

MCMILLAN MEMORIAL LIBRARY

Adult Room Renovation



May 10, 2019

Prepared with the Assistance of
Engberg Anderson Architects
Architecture | Interior Design | Planning

PARTICIPANTS

Our thanks to all who contributed their stories, expertise and insight into the process.

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1. EXECUTIVE SUMMARY

Engberg Anderson collaborated with the McMillan Memorial Library to envision a renovation plan for the Adult Room. The study consisted of three distinct steps. First, investigating the existing library to understand how library space is allocated, how well it serves the community and what changes are desired to improve library services. Second, the planning team developed a series of renovation concepts that reconfigured the existing spaces to address deficiencies and provide new opportunities within the existing spaces of the library. Finally, the team developed a cost estimate for the concept design to allow for budgeting, fundraising and implementation.

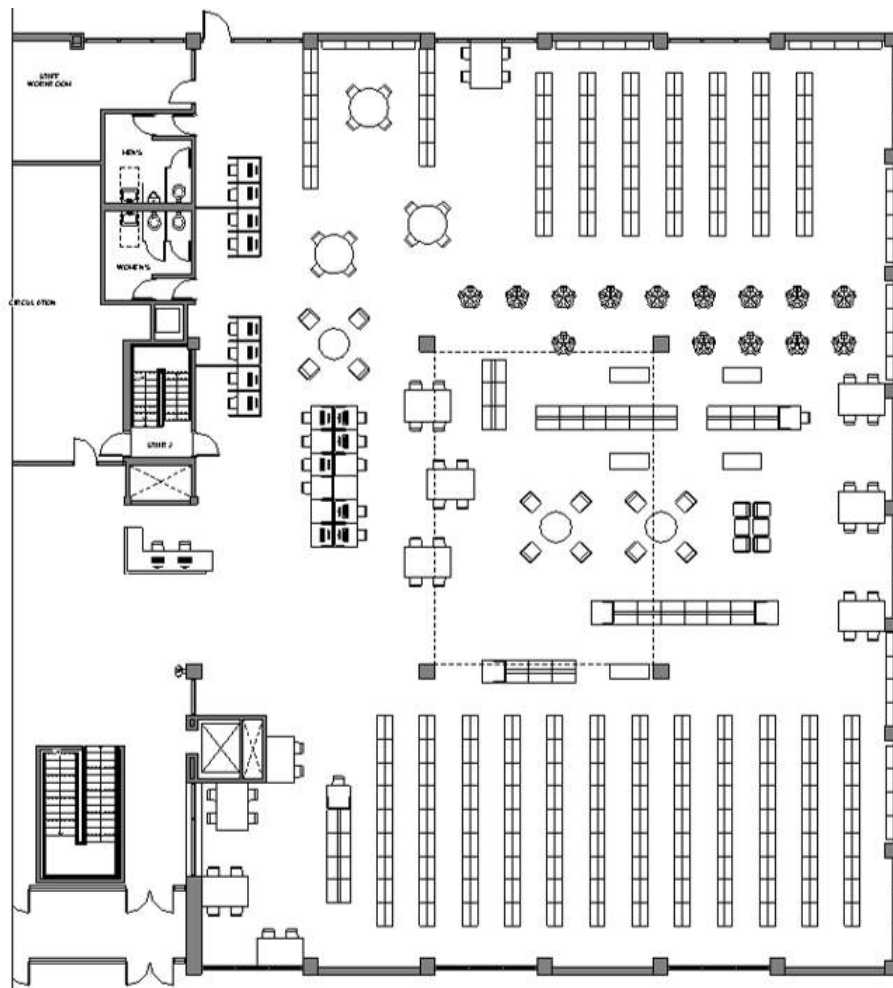
The investigation phase started with an understanding of the community survey previously conducted by library leadership. Our engagement with the community reinforced its conclusions that more meeting spaces, better access to the makerspace and an overall renovation would greatly improve the public's perception and use of the existing Adult Room. In addition to inserting these new enclosed rooms into the plan, the renovation would need to maintain the existing quantities of collections, seating and computers that are provided today, providing diversity in types of seats and noise expectations so everyone can find a comfortable spot to pursue their interests.

