

Duluth Public Library

Library Facility Alternatives Study

Public Open House

MSR



Duluth Public Library

START HERE. GO EVERYWHERE.

04 December 2014

context.

the need: a reimagined main library that addresses the 21st century needs of its community.

context

heavy use

dilapidated building

library service changing

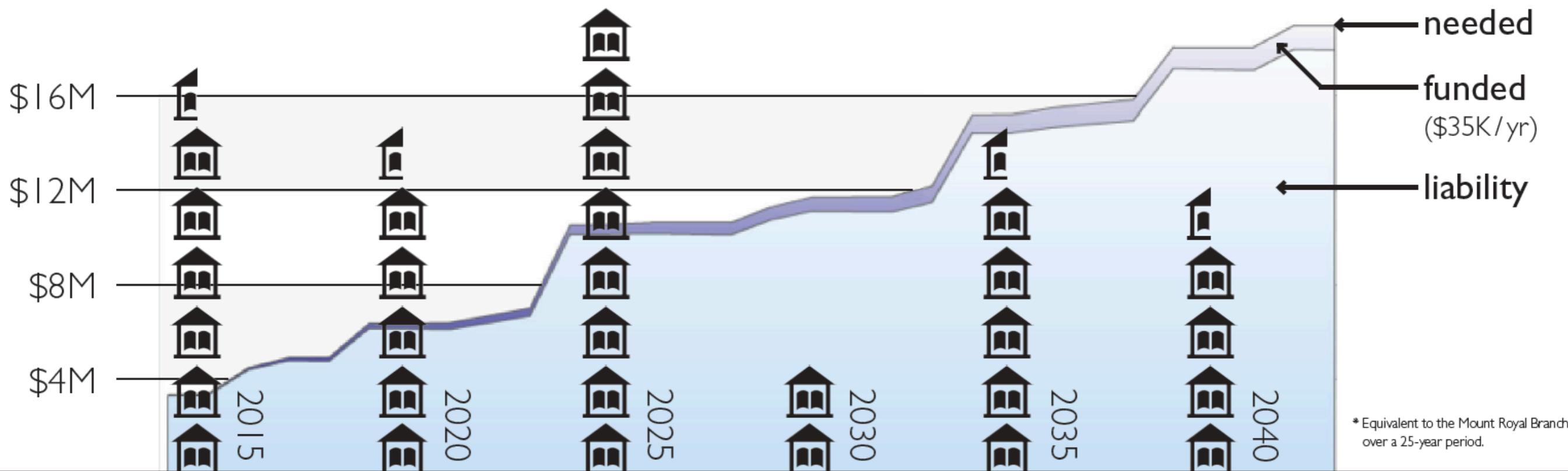
heavy use



Library maintenance budgeted vs. needed (to maintain status quo)

Enough to fund more than 33 branch libraries*

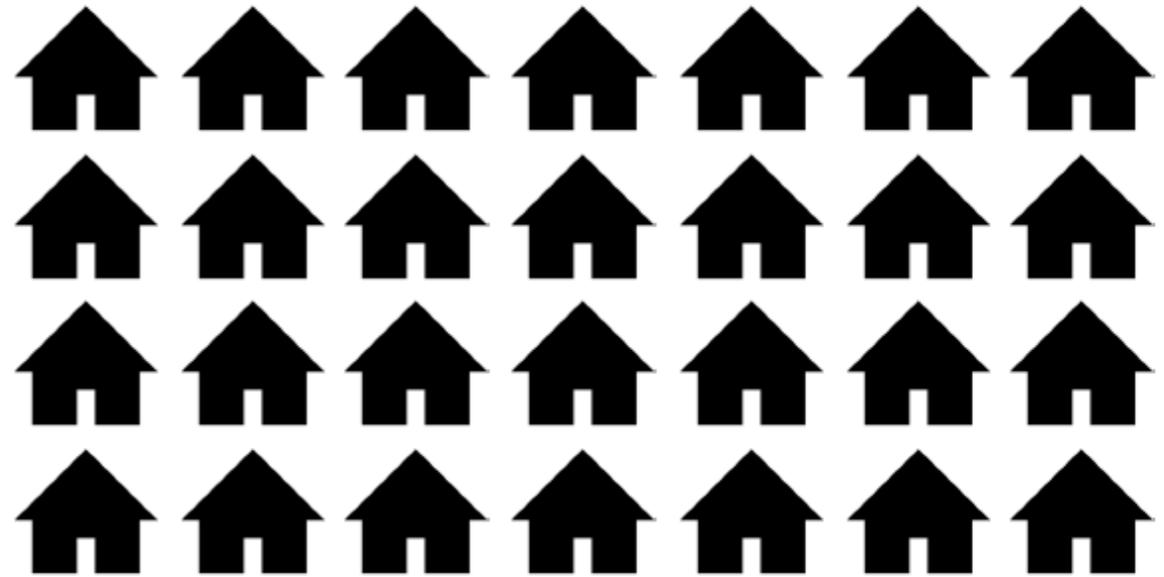
—Comparative data from Ameresco's City of Duluth Libraries *Capital Needs Analysis*



existing energy use

The current building wastes \$75,000 in energy each year, that's **enough to heat and cool 27.96 Duluth homes.**

=



needs voiced by the community

more library hours (especially at branches)

more access to the on-line world (computers)

more investment in children and teens

more training and outreach to neighborhoods

greatly improved physical conditions at main library

needs voiced by library staff

more library hours (especially at branches)

more access to the on-line world (computers)

more study rooms and small group meeting rooms

more space for reading and gathering

more areas for reading from plugged-in devices

fully updated physical conditions at main library

DPL strategic goals

- everyone has access to and assistance using **state-of-the-art digital resources**.
- children birth through 3rd grade and their caregivers **get excited about reading, writing, and learning**.
- people at every age **explore their interests and become knowledgeable** about a variety of subjects
- youth and adults **find enjoyment and enhance their creative and cultural lives**
- individuals and organizations **find connections** to local history, tradition, and culture.

