



March 9, 2017

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Hon. Kevin Hardwick, Chair
Community Enrichment Committee
Erie County Legislature
Old County Hall – Fourth Floor
92 Franklin Street
Buffalo, NY 14202

Dear Legislator Hardwick:

We would like to express our sincerest thanks to you and the Community Enrichment Committee of the Erie County Legislature for your recommendation for reappointment to the Buffalo & Erie County Public Library Board of Trustees. We take our responsibilities as Trustees very seriously and wish to assure all of you of our commitment to the Buffalo & Erie County Public Library (B&ECPL), the community and the taxpayers of Erie County. We are truly grateful to have been recommended to the Legislature for reappointment.

Our libraries are special places; each as unique as the communities they serve, yet together an integral part of the greater good for all of Erie County. They are focused on providing a wide variety of services, programs, resources and technologies for all who enter [the libraries] whether physically or virtually. They are extensions of the classroom: the people's university, where one can find comfort and solitude, as well as energy and enlightenment.

Many questions were asked of us during the Community Enrichment Committee meeting March 2nd. We are inclined to expand and clarify some of our responses and have restated the subject of the questions and have expanded our answers below. We appreciate your sharing this with the Committee.

Service Hours: We are happy to report that service hours for the Buffalo & Erie County public libraries have, in fact, increased steadily since the Fall of 2011. Libraries are (in total) open an additional 88 service hours per week (between September and May), equaling an increase of 3,474.5 service hours annually.

As recently as the February 11, 2017 Association of Contracting Library Trustees Annual Workshop, Library System Director Mary Jean Jakubowski asked our member (contract) library boards of trustees and their directors to review and assess library open hours of operation; including but not limited to, community need and the potential to expand service hours.

Promoting Library Services: In 2016, from a System perspective, the Library promoted library services through interviews, articles, advertisements, and other means with/at 38 different media outlets. Libraries were featured 388 times in print media, 47 times in electronic media and had 4,306 social media posts with 193,833 “likes, shares, re-pins, comments, re-tweets, etc.”

Free advertising was provided by *The Buffalo News* (31 advertisements), *Channel 2 – WGRZ* (25), *Buffalo Spree Magazine* (6), *Just Buffalo Literary Center* (4), *Buffalo Business First* (3) and *Western New York Family Magazine*; *Buffalo’s Gay & Lesbian Yellow Pages*, *Buffalo Bills Yearbook*, and *20th Anniversary Broadcasters Hall of Fame* each provided one advertisement in their directories.

Our libraries are featured in rack cards (13,000) found at various rest stop sites in Buffalo and Niagara Falls and are included in the *I Love New York* tourism campaign.

The System has also invested in marketing its services including radio spots on WBEN, Star 102.5 and WKSE and has advertised through print and electronic resources such programs as the Central Library’s Job Fairs, which have attracted upwards of 40 employers and 400 – 500 job seekers.

The statistics above are inclusive of marketing/advertisements/media events, etc. created, distributed and submitted by the System’s Development and Communications Office, only. Individual libraries also submit information to their local newspapers, social media sites, partner organizations, etc. on a regular basis.

Central Library Usage: The Central Library is a vibrant and active library that, in 2016, attracted 352,358 visitors, circulated 459,908 items, logged 164,430 public access computing sessions and had 282,190 WiFi logins. In addition, 1,065 non-technology related programs were held at the Central Library with a total of 22,982 in attendance. Forty-five (45) group technology programs and 330 individual technology training sessions were also held. *Book a Librarian* services totaled 438 sessions with 444 participants. The Central Library meeting rooms were used 1,056 times in 2016. We think you will agree, the Central Library is a hub of activity.

Staff from the Central Library also provides a plethora of outreach programming services to Buffalo Branch libraries and member (contract) libraries, as well as to a multitude of non-library sites including but not limited to schools, senior centers, Canalside, Larkinville, various festivals, and at partner organizations. In 2016, 298 outreach programs attended by a total of 18,780 participants were provided by Central Library staff.

The Central Library is also the headquarters for Buffalo & Erie County Public Library System services. These services, provided to the member (contract) libraries range from business office services to shipping, from reference question support to human resources, employee processing, payroll processes, benefits administration and workforce development, from network support to cataloging, processing and acquisitions of materials, programming development, communications, fundraising, program coordination, grant writing and beyond.

Capital Funding Request – Central Library: In its 2017 - 2022 Capital Project Request, the B&ECPL submitted, in addition to the request for shipping and maintenance vehicle replacement, a multi-year \$66 million improvement project for the Central Library. This request is based on the 2012 *Re-Imagine the Central Library* report which was commissioned by the B&ECPL's Board of Trustees and completed by local architectural firm, Architectural Resources in 2012. The *Re-Imagine the Central Library* final report is enclosed for your review.

We recognize the Re-Imagine project is expansive; however, it is also recognized as timely and opportunistic. With the expansion of the Medical Campus and Canalside, the Central Library sits in the heart of the City's renaissance. We believe the Central Library is befitting of a complete renovation and poised to become the signature County building where residents will gather to enrich their lives, obtain a wide variety of services, enlightenment and educational opportunities – be a show-stopper and a beacon of knowledge in the downtown corridor.

Each of the phases of the Re-Imagine project can be done independently of the others. Phase I includes further design and development of plans that would create an urban plaza, providing direct, grade level access to the Central Library's soon to be renovated auditorium as well as address current second floor egress issues that limit capacity and function of the Central Library's 2nd floor west space. The urban plaza would be used for outdoor programming, reading and social gatherings.

Beyond the Phase I improvements, the Re-Imagine plan includes asbestos abatement, improvement of day lighting, conceptualization of the reorganization of interior space, including floor plans to include further development of partner spaces and a more conducive design of library areas.

Diversity on the Board of Trustees: The Buffalo & Erie County Public Library Board of Trustees is made up of 15 individuals – 10 of whom are direct recommendations from the Erie County Executive, with the remaining 5 recommended to the County Executive by the Mayor of Buffalo. Of the 15 total Trustees, at least 8 must be City of Buffalo residents, and at least 5 must reside outside of the City of Buffalo. All must be citizens

of the United States and all must live within the County of Erie. All Trustees are approved by the Erie County Legislature.

Currently there are 3 African Americans serving on the Board of Trustees. Trustees Gist and Moore were recommended for appointment by the Mayor of Buffalo. Trustee Ricks was recommended for appointed by the County Executive.

Trustees Berlow, Gist, Horton, Johnson, Moore, Panty, Ricks and Vincent have City of Buffalo residences.

Diversity and Professional (Librarian) Staff: The B&ECPL has been actively recruiting a diversified professional workforce (librarians) through regular contact with library schools that have the highest level of minority enrollment. The B&ECPL recognizes the challenges and restrictions of recruitment in being a Civil Service entity, whereas the examinations for Librarian I (entry level) positions were being scored, locally, based on coursework being given at the University at Buffalo's School of Library and Information Studies. At the direction of Library Director Mary Jean Jakubowski, Assistant Deputy Director – Human Resources Jeannine Doyle worked with Erie County Civil Service regarding the examination procedure. We have been informed that upcoming librarian examinations will now be scored via New York State Civil Service which, we believe, will “open-up” the eligibility for a more diversified candidacy. In addition, the Librarian II examination, which until January of this year was only given as a promotional examination, will now be offered as a promotional examination and an “open competitive” examination. We believe this also could potentially expand the job applicant pool. It is anticipated that the new examinations will be given in early-midsummer 2017.

While we are grateful for the changes/adaptations that have been made locally, it must also be noted that only 12% of enrollees in library schools across the country are registered as minorities. Of the 12%, it is not known the percentage of students focused on public librarianship, which requires specific coursework to score well on the Civil Service examinations. In addition, enrollment in Library Schools across the country continues to decline; the University at Buffalo's Library School alone has 30% less enrollment than it had just a few years ago.

Despite all of these factors, you have our commitment that the B&ECPL will continue to seek to expand diversity in our workforce.

Final note: We sincerely hope this information is useful to the Community Enrichment Committee and the Erie County Legislature as a whole. We look forward to continued

Hon. Kevin Hardwick, Chair
March 9, 2017
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communication and welcome any questions/comments you or your constituents have regarding the B&ECPL System.

Again, we are grateful for the Committee's recommendation to reappoint each of us to the Buffalo & Erie County Public Library System Board of Trustees. We look forward to serving the residents of Erie County in this auspicious capacity.

Respectfully,



Theodore Johnson
Trustee



Kathleen Berens Bucki
Trustee



Katie Burd
Secretary



Sharon Kelly
Trustee

Encs.

TJ/mb



March 29, 2016

Michael LoCurto, Deputy Commissioner
Department of Environment and Planning
Rath Building, 10th Floor
Buffalo, New York 14202

RE: 2017-2022 Capital Budget Request, Buffalo & Erie County Public Library

Dear Deputy Commissioner LoCurto:

Attached you will find the Library's Year 2017-2022 Capital Project Request forms completed pursuant to the County Executive's February 17, 2016 memorandum. The Library Board of Trustees approved the submission of these project requests at their meeting of 3/17/2016.

Re-imagining the Central Library is the focus of this cycle's request. The proposed multi-year project would implement the 2012 Re-imagine the Central Library Report recommendations (The final Re-Imagine report may be viewed online at: <http://www.buffalolib.org/content/re-imagine/report-presentations>). The project would utilize green design and energy efficiency features; provide more self-service opportunities; and provide additional opportunities for collaborative use of this prime downtown space amongst area educational/non-profit institutions. In addition to preserving a major county asset, the project will allow those assets to be made more broadly available to residents, businesses and tourists, bolstering the Central Library's role as a unique downtown family destination near the core of a revitalized Buffalo.

Project phasing would be developed in cooperation with the Erie County Department of Public Works (DPW). Additionally, the Library affirms its support for requests submitted by the Erie County Department of Public Works (DPW) to address Central Library basic building system needs outside of the Re-imagine project.

Future year requests reflect an initial estimate for phasing of the Re-imagine project (2018, 2019, and 2020) and continue shipping and vehicle replacements (2018 and 2020).

Library Director Mary Jean Jakubowski and I would welcome the opportunity to discuss these items with you. Please contact Mary Jean at 858-7180 JakubowskiM@buffalolib.org or me at 858-7170 stonek@buffalolib.org , if you have any questions or need further information. Thank you for your consideration in this matter.

Sincerely,



Kenneth H. Stone
Deputy Director - CFO

C via Email: Timothy Callan Deputy Director, Budget and Management
Mary Jean Jakubowski, Library Director



2017 Capital Budget Request

The Capital Projects Committee is beginning its review of capital projects for inclusion in the 2017 Erie County Budget and Capital Improvement Program. To submit a proposal for review, please complete this form and return five (5) paper copies to the Capital Projects Committee via Michael LoCurto, Deputy Commissioner of Environment and Planning NO LATER THAN Friday, April 1, 2016. You must also submit an electronic version (excel file) of each request to Timothy Callan, Deputy Budget Director via email at timothy.callan@erie.gov. Please do not submit additional documentation at this time. Detailed cost estimates with back-up will be required at the time of your meeting to review your requests with the Capital Projects Committee. Any questions concerning this form should be directed to Timothy Callan at 858-2715.

Department: Buffalo & Erie County Public Library Business Area: 420
Contact : Ken Stone
Phone: x7170 Email: stonek@buffalolib.org
Project Name: Central Library Re-imagined: Public Commons Space / Infrastructure Renewal / Collaborative Opportunities
Rank: 1 of 2 Business Area in which Project will be Budgeted: 420

Project Description (include project timeline)

NOTE: Construction for the 2017 phase of a project must be complete within three years. You must also be ready to commence your project in 2017.

This multi-year project would bolster the Central Library's role as a unique downtown family destination near the core of a revitalized Buffalo. The building would be reconnected to the downtown core by realigning access at the Washington Street facade of the Library to exist along the axis which organizes and visually connects Niagara and Lafayette Square. This concept provides a new urban plaza where the library meets Lafayette Square, this is shown graphically in the attached drawing. The Library provides a source of information and tools for individual and business economic development and will serve as a showplace for the Library's extensive collection of rare books and papers that supports area tourism efforts. The Central Library is a major presence in downtown Buffalo, open 7 days per week during the school year and 6 days per week in the summer, making it well suited to support these goals. In 2012 a major Central Library Use Analysis Project, Reimagine the Central Library, was completed. "Reimagine" identified the vision and conceptual approach to the long-term reconstruction and reuse opportunities for the facility and featured extensive stakeholder/public input. Recommendations for the next steps included further design of specific project components and interim phasing strategies to provide incremental solutions [that] can be provided based on available funding. The incremental solutions will focus on activating and improving spaces while facilitating the implementation of the total project vision over time. As such, the dollar amounts estimated for future phases of this project will be subject to significant revision to reflect the results of this strategy and related collaborative opportunities identified. Phased construction would occur over multiple years.

The 148 Page Reimagine Final Report is available for download as a bookmarked PDF at: <http://www.buffalolib.org/content/re-imagine/report-presentations>

Statement of Need:

This project will abate asbestos still present in many areas and replace components of the 52-year-old building's aging infrastructure, allowing more effective and efficient operation of the Central Library. Exterior modifications would create a plaza commons area to create a vibrant open space in the heart of downtown. The project will utilize green design and energy efficiency features; provide more self-service opportunities; provide additional opportunities for collaborative use of this prime downtown space amongst area educational/non-profit institutions; and abate asbestos as needed to facilitate these uses. In addition to preserving a major county asset, the project will allow those assets to be made more broadly available to residents, businesses and tourists. One of the areas to be addressed in the first phase involves abating, reconfiguring and enhancing the 1st floor public access computer and whisper/study spaces which are heavily used by the community.

Status of Plans and Site Control: Indicate below whether the project is ready to go (construction plans, etc.) and if applicable, are there any "site control" issues, i.e. does the County own the land, is it under some kind of lease, etc.

The site is County owned. NOTE: State revenue is estimated and subject to application for and approval of New York State Library Construction Grants for each phase [Under this grant program, applications may not be submitted for projects until they are ready to begin within 180 days of grant award. Application cycles are annual, with deadlines in September.] Fundraising and additional grants will be sought to reduce impact.

Financial Overview

Funding request: Indicate in the chart below, Phase 1 of the project (2017 budget) and any additional cost that may be required for additional phases of the project from 2018-2022. Include revenue estimates where applicable. *Chart below contains formulas

| Capital Project | Phase 1 2017 | Phase 2 2018 | Phase 3 2019 | Phase 4 2020 | Phase 5 2021 | Phase 6 2022 | Total Project |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|
| Total Project Cost | 6,000,000 | 18,000,000 | 19,800,000 | 21,780,000 | | | 65,580,000 |
| Revenue | | | | | | | |
| State | 300,000 | 300,000 | 300,000 | 300,000 | | | 1,200,000 |
| Federal | | | | | | | - |
| Other | | 1,000,000 | 1,000,000 | 1,000,000 | | | 3,000,000 |
| Total Non County Revenue | 300,000 | 1,300,000 | 1,300,000 | 1,300,000 | - | - | 4,200,000 |
| County Share | 5,700,000 | 16,700,000 | 18,500,000 | 20,480,000 | - | - | 61,380,000 |

Impact on the Operating Budget: Summarize below, in general categories, how completion of the project will have either a positive or negative impact on the operating budget. Describe the nature of the item and provide cost estimates if reasonable.

| Revenue | Description | Estimated Financial Impact on Annual Basis |
|------------------------|---|--|
| Fees, Fines or charges | Increased activity/event, rental and related fees/charges | 150,000 |
| State Reimbursement | Potential Library Construction Grant Funds | TBD |
| Other Revenue | Broader community impact - support an increasing tax base, area business income | To be determined |

| Expense | Description | Estimated Financial Impact on Annual Basis |
|----------------------|--|--|
| Personnel Related | Significant savings already realized through service point consolidations implemented to address 2011 reductions in recurring operating funds. This proposal will allow existing spaces to be reconfigured and repurposed for community benefit. A funding strategy of reducing, re-using, improving, incorporating green building techniques and sharing is intended to offset or reclaim, as much as possible, some of the costs of initial construction and future operating costs. | 250,000 |
| Supplies | | |
| Maintenance and Rent | | |
| Utilities | | |
| Other | | |

For DPW PROJECTS only - Rating of bridge and traffic count of the road:

3/29/2016



Rendering of front facade (Washington Street)



S.R. KENT LLC



2017 Capital Budget Request

The Capital Projects Committee is beginning its review of capital projects for inclusion in the 2017 Erie County Budget and Capital Improvement Program. To submit a proposal for review, please complete this form and return five (5) paper copies to the Capital Projects Committee via Michael LoCurto, Deputy Commissioner of Environment and Planning NO LATER THAN Friday, April 1, 2016. You must also submit an electronic version (excel file) of each request to Timothy Callan, Deputy Budget Director via email at timothy.callan@erie.gov. Please do not submit additional documentation at this time. Detailed cost estimates with back-up will be required at the time of your meeting to review your requests with the Capital Projects Committee. Any questions concerning this form should be directed to Timothy Callan at 858-2715.

Department: Buffalo & Erie County Public Library Business Are 420
Contact : Ken Stone
Phone: x7170 Email: stonek@buffalolib.org
Project Name: Shipping and Maintenance Vehicle Replacement Program
Rank: 2 of 2 Business Area in which Project will be Budgeted: 420

Project Description (include project timeline)

NOTE: Construction for the 2017 phase of a project must be complete within three years. You must also be ready to commence your project in 2017.

The 2018 project would replace one delivery/materials shipping vehicle and one maintenance vehicle with snow/plow equipment. The 2020 project would also replace one delivery/materials shipping vehicle and one maintenance vehicle with snow/plow equipment. By the time they would be replaced under this request, the shipping vehicles will have estimated mileage exceeding 150,000. In 2015 the Library Shipping Department moved 90,000 boxes of library material, supplies and other items amongst B&ECPL library facilities located across the County's 1,043 square miles. In the Maintenance Department, the request would replace one pickup truck and its snow plowing equipment in 2018 and another in 2020. These vehicles experience heavy wear during winter snowplowing/salting operations at the Central Library and Buffalo Branch libraries resulting in extensive salt corrosion damage and increasing repair costs.

Statement of Need:

To minimize overlap, maximize the value of the Library System's collection and offset the relatively small size of most branch and suburban libraries, the B&ECPL operates a hub and spoke delivery system to move requested material, supplies, and internal correspondence from the Central Library to each outlying library facility. The 37 public libraries are spread over the County's 1,043 square miles and are served using five vehicles on routes that minimize double-back time and miles traveled. The bottom line: patrons can, either online 24/7, over the phone or in person, request items not stocked in their local library and have them sent to their library for pick up in a matter of a few days, saving them time and fuel. The taxpayer benefits as the Library is able to reduce duplication and offer a deeper variety of material than would otherwise be the case. Maintenance snow removal operations using pickup trucks equipped with snow plowing/salting equipment is less costly than manual or contracted operations and reduces liability exposure.

Status of Plans and Site Control: Indicate below whether the project is ready to go (construction plans, etc.) and if applicable, are there any "site control" issues, i.e. does the County own the land, is it under some kind of lease, etc.

N/A - Vehicle purchase

Financial Overview

Funding request: Indicate in the chart below, Phase 1 of the project (2017 budget) and any additional cost that may be required for additional phases of the project from 2018-2022. Include revenue estimates where applicable. *Chart below contains formulas

| Capital Project | Phase 1 2017 | Phase 2 2018 | Phase 3 2019 | Phase 4 2020 | Phase 5 2021 | Phase 6 2022 | Total Project |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|
| Total Project Cost | | 75,000 | | 80,000 | - | - | 155,000 |
| Revenue | | | | | | | |
| State | | | | | | | - |
| Federal | | | | | | | - |
| Other | | | | | | | - |
| Total Non County Revenue | - | - | - | - | - | - | - |
| County Share | - | 75,000 | - | 80,000 | - | - | 155,000 |

Impact on the Operating Budget: Summarize below, in general categories, how completion of the project will have either a positive or negative impact on the operating budget. Describe the nature of the item and provide cost estimates if reasonable.

| Revenue | Description | Estimated Financial Impact on Annual Basis |
|------------------------|--|--|
| Fees, Fines or charges | | |
| State Reimbursement | | |
| Other Revenue | | |
| Expense | | |
| Personnel Related | | |
| Utilities | | |
| Other | Replacement vehicles - no material impact on costs (savings from retirement of old vehicles will be offset as the other shipping vehicles are also aging) | |

For DPW PROJECTS only - Rating of bridge and traffic count of the road:

BOARD OF TRUSTEES
BUFFALO & ERIE COUNTY PUBLIC LIBRARY
MEETING DATE: March 17, 2016

AGENDA ITEM NUMBER: E.2.a.

RESOLUTION: 2016-4
Erie County 2017-2022 Capital
Project Request Guidance

BACKGROUND:

The Library received Erie County Division of Budget, Management and Finance's 2017-2022 Capital Budget preparation forms and instructions on February 17th, with a due date of April 1, 2016.

The Central Library is the only County-owned facility used by the Buffalo & Erie County Public Library (B&ECPL) to provide public library services. Capital needs for the Central Library are therefore addressed through the County's Capital project process. County capital funds have also supported Library System services such as the shipping delivery trucks and bookmobile funded in 2014. Projects impacting the Central Library are developed in cooperation with the Erie County Department of Public Works (DPW). Depending on the type of project, the capital project request may be submitted by either the Library or DPW.

For 2017, the Budget & Finance Committee recommends requesting a multi-year project to implement the 2012 Re-imagine the Central Library Report recommendations (The final Re-Imagine report may be viewed online at: <http://www.buffalolib.org/content/re-imagine/report-presentations>). Such a project would bolster the Central Library's role as a unique downtown family destination near the core of a revitalized Buffalo.

This project would abate asbestos still present in many areas and replace components of the 52-year-old building's aging infrastructure, allowing more effective and efficient operation of the Central Library. Exterior modifications would create a plaza commons area to create a vibrant open space in the heart of downtown (see drawing on the following page). The project would utilize green design and energy efficiency features; provide more self-service opportunities; and provide additional opportunities for collaborative use of this prime downtown space amongst area educational/non-profit institutions. In addition to preserving a major county asset, the project will allow those assets to be made more broadly available to residents, businesses and tourists.



Rendering of front facade (Washington Street)



S.R. KENT LLC

Future year requests would fund the remaining phases of the Central Library project and continue shipping and vehicle replacements are recommended to be submitted by the Library.

The resolution instructs the Library Director to develop a 2017-2022 capital project request pursuant to the above guidance, updating cost estimates as needed, and expresses support for the Central Library projects submitted by the DPW.

ACTION REQUIRED:

Motion to approve Resolution 2016-4.

RESOLUTION 2016-4

WHEREAS, the time of year to prepare and submit capital project requests to Erie County for the following five-year period is approaching, and

WHEREAS, requests for County Capital funding focus on the County-owned Central Library building and on system-wide capital needs, now therefore be it

RESOLVED, that the Board of Trustees of the Buffalo & Erie County Public Library hereby directs the Library Director to prepare, update costs as needed, and submit 2017-2022 Erie County capital project requests prioritized as follows:

FOR THE 2017 FUNDING YEAR

- Begin the first phase of the Central Library Re-imagined project at an estimated cost of \$6.0 million.

FOR THE 2018 – 2022 FUNDING YEARS

- Future phases of the Central Library Re-imagined project: \$18.0 million in 2018, \$19.8 million in 2019 and \$21.8 million in 2020; and
- Shipping and maintenance vehicle replacements \$75,000 in 2018 and \$80,000 in 2020; and be it further

RESOLVED, that the Board of Trustees of the Buffalo & Erie County Public Library expresses its support for requests submitted by the Erie County Department of Public Works (DPW) to address Central Library basic building system needs outside of the Re-imagine project, and be it finally

RESOLVED, that the Library Director or her designee is authorized to transmit the requests to the appropriate County Department pursuant to the County's instructions and timetables and provide a report to the Library Board detailing the requests submitted.

Approved unanimously at a meeting of the Board of Trustees
of the Buffalo & Erie County Public Library
on March 17, 2016.