The design team led both community stakeholders and staff in a series of activities to fully understand the goals of the project, developing these into a list of evaluation criteria by which each of four proposed concept layouts were tested. Participants were then asked to grade each option and rank them in order of preference. At the end of the process, one option clearly scored higher than the others and was selected for further refinement to become the proposed renovation layout. This layout was used to develop a concept design and a cost estimate for the project.

The final vision for the Adult Room Renovation was crafted to provide a platform for the McMillan Memorial Library to add new spaces and programs to an underutilized area to meet the evolving needs of the community. The makerspace will be welcoming to all library users, with a strong and independent presence at the upper lobby. Groups of 2 to 24 can be accommodated in the six new meeting rooms. Informal collaboration is supported at larger computer workstations. Adults can find the perfect spot for individual reading whether in the informal lounge with the buzz of activity migrating up the stairs, or enjoying the quiet view to the west hidden in behind the stacks. The renovated Adult Room has a place and activity for everyone in the community.

The total cost of the renovation has been estimated at approximately \$1,500,000. With an emphasis on taking advantage of previous investments in the space, this budget includes reusing a large portion of the newer ceiling systems and all of the existing book stacks. At 11,500 square feet, the cost of \$105 per square foot for construction is well within regional standards for interior library renovations.

Figure 1: Existing First Floor Plan (Note: the top of the plan faces southwest, following previous plan orientation.)



2. CURRENT STATE ANALYSIS

Understanding the current state of the library is the essential first step in formulating a renovation plan that can set a course for improving library spaces to deliver augmented services.



Entry to existing Adult Room

The design team reviewed a community survey previously conducted by the library. The survey identified the need for a more diverse array of space, including quiet, collaborative and meeting spaces. It was also noted that while a minority of people knew the makerspace existed, there was broad interest in using such a space to learn about new technologies and use resources work on individual projects.

The community survey led the library leadership to develop a proposed program for the renovation, confirmed by the attendees at stakeholder meetings, which included:

- A makerspace (900 square feet)
- A quiet area (600 square feet)
- An 8-12 person meeting room (250 square feet)
- Several 2-4 person enclosed study rooms (80-120 square feet each)

These additional program areas are to be added to the existing Adult Room, shown above, without reducing the existing collections, computers or seating opportunities, itemized as follows:

12 Computers:

- 8 Semi-private workstations
- 4 Open workstations

74 Patron Seats:

- 4 chairs at single carrels
- 4 chairs at 2 person study tables
- 44 chairs at 4 person study tables
- 19 lounge chairs

6,134 Linear Feet of Collections:

- 2,496 LF Nonfiction
- 1,470 LF Fiction
- 1,532 LF Specialty Fiction
- 480 LF Media Items
- 156 Magazine Titles

COMMUNITY ENGAGEMENT

The planning team engaged the community and staff in an activity called “keep, toss, create” to better understand how current library spaces are used and valued by the community. After a brief presentation of library trends, the workshop participants were asked to identify the spaces and services that were most valued. These were identified as “things to keep.” These spaces and services must be maintained or enhanced in any reorganization. Then participants were asked to identify spaces that were underused and undervalued, that could reasonably be “tossed” without any negative consequences. And finally, participants were asked to think about any spaces that could be “created” within the library to serve an unmet need or bring new services to the community.

THINGS TO KEEP:

- Seating adjacent to natural light and below skylight
- Living room ambiance and open concept layout
- Resources at entry including staff and catalog stations
- Semi-private computer workstations
- Art collection (bring out of hiding)

THINGS TO TOSS:

- Print collection in general and paperback spinners in particular
- Hard-wired computers
- Single user study carrels

THINGS TO CREATE:

- Program items identified in community survey, noted above
- More power outlets and robust wifi coverage
- Acoustic and seating diversity



3. CONCEPT OPTIONS AND EVALUATIONS

Prior to reviewing concept options, the design team led a community engagement activity to identify and prioritize objective evaluation criteria. The activity is designed to allow participants to understand all aspects of a proposed design and use an objective criteria to assess how design performs against the stated goals of the project and against other possible options. Using this process, the group can objectively identify the option with the greatest likelihood of success.

