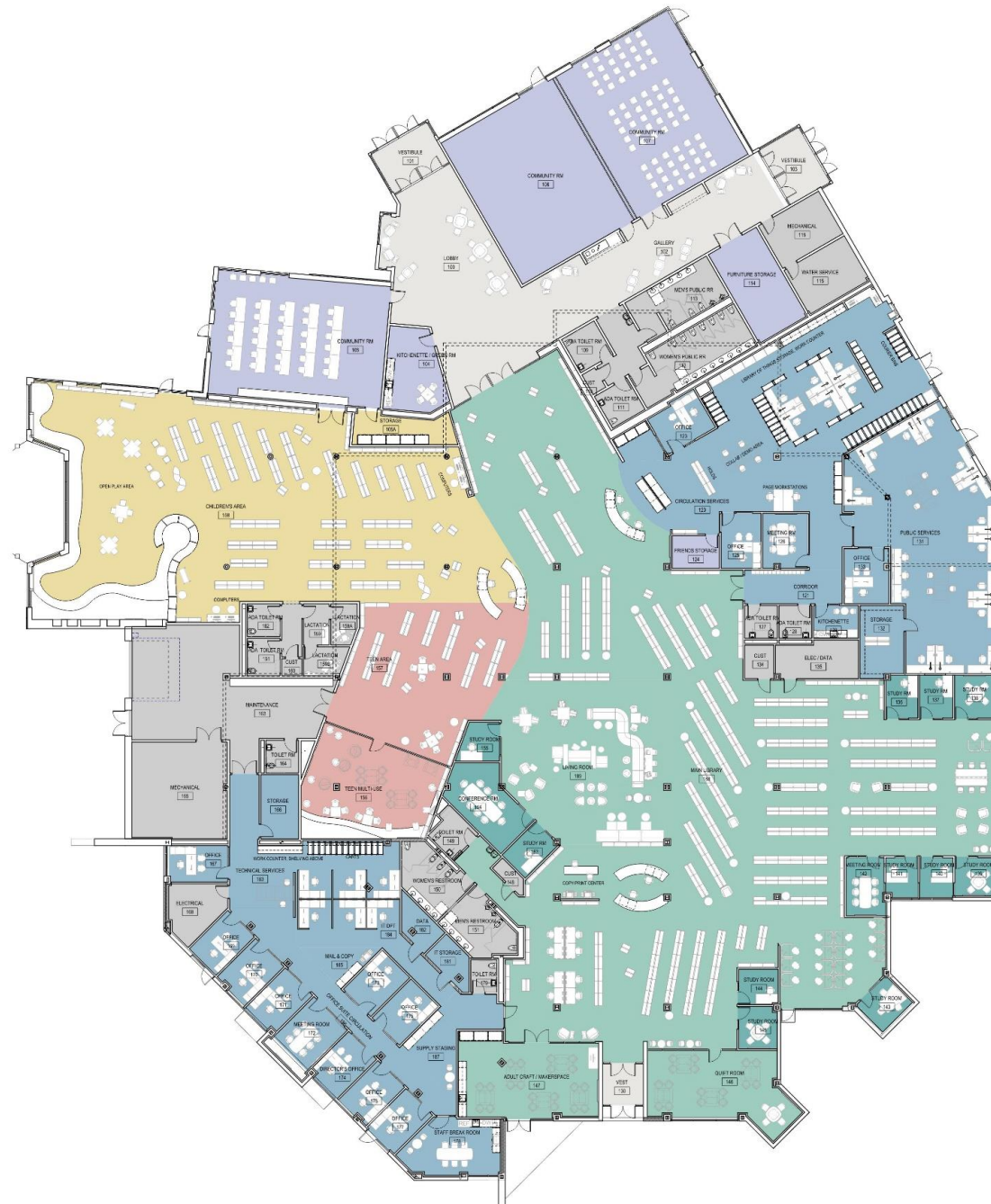
- Existing: 457 sf
- Proposed: 1,366 sf
- ✓ **198% increase**