DPL mission

The Duluth Public Library enriches our community life by helping people at every age **connect with the digital world, enjoy reading, continue lifelong learning, and explore creative pursuits** in a welcoming environment.

connect with the digital world



enjoy reading



continue lifelong learning



explore creative pursuits



re-envisioned public libraries

“21st century library roles extend far beyond book lending ... {a} shift away from building collections to building human capital, relationships and knowledge networks in the community”

- *“Rising to the Challenge: Re-envisioning Public Libraries”*

The Aspen Institute, 2014

guiding principles

invite | the building will be a safe and vibrant city hub and highly sought-out, universally accessible, destination for all segments of the community.

honor & innovate | the design will reflect the culture and character of Duluth's evolving community, and will incorporate the best of 21st century design, technology and innovative library service.

sustain | the design will perform to high standards of sustainable practice, reduce energy use and support the health and well-being of the buildings' users.

adapt | the design will respond gracefully to changes in library service, technology and programming to maintain relevancy over generations of Duluth's evolving, diverse community.

leverage | the design and resources will be optimized to leverage efficient and exceptional library services.

inspire | the design will incorporate natural light, the beauty of the region, and offer views of a prized community asset: the lake.

transform | the design will be a tool in transforming library services, and be transformational to the community.

options.

A. renovate existing, leaving building envelope.

B. renovate existing, including building envelope.

C. build new main library of similar size.

D. build smaller new main library

option A1.

renovate existing interior, leaving building envelope as is.

existing condition



questions to answer

what updates must be made to gain another 20
years of building life?

is there enough SF available to accommodate needs?

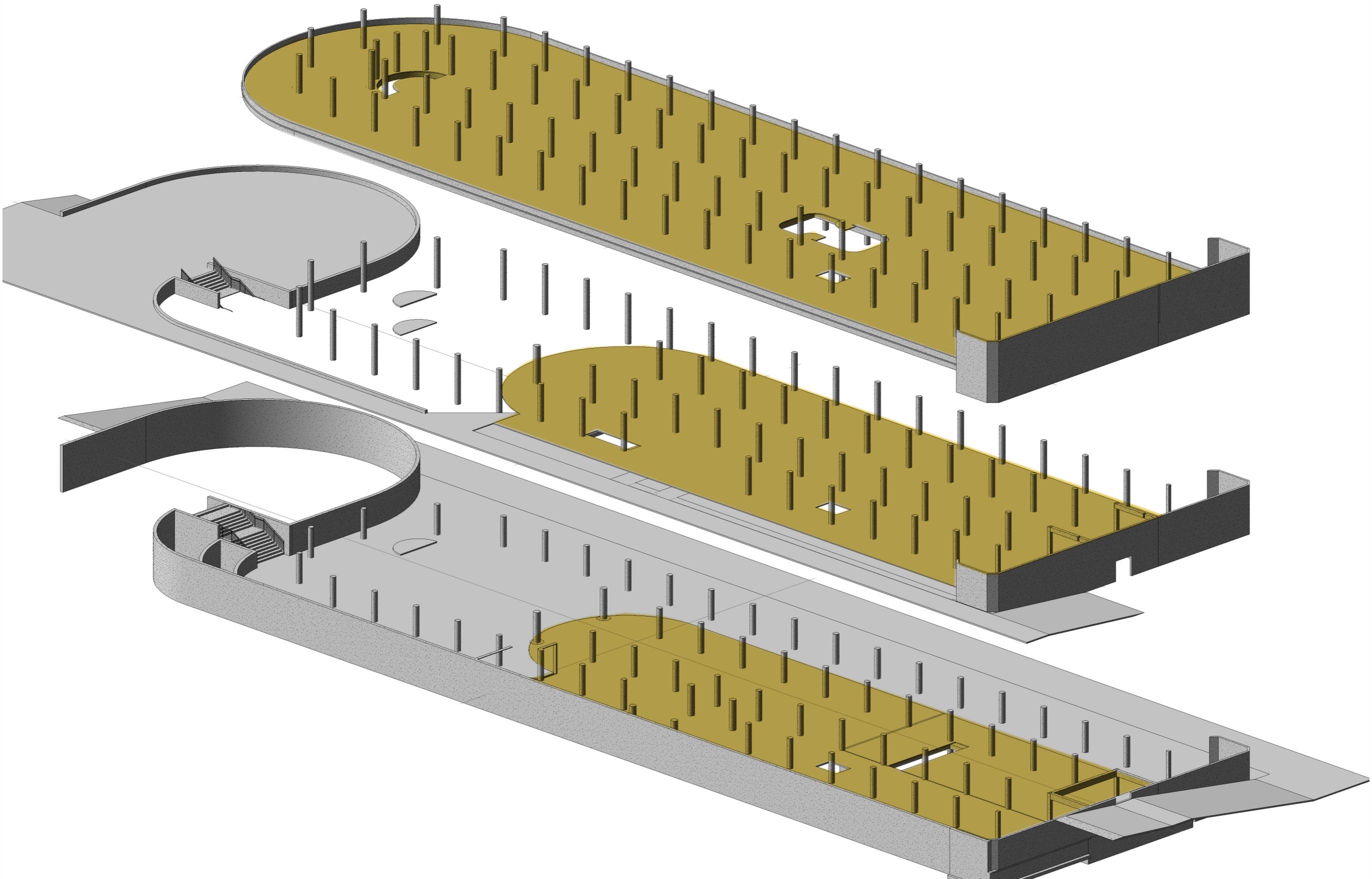
does the location / building help DPL meet its goals?

does the location / building hinder meeting goals?

is there enough parking available?

invite | honor & innovate | sustain | adapt | leverage | inspire | transform

existing condition



option 1b

- Complete replacement of physical plant.
- Update restrooms to meet ADA code.
- Increase number of restrooms and fixtures.
- Enclose one of the open stairs that connect 3 levels.
- Re-plan interior layouts for better staff supervision and better public use.
- Update interior finishes and furniture.
- No exterior envelope remediation.