After reviewing each of the criteria below, participants were asked to rate each on a scale of 1 to 5, to identify which criteria would be most important to the success of the project.

Rating scale:

1. The criteria is **not** important
2. The criteria is **less** important than the others
3. The criteria is **important** to the success of the project
4. The criteria is **more** important than the others
5. This is the **most** important criteria of all

With 19 participants, all the criteria were identified as important, with average scores shown at left:

4.55	PROGRAM	Spaces provided meet community expectations
4.17	FLEXIBILITY	Layout allows for future flexibility
3.89	NATURAL LIGHT	Layout takes advantage of natural light
3.83	QUIET	Layout provides quiet spaces for uninterrupted work
3.72	STAFF DESK	Staff location is welcoming and accessible
3.72	MEETING	Layout provides adequate spaces for meetings
3.67	MAKER SPACE	Maker space is visible and enticing
3.67	COLLABORATION	Layout provides places for informal collaboration
3.39	TECHNOLOGY	Adequate privacy is provided at computers
3.39	COLLECTIONS	Collections are appropriately housed
3.33	SEATING	Layout provides diverse seating options

The planning team developed detailed layout options illustrating four renovation concepts designed to meet the program requirements previously identified. Each option was given a name descriptive of the organization of space and how the additional rooms would be inserted into the existing space and the types of space remaining for the open collections and seating.

