June 17, 2011

Northeast Library Interior Renovation – Project Summary

Existing Information

* Year Built 1931
* Georgian Revival Style Building Designed by Albert Harris
* Much of the original woodwork remains
* Total Building Square Footage 14,900
  + - Total Space – Public Use 7,490 (Approximately 50%)
    - Total Space – Support Services 2,910 (20%)
    - Total Space – Circulation 1,790 (13%)
    - *Total Space – Unallocated 2,720 (18%)*
* Exterior Improvement Project Completed Summer 2010
* Due to age, majority of the building does not meet ADA/ADAAG
* Due to age, serious code issue regarding emergency egress issues
* Through the first two quarters of FY 11 – Circulation is approximately 70,000 materials

Proposed Project

* Overall Project Budget $10.2 Million (Includes design, construction project mgmt, interim space)
* Library will be renovated through a Design-Build contractual approach
* Possible Project Improvements may include:
  + - New passenger elevator
    - New restrooms facilities on two levels, to comply with accessibility and code
    - New egress stair and egress path to comply with current building code
    - Install fire suppression (sprinkler) system per code
    - General ADA/ADAAG Compliance and Building Code Compliance
    - Major electrical improvements
    - Major lighting improvements
    - Complete replacement of plumbing system
    - LEED Silver Rating
    - Structural modifications of attic framing
    - Demolition of existing mezzanine floor slab and partial second floor slab (stacks area) and construction of a new, independent floor structure
    - Hazardous material abatement
    - Some roof repairs to isolate and eliminate leaks
    - New furniture and fixtures (F&F)
    - Swing Space and storage during the renovation process
    - Full replacement of the HVAC System
    - Restoration and/or replacement of original interior woodwork
    - New security system

Tentative Project Time Line

* Issue Request for Proposals – Middle of August 2011
* Award – Late October 2011
* Design Phase – November 2011 through May 2012
* Construction Phase – May 2012 through May 2013
* Library Re-opening June 2013