Architectural Resources

505 Franklin Street
Buffalo, NY 14202

303 West 13th Street
New York, NY 10014

716 883 5566
716 883 5569 fax
mail@archres.com

212 674 1457

Final Report

Re-Imagine the Central Library



Buffalo and Erie County Public Library

Prepared by:

Architectural Resources

505 Franklin Street
Buffalo, NY 14202
A|r 385.01

August 31, 2012

EXECUTIVE SUMMARY

In 2010, the Buffalo and Erie County Public Library engaged the services of a consultant team to study the Central Library and its future. The collaborative effort of the Re-Imagine Steering Committee, the B&ECPL Board of Trustees and the consultant team of Architectural Resources, Meyer Scherer & Rockcastle and S.R. Kent LLC has produced an ambitious re-design concept for the Central Library that entirely transforms the existing Library into a vibrant, inviting, welcoming and exciting place in the heart of downtown Buffalo. It is envisioned to be a beacon, a year-round community living room where children, teens and adults can explore the variety of collections, have access to the most advanced digital technology and online resources, participate in programs, learn and create.

Over the past two years, the B&ECPL has pursued a new vision for the Central Library. Members of the Buffalo and Erie County community were deeply involved in the process. During the course of the Re-Imagine project, which also included the study of optimum service delivery for the whole library system, a strategic plan was developed for the library system and a county-wide assessment of all library facilities was undertaken.

Beginning with the community engagement process, at forums held across the County, participants were asked to think big, to re-imagine, and to envision the best future for the Central Library. During each forum participants were asked "to be bold, to be brave and to chart the course the community wants and needs to ensure the future of the library system this community deserves."

The dominant themes that emerged from the community input process include leveraging the assets and location of the Central Library to be a destination for the Buffalo community and the region, embracing technology and providing the public with optimal access to the online world,

supporting community and diverse user group needs with the highest quality programs and services, rethinking the focus, purpose, size and accessibility of the extraordinary collections, and harnessing the synergies between the Library and potential partner organizations to enhance and expand services to the community while creating mutually beneficial financial relationships to offset operational and capital costs.

The 1960's building, constructed of the highest quality materials, suffers from the insular and visually segregated nature of its design. The large opaque areas of the building skin visually separate the activity occurring inside and outside of the Library while creating barriers for pedestrians at street level. Interior spaces are compartmentalized, and complete separation exists between each floor level. Paramount to our design methodology is achieving the project goals while using the existing facility in the most economically efficient manner as possible. The sustainable re-design concept completely transforms the quality of space maximizing transparency of both the interior and exterior of the building. The full glass entry addition and large areas of added windows contribute to quality day lighting throughout the space. Carving out portions of the floors at each level adds to the dynamic quality of structure while visually connecting spaces both vertically and horizontally.

The re-imagined Central Library also plays an integral role in the current renaissance of downtown Buffalo. The renewed public interest, investment and impressive quality, quantity and types of successfully completed projects Downtown reinforce the importance and timeliness of this project. Nearly \$1.5 billion of projects have been completed during the past ten years or are under construction. The City has completed \$1 billion in Buffalo Public Schools reconstruction and Governor Cuomo has recently announced the "\$1

Billion for Buffalo program.” The Library is poised to be a destination within the regional destination of downtown Buffalo complementing the rich cultural amenities including the burgeoning Inner Harbor development. During all seasons, the re-imagined Library will be the inviting public place to meet and interact, the one-stop shop to access local and global information and the nurturing environment to enjoy programs serving children, teens and adults.

PROJECT INTRODUCTION AND REPORT STRUCTURE

The project consultant team is very pleased to present the Re-Imagine Central Library Final Report. The Final Report is an overview and summary of the comprehensive planning project that began in late 2010.

The authors of this document, and appendices, include several experts in the field of library planning and design. Primary co-authors of the Final Report include:

Peter Murad AIA, AICP

Architectural Resources, Buffalo, NY

Jack Poling AIA

Meyer, Scherer, & Rockcastle, Minneapolis, MN

Susan Kent

S.R. Kent LLC, Los Angeles, CA

The report is divided into three primary project phases of discovery and exploration: Foundation, Dream, and Future.

The project "Foundation" phase includes an extensive community engagement process, research and benchmarking, followed by an evaluation of the existing Central Library.

The project "Dream" phase includes the synthesis of common themes from the foundation phase, the development of project goals, programming and service goals, an understanding of the building and site, and exploring ways of change. Multiple design options were presented to the Steering Committee which provided direction for the preferred final concept design programming, site, and building design.

The project "Future" phase includes the design concept and program goals for the building and site, the inclusion of partners to extend and strengthen service delivery while assisting in making the Library economically sustainable, budgeting, funding, and next steps for implementing the project.

This project could not have been possible without the support of the following participants:

Board of Trustees

Jack Connors, Chair

Sharon A. Thomas, Vice-Chair

Elaine M. Panty, Secretary

Frank Gist, Treasurer

Amy Alvarez-Perez

Phyllis A. Horton

Theodore K. Johnson

Sharon M. Kelly

Anne M. Leary

John Schmidt, Jr.

Wayne D. Wisbaum

Jennifer Zivis

Executive Director

Mary Jean Jakubowski

Executive Director at Onset of Project

Bridget Quinn-Carey

Steering Committee

Jack Connors, Chairman B&ECPL Board of Trustees; President & Publisher *Business First of Buffalo* and *Buffalo Law Journal*

Sheldon Berlow, Assoc. Broker, Pyramid Brokerage Co.; B&ECPL Trustee (2006 - 2011)

Marguerite Cheman, B&ECPL Manager Special Collections

Dr. George DeTitta, Hauptman-Woodward Medical Research Institute, Principal Research Scientist

Paul Hogan, John R. Oishei Foundation, Vice President

Rick Lewis, B&ECPL Trustee (2009 - 2011)

Michelle Mazzone, American Realty Group, Senior Vice President (Former Director of Real Estate, Erie County)

Robert Shibley, Dean of UB School of Architecture and Planning

David Stieglitz, Stieglitz Snyder Architecture, Architect

Kenneth Stone, B&ECPL CFO

Joy Testa-Cinquino, B&ECPL Development and Communications Officer

Sharon A. Thomas, B&ECPL Board of Trustees

Complete Project Consultant Team

Architectural Resources

Meyer, Scherer, & Rockcastle

S.R. Kent LLC

Global Library Consultants

M/E Engineering

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1 COMMON THEMES

Collaboration with Library project representatives and the community at large has been an integral part of the Re-Imagine Central Library Project. The foundation of the project was rooted in three major initiatives including: community engagement, research and benchmarking, and facility evaluation.

The community engagement process consisted of public forums, focus groups, online surveys, and key stakeholder interviews. The public forums were conducted at the Central Library and Erie County Community College's North and South Campuses. The forums were conducted in multiple locations across the county in order to make participation as convenient as possible for members of the community. A multi-media presentation was provided at each session to stimulate discussion, and offer a broad set of new options and ideas for the Library. Attention was also given to the renaissance of downtown Buffalo as well as innovations and precedents for libraries from around the globe in an effort to provoke thought among the various groups.

Focus groups were also hosted at the Central Library to engage specific constituents of library users including: children, teens, the business community, and cultural organizations. Additionally, over 500 people participated in the online survey on the Re-Imagine Central project web site.

Key stakeholder interviews were conducted with individuals representing the following organizations: The Patrick P. Lee Foundation, the Buffalo Niagara Partnership, First Niagara Financial Group, Schneider Design Architects, the Western New York Public Broadcasting Association, the Community Foundation for Greater Buffalo, D'Youville College Library, the Library Foundation, and the Center for Entrepreneurial Management at the University of Buffalo.

Comprehensive research and benchmarking was also undertaken as part of the foundation phase of the project. The libraries used as comparatives for benchmarking were all large urban public library systems of comparable size and organizational structure to the B&ECPL Central and City Branches. The libraries selected were: Detroit Public Library, Jacksonville Public Library, Charlotte Mecklenburg Library, Columbus Metropolitan Library, San Francisco Public Library, Cincinnati and Hamilton County Library, Indianapolis-Marion County Public Library, Memphis/ Shelby County Public Library, Austin Public Library, Fort Worth Public Library, Multnomah County Library, Louisville Free Public Library, Metropolitan Library System, and Onondaga County Public Library. Of the 14 library systems included, the B&ECPL ranks as follows according to the Public Library Data Service 2010:

1. Fourth largest Central Library building
2. Second largest number of branch libraries
3. Third in holdings per capita
4. Above average in registered borrow ratio
5. Average in materials expenditure per capita
6. Average in annual circulation
7. Third lowest total expenditure per capita
8. Third lowest in number of visits to Central Library
9. Second lowest in library card registration as a percent of the population

A building evaluation of the existing Central Library was the third component of the foundation phase of the project. The facility assessment was of a physical and operational nature and included: an extensive interview with facility maintenance staff, site tours, review of existing and renovation drawings, a comprehensive systems assessment, and a survey and catalogue of the existing high quality finishes and materials.

The complete report on the community engagement, research and benchmarking, and

facility evaluation components of the project are included in Appendix A: Interim Report: Re-Imagine the Central Library.

During the extensive community engagement process several recurring themes emerged. These themes were a result of a collaborative process and represent feedback from a broad cross section of community interests, all of which are unified in their desire to transform the existing Central Library into an exceptional Central Library. This is the community's new vision for a library: a library with new services, new technology, and a library that is the year round place to be in downtown Buffalo that operates as a fully integrated community asset.

One of the recurring themes that emerged was that the design of the existing building is generally considered to be unattractive and unwelcoming. It is the expressed desire of the community to alter this perception and to transform the library into an attractive and vital community destination.

Participants consistently cited the desire to redesign the interior spaces to engage specific constituents of the Library including children, teens, families, the business community and cultural organizations. Providing comfortable and flexible spaces, ample natural light, as well as both quiet and active spaces were specific features brought forth during the community input process. Energizing spaces for additional cultural and educational programming for different user groups, and providing appropriate venues for cultural exhibits should be included within the Re-Imagined Library.

Providing new pathways to information is a necessary step in the digital age. Access to current technology, new media, and high speed internet were consistently expressed as of key interest to the community.

Establishing new partnerships with related spaces within the Library for community organizations, cultural institutions, and other co-located services also were cited as important issues in the community feedback.

Making the physical space safe and accessible is of critical importance. Issues of security and parking must be appropriately integrated into the successful planning of the re-designed library.

These common themes brought forth through the community engagement process informed and shaped the overall project goals, the design concepts, and the final design scheme.



Community engagement session

2 PROJECT GOALS

A key theme that emerged in all of the community engagement forums was the belief that the Re-Imagined Central Library should leverage its position and prime downtown location to be a destination for the Erie County community and Western New York region. The Re-Imagined Central Library will be a beacon and integral component of the ongoing downtown renaissance. The project will operate as a building block for other local catalytic endeavors. With the support of its partners, the renovated Central Library will be an extraordinary space within the downtown core, provide enhanced service delivery, and be poised to become both a year-round community living room and a regional destination point.

The Central Library has served generations of dedicated patrons while inspiring, educating, and enlightening the Erie County community since 1826. This legacy will continue as a forward looking library serving future generations. To prepare for this unknown while technology and expectations continue to soar, a space can only endure when it is ultimately flexible. The spaces must be fully adaptable and able to be easily re-formatted. It is investing in flexibility, new services, and new technologies that the Re-Imagined Central Library will look forward to the future.

The Re-Imagined Central Library will serve as a precedent for the implementation of best practice service delivery methods system-wide. It is in this context that the following project goal exists: demonstrating and promoting system-wide initiatives, changes, and improvements. This includes the upcoming five year strategic plan: A Blueprint for the Future. The Re-Imagined Central Library will serve as a laboratory, classroom, and an important incubator at the center of the system for promoting initiatives, changes, and improvements within the Buffalo and Erie County Public Library System.

The Re-Imagined Central Library will also seek diverse types of partners in order to operate as an economically sustainable facility. The library will seek these partners to build collaborative and synergistic relationships to expand public services and shape the operational costs of the facility. The Re-Imagined Central Library will also reduce the total future financial costs through sustainable design strategies aimed at reducing the building's energy consumption and maintenance expense.



Interior rendering of proposed space

3 PROGRAMMING AND SERVICE GOALS

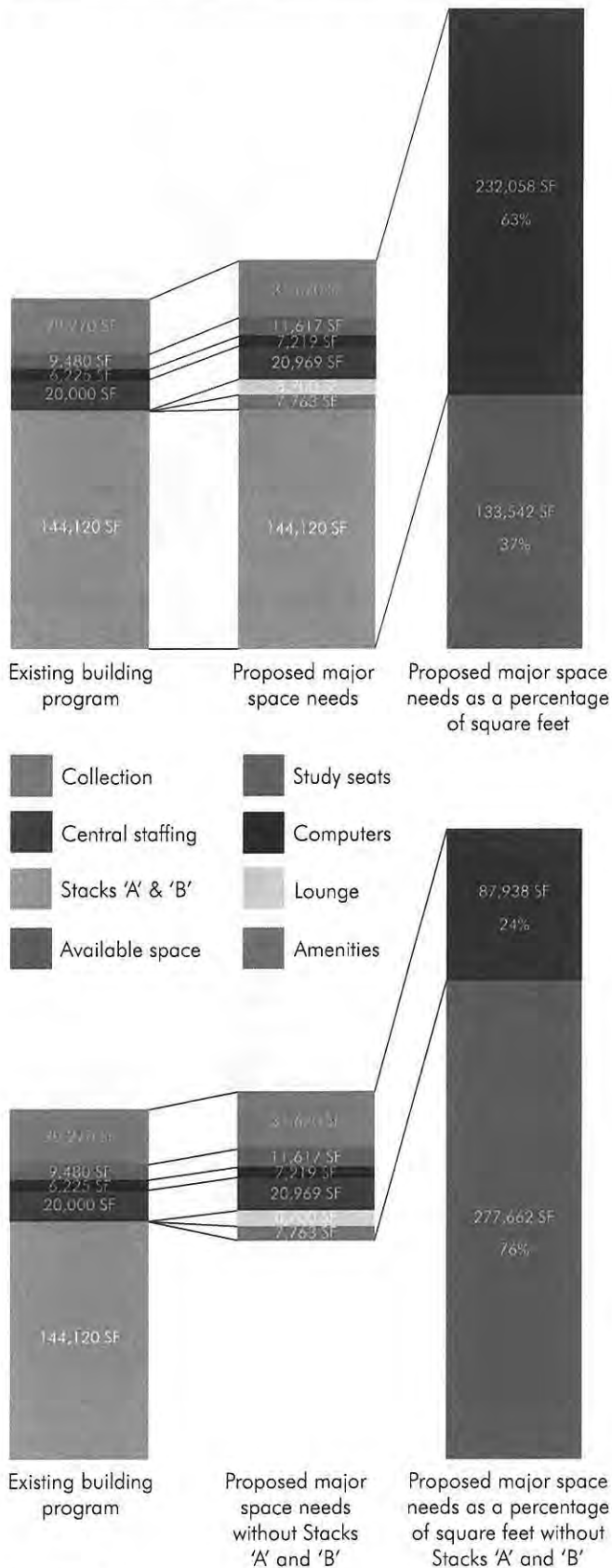


Figure 3.1

Major space needs were developed based on the following: the common themes that emerged from the community engagement process, the system-wide initiatives, and the overall project goals as defined by the Re-Imagine Central Library Steering Committee. The existing space use was studied in detail and measured against the major space needs.

This comparison is shown in the upper portion of Figure 3.1. The existing building program is shown on the left and is divided into five groups, which include: Collections, Study Spaces, Computer Work Spaces, Central Staffing, and Storage Collection. The major space needs are shown at center and include two additional spaces for new service goals: Lounge Space and Amenities, i.e. new expanded public services provided by cultural partnerships. Space for all program types, with the exception of Stacks 'A' and 'B', is increased in the major space needs. The right hand column shows the major space needs in the context of the total library, including space that is unoccupied due to the financial constraints of the 2011 budget.

Due to these constraints, only two thirds of the total Library is currently occupied. Furthermore, two thirds of the occupied space is dedicated to collections storage. Reportedly less than five percent of materials within collection storage circulate among Library patrons. This collection space serves as a warehouse sited on prime real estate in the downtown urban core. The storage areas referred to as Stacks 'A' and 'B' exist as interstitial spaces between the public floors. The lower portion of Figure 3.1 shows the major space needs programs with the floor space of Stacks 'A' and 'B' made available for re-use. The collections currently housed in the closed stacks would be relocated throughout public space areas and locations off-site. The re-purposing of the stack space is a critical component of the re-design

strategy to create dynamic new public spaces with visual access throughout and enhanced space for efficient service delivery. The newly available space can also be used for cultural partner areas.

Figure 3.2 illustrates a program and major space needs comparison diagrammed in building section. The multilevel connected spaces in the proposed section are in sharp contrast to the rigidly layered existing building section.

The existing building program and space use was evaluated in detail and is illustrated space use diagrams Figures 3.3 and 3.4. The diagrams graphically represent a compilation of all like spaces within the building and the relative size of program areas with typical furniture. Figure 3.3 represents Stacks 'A' and 'B' and Figure 3.4 represents the remainder of spaces within the building. The spaces shown without furniture within these diagrams represent required circulation paths between spaces. The complete program analysis report can be found in Appendix F: Programming and Building Reorganization Concepts.

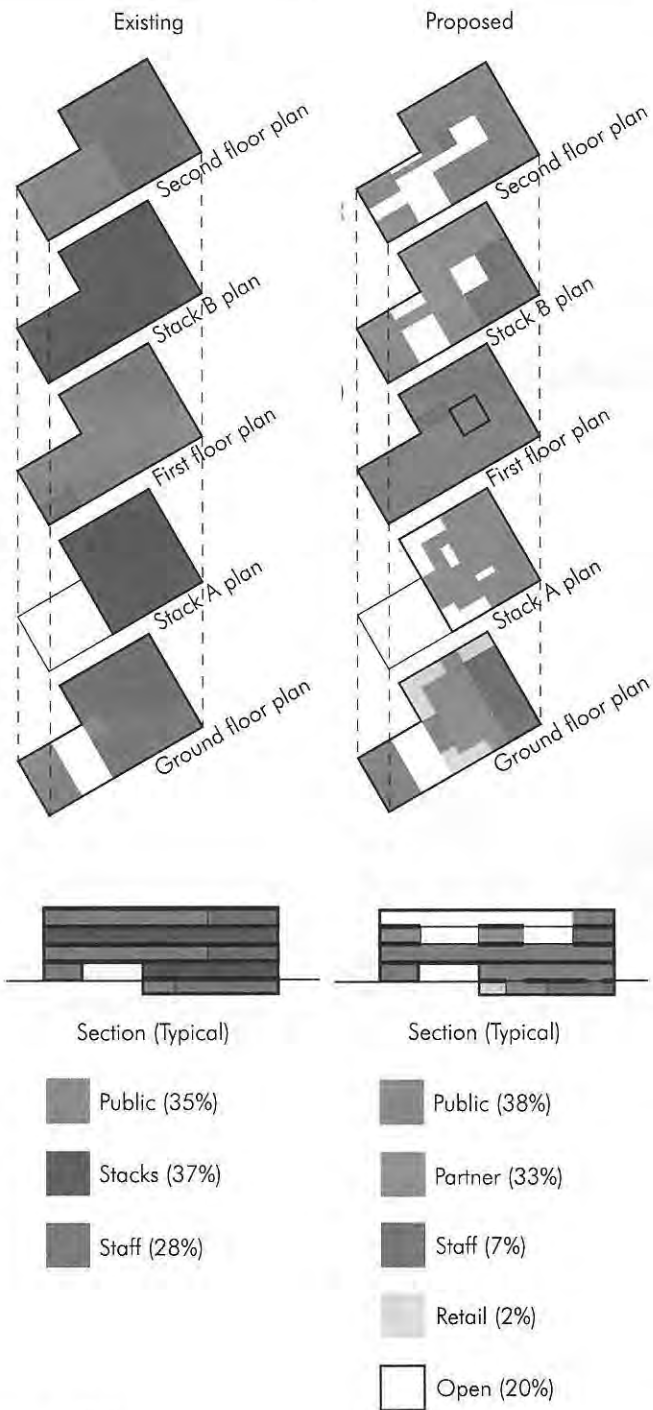


Figure 3.2

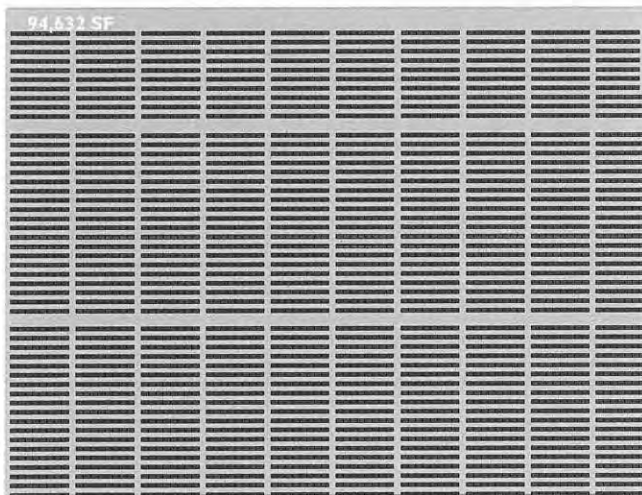
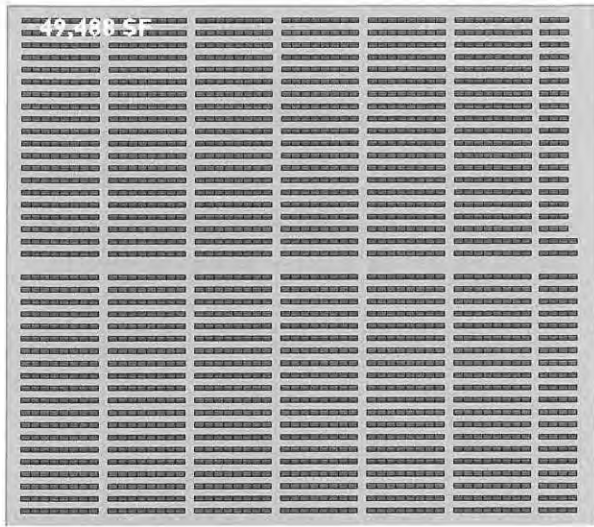