Figure 2: OPTION A - POCKETS

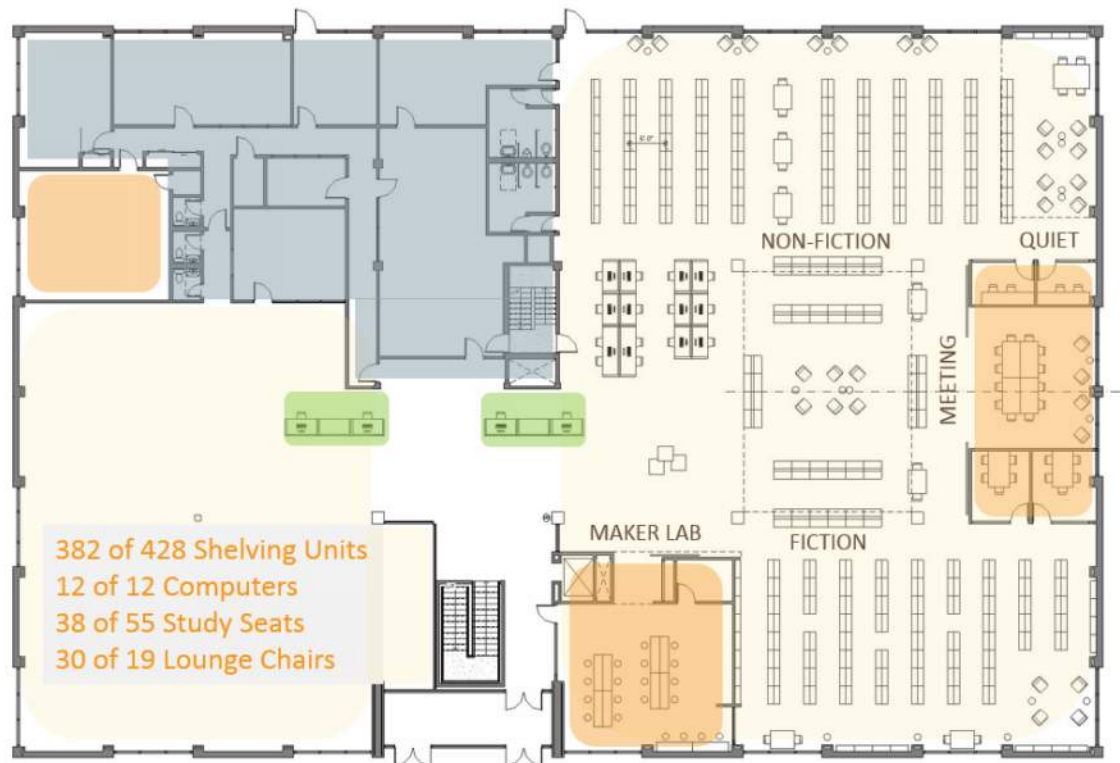


Figure 3: OPTION B – CORNERS



Figure 4: OPTION C – OPEN SQUARE

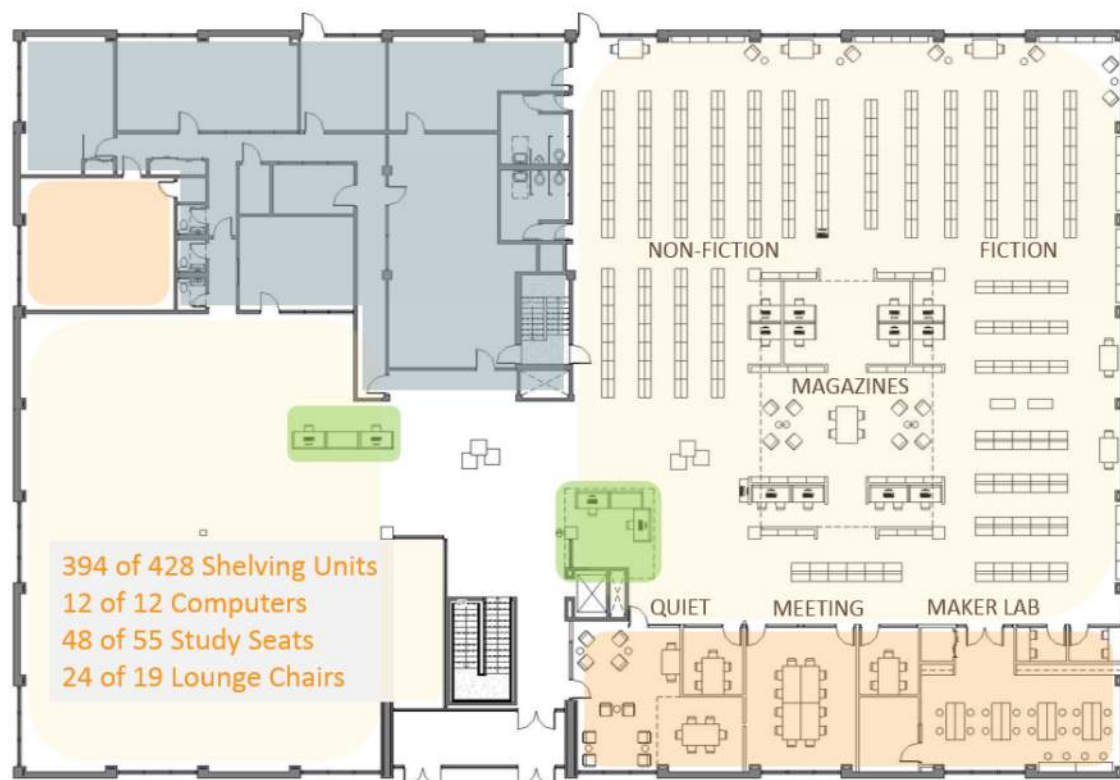
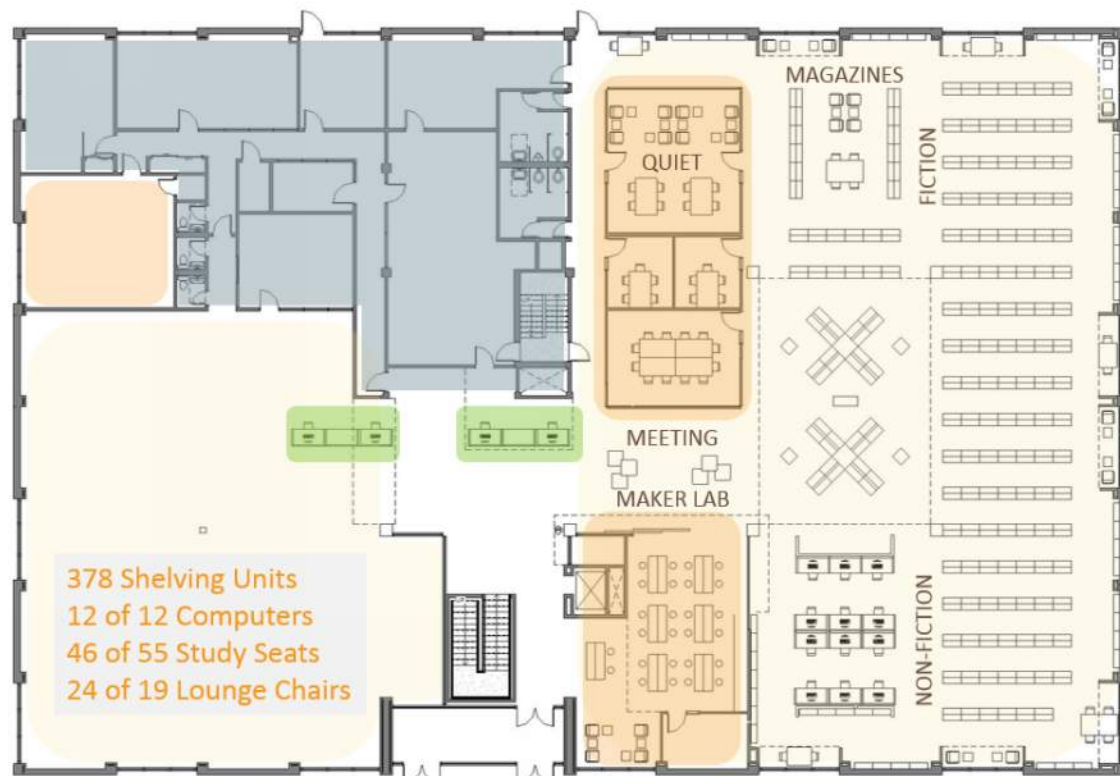