dilapidated Main Library building

- improve thermal control (\$4M)
- add smart controls (\$250k)
- window replacement (\$875k)
- HVAC renewal (\$1,4M)
- network renewal (\$200k)
- electrical system (\$750k)
- elevator upgrades (\$250k)
- fire alarm system renewal (\$250k)
- metal panel replacement (\$770k)
- pneumatic controls replacement (\$300k)
- telephone system replacement (\$300k)

**approx. \$10M for
primary system
updates**

option A I summary

- Least expensive full-sized option with interior update.
- Shortest construction duration.
- Loss of comprehensive library services during ren.
- Air infiltration/loss still an issue (inefficient energy use).
- Issues with compliance with current energy code.
- Entry issues still not addressed.
- Column spacing hinders sight-lines and flexibility.
- No change to amount of daylight in building.
- No visual connection to lake or neighborhood.

\$27.1 M

option A2.

renovate HVAC systems and perform code-required updates only.

questions to answer

will only upgrading systems serve the community

best? what about the current heating/cooling losses?

is there enough SF available to accommodate needs?

does the existing layout help DPL meet its goals?

does the existing layout hinder meeting goals?

option A2 summary

- Least expensive full-sized option.
- Shortest construction duration; loss of comprehensive library services during renovation.
- Air infiltration still an issue (inefficient energy use).
- Issues with compliance with current energy code.
- Current entry barrier issues still not addressed.
- No improvement in the library's ability to serve public effectively.
- No improvement in finishes/furniture, many of which are at end of life.
- Column spacing hinders sight-lines and flexibility.
- No change to amount of daylight in building.
- No visual connection to lake or neighborhood.

\$15 M

option B.

B1: renovate existing, including replacement of building envelope.

B2: renovate existing, and partially remediate existing envelope condition.

questions to answer

what updates must be made to gain another 20
years of building life?

is there enough SF available to accommodate needs?

do the location / building help DPL meet its goals?

do the location / building hinder meeting goals?

is there enough parking available?

option B1

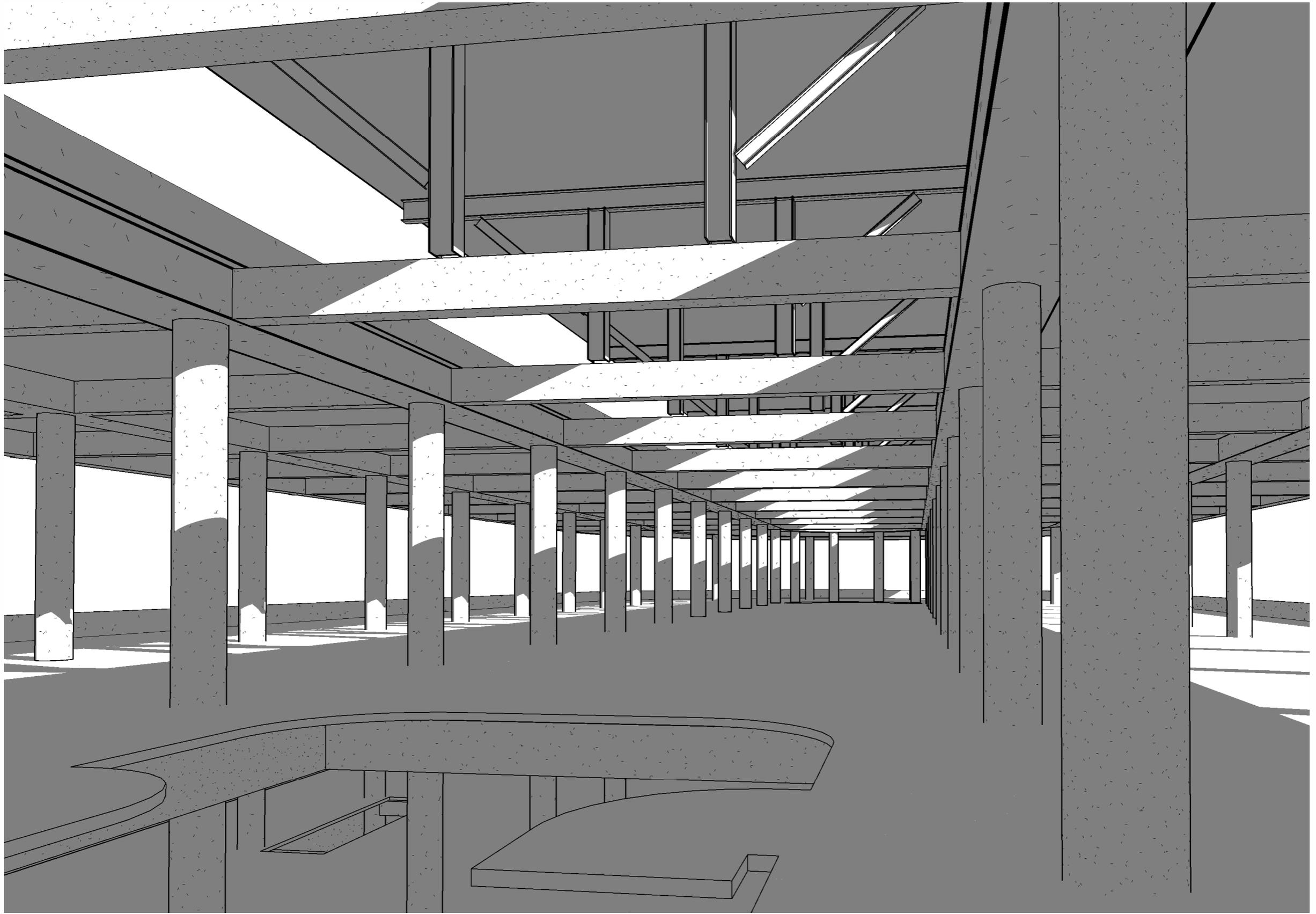
All updates per option A1 & B2 plus:

- replace exterior envelope (new cladding, windows, roofing).

existing daylight



daylight opportunity



option B I summary

- Air infiltration/losses addressed.
- Life expectancy of building/systems re-set.
- High performance exterior; optimize efficiencies.
- Access to daylight improved.
- Visual connection between floors improved.
- New visual identity parallels library org changes.
- Column spacing hinders sight-lines and flexibility.
- No visual connection to lake or neighborhood.
- Loss of comprehensive library services during ren.