Figure 3.3 - Collections storage

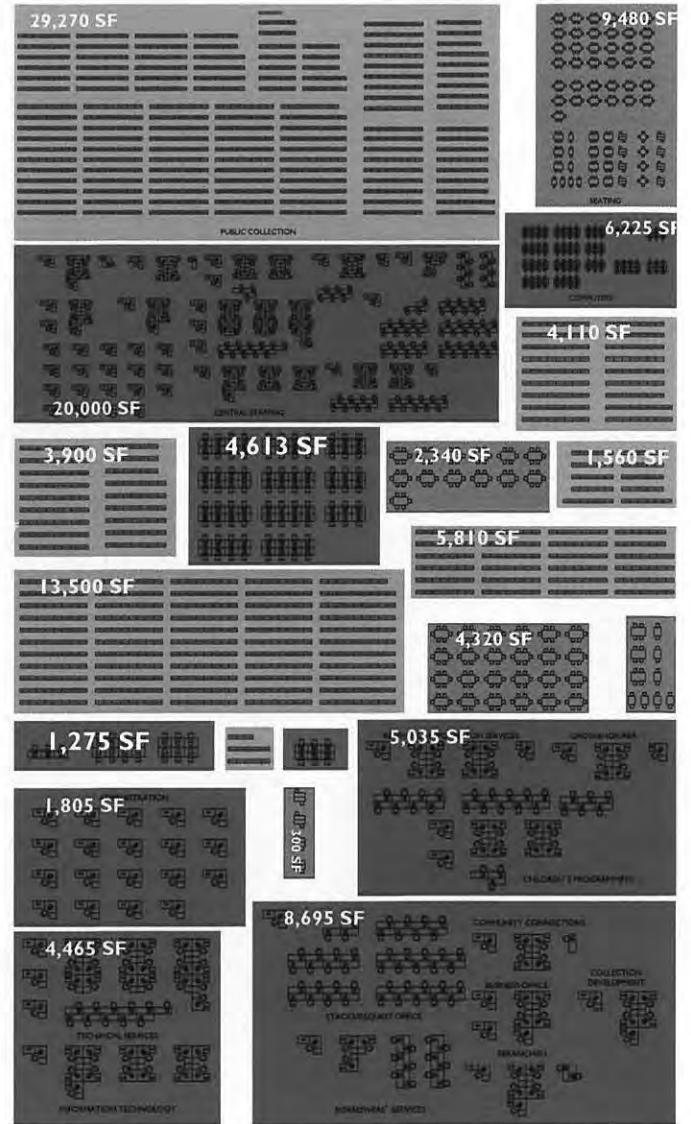


Figure 3.4 - All other program space

4 SITE AND BUILDING

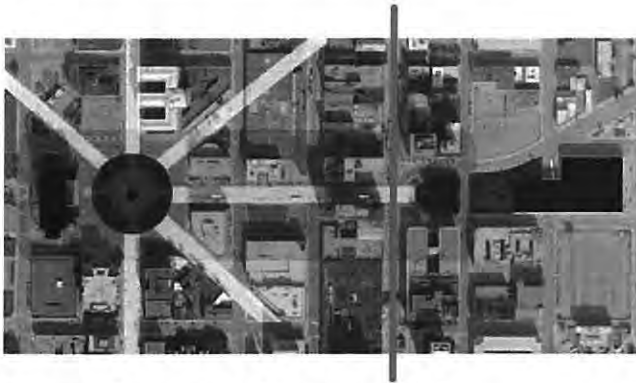


Figure 4.1 - Core of downtown Buffalo

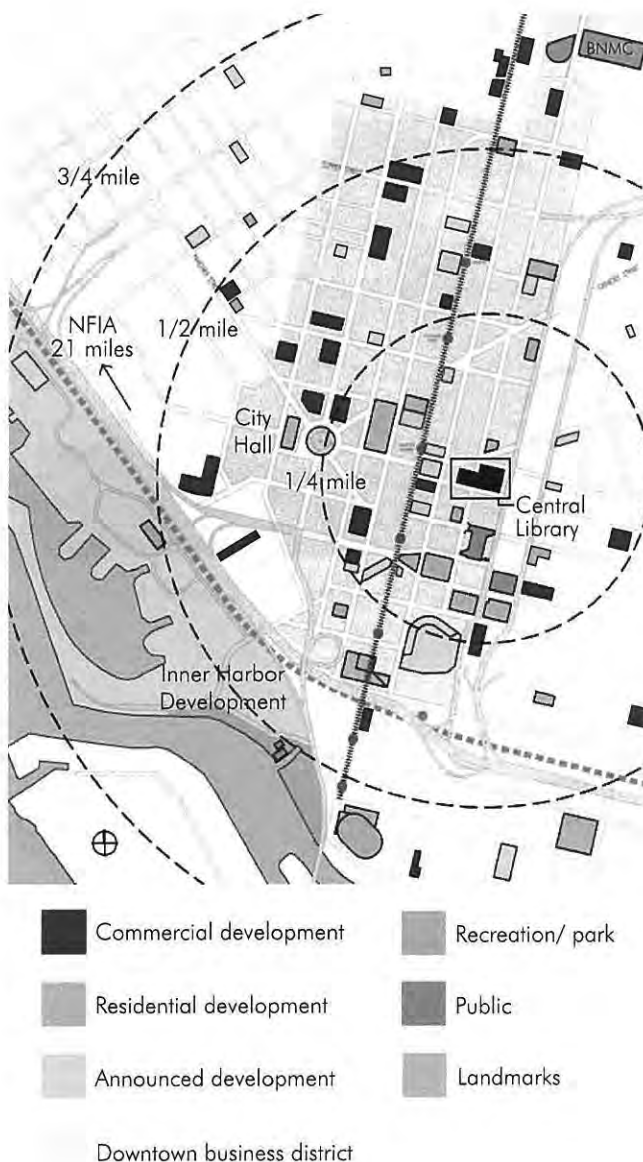


Figure 4.2 - Downtown Buffalo

The city of Buffalo was originally planned on a radial pattern in 1804, one of very few US cities to be designed in this manner. Niagara Square, and City Hall, exists at the center of the “wheel” with important civic institutions adjacent to the Square and others connected by the “spokes” of the wheel. The Library, on Lafayette Square, is at the terminus of Court Street, the eastern “spoke”, and the historic urban core. Figure 4.1 highlights the Court Street portion of the urban core showing the light rail in blue running north south and the Central Library in black. This urban core is a diverse context home to commercial, residential, public and recreational spaces.

Due to the Central Library’s location in Buffalo’s urban core, it is at the center of the ongoing downtown emerging public and private sector redevelopment renaissance. The Library is in close proximity to exciting, historically sensitive, and catalytic urban development projects such as the Federal Courthouse, Lafayette Hotel, Statler Hotel, Inner Harbor, Buffalo Niagara Medical Campus, Avant Building, Larkin Complex, and numerous adaptive re-use residential buildings. The surging urban redevelopment is shown in terms of completed and announced projects in Figure 4.2. Nearly \$1.5 billion has already been invested in the downtown renaissance in the last decade, and the City of Buffalo has recently completed an extensive \$1 billion School Reconstruction Project. Further investment in Buffalo was signaled by Governor Cuomo in the 2011 State of the State Address, when it was announced that an additional \$1 billion has been committed for the continued development of the city.

Regarding the Central Library itself, the entry plaza is an inactive monolithic ramp which disconnects the Library from adjacent Lafayette Square. Both the Clinton and Broadway Street sides of the ramped plaza are blank retaining walls that prohibit access

from the north and south of the site. The ramp also conceals the Auditorium from view and consequently many Library users are unaware of its existence. As seen in Figure 4.3 Ellicott Street passes through the building further isolating the Auditorium from the rest of the Library.

The appearance of the Library, which can be seen in Figure 4.4, is often described as unattractive, uninviting, and “bunker-like”. The large impermeable walls on nearly every face of the building, as well as the dim and isolated feel of the interior spaces, contribute greatly to this perception. The interior spaces are insular, fragmented, have little to no visual connectivity between spaces, and have limited daylighting.

The major source of the fragmentation and isolation of spaces is two non-public levels of Collections Storage (Stacks ‘A’ and ‘B’). These spaces exist in the interstitial levels between the public levels and rigidly stratify the building. Figure 4.5 clearly demonstrates the separation resulting from Stacks ‘A’ and ‘B’. The spatial arrangement of the existing Library is further illustrated in Figure 4.6 as a three dimensional model and in Figure 4.7 with the levels pulled apart to show each level in greater detail.

Many of the interior finishes of the Library have been constructed from high quality materials. The finishes were surveyed at the onset of the project to identify which existing areas should be preserved and showcased within the re-design plan. Each level of the Library was investigated and charted as per Figure 4.8.

The existing building systems including the mechanical, electrical, heating, ventilating, and air conditioning were carefully surveyed by the engineering team and are presented in Appendix H: Systems Investigation by Engineering Team.



Figure 4.3 - Aerial photograph of existing Central Library looking East



Figure 4.4 - Photograph of existing Central Library

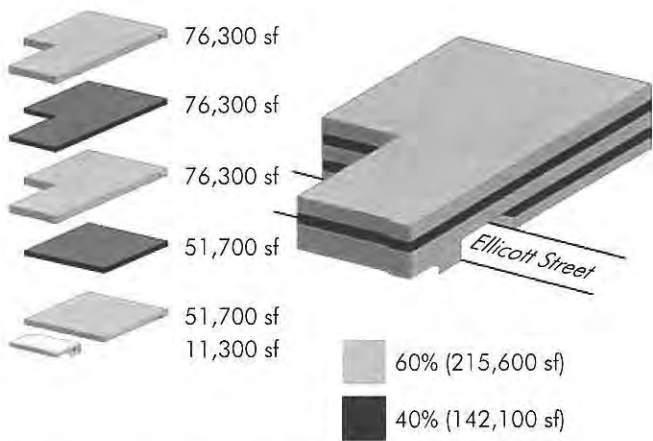


Figure 4.5 - Space use diagram - existing program areas

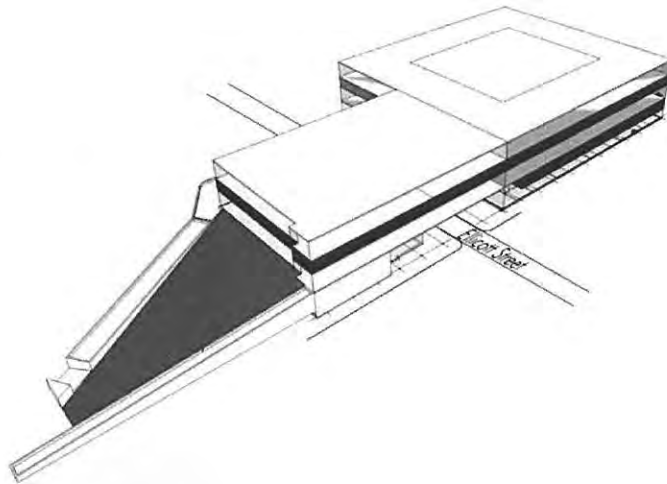


Figure 4.6 - Existing building diagram

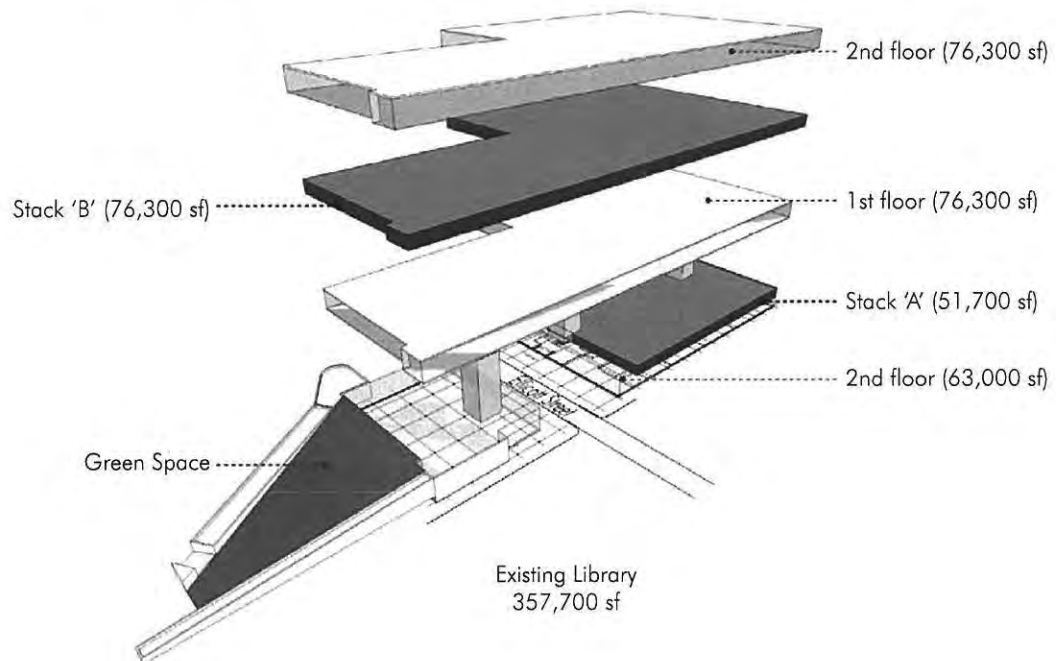


Figure 4.7 - Existing building diagram (with separated levels for clarity)



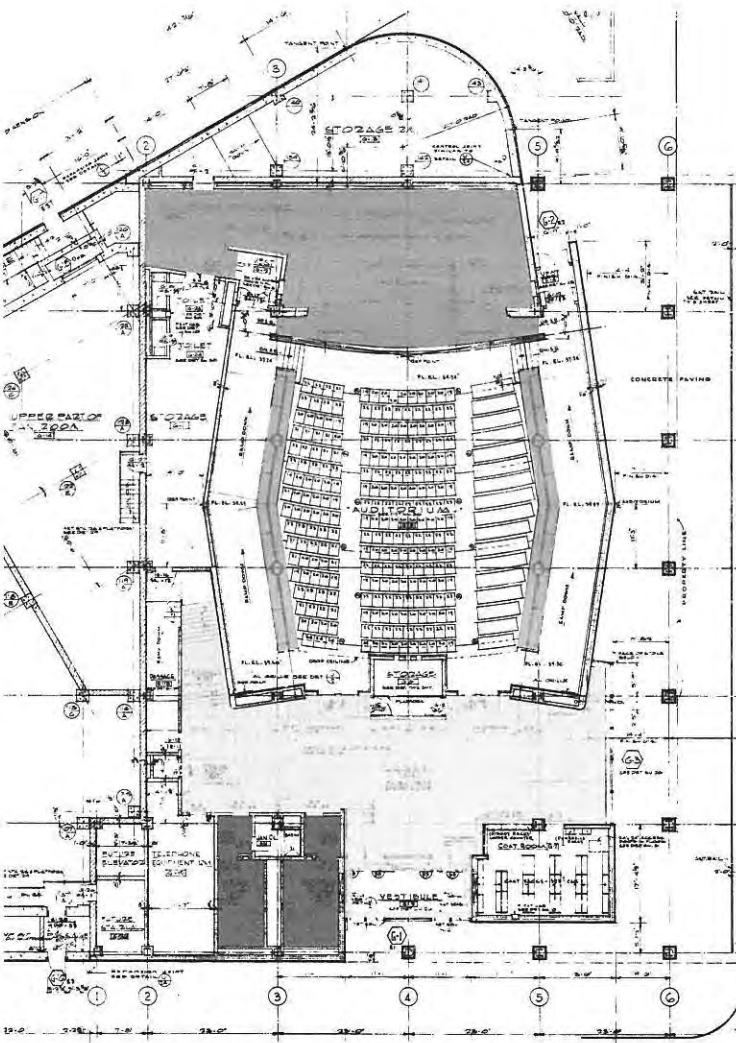
Interior marble



Exterior marble



Exterior granite



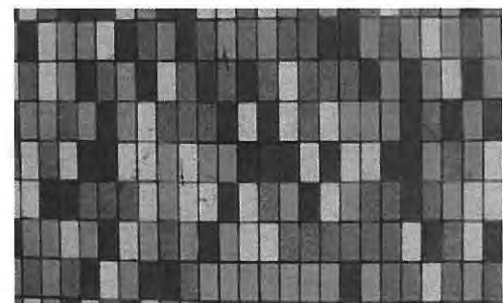
- Wood floor
- Terrazzo floor
- Marble floor
- Ceramic tile floor



Fine hardwoods



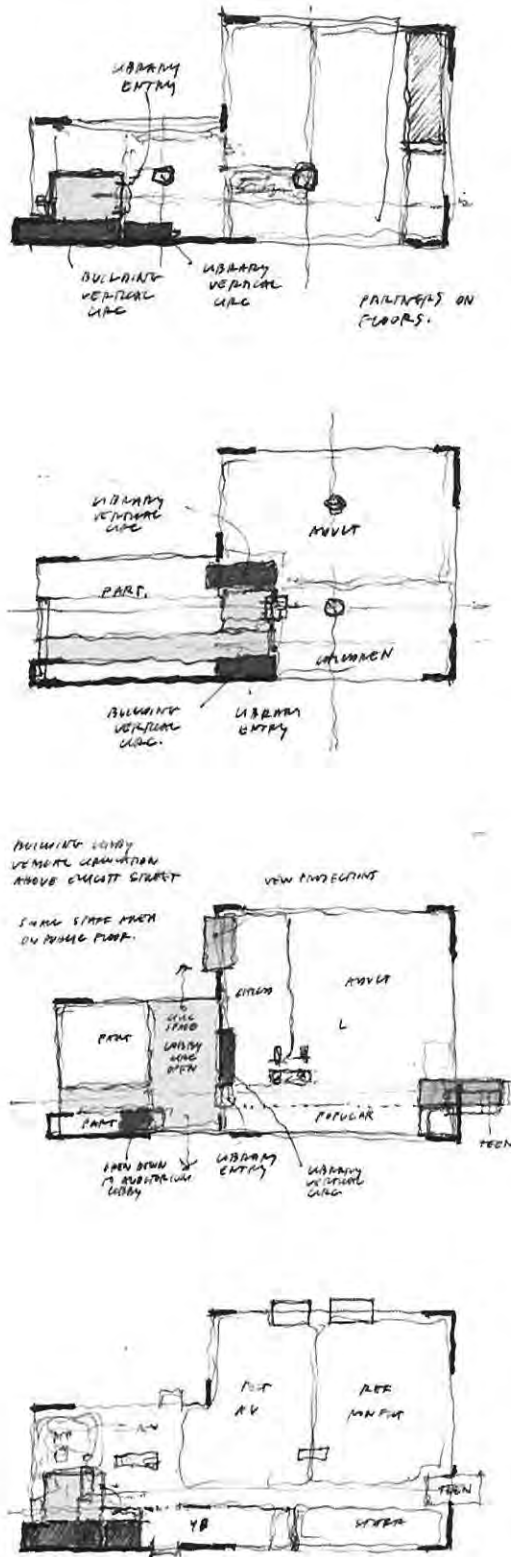
Terrazzo



Ceramic tile

Figure 4.8 - High quality material survey plan

5 EXPLORING WAYS OF CHANGE



Conceptual plan diagrams

Multiple options to achieve the project goals were investigated and presented to the Steering Committee to provide direction for final concept development. Their review and direction included: the physical transformation of the space, building programming, as well as the reconfigured design of the site within the urban context. The common themes, project goals, program and service delivery goals served as the basis of design for the explorations. In each option the goals were carefully integrated into the transformation sketches and diagrams.

Bold strategies to transform the physical spaces through increased visual connectivity were pursued. The goal of each was to provide dynamic and extensive panoramic views of the re-configured space and the surrounding city. These dynamic views are provided by the literal "opening up" of the interior of the building. Insular non-public areas, such as the collections storage, would become open and visually connected to other levels and spaces within the Library. The process to accomplish this would be the selected removal of existing floor areas to create multistory spaces which would vertically and horizontally connect spaces throughout the Library. Distinct program areas are designed with bridged connections to move Library patrons between areas and animate the spaces. The floor areas to be removed were strategically located to preserve and showcase the quality materials that were catalogued during the facility evaluation phase.

The "opening up" concept was also applied to the exterior of the building. To increase natural lighting, transparency and to create an interactive and inviting facade, selected areas of the dark glass and stone spandrels will be replaced with vision glass to reveal the inviting and expansive interior spaces. The peeling back of the exterior creates both an external and internal effect.

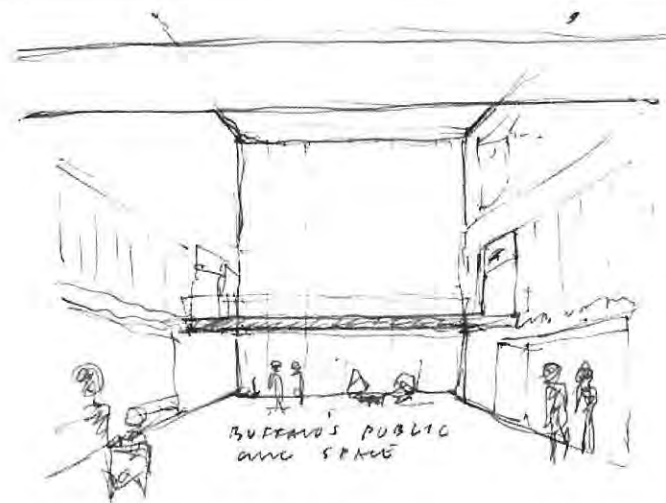
Several approaches to integrating partners into the Central Library were explored and presented and are shown in Figure 5.1. The options ranged from a spread out presence (Option 3) throughout the Library to clustered and distinct spaces (Options 1 and 2) for partners. In an effort to fully integrate the new services and promote a richer, more diverse total environment, the Steering Committee selected the concept of a dispersed presence of partners (Option 3) throughout the Re-Imagined Library.

All surfaces of the building's exterior envelope were evaluated in terms of their transformative potential. This study included the surface of the existing roof. Studies were undertaken to understand the use value of this space. The concept of an observatory plaza and a substantial public roof garden in the heart of the downtown core was considered to be a monumental space re-use opportunity as shown in Figure 5.2 on page 17.

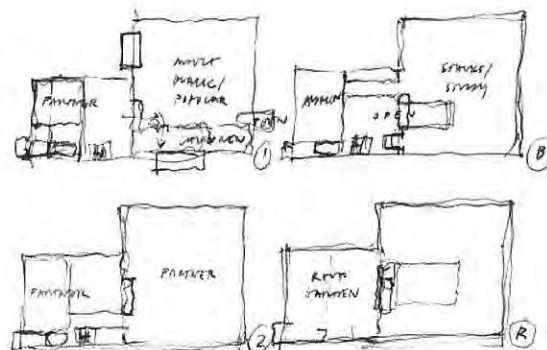
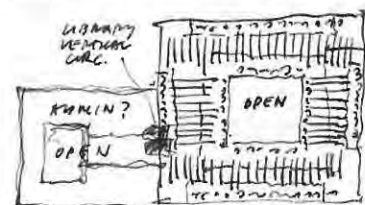
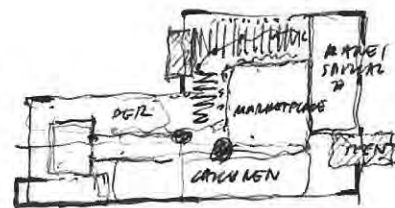
The site was studied in detail and several concepts were developed to better complement and engage the adjacent Lafayette Square. The circulation through the library was studied as an extension of the procession through the adjacent public space.

Architectural precedent images are shown on pages 18-20 for the purposes of visualization. Similarly sized libraries have been included for reference, reflection, and inspiration.

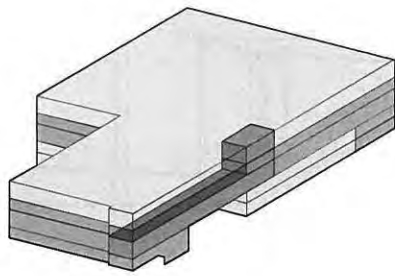
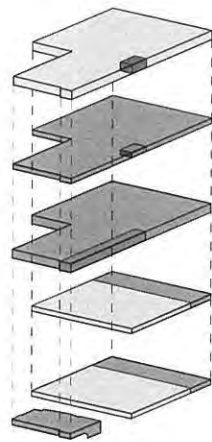
See Appendix E: Building Organization Options and Concepts for complete presentation of explorations.