Figure 5: OPTION D – LINEAR ARRANGEMENT



After presenting each of the four options, shown on the previous pages, the community participants were asked to grade each proposed concept using the previously established evaluation criteria. The chart below summarizes the scoring for each option as measured by each criteria as an average of responses received, which varied per criteria and per option. For a more detailed description of comments, see Appendix for Meeting Minutes.

Rating scale:

1. The option does not meet the criteria
2. The option meets the minimum requirements of the criteria
3. The option does a good job of meeting the criteria
4. The option does a great job of meeting the criteria
5. The option is the best possible solution to address the criteria

Figure 6: Average Score of Options by Criteria

Evaluation Criteria - Priority Ranked	OPTION A	OPTION B	OPTION C	OPTION D
1 - PROGRAM	4.09	3.55	3.18	3.23
2 - FLEXIBILITY	4.29	3.62	3.17	2.83
3 - NATURAL LIGHT	4.38	3.79	3.62	3.50
4 - QUIET	4.00	3.64	3.15	3.50
5 - STAFF DESK	4.27	4.07	4.07	3.85
6 - MEETING	4.00	4.14	3.21	3.21
7 - MAKER SPACE	4.44	3.29	2.75	4.40
8 - COLLABORATION	3.67	3.43	3.14	3.29
9 - TECHNOLOGY	3.23	3.43	2.85	3.85
10 - COLLECTIONS	4.07	3.69	3.77	3.69
11 - SEATING	4.20	3.69	3.31	3.38

Option A was a clear standout using the performance evaluation process. As a final question, participants were asked to rank each option in order of preference from 1st (most preferred) to 4th (least preferred). Again, Option A was the clear winner, as shown on in the chart on the following page.