\$31.9 M

option B2

All updates per option A1 plus:

- update exterior envelope (only partially remediate windows and skin).
- additional connection between floors.
- relocate toilet blocks.

option B2 summary

- Air infiltration/losses partially addressed.
- Life expectancy of building/systems re-set.
- Visual connection between floors improved.
- Column spacing hinders sight-lines and flexibility.
- Not a high-performance exterior.
- No visual connection to lake or neighborhood.
- Loss of comprehensive library services during ren.

\$29.1 M

option C.

build new main library of similar size on
existing site.

C: questions to answer

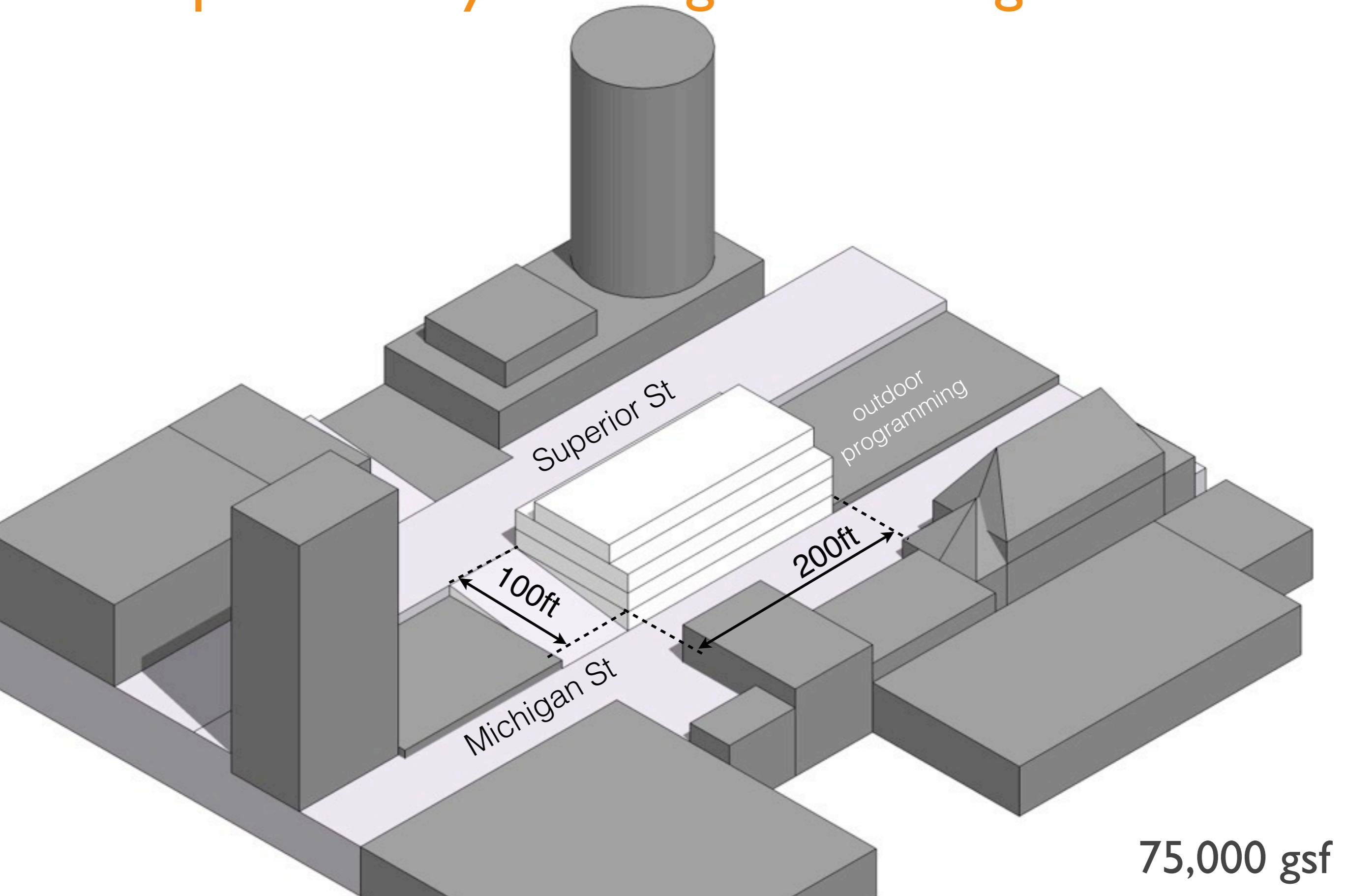
is there enough SF on site to accommodate needs?

does the location help DPL meet its goals?