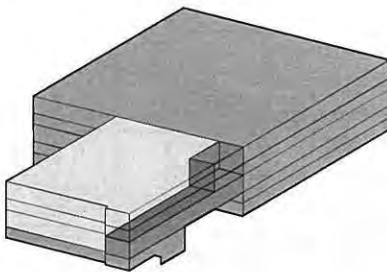
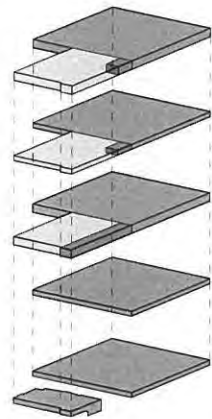
Conceptual perspective sketch



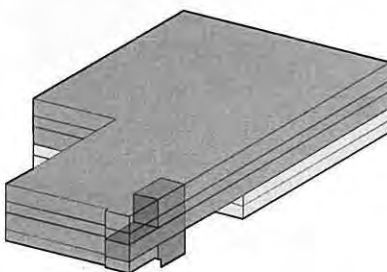
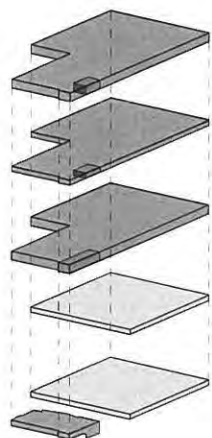
Conceptual plan diagrams



Option 3

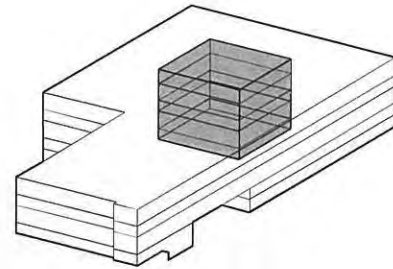


Option 2

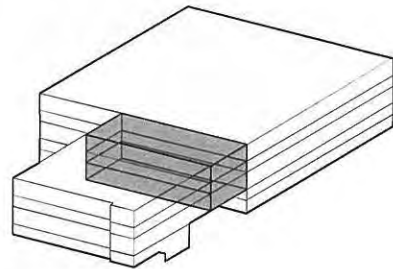


Option 1

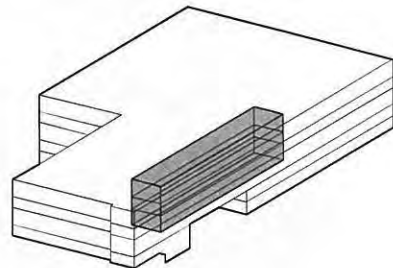
Library Program Partner Space Mechanical



Option C

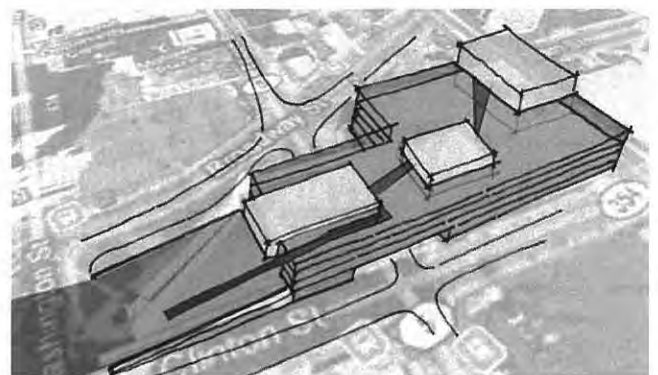


Option B

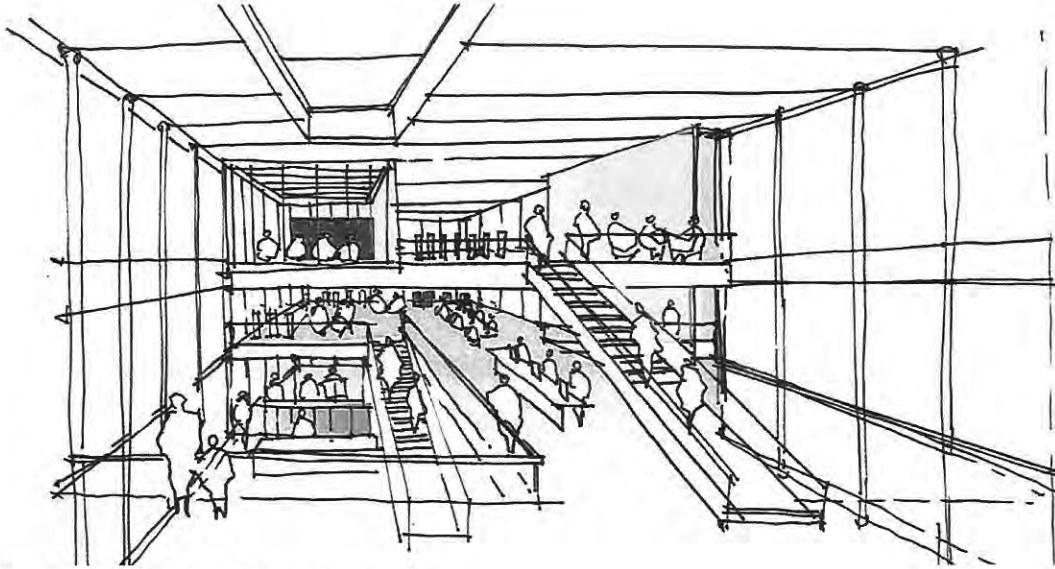


Option A

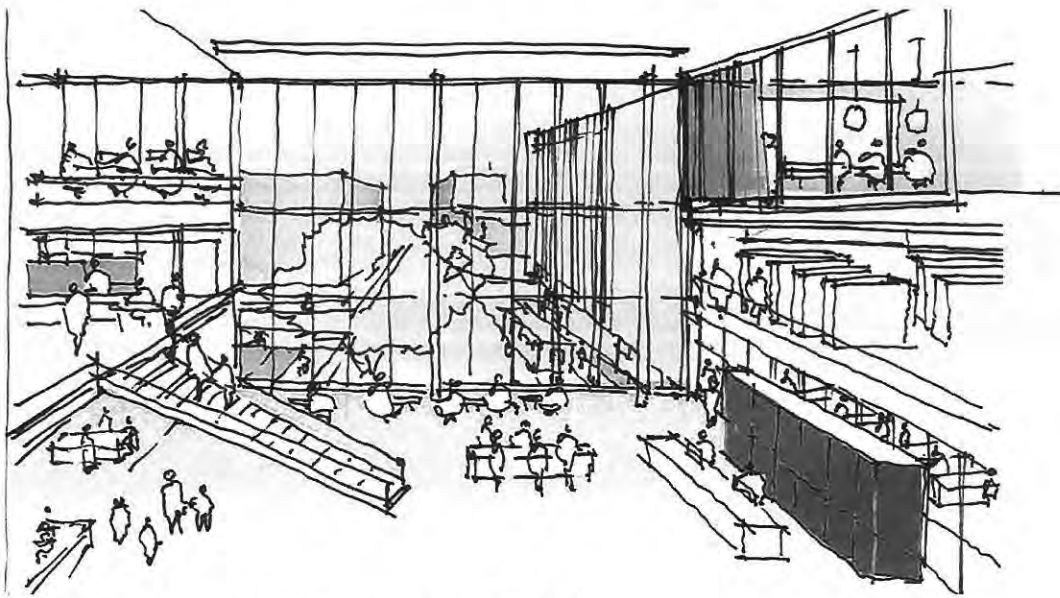
Conceptual multi-story atrium spaces



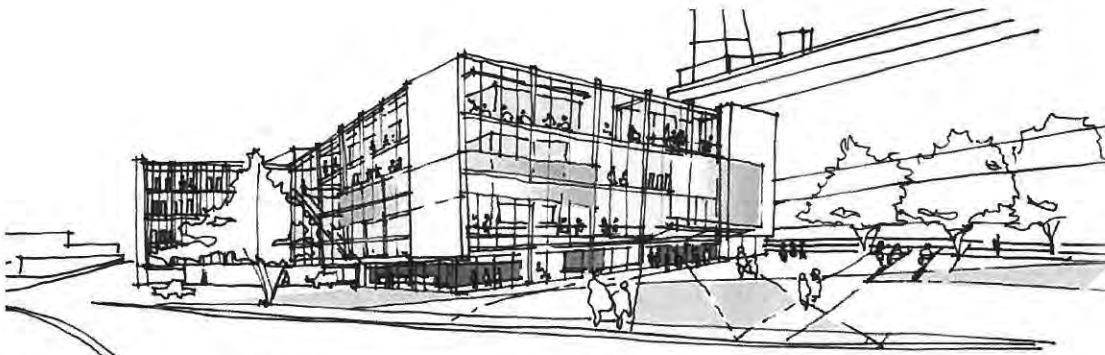
Conceptual diagram illustrating extension of public exterior space into reconfigured Library



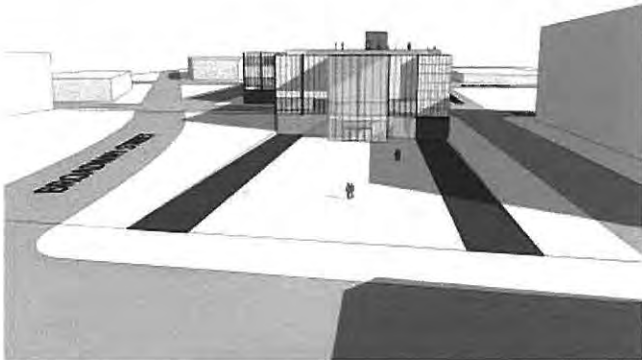
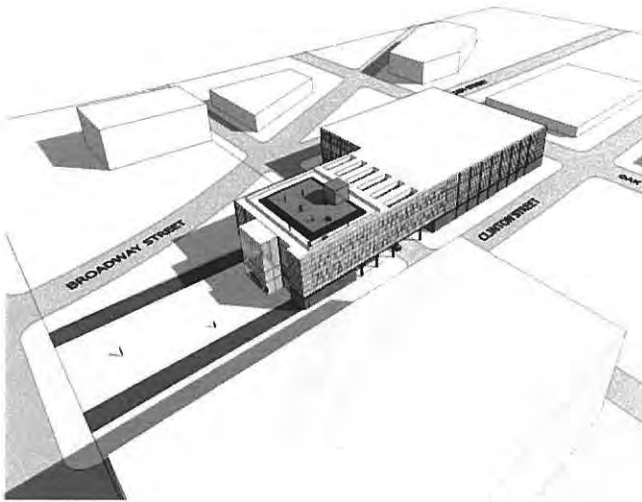
Conceptual interior sketch looking East



Conceptual interior sketch looking North up Ellicott St.



Conceptual exterior sketch



Conceptual models illustrating a re-aligned plaza at Washington Street

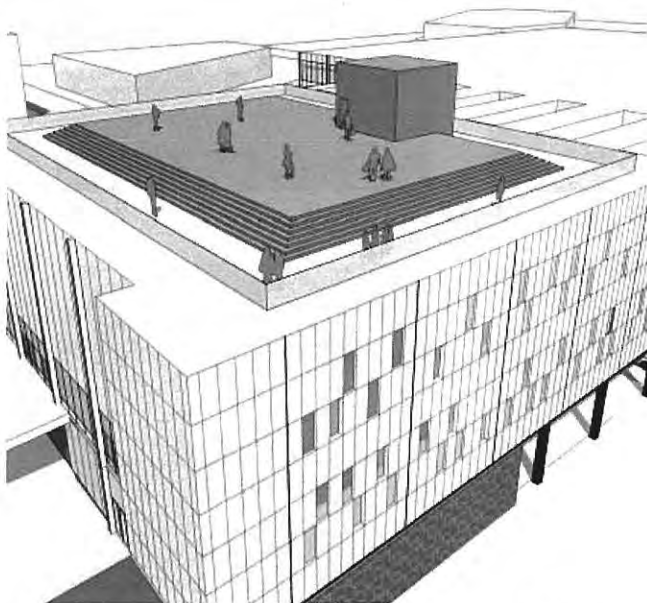


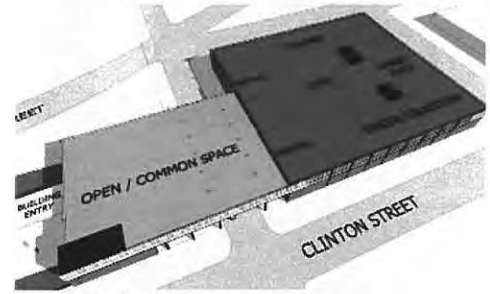
Figure 5.2 - Conceptual model illustrating rooftop space use



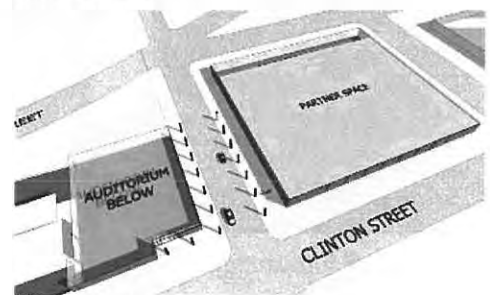
Second floor plan



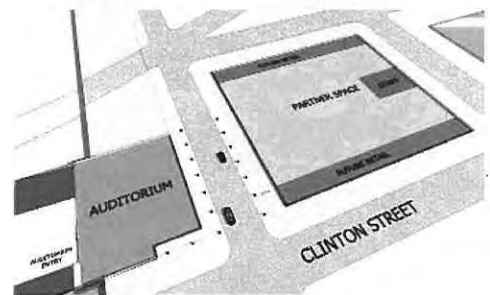
Stack B plan



First floor plan



Stack A plan



Ground floor plan

Conceptual program diagrams



Generous flow with daylighting



Extensive natural light



Inviting spaces with clear signage



Appropriately sized furnishings



Orderly computer work stations



Vibrant colors



Expansive multi-story spaces with open stair



Self-directed systems



Visual connectivity between floors



Bridged connections



Community living room



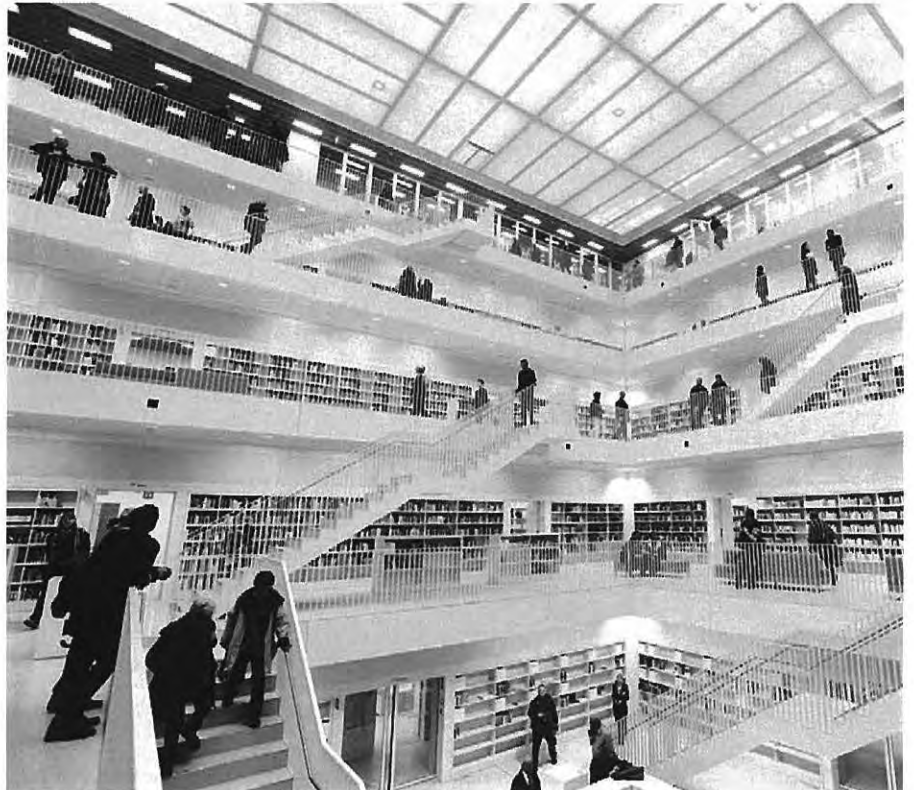
Facade transparency



Dramatic views



Entry plaza with active areas



Expansive multi-level spaces with exposed stacks



Exposed levels and structure



Generous volumes



High quality finishes



Engaging children's spaces



Signature vertical circulation



Attractive integrated lighting and ceilings



Multi-story with visual connectivity



Visual transparency

6 DESIGN CONCEPT

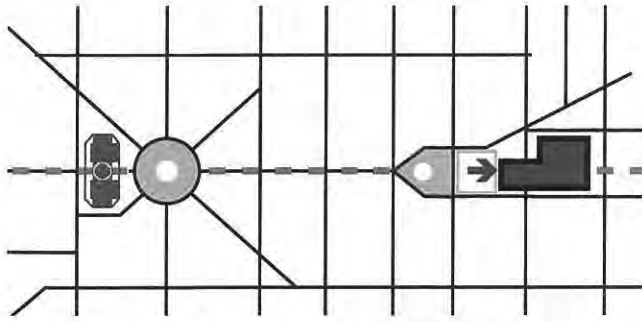


Diagram 6.1 - Urban context and organization

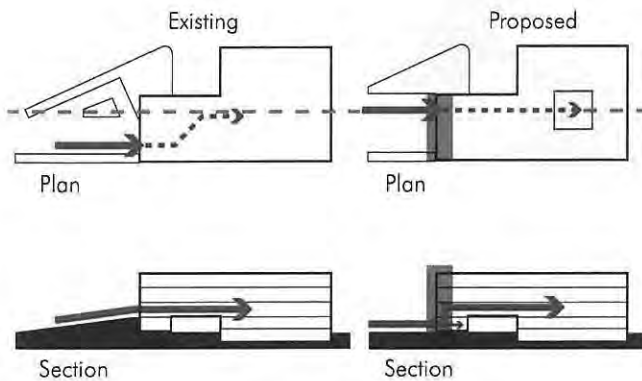


Diagram 6.2 - Entry condition

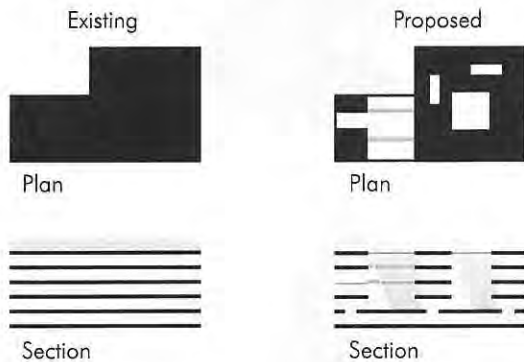


Diagram 6.3 - Vertical transparency and daylighting

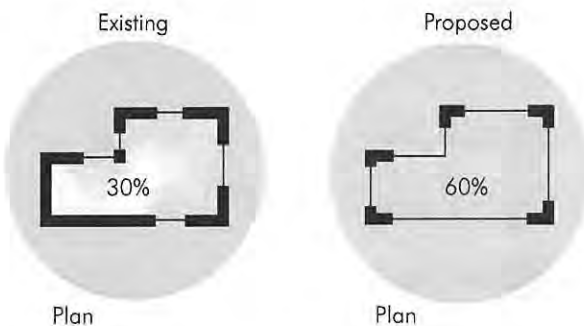


Diagram 6.4 - Facade transparency

The preferred design concept was created after careful consideration and direction of the Steering Committee following the review of multiple options. The primary focus of the design concept is the complete transformation of the nature of the existing space to optimize service delivery and provide enhanced public space and programming while creating a spectacular space. The development of new dynamic and welcoming interior public spaces serves as the catalytic design component of the comprehensive reorganization plan which will enable the Library to become Buffalo's year-round community living room and educational exploration destination.

A key feature of the design concept is a new entry. The new entry serves as a beacon, a glass box, broadcasting the internal components of the Library. The auditorium is revealed on the ground floor and the view extends through and beyond the building envelope. The new dynamic interior multi-story spaces are the result of removing isolating floor areas to dramatically increase vertical transparency. These spaces will facilitate visual connections as users move throughout the Library. Glass enclosed bridges spanning the multi-story spaces connect the distinct program areas allowing for visual transparency while providing safety. Programmatic adjacencies, both horizontal and vertical, will create an environment which will cross promote the goals and mission of the library and the cultural partners.

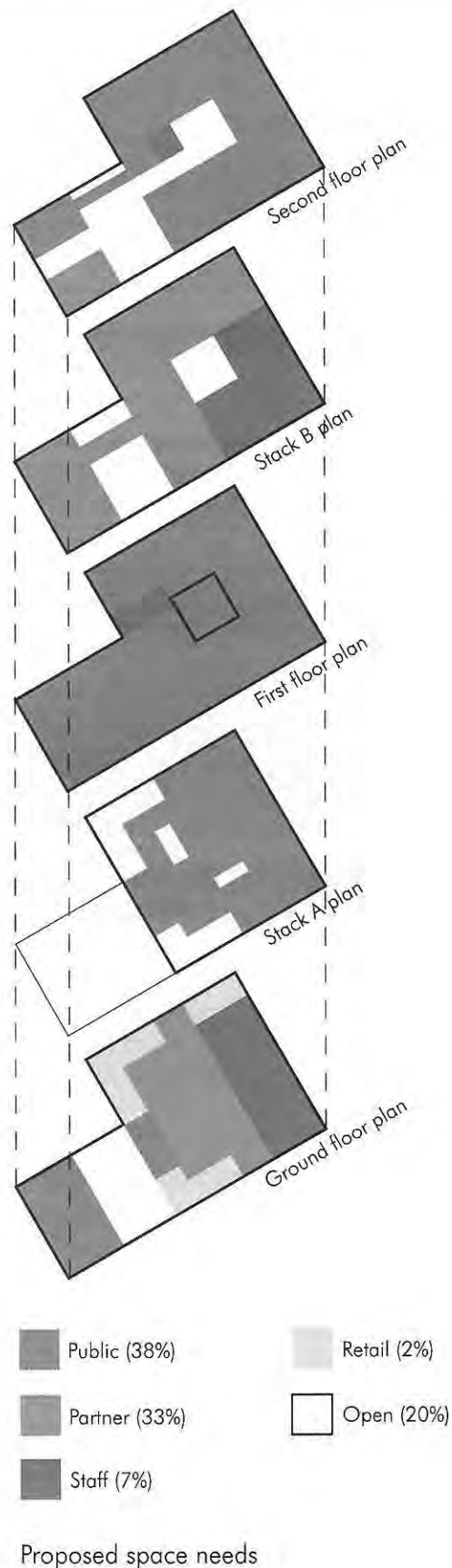
Reconnecting the building to the downtown core is another a primary goal of the design concept. The design concept realigns access at the Washington Street facade of the Library to exist along the axis which organizes and visually connects Niagara and Lafayette Square, this is shown graphically in Diagram 6.1. This concept provides a new urban plaza where the library meets Lafayette Park, as shown in Diagram 6.2.

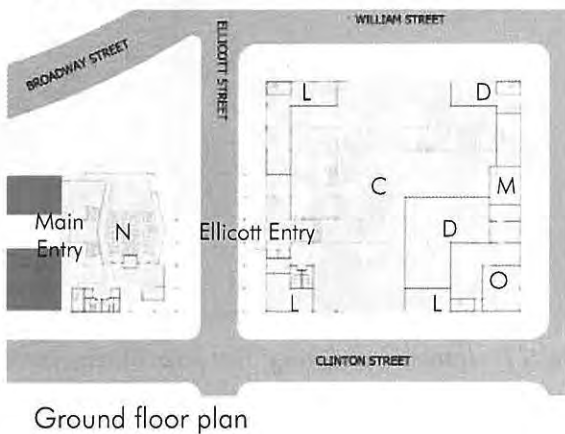
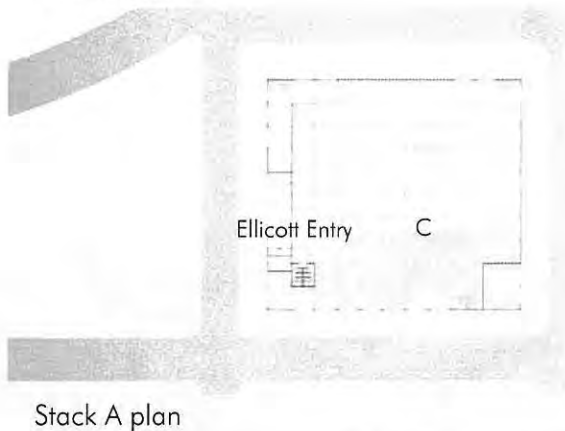
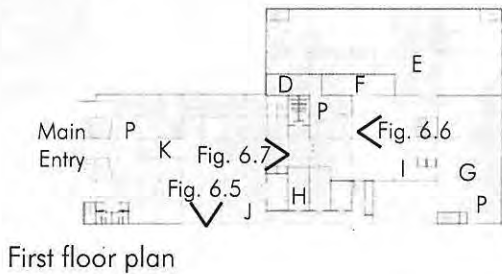
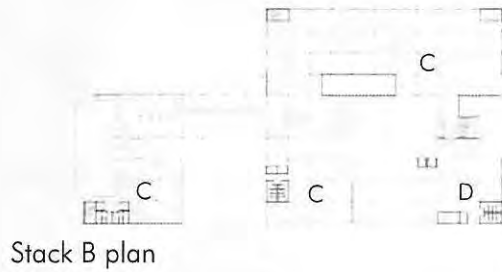
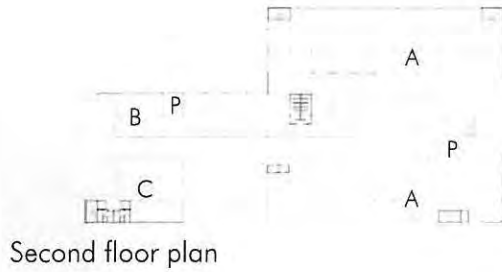
The new proposed entry plaza reveals the entire Washington Street facade, including portions that were previously below grade. Rather than the existing monolithic ramp the design concept plaza extends the grade of Lafayette Square to the Library. The urban plaza is literally extended to the threshold of the library and conceptually extended further into the library. The new plaza is envisioned as an active space with outdoor programming, seating, and water features. The urban plaza reappears in the new multi-story public spaces, such as the central market place.