The Library Board reviewed the options and approved the selection of Option A for further development.

Figure 7: Ranking of Proposed Layout Options

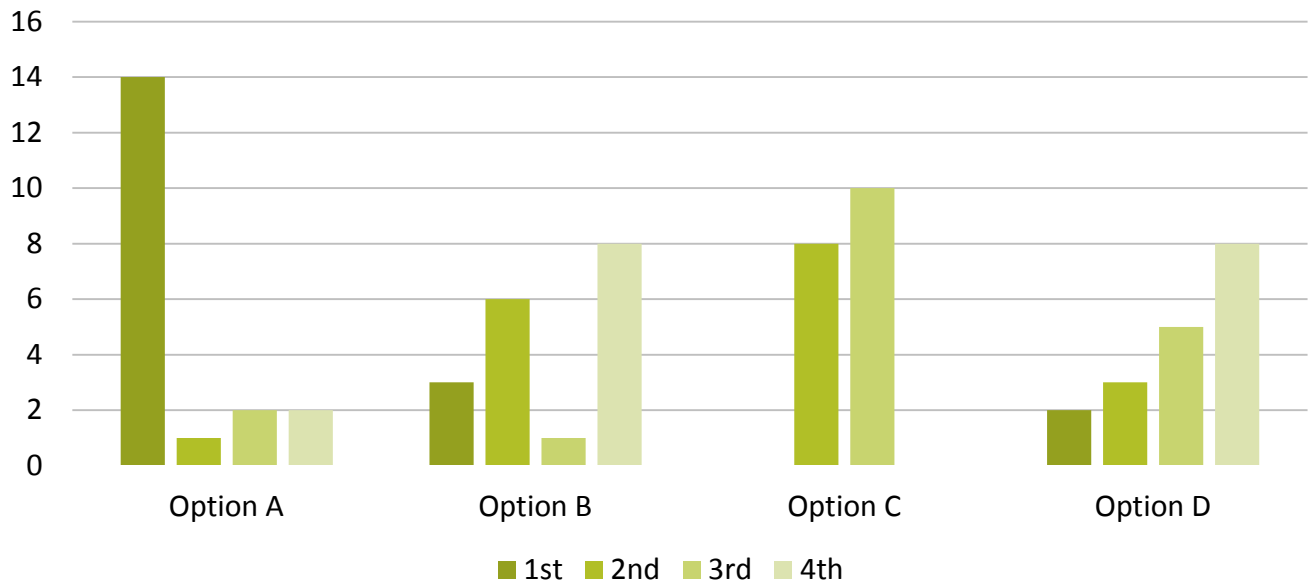
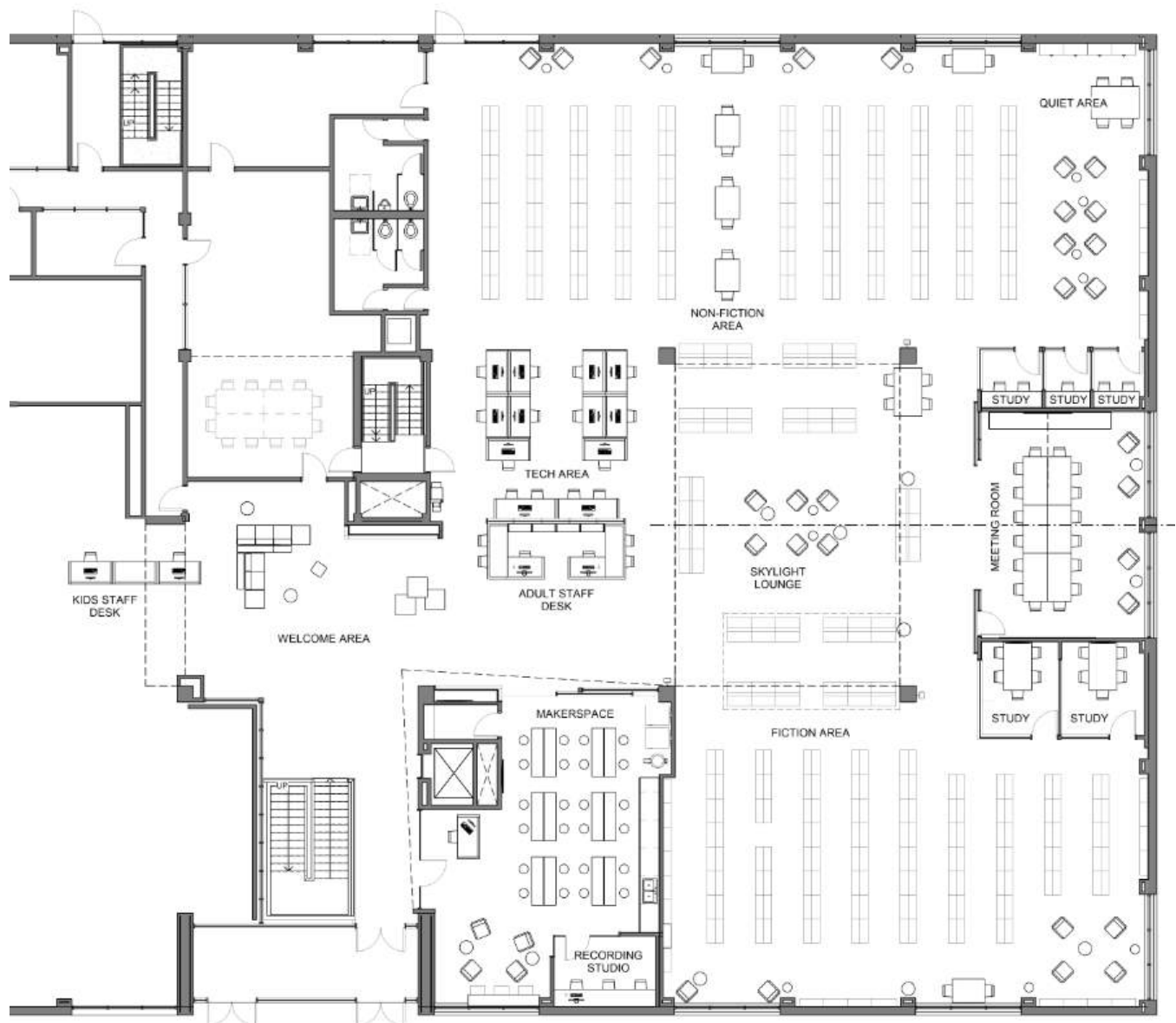