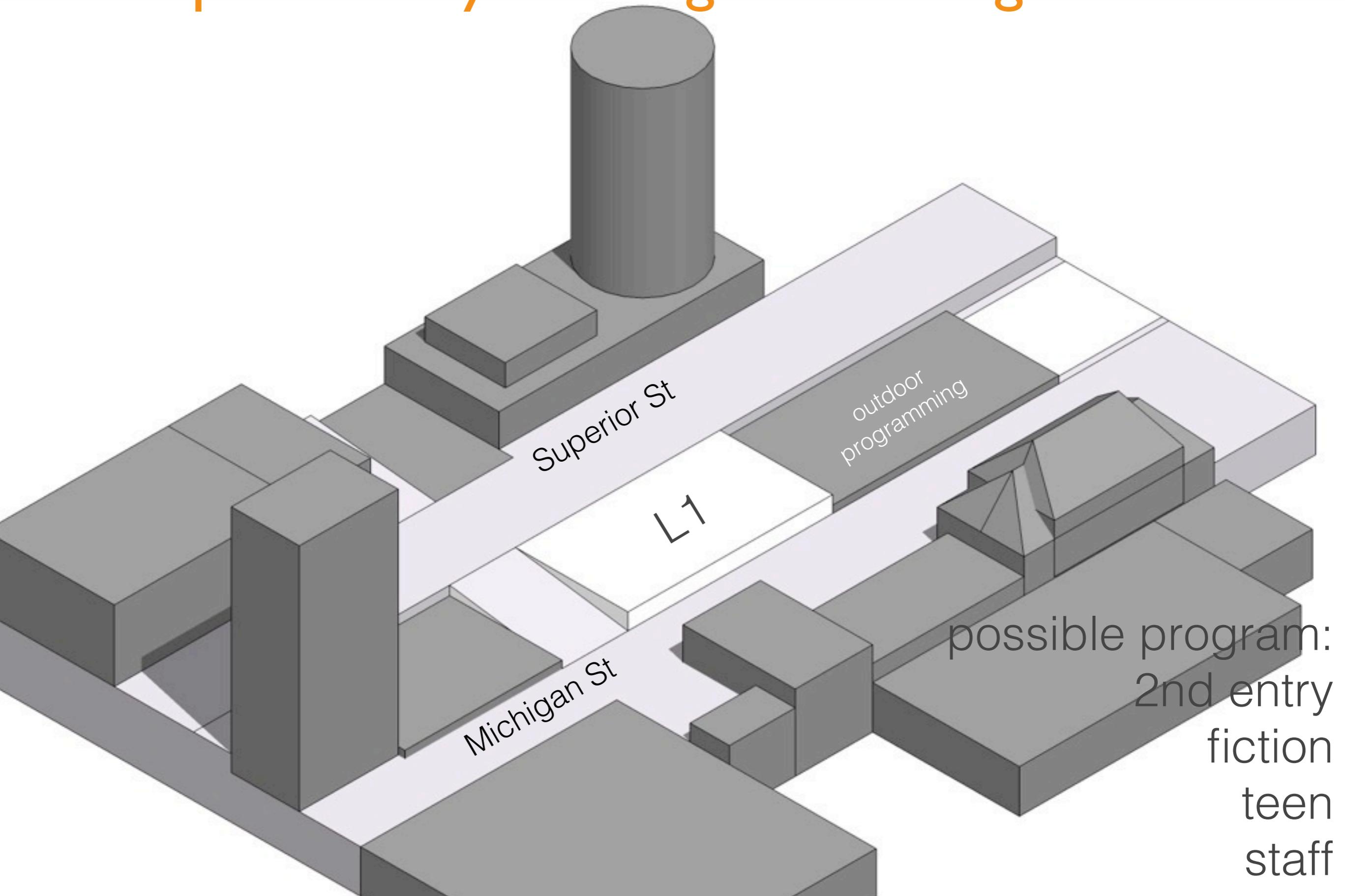
does the location hinder meeting goals?

is there capacity for adequate parking?