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**



● MAIN LIBRARY

● CHILDREN'S

● TEEN'S

● COMMUNITY ROOMS

● MAIN LOBBY/GALLERY

● STAFF AREAS

● MAINTENANCE

Architectural

- Phase I New Construction / Phase II Renovation
- Renovation of existing spaces including removal of existing partitions, ceiling systems, flooring, millwork, finishes, etc.
- Removal of mezzanine and reconstruction of roof area
- New addition to accommodate staff space, children's space, community space
- Community Rooms with movable partition
- Removal of existing EPDM Roofing System and installation of new EPDM Roofing System with insulation values to meet current code
- Installation of new skylight at two (2) locations in the existing building where they had been removed
- Relocate entry on Delaware Avenue
- Relocate loading dock and maintenance areas
- Redistribution of staff areas
- Repositioning front of library
- Replacement of "stacks"
- Re-pointing and replacement of exterior brick masonry as required

Structural

- Structural enhancements to meet current building code to provide shear wall - steel diagonal bracing installation at interior and exterior locations between existing columns
- New construction will be similar to the existing building having shallow cast-in-place spread footing foundations and steel columns and beams and a steel roof deck"

Site

- Simplified Vehicular and Pedestrian Circulation.
- Sidewalk access improvements.
- Accessible Parking Areas & Navigation closer to the building and overall parking increase, including EV.
- Multiple areas located exterior to the building for sitting and enjoying the outdoors. Areas have been planted to create a park-like feel.
- Landscaping improvements to keep with the park feel of the exterior spaces and to separate parking areas from public spaces.
- Maintenance Area access at the back of the building instead of in front, maintenance storage buildings and dumpsters located at the back of the building.
- Curbside pickup loop.
- Pavilion / Stage Area includes paved seating areas for ease of ADA / stroller navigation and areas designed specifically for viewing performances.
- A new Flagpole and planting area has been added at the front of the building near the main entry.
- Curb side drop off area / Parking for busses near main entrance.
- Bike racks included near main entrance.
- Bike fix-it station.
- Water fountain with bottle filling capability included near pavilion area.
- Book donation box included back near maintenance area.
- Dedicated Library Van parking space included.
- Signage to be included for ease of navigating the site and wayfinding.

Mechanical

- Geothermal wells will provide heating and cooling for the building.
- 50 wells, each 450 feet deep, will be installed under the parking area.
- Piping from these wells will connect to heat pump units in the building ceilings.
- The heat pump units will distribute air for heating and cooling via ductwork above the ceilings.
- A water-to-water heat pump will supply hot water for fin tube radiators in some locations.
- Four energy recovery ventilation units located in building mechanical rooms will distribute fresh air throughout the building.
- The HVAC system will be controlled by a new Building Management System.

Plumbing

- A high-efficiency heat pump water heater will supply hot water.
- New roof drainage will be added for new or renovated areas.
- Most existing sanitary pipes will remain; new ones will be added for the new building sections.
- Plumbing piping will be provided for new bathroom fixtures.

Fire Protection

- A new sprinkler system will cover the entire building, both existing and new sections.
- Separate riser valves and mains will be installed for the old and new parts of the building.
- A combined domestic/fire protection water service with backflow prevention will be used.
- The sprinkler system will be a wet pipe system, as required by NFPA 13.

Electrical

- The existing electrical service and panels will be replaced.
- A new 1200-amp, 480/277-volt service will be installed with a new transformer.
- New electrical distribution and panels will be provided throughout the building.
- All lighting will be upgraded to LED, with automatic and manual controls for energy efficiency.
- Emergency lighting will be battery-powered or have integral battery backups.
- 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.

Hazardous Material Abatement

- Library roof and associated roof drain bowls/elbows
- Residence on Borthwick Ave
- Acoustic sprayed-on ceiling material in library