Figure 8: Renovation Floor Plan

(Note: the top of the plan faces southwest, following previous plan orientation.)



4. RENOVATION LAYOUT AND IMAGES

What follows in this section are floor plan layouts and conceptual images designed to convey the potential of the renovation project. Initial concepts were tested, presented and modified to address additional insight by the community, staff and board. The final floor plan layout is shown at left (see Figure 8.) It is important to note however that these concepts are meant to advance the project to the next stages, helping establish a budget and the viability of the project. They are not, however, finished design documents.

NARRATIVE TOUR OF THE RENOVATION PLAN

The renovated upper level begins with a [Welcome Area](#) at the top of the stairs, offering an opportunity to wait, lounge or charge a device in a comfortable common space. The lounge is situated between the children's desk to the left and the adult desk located further to the right. The entry to the adult area has an upgraded display case and a feature book display (see Figure 9.) Self-check machines have been relocated to the other side of the lobby, clearly visible to exiting patrons. The entrance to the McCourt Room and staff area appear more welcoming and accessible.

The [Maker Space](#) is located on the threshold between the lobby and the adult room, with an independent identity defined both by location and color. An entrance off the lobby welcomes patrons of all ages. A display case features the products of the programs, both digital and physical (see Figure 10). Within the makerspace, mobile tables and chairs allow for collaborative programming and classes (see Figure 11) while an adjoining lounge allows for creative brainstorming or simply observing activities within the space (see Figure 12.) The recording studio is separated from the main space with glass walls for observation and acoustic walls to isolate the space from the adjacent adult spaces.