Increased transparency is a fundamental element in the design concept to create both the building's interior and exterior visual connectivity. In addition to creating inspiring dynamic spaces, and enhancing wayfinding, visually connected spaces offer an inherent sense of security and animate and enliven the surroundings. The exterior image of the building is altered and changes continuously with use as the activated spaces of the interior are exposed and presented at each primary facade. The interior quality of space is greatly improved by the substantial increase of daylighting and views/connection. The new multi-story spaces allow for the transmission of daylight to penetrate deep within the building core, see Figures 6.3 and 6.4

The design concept locates the partner spaces in close and varying proximity to the traditional library spaces to fully integrate new desired services. This blended program creates a hybrid service delivery and cultural programming environment which becomes a shared service and amenity network. Spaces shown in white on the figure to the right represent the multi-story connective space.

Concept floor plans with program spaces, interior renderings of the new multi-story spaces, and exterior renderings of the concept facades are shown on pages 23-25.





The floor plans to the left show the design concept modifications. The programming of these modifications include:

- A Adult services
- B Teen's section
- C Partners
- D Library staff
- E Special collections
- F Gallery
- G Children's section
- H Meeting rooms
- I Marketplace
- J Cafe
- K Library commons
- L Retail
- M Building support
- N Auditorium
- O Dock and receiving
- P Rare book collections



Figure 6.5 - Interior rendering: first floor library commons



Figure 6.6 - Interior rendering: first floor marketplace



Figure 6.7 - Interior rendering: first floor library commons



Rendering of North facade, looking into commons

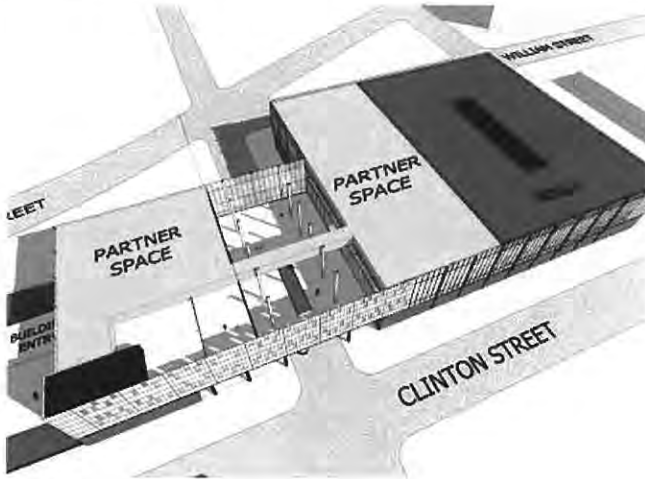


Rendering of front facade (Clinton Street)



Rendering of front facade (Washington Street)

7 PARTNERSHIPS



Removal of the Library's closed collection storage area to an off-site facility will allow the Library to accommodate diverse partners in the building, and to build collaborative social and cultural relationships. The Library will be able to expand public services and create mutually beneficial financial relationships which will in turn offset operational and capital costs.

Types of partner spaces will include: community organizations, social organizations and institutions, cultural institutions, government services, business services, and the potential for retail space.

Partner space is a key component of the renovation plans for the Central Library. Over 100,000 square feet of the building has been designated as partner space. This space may be configured as offices, art/music studios, classrooms, and/or conference rooms depending upon the partners and their specific needs.

The Library will have the opportunity to enter into partnership agreements with a diverse group of cultural, educational or business organizations. The partners who locate in the building will be able to work with the Library to build collaborative and synergistic relationships. For example, if a music organization locates in the library, the organization would provide performances for the public and workshops for young people.

The creation of partner space in the building will enable the Library to enter into financial agreements that will contribute to the cost of the building's renovation and annual operating costs.

8 FUNDING AND BUDGET

The Re-Imagine Central Library funding strategy is a multi-layered approach aimed at offsetting or reclaiming the initial and future operating costs for the building. The key components of the funding strategy are: reducing, re-using, improving, and sharing.

Reducing the operational costs of the future is a primary component of the funding strategy. As a result of opening up the space from within to create multi level spaces, the total amount of square footage requiring maintenance and energy will be substantially reduced; however, the amount of public space will be increased. The expenditure for future operation can be partially negated as part of the transformation plan.

Re-using and preserving as much of the library's structural framework, functional spaces, and high quality materials is a primary design intent and serves as a project cost savings measure. Building upon the existing framework will capitalize on the building's latent potential as a monumental public space.

The building technology, conversely, will require improving to conform to modern energy efficiency and sustainable design benchmarks and serve the reconfigured space. Improving the efficiency of the building systems will save on operational cost and reduce the total life cycle costs of the building.

Sharing the operational costs and construction costs is a key component in the funding strategy. The Library will harness the value of its prime downtown real estate by inviting partners to share in the initial and ongoing costs of the building. These partnerships will expand public services and will include groups such as: community organizations, cultural institutions, government services, business services, and limited retail.

The wholesale transformation as proposed in the design concept has an estimated project cost range of 45-65 million dollars. The funding strategy of reducing, re-using, improving, and sharing is intended to offset or reclaim, as much as possible, the costs of initial construction and future operating costs.

9 NEXT STEPS

In an effort to propel implementation of the project forward into realization in practical increments, the project team offers the following key components for consideration. These steps are independent and can be completed in parallel or non-consecutively, and are beyond the scope of the current project.

We recommend conducting meetings with the various project stakeholders and potential partners to share the project vision and the concept design. Their combined feedback will provide input and direction to inform the Steering Committee and guide the implementation of the project.

To facilitate the dissemination of the project vision to a broad audience we recommend the development of a short multimedia film. The film will introduce the project, summarize the process to date, highlight the project goals, to present the concept design, and show paths to project implementation. The film will be posted on the Re-Imagine web site as well as other selected digital venues to be made publicly available.

Further design of specific project components and interim phasing strategies to provide incremental solutions can be provided based on available funding. The incremental solutions will focus on activating and improving spaces while facilitating the implementation of the total project vision over time.

Research on funding opportunities through both public and private sector sources can begin immediately. Finding and securing all available funding through government supported grants and other avenues will be required to realize the project vision in its full potential. Phasing strategies will also be developed to manage costs throughout the life of the project.

APPENDIX

| | |
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Interim Report

Re-Imagine the Central Library



Buffalo and Erie County Public Library

Prepared by:

Architectural Resources

505 Franklin Street
Buffalo, New York 14202
A|r 385.01

January 31th 2011

Introduction

Architectural Resources and our project team have been working on the Re-Imagine project for the Buffalo and Erie County Public Library Project since August 2010. During the September steering committee meeting, project representatives and our project team reviewed the project components and schedule to develop a new vision for the Central Library. Collaboration with Library project representatives and the community has been an integral part of our process. The following major initiatives have been in process thus far for the project:

- Community Engagement
- Research and Benchmarking
- Facility Evaluation

A brief summary of our team's progress to date for each of the project components noted above is as follows:

Community Engagement

Our project team collaborated with project representatives providing information and suggestions to optimize community communication and public outreach. We assisted the Library with the development of the Re-Imagine website (including logo design) and the preparation of public announcements to inform the community about the project and the schedule for public meetings. The following sections summarize key components of the community engagement process.

Community Survey

The consultants provided the format and questions for the Re-Imagine web-based survey (October 19, 2010). More than 500 responses to the survey were received throughout the month of November. The survey included questions regarding current library use as well as what users would like in a “re-imagined” library. A majority of respondents are frequent library users -- a total of 57% visit their library either once a week or several times a week (32% and 24% respectively). Out of 37 libraries, the respondents predominantly chose the Central Library as the facility most often visited (52.3%). Not surprisingly, most respondents indicated they use their libraries to browse and check out books and other materials (approximately 85%). One in three respondents visit the library to use a computer, attend a program, sit and read or view an exhibition. The least amount of time was spent studying (14%) and attending a community meeting (15%).



Respondents would like to see various types of programming, performance and exhibition space, computer labs, and spaces for targeted age groups in a re-imagined Library (35% to 45%). Significant space for library materials and comfortable seating areas received the highest response at 59% each. A café/coffee bar received 49%. Outdoor programming space received the least amount of responses (22%). Written suggestions included music and movie listening or viewing rooms, special quiet areas and open spaces with natural light and live greenery. Comments clearly indicated respondents love their libraries and wish to see a continuation and enhancement of services already offered as well as improved access and comfort.

Community Input Via Website

An open invitation to participate in the Re-Imagine effort is provided on the Library website. A link is provided on the Re-Imagine page for citizens to continue to contribute ideas and suggestions for the Central Library of the future.

Community Forums

Countywide community forums were scheduled and located to make participation as convenient as possible for members of the community. Forums were held during the fall of 2010 at the following locations:

- City of Buffalo, Central Library- Nov. 8
- Southtowns, Erie County Community College South Campus - Nov. 9
- Northtowns, Erie County Community College North Campus - Nov. 10

Library Director Bridget Quinn-Carey opened the community input sessions with a summary of the project and an introduction of the project team (Mary Jean Jakubowski provided the opening address at the Northtowns meeting). Bridget noted that the Consultant Team would provide visionary examples and challenge forum participants to 'think big and be brave'. She emphasized the importance of thinking boldly to chart the course that the community wants, and needs, to ensure the future of the library system this community deserves. The presenters at each of the forums were: Dr. George DiTitta, Chair, Community Engagement Task Force. Peter Murad, AIA, Architectural Resources and Patricia Albanese and Peter Genovese, Global Library Consulting.

The Consultant Team developed a multi-media presentation with the goal of stimulating discussion, offering a broad set of new options and possibilities for the Library, and bringing attention to the various changes and innovations that are impacting the environment in Buffalo and affecting libraries around



the globe. This multi-media presentation was also used for the focus groups to provide an overview of the Re-Imagine project. The presentation is currently available on the Library website.

At each presentation, Dr. George DiTitta and members of the Community Engagement Task Force coordinated break out sessions and assisted in gathering community input. The information collected is provided in the Summary of Community Input To Date section below.

Focus Groups

Focus groups were hosted at the Central Library to engage specific constituents of library users including: Teens, the Business Community, and the Cultural Organizations. At each focus group session, the consultants provided a brief presentation similar to the one presented at the Community Forum meetings and facilitated discussion among the participants. Dr. George DiTitta also participated in each of the meetings. Additional focus groups will be held in February.

Summary of Community Input To Date



The community engagement process thus far has provided the consultant team with a great deal of input from community members. While there was concern voiced by some participants related to the budget cuts that had recently been announced, the majority of participants expressed their ideas for the future of the Library.

Since the focus of our consultancy engagement is the Central Library and the future utilization of space and library services, we have grouped the community responses into five categories. They focus on the Central Library facility including the potential reutilization of spaces and related library services. Under each category, we have included the related ideas drawn from the entire community engagement process.

The Central Library as a Destination

A key theme that emerged in all forums was the belief that the Central Library should leverage its position and location to be a destination for the Buffalo community and region. Words and phrases used to describe the re-imagined facility include:

- Magnetic quality of building
- Eye catching architectural image
- Attractive - draw people into it



- Generally change the building's current impression (too bunker like) provide greater transparency
- Re-route Ellicott St. to make grand entrance
- Convenient, easy access from the street
- More open spaces and open views - it's too segmented now
- Blended, integrated functions
- Ability to display parts of the Rare Books Collection
- Flexibility of spaces
- Exciting, thought provoking and energizing spaces
- Community living room/center of community downtown
- Comfortable light and airy
- Expanded program and exhibit spaces
- Specialized spaces for children, teen, seniors - quiet, active & collaborative
- Shared space/partners with schools, colleges, cultural, etc.
- Central connection for agencies and services
- Links with cultural and community activities and promotion
- Added amenities
- Day care and other services that support use of the facility/services
- Rentable space opportunities - look for options for space use and income
- Green/sustainable facility
- Parking, adequate and convenient
- Security, interior and exterior

Programs/ Services

The community reinforced the importance of programs and services that support community and user needs to a re-imagined library. Suggestions for on going, enhanced and new services and programs were identified as follows:

- Literacy support
- Cultural - theatre, music, art
- Refugee services
- Computer training/ short and long
- College classes
- Adult education
- Homework help
- Distance learning
- Shuttle service
- Children and Teen programming

Media shifts

There was consistent recognition of the role of technology on library resources and user needs. Key issues raised are as follows:

- Easy access to power outlets for persons with laptops
- Digital collections- availability in library and remotely
- Equipment access, i.e. computers, book readers, etc.
- Improved wireless capacity
- Web 2.0 services- support for users
- New technology, hardware and software

Rethink Collection

A consistent theme of the meetings was the need to rethink the focus, purpose, size and accessibility of the vast collections of the Central Library. Specific areas mentioned for review include:

- Open the closed stacks
- Expanded browsing collections
- Utilize the special collections in new ways, i.e. exhibits
- Provide multiple formats for best sellers
- Digitize special collections: local history, rare books, etc.
- Consider off site storage
- Balance between collections and user spaces

Partnerships

Community Forum participants expressed the existing and potential synergies between the Library and other community groups, agencies and organizations and how partnerships might enhance and expand service to the community. Partnerships suggested for exploration include:

- Community center/community calendar
- Coordinate with other agencies
- Cultural- music space, boardroom, expand beyond walls
- Colleges, school system
- Link with waterfront services and activities
- Internships
- Volunteer/ internship possibilities
- Commercial: Red Box/Netflix, etc.
- Library kiosks in the community
- TV/Radio
- Cultural events



Research and Benchmarking

The following benchmarking work has been done for the purposes of this study. The libraries used as comparatives for benchmarking purposes were discussed with Ms. Quinn-Carey and approved by her. They include large urban public library systems of comparable size with a Central Library. The Onondaga County Public Library was included because it is in New York State. This data is taken from the Public Library Data Service 2010 and reflects data for the last fiscal year.

There are three different tables attached. The first details the name of the library, the legal service area population, the size of the Central Library, the number of branches and the total square footage of branches. Of the fourteen library systems included, BECPL has the fourth largest Central Library (after Cincinnati, Indianapolis and Detroit) and the second largest number of branches (after Cincinnati).

The second table focuses on finances and includes total income, total expenditures per capita, total expenditures for library materials and materials expenditure per capita. BECPL total expenditure per capita of \$28.64 is the third lowest (just above Memphis and Louisville). Its materials expenditure per capita of \$3.62 falls in the middle of the comparative institutions.

The third table deals with usage figures for the various library systems. These include holdings (numbers of library materials), circulation and library visits. In terms of annual circulation, the BECPL annual circulation of 7,712,752 falls right in the middle of the group. It does have high ratio of circulation per registered borrow of 29.08. The BECPL holdings of 3,431,653 puts it third (after Cincinnati and Detroit) and fourth in holdings per capita. In terms of library cards – registrations as a percent of the population – at 27.90%, BECPL is the second lowest (after Ft. Worth). Visits to the Central Library are an important indicator of use. BECPL had 513,214, third from the bottom (after Onondaga and Fort Worth).

At this point (the Interim Report), we are simply presenting these figures and not providing a more in-depth analysis of their meaning and implications.



Facility Evaluation

The purpose of the facility evaluation is to develop a suitable understanding of the current building, both physically and operationally, to produce basic ideas and concepts about how the building may be reconfigured for the purposes of this study. As part of this effort, our project team met with Mr. Ken Stone and Mr. Chip Campbell in January 2011 to discuss existing conditions of the Central Library. We reviewed the data that has been provided by the Library to date (1964 original building as-built drawings and the 2005 renovation project drawings) and requested additional building systems information, i.e. electrical load reports, etc.

Prior to an extensive tour of the Library, Ken and Chip provided a summary of existing building systems conditions as follows:

- The building's basic mechanical core units are approximately 12 years old.
- The roof was replaced in 2001 by Tremco and has a 20 year warranty.
- Renovations were provided during 2005 on the first floor, mainly at the front of the building.
- Lights were retrofitted from (2) T12 to (1) T8 as part of the 2001-02 performance contract with Siemens.
- Dedicated humidification is provided by a pair of steam boilers.
- The Rare Books Room has a standalone system that approaches archival museum quality. The Mark Twain room has a standalone Liebert system.
- Service contracts as reviewed are as follows:
 - Chiller – Van Hook
 - Controls – Siemens
 - Elevator & escalators – Gallagher
 - New Elevator – Schindler
- The electrical distribution system will need to be redone. The main service is original to the building. The back-up generator was replaced less than 10 years ago. It is a vital electrical component that supports the network center for all 37 branch libraries.
- The building is not fully sprinkled. Sprinklers do exist on the side of the auditorium stage and in Court Storage. Standpipes are found in each stairwell.
- Windows are vintage 1963; no thermal break, but dual pane. The majority have been sealed with the exception of the fire window in each room that has been marked and is operable.



- Damage to some granite panels exists at grade by the Auditorium exits.
- Some water problems exist under the front ramp (the Court Storage area).

As part of the final report, an assessment of building systems modifications will be provided as they pertain to renovation concepts.

Next Steps

- Staff meetings to be conducted in March 2011 – Susan Kent
- Individual interviews with key constituents to be conducted during February and March 2011 - Susan Kent
- Facility Evaluation, ongoing February thru April – Architectural Resources and consulting team
- Building programming and concept design meeting with Steering Committee and Community Engagement Task Force, February 23, 2011 - Architectural Resources, Meyer, Scherer & Rockcastle Ltd and Global Consulting
- Building Program Development
- Idea (Concept/Schemes) Development
- Final Presentation



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APPENDIX

- Demographics
- Benchmarking Data

Demographics for Buffalo/Erie County

POPULATION

Erie County (including City of Buffalo)

Population (July 2000): 949,494

Population (July 2009): 909,247

Annual rate of change: -0.5%

City of Buffalo

Population (July 2000): 292,210

Population (July 2009): 270,240

Annual rate of change: -0.9%

PROJECTIONS (BY CORNELL PROGRAM ON APPLIED DEMOGRAPHICS)

Erie County (including City of Buffalo)

Population (2020): 856,097

Population (2030): 803,316

Note: Population in both the county and the city declined over the past decade with a greater loss of population, by percentage, in the city. The trend appears to forecast a declining population in Erie County over the next two decades for a loss of more than 100,000 individual from current population figures.

AGE GROUPS

Erie County (including City of Buffalo)

19 years old or younger: 25.0%

20 to 44 years old: 32.1%

45 to 64 years old: 27.3%

65 years old or older: 15.5%

Median age: 39.9 years old

City of Buffalo-----

19 years old or younger: 27.8%

20 to 44 years old: 35.7%

45 to 64 years old: 24.3%65 years old or older:

12.3%Median age: 34.2 years old

Note: The median age in the county is close to 40, while the median age in the City is five years younger at 34.2. In both the city and the county, a quarter of the population is younger than 19.

HOUSEHOLDS

Erie County (including City of Buffalo)Households: 378,672

Average household size: 2.34 people

Average family size: 2.99 people

City of Buffalo-----Households: 111,045

Average household size: 2.22 people

Average family size: 3:04 people.

Note: The number of households in both the county and the city on average has fewer than 3 people and the average family size in both geographic areas averages 3 people.

EDUCATIONAL ATTAINMENT

Erie County (including City of Buffalo)
Adults with high school diplomas: 88.1%
Adults who attended college: 57.5%
Adults with bachelor's degrees: 28.4%

City of Buffalo
Adults with high school diplomas: 80.2%
Adults who attended college: 49.0%
Adults with bachelor's degrees: 20.9%

Note: More than 80% of adults in both the city and the county have a high school diploma. In the county almost 57.5 % of adults attended college as compared with 49% in the city.

INCOME

Erie County (including City of Buffalo)
Median household income: \$46,814
Households making \$100,000 or more: 17.0%
Households making \$75,000 to \$99,999: 12.3%
Households making \$50,000 to \$74,999: 18.0%
Households making \$49,999 or less: 52.8%
Families living below the poverty level: 9.9%

City of Buffalo
Median household income: \$29,845
Households making \$100,000 or more: 7.8%
Households making \$75,000 to \$99,999: 7.6%
Households making \$50,000 to \$74,999: 14.2%
Households making \$49,999 or less: 70.3%
Families living below the poverty level: 24.9%

Note: There appears to be a significant disparity in income between the county and the city residents. In the County there are 9.9% of families living below the poverty levels as compared with 24.8% in the city. And, in the county 52.8 % of households have income of less than \$49,999/year while in the city 70.3 % of households are in that same income category.

EMPLOYMENT

Buffalo-Niagara Falls Metro (Erie and Niagara Counties)
Employment (September 2000): 561,700
Employment (September 2010): 536,900
Annual rate of change in total employment: -0.5%
Annual rate of change in manufacturing jobs: -5.3%
Annual rate of change in retail jobs: -0.7%
Annual rate of change in financial jobs: +0.3%
Annual rate of change in business-services jobs: +1.4%
Annual rate of change in health-care jobs: +0.6%

Note: Employment has fallen by -0.5% over the last ten years with decreases in manufacturing jobs and retail jobs some increases in financial services, business services and health care jobs.

Erie County (including City of Buffalo)

Workers with management or professional jobs: 36.0%

Workers employed by the private sector: 79.3%

Workers employed by the government: 16.3%

Workers who are self-employed: 4.4%

Unemployment rate (September 2010): 7.5%

City of Buffalo

Workers with management or professional jobs: 30.4%

Workers employed by the private sector: 79.4%

Workers employed by the government: 16.8%

Workers who are self-employed: 3.8%

Unemployment rate (September 2010): 9.8%

Note: The unemployment rate for the city was almost 10% in September 2010 and 7.5% for the county. In both entities, almost 80% of workers are employed by the private sector and more than 30% are employed in management or professional jobs.

All the data included is from the U.S. Census Bureau of Labor Statistics except for the Cornell projections. All the figures are for 2008, the latest currently available, unless otherwise indicated.