Cost Review





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	Reduction 46,421 (SF)
32	Division 32 - Site Improvements	\$ 897,722	\$ 44,886	\$ 2,918	\$ 141,829	\$ -	\$ -	\$ 1,087,355	5,459
33	Division 33 - Site Utilities	\$ 804,740	\$ 40,237	\$ 2,615	\$ 127,139	\$ -	\$ -	\$ 974,731	\$512 PER SF
SITE WORK - TOTAL		\$ 2,040,526	\$ 102,026	\$ 6,632	\$ 322,378	\$ 200,000	\$ 200,000	\$ 2,871,562	\$2,795,008.00
PROJECT TOTALS		\$ 22,561,401	\$ 1,128,071	\$ 1,407,184	\$ 3,764,498	\$ 1,300,000	\$ 1,300,000	\$ 31,461,154	\$ 28,666,146
CONSTRUCTION COST AT BID TIME								\$ 31,461,154	\$ 28,666,146
Incidental Budget Hold 22.50%								\$ 7,900,000	\$ 7,900,000
Potential Reduction of Incidental Budget by Outside Account								\$ (1,102,967)	\$ (1,102,967)
Construction Contingency 5%								\$ 1,600,000	\$ 1,500,000
Capitalized Interest									
DASNY Financing									
3rd Party SED Review (Funds in Incidental Budget)								\$ 40,000	\$ 40,000
(51,880 SF) TOTAL PROJECT COST								\$ 39,858,187	\$ 36,963,179

Design Update



Essence of...

Bethlehem Public Library

- Welcoming, inviting
- Inclusive, unbiased, accepting
- Cozy, homey, home away from home
- Diverse
- Accessible
- Engaging
- Helpful, knowledgeable, intelligent
- Responsive, provides what people need
- Always there, constant, reliable, dependable

Bethlehem Community

- Expanding, evolving, growing
- Divided, conflicted
- Diverse, multi-faceted
- Aspiring
- Green
- Smart, educated
- Caring, friendly, decent
- Intergenerational, diverse ages
- Active, engaged

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

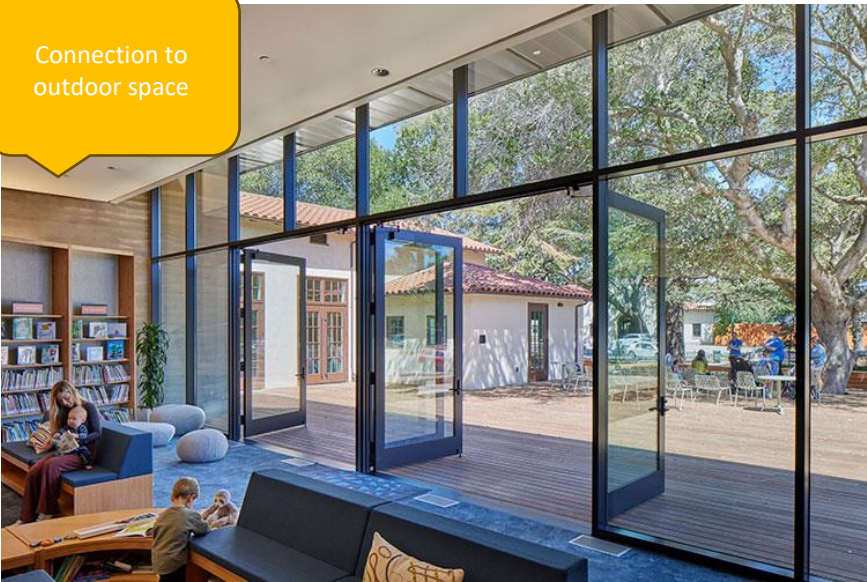
bethlehem public library

This combo of multi-elevation seating in front of TVs for teen area



Lighting is nice and like laid back setting.

Connection to outdoor space



Feels like a place kids might stay & hang out



Like the enclosed space

bethlehem public library









CIRCULATION

FORMATION

IN

MAY TEEN ADVISORY BOARD MEETINGS
For Grades 6-12
Monday, May 14, 6-8 PM
Tuesday, May 15, 6-8 PM

BETHLEHEM PUBLIC LIBRARY

BETHLEHEM
PUBLIC
LIBRARY



CIRCULATION

BETHLEHEM
PUBLIC LIBRARY

BETHLEHEM LIBRARY
BETTER
LIFE

NEW BOOKS

LARGE PRINTS

INFORMATION





INFORMATION INFORMATION









FRIENDS
OF
BETHLEHEM
PUBLIC LIBRARY

Bethlehem Library Teens
B L T
read • sing
sk • play • write
writing meetings
8-10 AM
8 • 9 • 10 • 11



Flyover Video



What's Next?

- **Community Informational Session**
- **Stacks and storage review with Library Staff**
- **Finishes presentation**
- **Bond Vote – December 12, 2024**



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for
more
info!**