The new [Service Desk](#) is located deeper into the adult room to allow for immediate assistance with the computer area separated from the desk with a translucent glass wall (see Figure 13). Direct observation of the Makerspace will allow for extended open hours for patrons to utilize the equipment without a dedicated staff member in the space.

The [Computer Area](#) features wider work surfaces to allow patrons to spread out multiple materials while working on the dedicated desktop computers. Individual stations are defined by low glass partitions and the configuration allows for some level of privacy between patrons. Two stations are extra wide to allow for informal collaboration with two patrons working together. The walls adjacent to the computer area will be designed to showcase the libraries art collection (see Figure 14).

Further into the adult room, the existing [Skylight](#) will be refurbished, removing the lighting grid that currently obstructs the view to the skylight and repairing the existing plaster finishes. New lighting will be incorporated into the space to enliven the reading area below, (see Figure 15). Feature collections will be located in this common area to allow for browsing and lounging.

A new block of rooms is added along the northwest exterior wall to house a series of collaboration spaces (see Figure 16). A large [Meeting Room](#) that can accommodate groups of up to 16-24 is centered on the skylight and features an operable wall to allow the space to be used as a reading room when not in use for a meeting or program (see Figure 17). On either side of the meeting room, five [Small Study](#)

Figure 9: View of Welcome Area into Adult Room



Figure 10: View of Maker Space



Rooms are included to accommodate groups from 2 to 5 people, some with integrated technology, all with glass walls for observation and acoustic panels for separation see Figure 18 and 19.)

The **Fiction Collection** is located on the more active side of the library to the northeast, with seating and power outlets at all window locations. It is anticipated that low talking would be allowed in this area of the library. The **Non-Fiction Collection** is located on the far side of the library to the southwest and the furthest corner would be dedicated as the Quiet Area, with space for local history collections and periodicals browsing. Similar to the fiction side, all exterior windows will have adjacent seating and convenience power outlets.

Figure 11: Workroom / Classroom within Maker Space



Figure 12: Recording Studio and Ideas Lounge within Maker Space



Figure 13: Adult Service Desk



Figure 14: Dedicated Computer Workstations



Figure 15: Skylight Renovation



Figure 16: Operable Wall at Large Meeting Room



Figure 17: Large Meeting Room



Figure 18: Small Group Study Rooms



Figure 19: Two Person Study Room



5. IMPLEMENTATION PLAN

With a vision for a reconfigured library, the planning team assembled a concept design narrative, see Appendix II, to describe the scope of work for the project, including the quantity and quality of materials and labor involved to renovate the 11,500 square foot project area. An independent cost estimator, the Concord Group, used the concept drawings and narrative to provide an estimate for the cost of construction if the project were to be fully designed, bid and built by the end of 2021.

While the project could be implemented in steps, the most economical approach would be to close this portion of the library and allow the General Contractor free access to renovate the space as a single phase. The library will coordinate the movement of the book stacks as they first shift to one side and then to their final positions to allow for the seamless installation of carpeting throughout.

The following summary is a cost breakdown of the estimate:

CONSTRUCTION COSTS	BUDGET	
Repair skylight	\$,95,000	
Makerspace construction	\$ 189,000	
Adult room renovations	\$ 526,400	
Subtotal (2019 Q1 dollars)	\$ 810,400	
General Conditions	\$ 140,000	
Contractor's Fees	\$ 37,500	
Escalation (to 2021 dollars)	\$ 63,200	
Contingency	\$ 121,600	
TOTAL CONSTRUCTION COST	\$ 1,172,500	\$102 per square foot
Furnishings and Equipment	\$ 172,900	
Design Fees	\$107,600	
TOTAL PROJECT COST	\$ 1,453,000	\$126 per square foot

The detailed estimate is included in Appendix III.

Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from this estimate. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.