The demographic information was provided by Jack Connors' special projects editor. He has indicated that there is no current information for the number of people living in Buffalo's central business district.

| Library Name | Population of Legal Service Area | Central Library? | Central Library SqFeet | # of Branches | Branches SqFeet |
|--|----------------------------------|------------------|------------------------|---------------|-----------------|
| Detroit Public Library | 951,270 | Y | 420,000 | 23 | 218,793 |
| Buffalo & Erie County Public Library | 950,265 | Y | 403,000 | 36 | 332,082 |
| Jacksonville Public Library | 891,192 | Y | 297,510 | 20 | 487,536 |
| Charlotte-Mecklenburg Library | 890,515 | Y | 157,000 | 23 | 553,545 |
| Columbus Metropolitan Library | 847,376 | Y | 255,400 | 20 | 296,005 |
| San Francisco Public Library | 845,559 | Y | 376,000 | 27 | 204,229 |
| Cincinnati and Hamilton County, The P.L. of | 851,494 | Y | 542,527 | 40 | 385,026 |
| Indianapolis-Marion County Public Library | 832,693 | Y | 476,000 | 22 | 285,900 |
| Memphis/Shelby County Pub. Lib. & Info. Ctr. | 826,813 | Y | 330,000 | 18 | 235,686 |
| Austin Public Library | 765,957 | Y | 110,633 | 21 | 278,600 |
| Fort Worth Public Library | 720,250 | Y | 175,000 | 14 | 137,495 |
| Multnomah County Library | 717,880 | Y | 125,000 | 16 | 140,762 |
| Louisville Free Public Library | 713,877 | Y | 167,031 | 16 | 146,023 |
| Metropolitan Library System | 706,617 | N | | 17 | 296,334 |
| Onondaga County Public Library | 147,000 | Y | 121,000 | 10 | 86,800 |

| Library Name | Population of Legal Service Area | Total Income | Expenditures per Capita | Total Library Expenditures | Material Expenditures per Capita |
|--|----------------------------------|--------------|-------------------------|----------------------------|----------------------------------|
| Detroit Public Library | 951,270 | \$46,767,972 | \$45.88 | \$3,412,310 | \$3.59 |
| Buffalo & Erie County Public Library | 950,265 | \$27,579,346 | \$28.64 | \$3,438,727 | \$3.62 |
| Jacksonville Public Library | 891,192 | \$39,960,155 | \$42.99 | \$3,875,012 | \$4.46 |
| Charlotte-Mecklenburg Library | 890,515 | \$37,380,465 | \$41.31 | \$2,957,787 | \$3.32 |
| Columbus Metropolitan Library | 847,376 | \$44,232,403 | \$53.43 | \$5,356,540 | \$6.32 |
| San Francisco Public Library | 845,559 | \$80,882,773 | \$96.90 | \$9,753,308 | \$11.54 |
| Cincinnati and Hamilton County, The P.L. of | 851,494 | \$42,631,274 | \$62.89 | \$7,954,031 | \$9.34 |
| Indianapolis-Marion County Public Library | 832,693 | \$40,569,788 | \$47.55 | \$6,209,168 | \$7.46 |
| Memphis/Shelby County Pub. Lib. & Info. Ctr. | 826,813 | \$19,982,481 | \$23.22 | \$1,055,484 | \$1.28 |
| Austin Public Library | 765,957 | \$26,536,339 | \$31.68 | \$2,224,250 | \$2.90 |
| Fort Worth Public Library | 720,250 | \$17,271,572 | \$23.55 | \$2,443,210 | \$3.39 |
| Multnomah County Library | 717,880 | \$59,447,154 | \$78.51 | \$6,640,792 | \$9.25 |
| Louisville Free Public Library | 713,877 | \$17,223,143 | \$22.75 | \$1,881,281 | \$2.64 |
| Metropolitan Library System | 706,617 | \$29,417,455 | \$45.81 | \$3,663,620 | \$5.19 |
| Onondaga County Public Library | 147,000 | \$11,695,730 | \$76.96 | \$854,180 | \$6.49 |

| Library Name | Population of Legal Service Area | Total Circulation | Holdings | Holdings per Capita | Circulation per Registered Borrower | Central Library Visits | Branch Library Visits | Total Library Visits |
|--|----------------------------------|-------------------|-----------|---------------------|-------------------------------------|------------------------|-----------------------|----------------------|
| Detroit Public Library | 951,270 | 2,220,301 | 7,252,846 | 7.62 | 46.60 | 513,214 | 3,317,293 | 6,463,767 |
| Buffalo & Erie County Public Library | 950,265 | 7,712,751 | 3,431,653 | 3.61 | 27.90 | 958,597 | 4,299,342 | 5,257,939 |
| Jacksonville Public Library | 891,192 | 9,156,597 | 3,147,971 | 3.53 | 13.86 | 730,429 | 5,586,466 | 6,316,895 |
| Charlotte-Mecklenburg Library | 890,515 | 7,290,142 | 1,350,020 | 1.52 | 84.80 | 896,273 | 7,245,076 | 8,141,349 |
| Columbus Metropolitan Library | 847,376 | 16,526,936 | 2,185,192 | 2.58 | 56.40 | 2,265,209 | 4,072,757 | 6,337,966 |
| San Francisco Public Library | 845,559 | 9,638,160 | 2,464,665 | 2.92 | 41.90 | 1,408,323 | 4,730,596 | 6,138,919 |
| Cincinnati and Hamilton County, The P.L. of | 851,494 | 16,372,499 | 8,959,303 | 10.52 | 60.27 | 859,186 | 2,255,070 | 3,114,256 |
| Indianapolis-Marion County Public Library | 832,693 | 17,185,739 | 1,919,059 | 2.31 | 60.90 | 514,330 | 3,168,414 | 3,682,744 |
| Memphis/Shelby County Pub. Lib. & Info. Ctr. | 826,813 | 1,874,892 | 1,741,654 | 2.11 | 44.20 | 218,549 | 1,790,221 | 2,008,776 |
| Austin Public Library | 765,957 | 4,197,963 | 1,455,793 | 1.90 | 7.48 | 977,141 | 4,183,853 | 5,160,994 |
| Fort Worth Public Library | 720,250 | 4,190,958 | 1,090,581 | 1.51 | 28.60 | 8.90 | 2,928,481 | 3,900,126 |
| Multnomah County Library | 717,880 | 21,513,255 | 1,955,041 | 2.72 | 58.70 | 229,265 | 577,265 | 806,530 |
| Louisville Free Public Library | 713,877 | 4,146,220 | 1,142,441 | 1.65 | 58.10 | | | |
| Metropolitan Library System | 706,617 | 5,914,828 | 1,142,400 | 1.62 | 42.30 | | | |
| Onondaga County Public Library | 147,000 | 1,318,744 | 715,669 | 4.87 | | | | |

Community Engagement Process



Community Engagement Goals

- Actively reach out to the Community
- Gather input and ideas
- Create a variety of input options
- Provide background and trends to inform & stimulate discussion
- Seek common themes/ directions to help guide development and recommendations

Listening

- Community Survey: 500 responses
- Online Input: Ongoing
- Three Community Forums: Downtown, Northtowns, Southtowns
- Focus Groups
- Key Stakeholder Interviews
- Staff Engagement (March 2011)

Research and Benchmarking

- Comparison of peer urban libraries recommended by Ms. Quinn-Carey
- Source: Public Library Data Service 2010
- Reviewed various factors: population served, finances, usage figures
- Figures were designed as a snapshot, at this point, not an analysis
- Figures are all in Consultant Interim Report

Research and Benchmarking 44 Peer Libraries

- Detroit Public
- Jacksonville Public
- Charlotte Mecklenburg
- Columbus Metro
- San Francisco Public
- Cincinnati & Hamilton County
- Indianapolis-Marion County
- Memphis/ Shelby County
- Austin Public
- Fort Worth Public
- Multnomah County Library
- Louisville Free Public
- Metropolitan Library System
- Onondaga County Public Library

Research and Benchmarking Observations

- BECPL has 4th largest Central Library
- Second largest in terms of # of branches
- 3rd lowest total per capita expenditure @ \$28.64 (above Memphis & Louisville)
- Annual Circulation BECPL of 7,712,752 falls in the middle, but it has a high ratio of circ per registered borrower at 29.08
- In terms of registrations as a % of population, BECPL is 27.9% second lowest (after Fort Worth)
- Visits to Central, an important indicator, BECPL is third from bottom (after Onondaga and Fort Worth)

Common Themes

Library as a destination



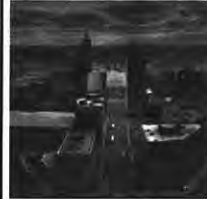
Design of building exterior, not attractive, not welcoming.... change it to a community beacon

Redesign interior for comfort, flexibility, natural light, amenities, quiet, active & collaborative spaces

Community Programs: energizing spaces for specialized users, exhibits

Partnerships w/ community organizations, cultural, government, business, co-locate services, income generation

Common Themes



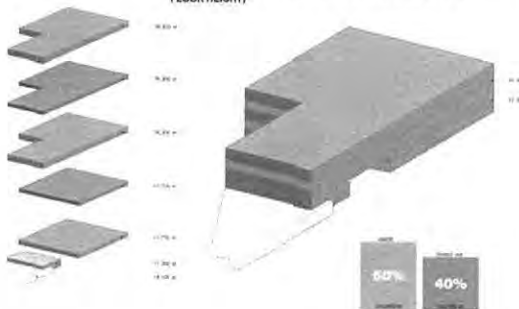
Access to collections: books, other media forms, digital resources, off site storage

Provide new pathways: new media, improve network access capabilities

Resolve issues of security, parking, and access

Library transitioning to something more than it is now: new services, new technology, more integrated community asset

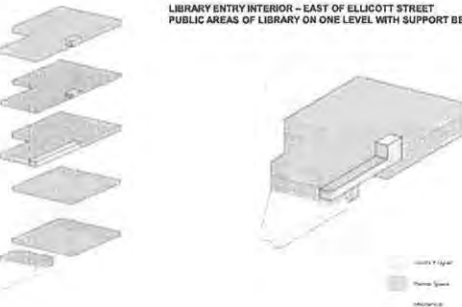
TWO TYPES OF SPACE – USABLE AND LIMITED USE (FLOOR TO FLOOR HEIGHT)



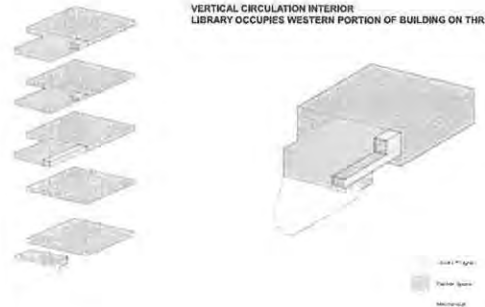
METHODS OF OPENING BUILDING INTERIOR

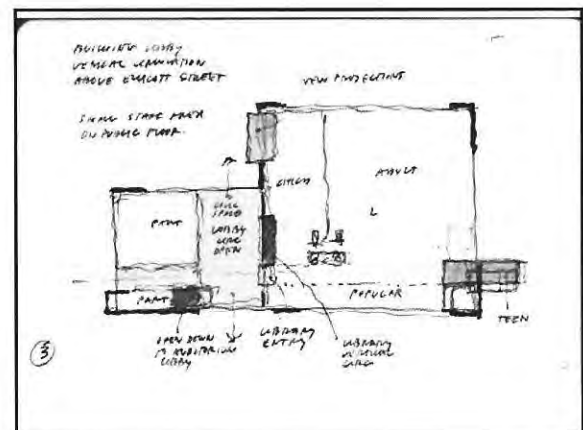
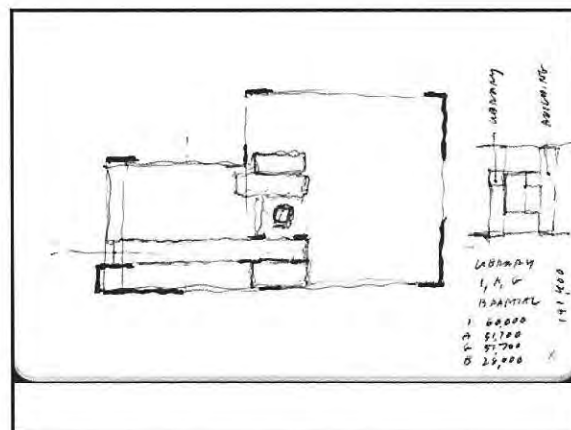
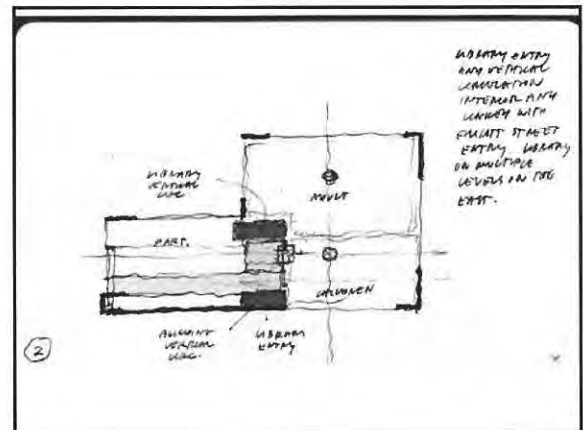
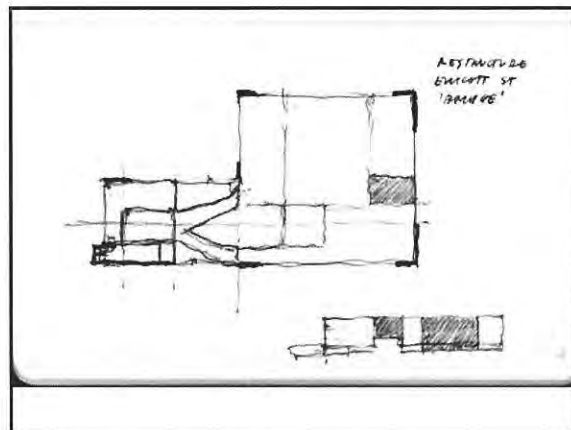
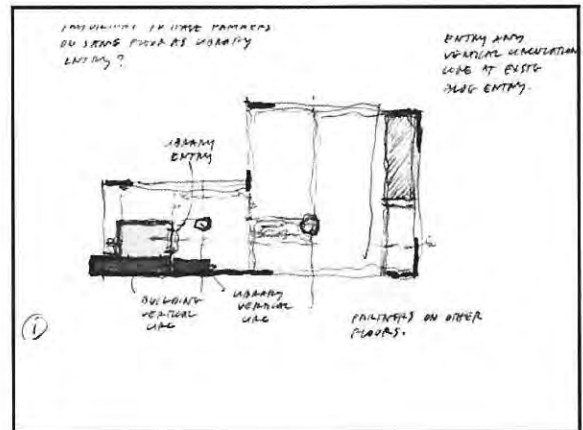
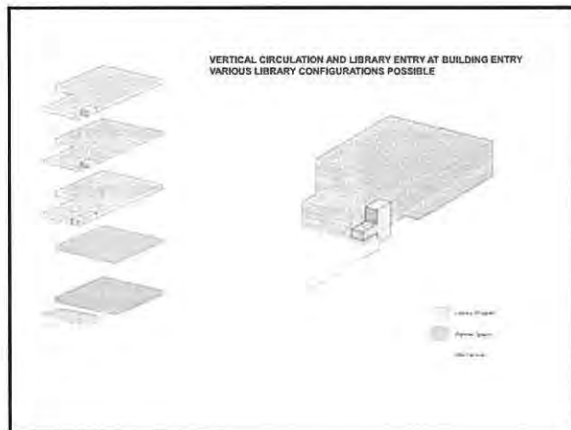


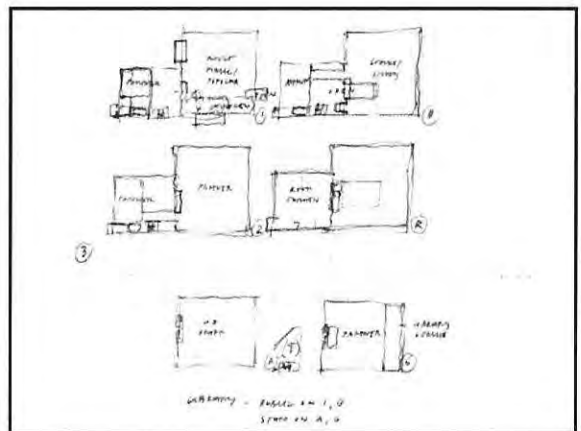
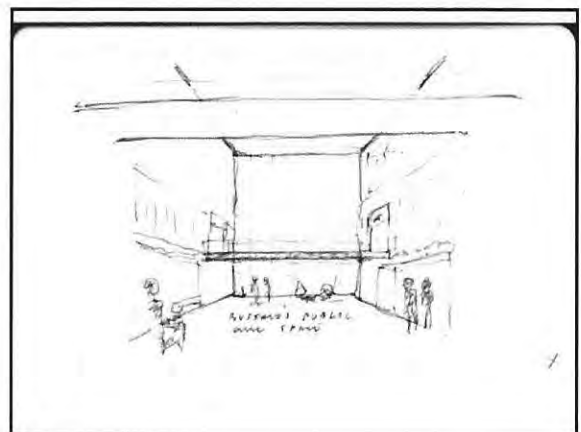
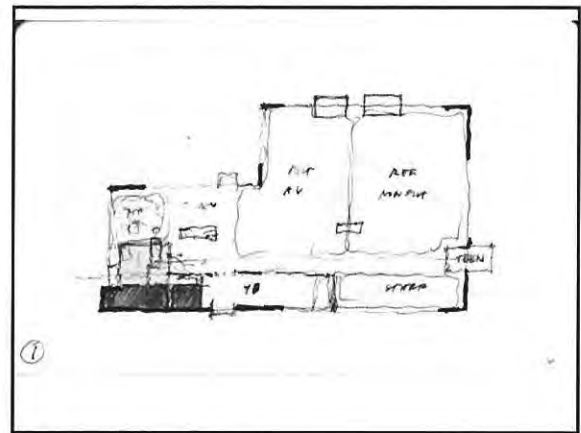
LIBRARY ENTRY INTERIOR – EAST OF ELLICOTT STREET PUBLIC AREAS OF LIBRARY ON ONE LEVEL WITH SUPPORT BELOW

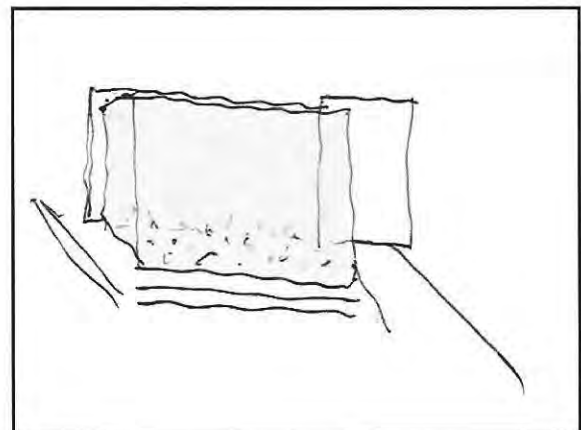
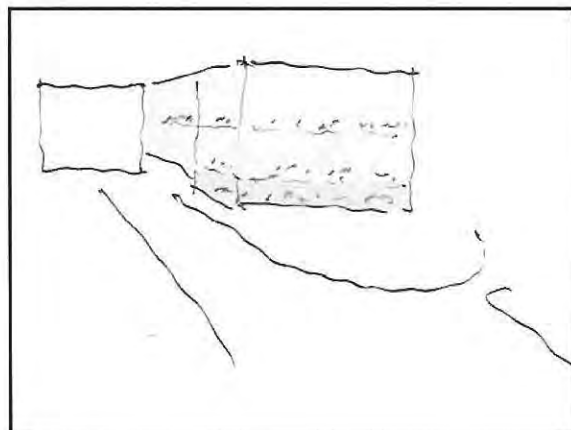
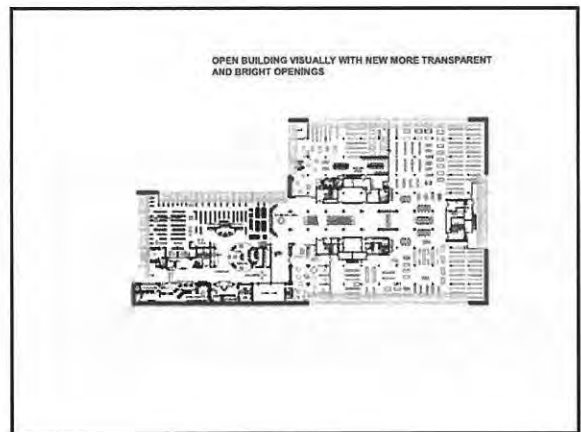
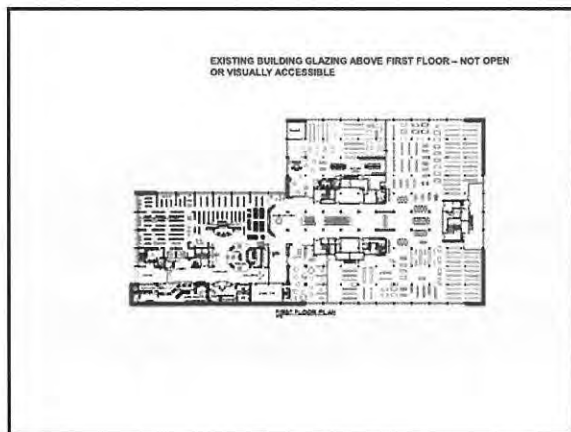
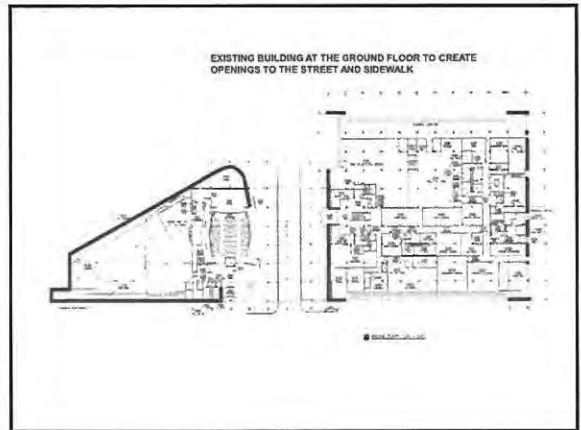
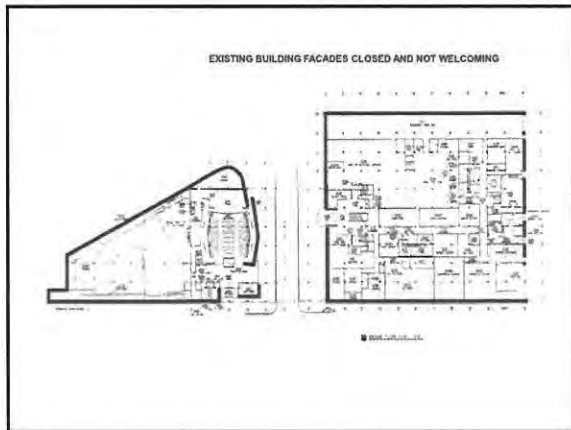


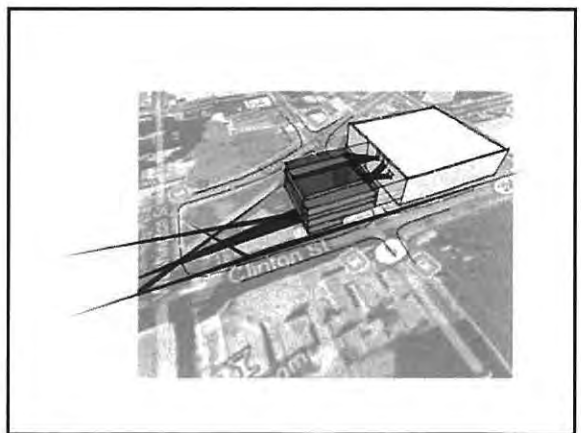
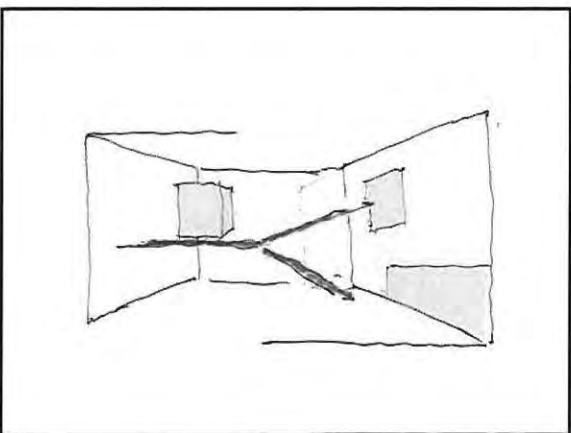
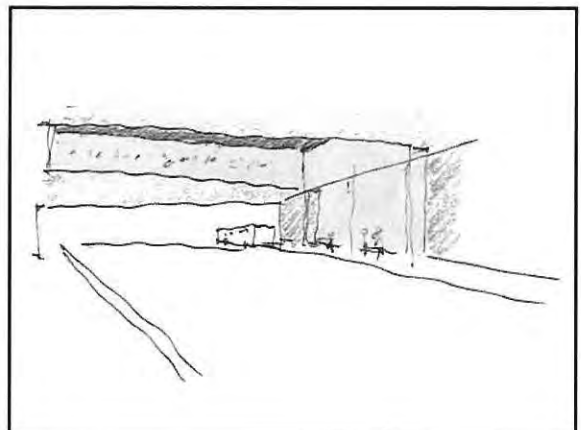
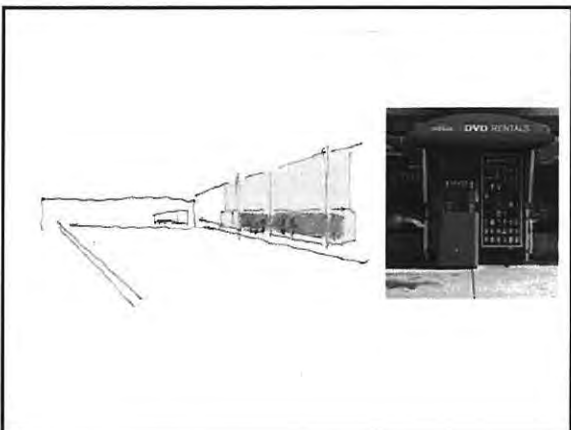
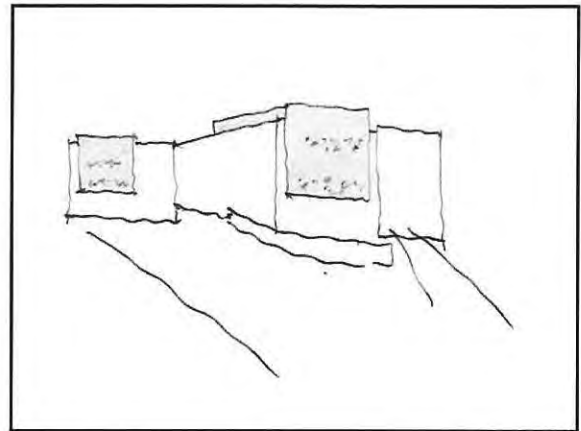
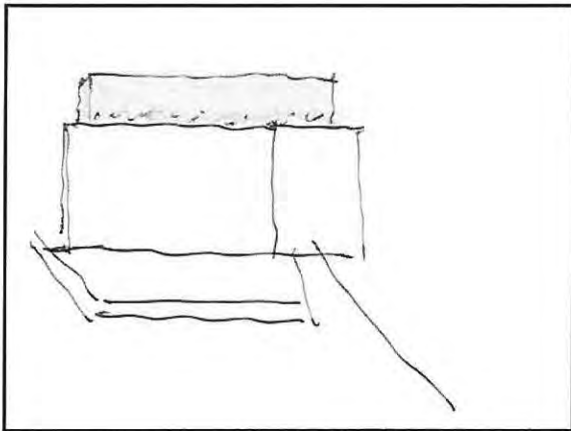
VERTICAL CIRCULATION INTERIOR LIBRARY OCCUPIES WESTERN PORTION OF BUILDING ON THREE LEVELS