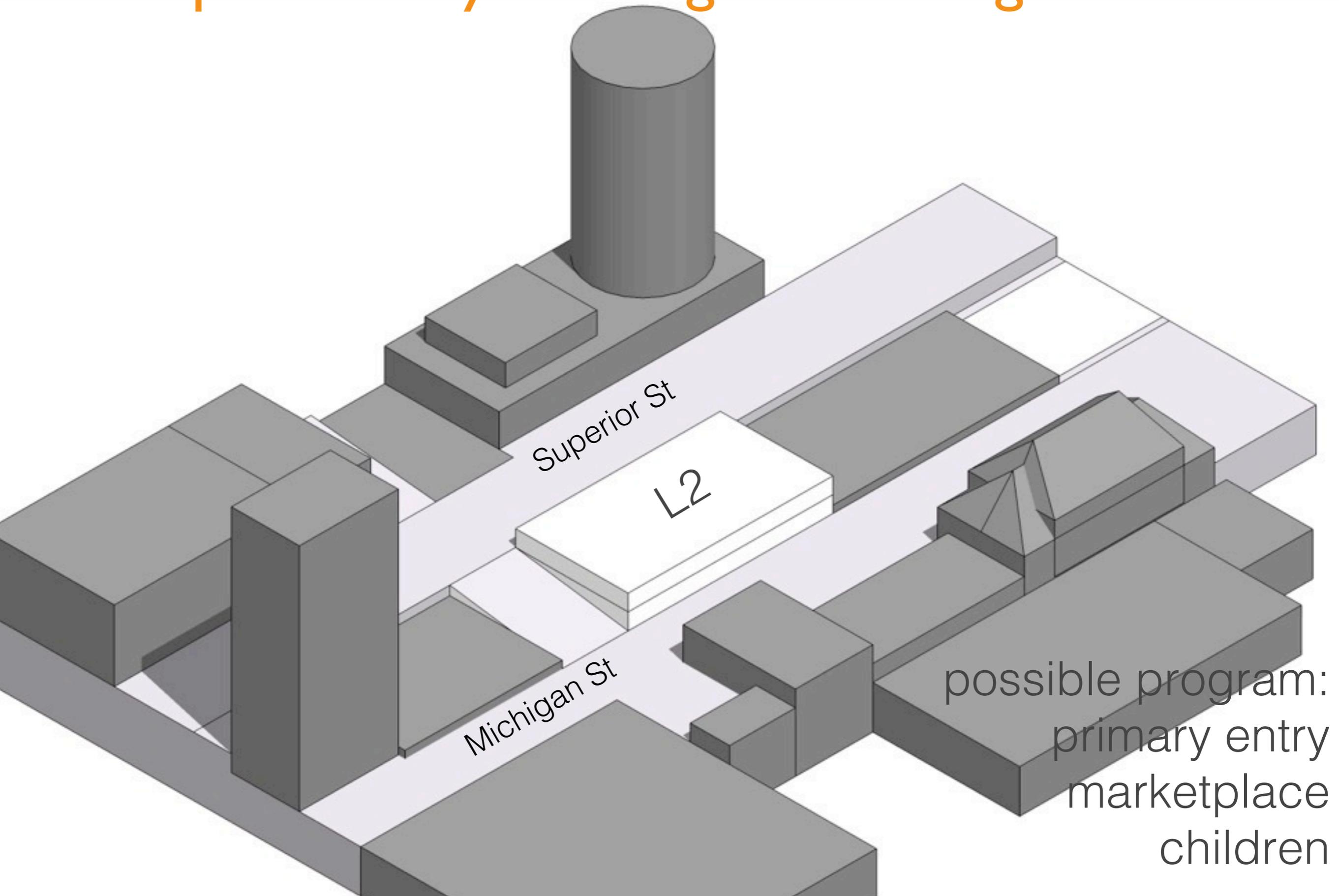
preliminary massing on existing site



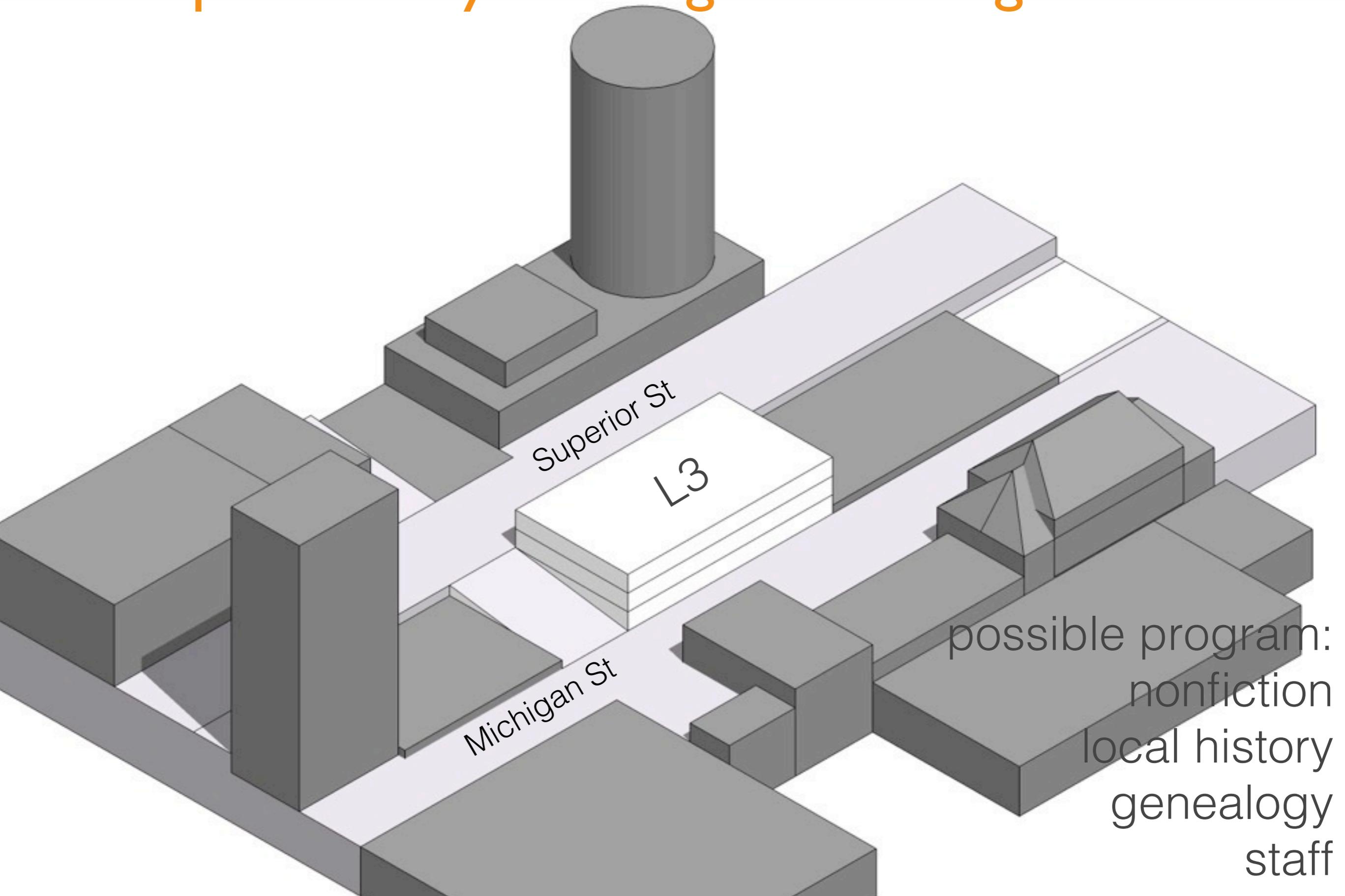