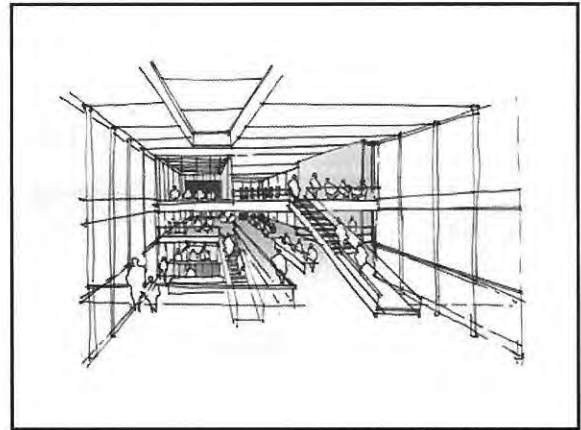
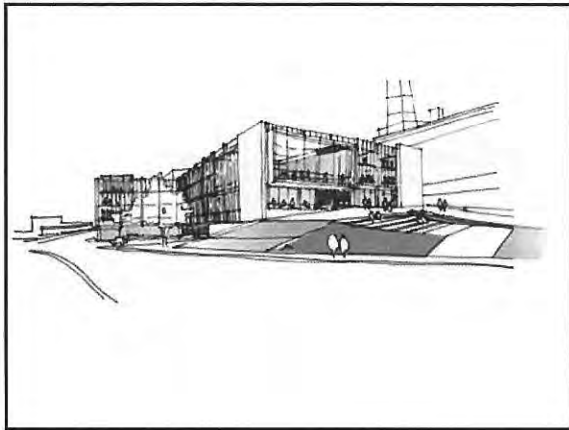
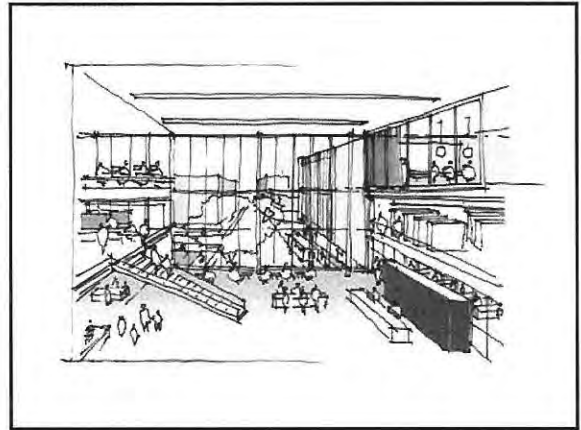
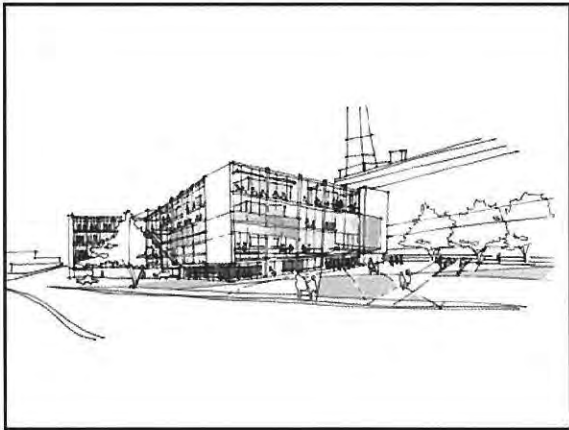


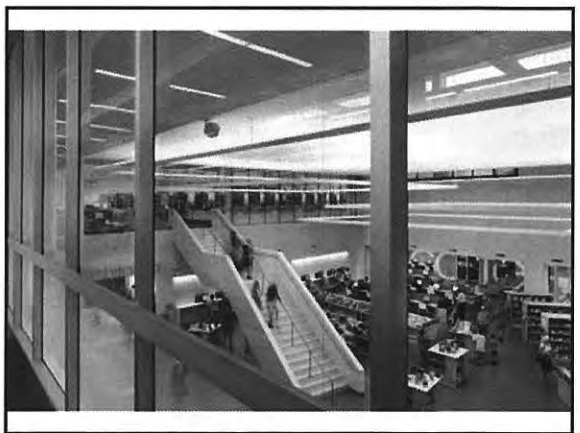
















BUILDING PROGRAM ISSUES

- BUILDING PROGRAM BASED ON SYSTEM WIDE NEED?
- BUILDING PROGRAM BASED ON MODIFICATION OF EXISTING?
- COLLECTION SIZE
- ITEMS IN CLOSED COLLECTION?
- PUBLIC ACCESS TO RARE AND SPECIAL COLLECTIONS
- DISPLAY OF RARE AND SPECIAL COLLECTIONS
- STAFF ORGANIZATION AND COMPOSITION – CHANGES?

BUILDING PROGRAM – PRIMARY FUNCTIONAL AREAS

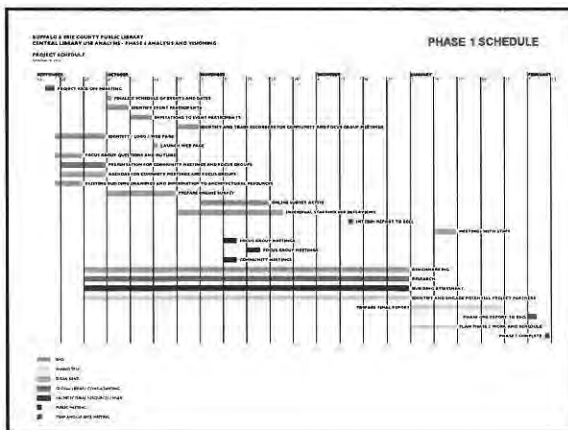
- ENTRY – CONTROL – CIRCULATION
- ADULT SERVICES
 - Fiction – Popular
 - Nonfiction – Reference
 - Audio / Visual
 - Periodicals
- CHILDREN'S SERVICES
- TEEN
- SPECIAL COLLECTIONS / RARE BOOKS
- MEETING ROOMS – STUDY ROOMS
- COMMUNITY SPACE
- CLOSED COLLECTION?
- STAFF
- ADMINISTRATION
- SERVICE
- SUPPORT AND UNASSIGNED

PRIMARY ISSUES

- HOW MUCH SPACE IS TRULY VIABLE FOR PARTNERS?
- WHAT TYPE OF SPACE IS VIABLE FOR PARTNERS?
OFFICE?
PUBLIC?
RETAIL?
- IN THE LONG TERM – IS THIS REALLY AN ISSUE?

MOVING FORWARD

- BUILDING PROGRAM
- +
- BUILDING / CIRCULATION CONCEPTS
- LIBRARY STUDIES / PARTNER AND OTHER SPACE
- CONCEPTS FOR BUILDING EXTERIOR ALTERATIONS
- INITIAL BUDGET ASSUMPTIONS – DEVELOP ACCEPTABLE BUDGET RANGE(S)
- PRIVATE FUNDRAISING CAPACITY



PHASE 2 SCHEDULE

MEETING 1 – EXPLORE POSSIBILITIES

WEEK OF MAR 14
CONCEPTUAL BUILDING PROGRAM BASED ON EXISTING
OPTIONS FOR BUILDING CONFIGURATION
PARAMETERS FOR PARTNERS
COST / PRIVATE FUNDRAISING PARAMETERS

MEETING 2 – DEVELOP POSSIBILITIES

WEEK OF APRIL 4
FOCUSED CONCEPTUAL BUILDING PROGRAM
NARROWED OPTIONS FOR BUILDING CONFIGURATION
CONCEPTUAL BUILDING LAYOUTS BASED ON CONCEPTUAL PROGRAM
INITIAL PROJECT BUDGET OUTLINES

MEETING 3 – FOCUS POSSIBILITIES

WEEK OF APRIL 25
FINALIZED CONCEPTUAL BUILDING PROGRAM
FINALIZE BASIC BUILDING CONFIGURATION
DEVELOPED CONCEPTUAL BUILDING LAYOUT(S)
DEVELOPED PROJECT BUDGET OUTLINES

MEETING 4 – FINAL MEETING

DEVELOPED CONCEPTUAL BUILDING LAYOUT(S)
DEVELOPED PROJECT BUDGET OUTLINES
DEVELOPED BUILDING CONCEPTUAL DESIGN

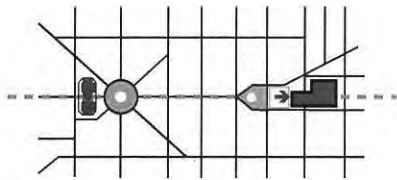
COMPLETE PHASE 2 – WEEK OF JUNE 6

BUFFALO AND ERIE COUNTY PUBLIC LIBRARY
CENTRAL LIBRARY BUILDING CONCEPT
MARCH 8, 2012

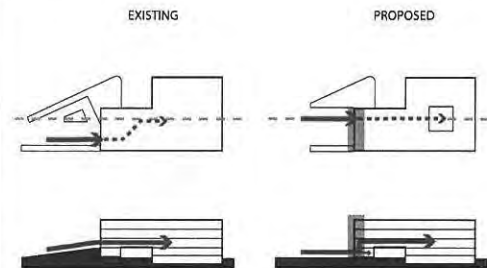


PROJECT GOALS

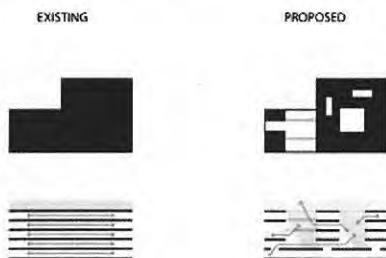
1. CENTRAL LIBRARY PROJECT TO PROMOTE AND COMPLIMENT OTHER SYSTEM-WIDE INITIATIVES, CHANGES AND IMPROVEMENTS
2. CREATE DESTINATION IN DOWNTOWN BUFFALO
3. FORWARD LOOKING LIBRARY FOR THE FUTURE
4. ECONOMICALLY SUSTAINABLE CENTRAL LIBRARY



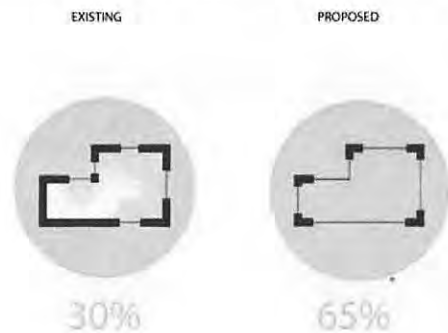
SITE CONTEXT CONNECTION



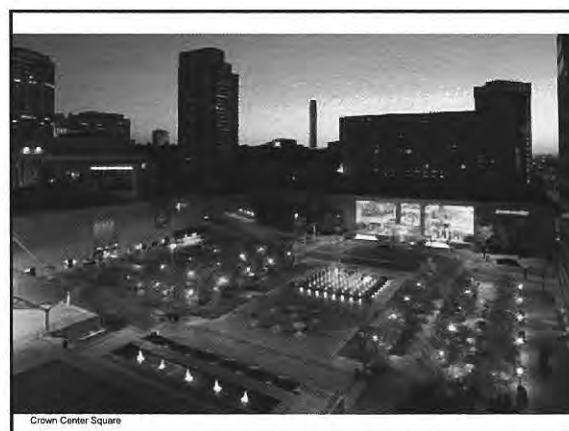
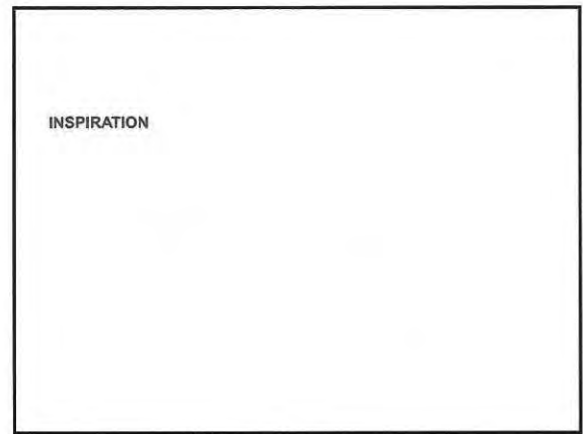
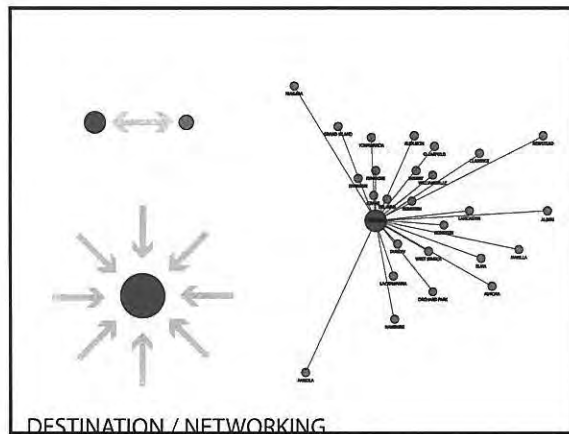
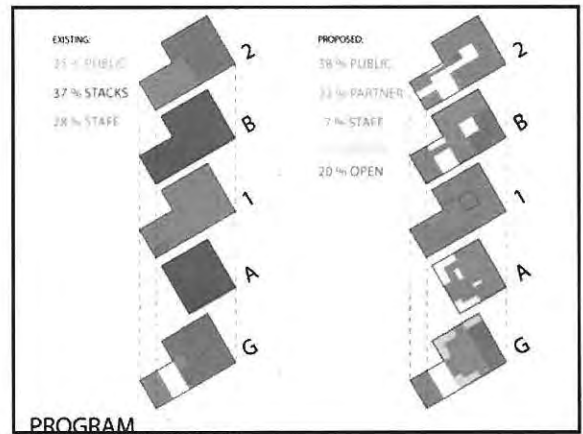
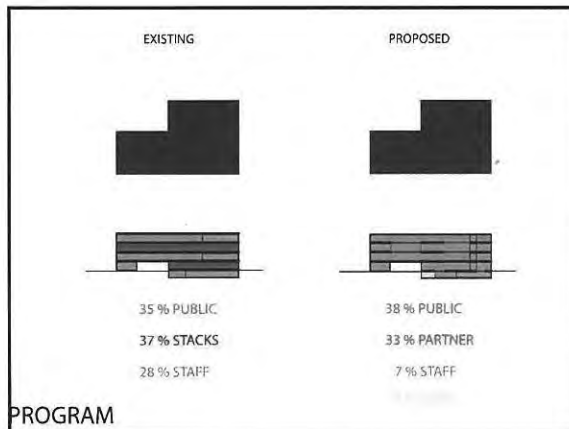
ENTRY



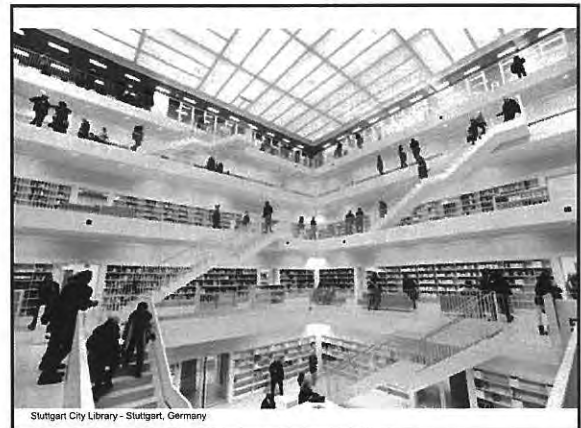
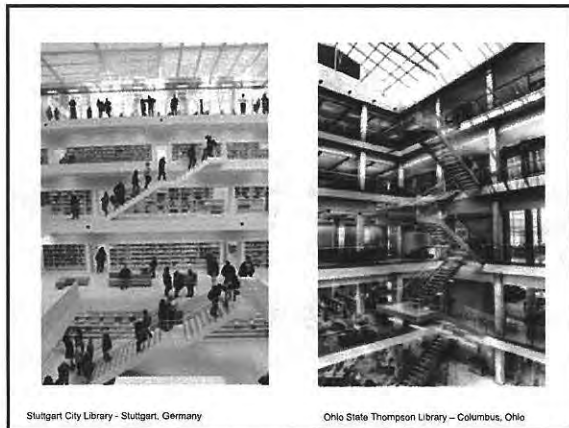
VERTICAL TRANSPARENCY / BRIDGES



TRANSPARENCY









Surry Hills Library – Sydney, Australia



Almere Library – Almere, Netherlands



Museum of Modern Art – New York



Royal Library – Copenhagen, Denmark



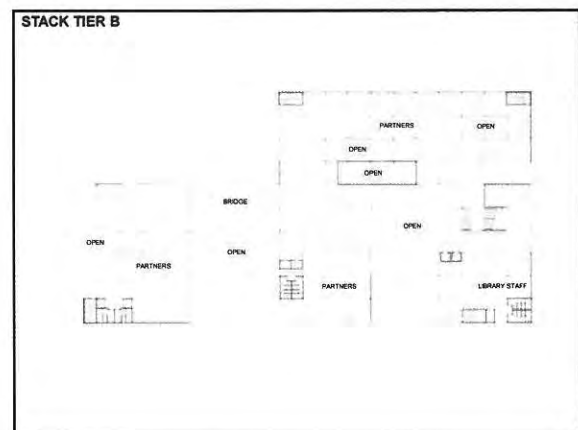
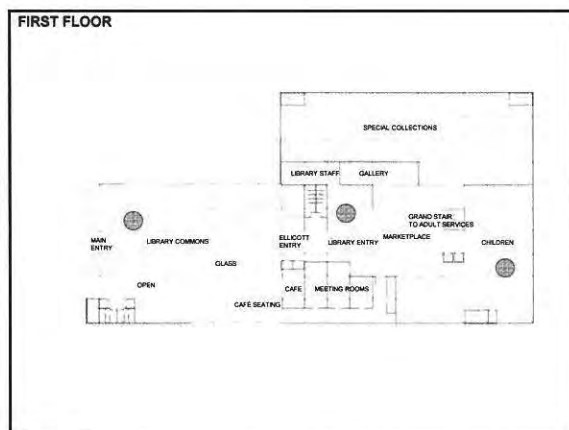
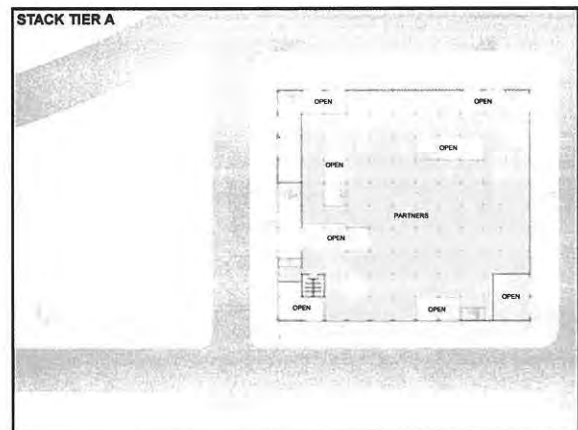
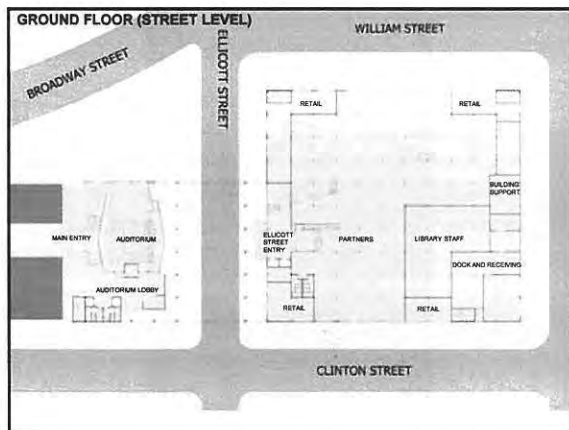
Jaume Academic Center

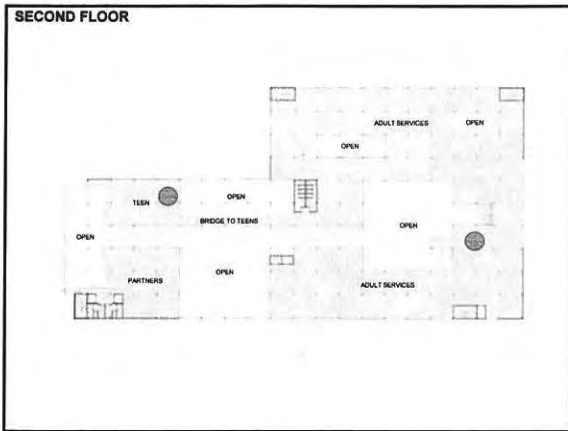


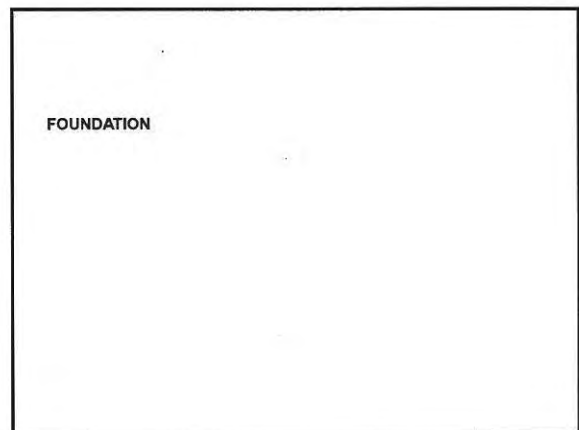
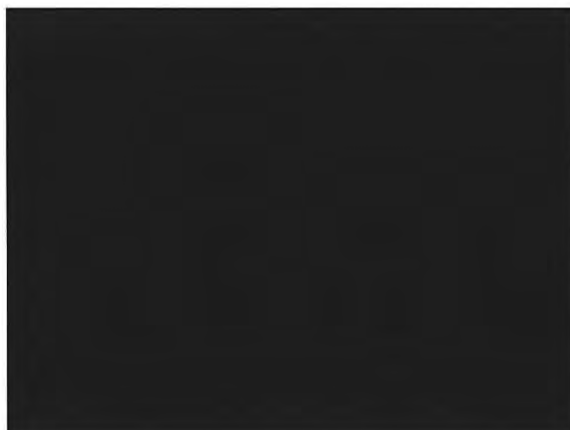
Hearst Tower – New York