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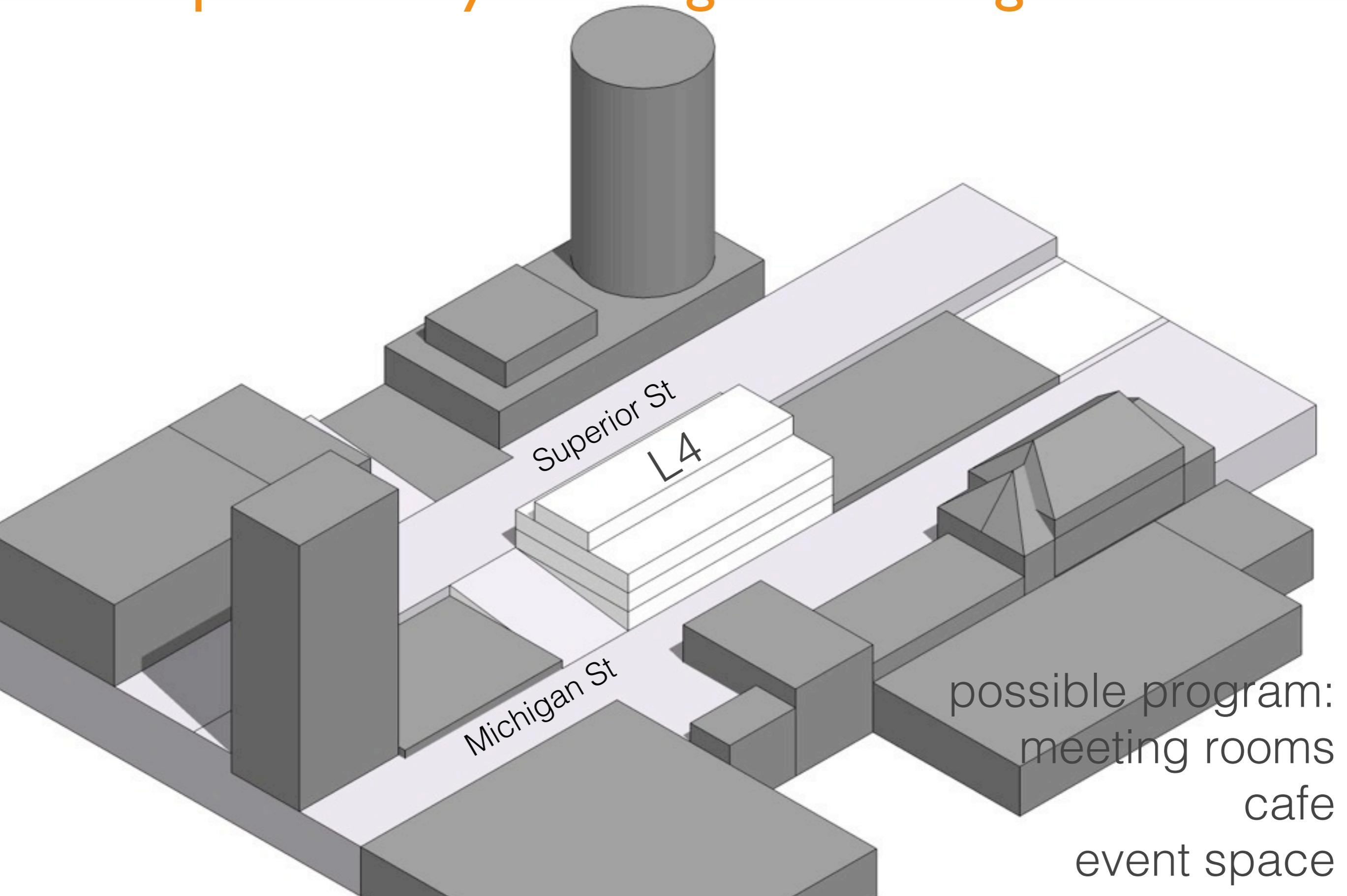
preliminary massing on existing site



preliminary massing on existing site



preliminary massing on existing site



existing main library



72,300 gsf

preliminary massing on existing site



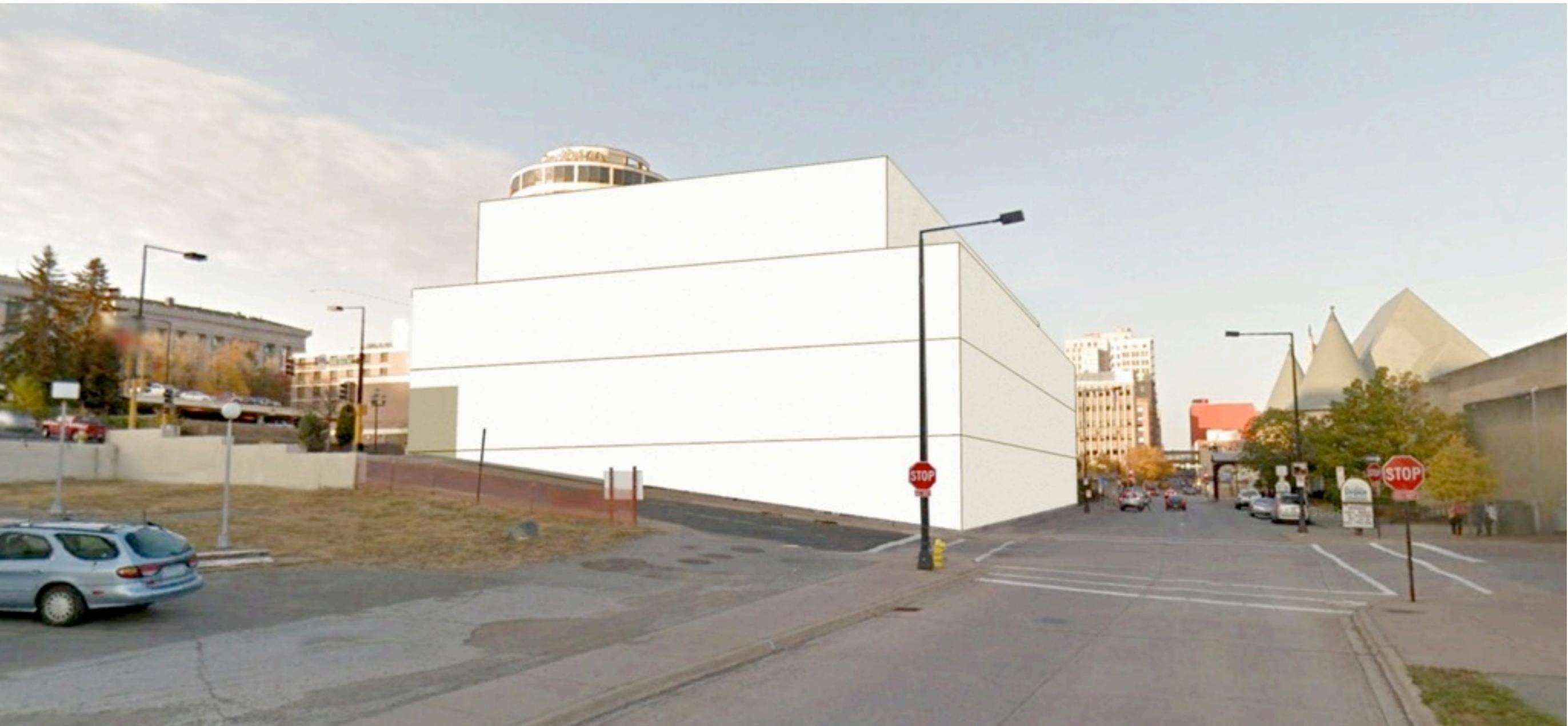
75,000 gsf

existing main library



72,300 gsf

preliminary massing on existing site



75,000 gsf

option C

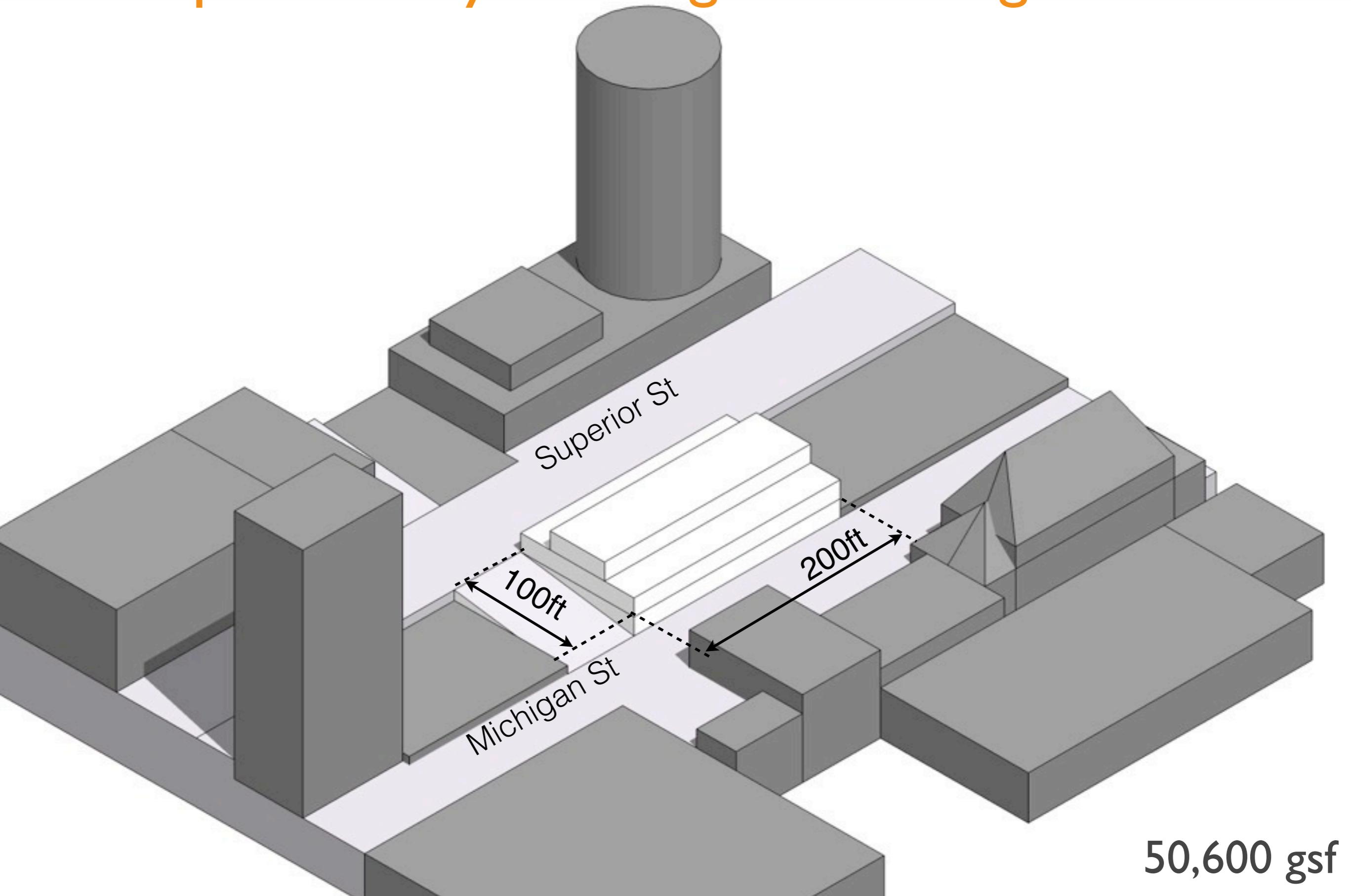
- Optimized for current and future services.
- Optimized for flexibility.
- Orientation / wayfinding strengthened.
- Energy efficient for long-term lower costs.
- Strong connection between outdoor/indoor.
- Location not at the heart of downtown.
- Excludes dedicated library parking (optional at \$30k/space)

\$34.7 M

option D.

build smaller new main library on existing site.

preliminary massing on existing site



existing main library



72,300 gsf

preliminary massing on existing site



50,600 gsf

existing main library



72,300 gsf

preliminary massing on existing site



50,600 gsf

option D

- Optimized for flexibility.
- Orientation / wayfinding strengthened.
- Energy efficient for long-term lower costs.
- Strong connection between outdoor/indoor.
- Location not at the heart of downtown.
- Less optimal for current and future services.
- Excludes dedicated library parking (optional at \$30k/space)

\$26.6 M