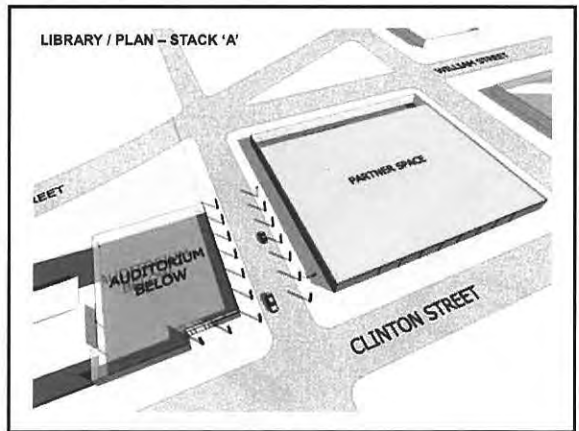
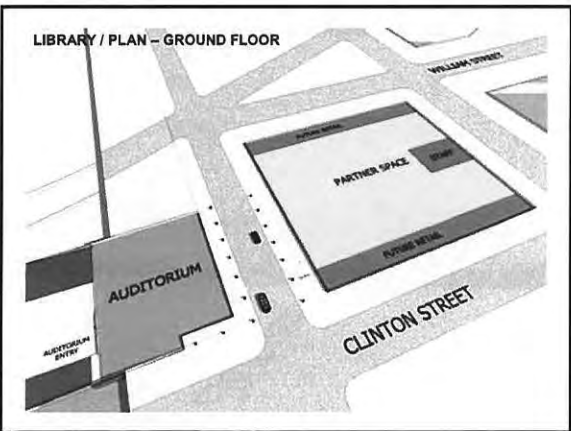
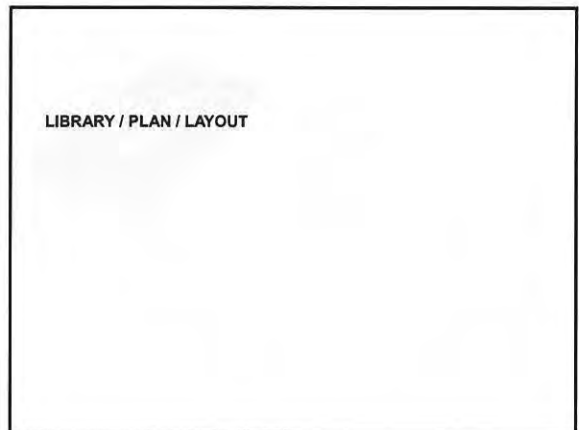
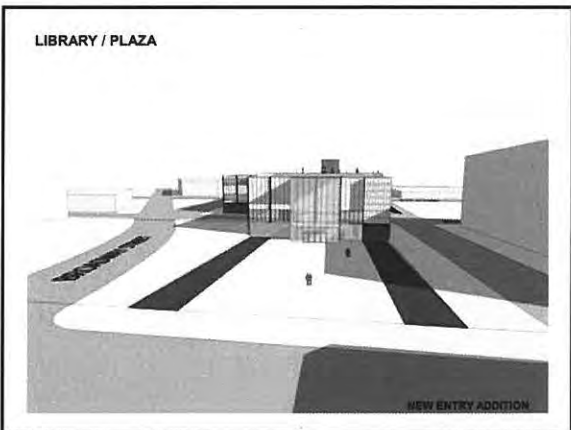
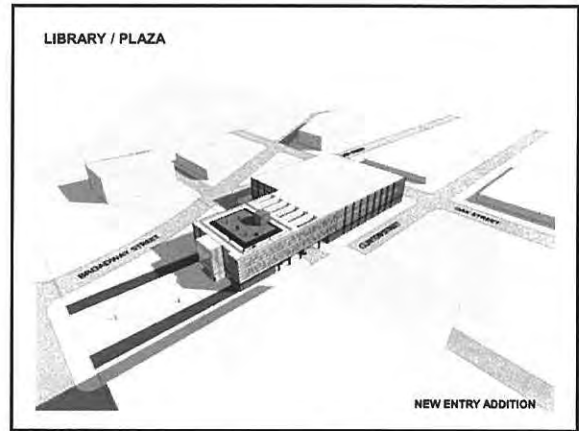
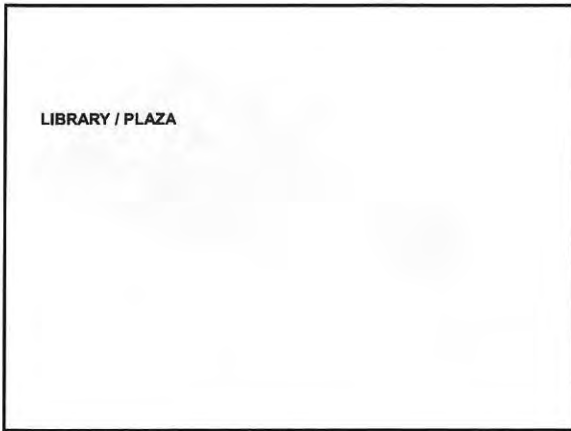


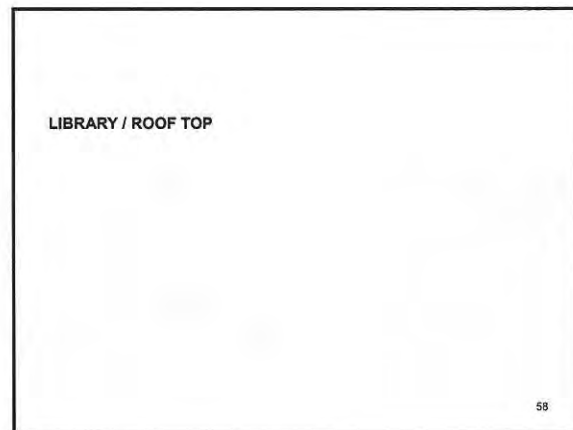
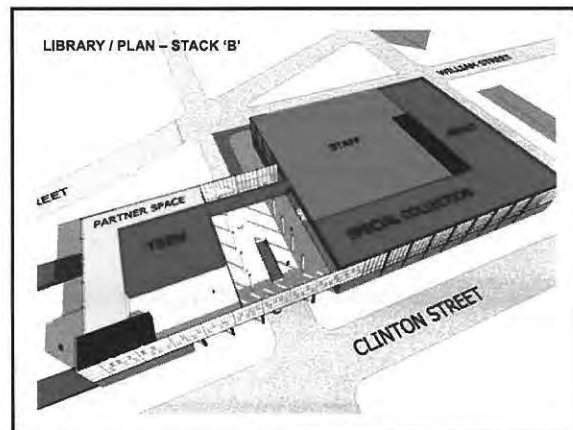
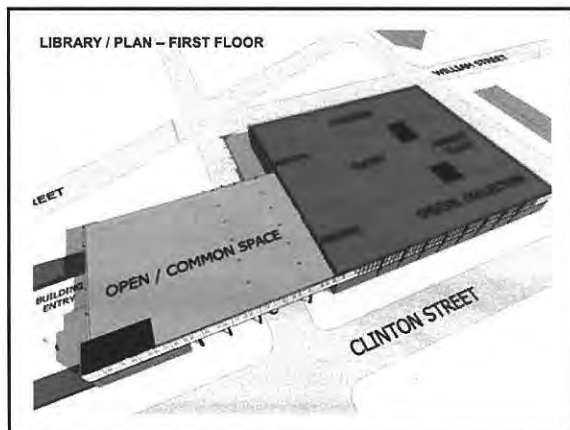
DESIGN CONCEPT



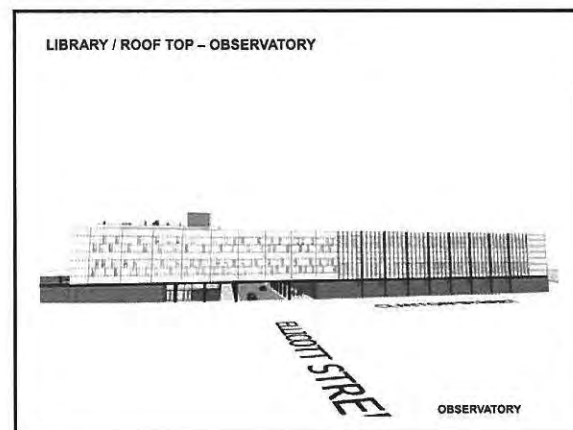
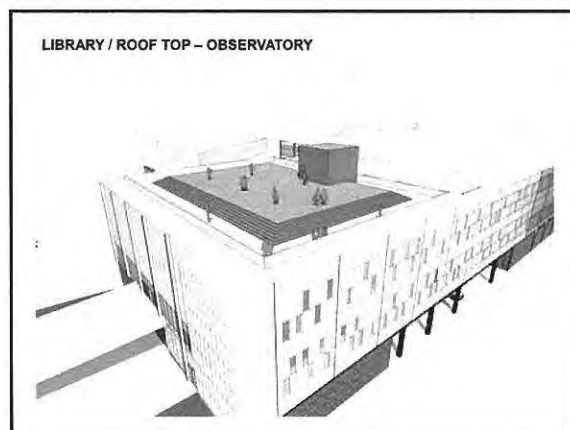








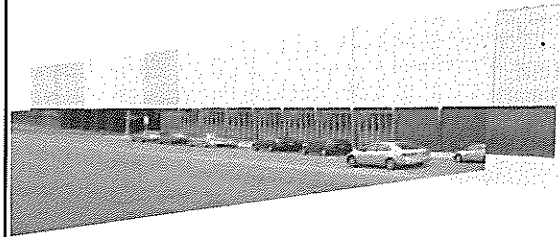
58



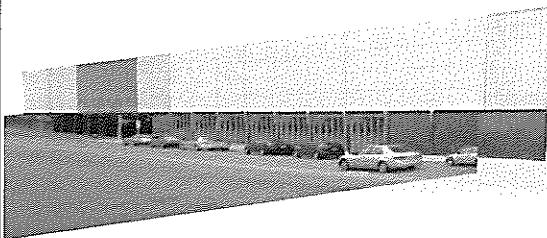
LIBRARY / SKIN

61

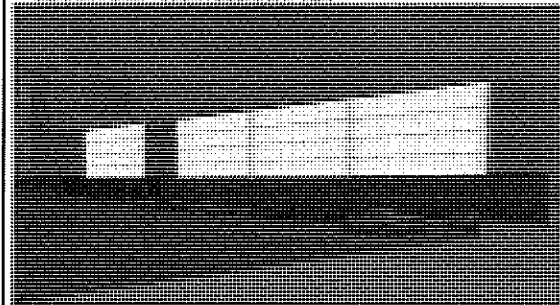
LIBRARY / SKIN - SOUTH SIDE



LIBRARY / SKIN - SOUTH SIDE

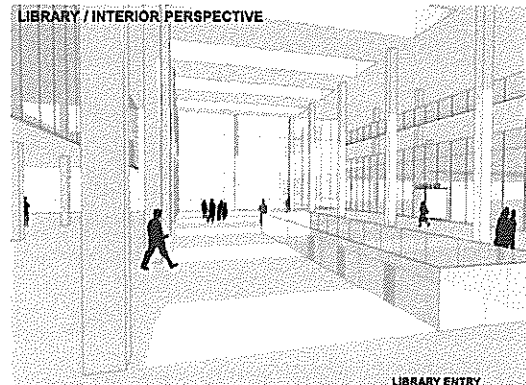


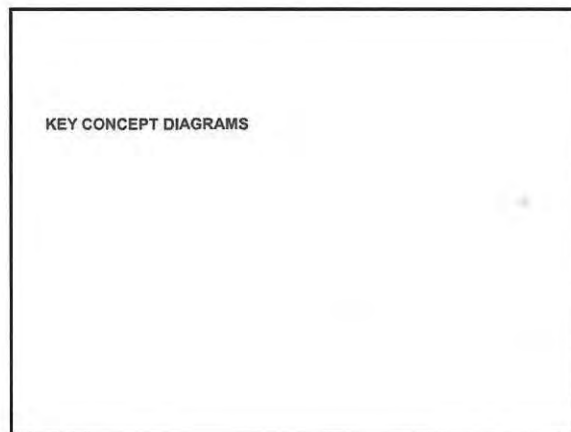
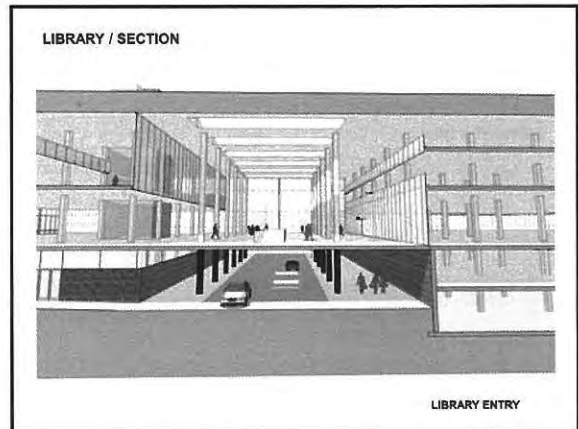
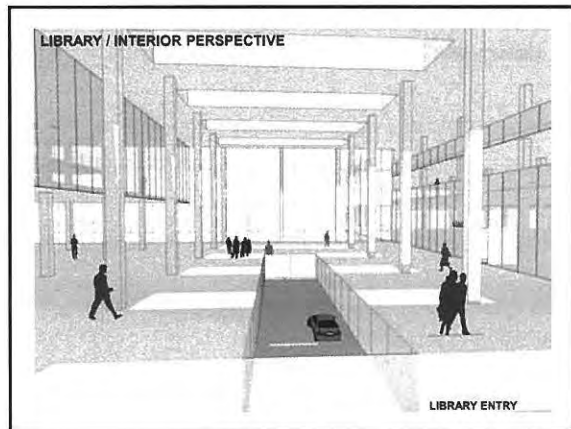
LIBRARY / SKIN - SOUTH SIDE



LIBRARY / INTERIOR SECTIONS

LIBRARY / INTERIOR PERSPECTIVE





BUFFALO AND ERIE COUNTY PUBLIC LIBRARY
CENTRAL LIBRARY BUILDING CONCEPT
DECEMBER 14, 2011



PROJECT GOALS

1. CENTRAL LIBRARY PROJECT TO PROMOTE AND COMPLIMENT OTHER SYSTEM-WIDE INITIATIVES, CHANGES AND IMPROVEMENTS
2. CREATE DESTINATION IN DOWNTOWN BUFFALO
3. FORWARD LOOKING LIBRARY FOR THE FUTURE
4. ECONOMICALLY SUSTAINABLE CENTRAL LIBRARY

FOUNDATION

LIBRARY / PLAZA

LIBRARY / PLAZA

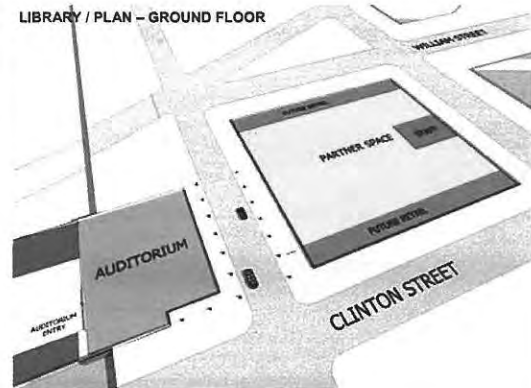


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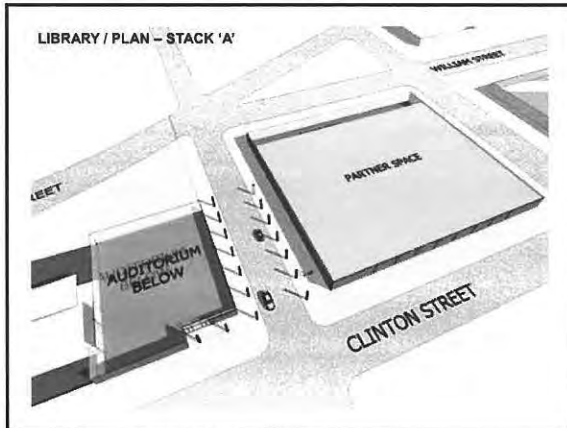


LIBRARY / PLAN / LAYOUT

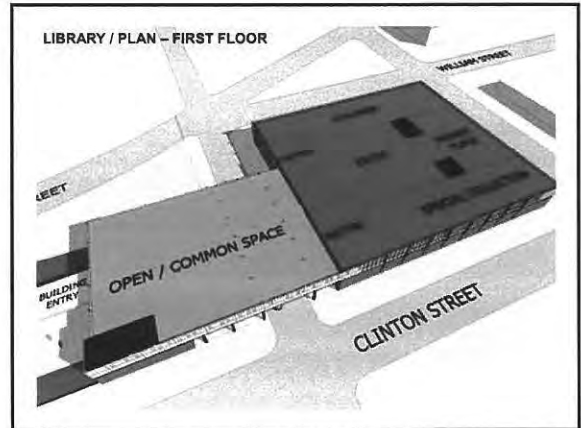
LIBRARY / PLAN - GROUND FLOOR



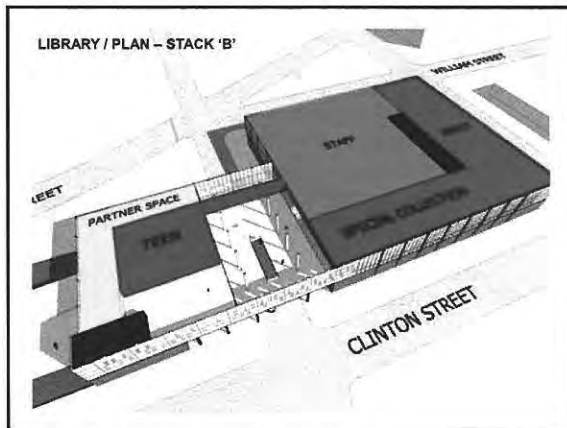
LIBRARY / PLAN - STACK 'A'



LIBRARY / PLAN - FIRST FLOOR



LIBRARY / PLAN - STACK 'B'



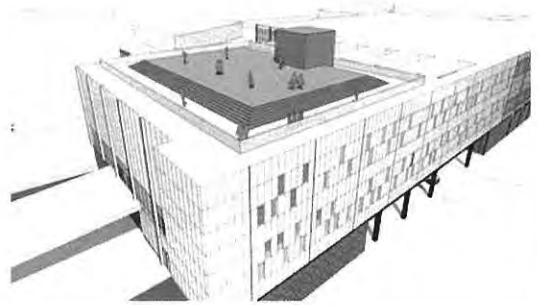
LIBRARY / PLAN - SECOND FLOOR



LIBRARY / ROOF TOP

13

LIBRARY / ROOF TOP – OBSERVATORY



LIBRARY / ROOF TOP – OBSERVATORY



LIBRARY / SKIN

16

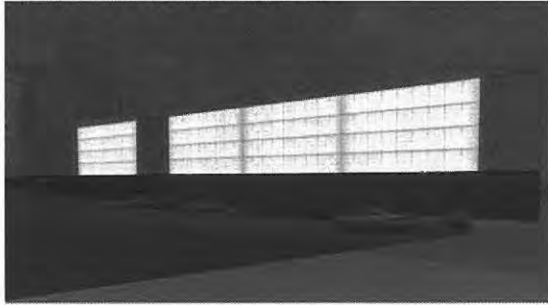
LIBRARY / SKIN – SOUTH SIDE



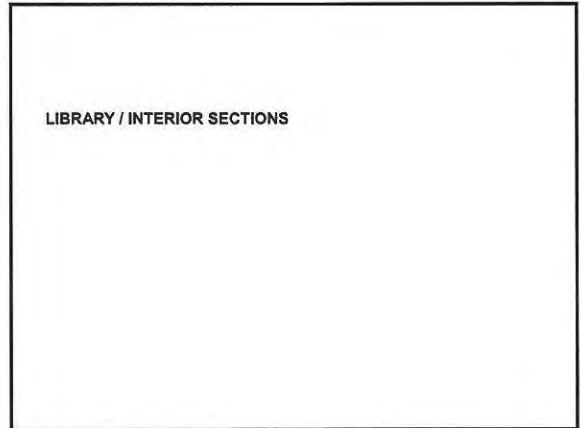
LIBRARY / SKIN – SOUTH SIDE



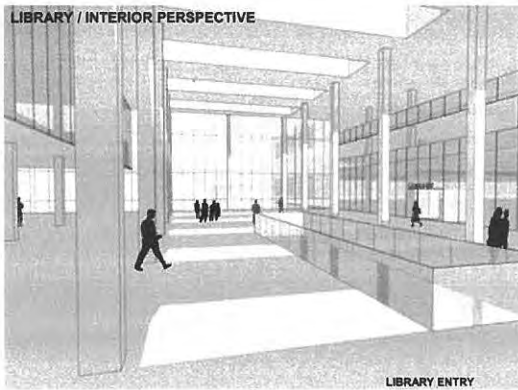
LIBRARY / SKIN – SOUTH SIDE NIGHT VIEW



LIBRARY / INTERIOR SECTIONS



LIBRARY / INTERIOR PERSPECTIVE



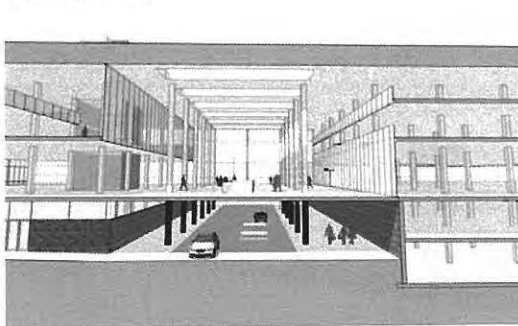
LIBRARY ENTRY

LIBRARY / INTERIOR PERSPECTIVE



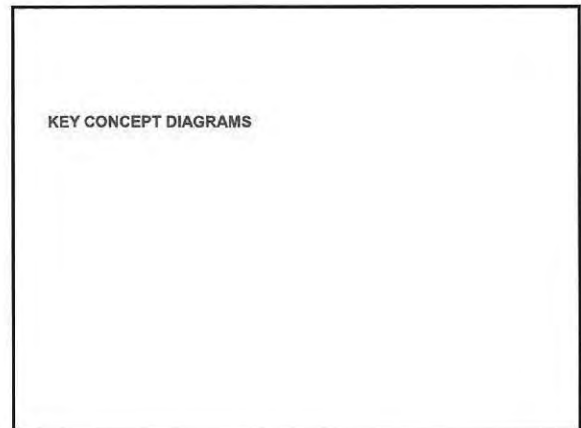
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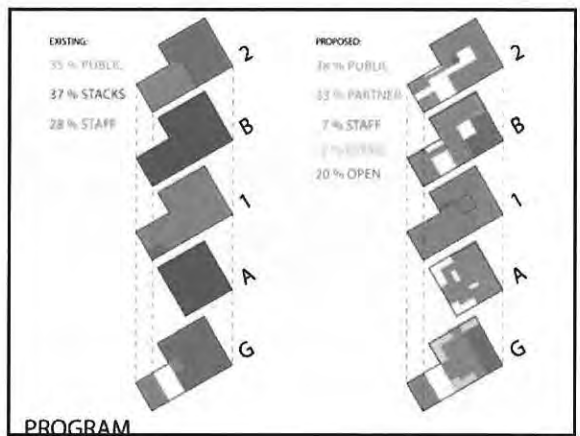
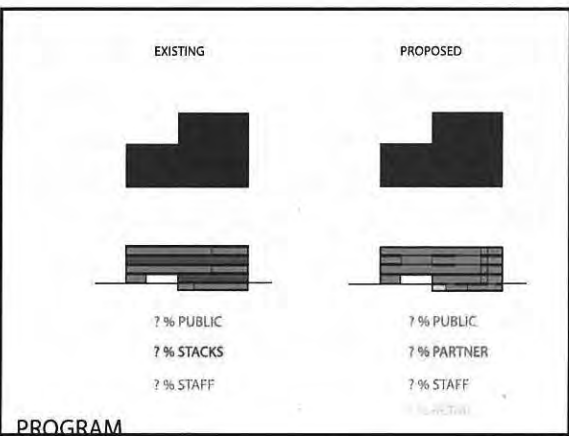
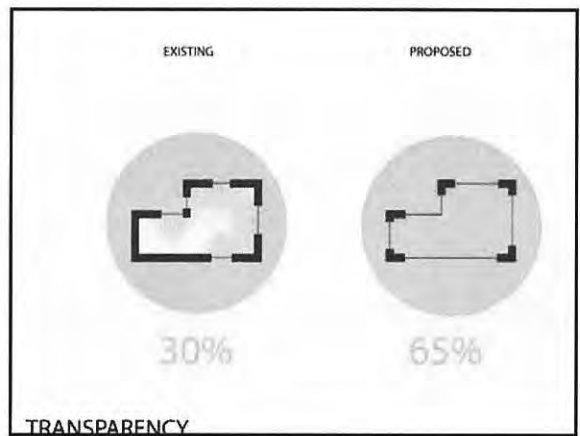
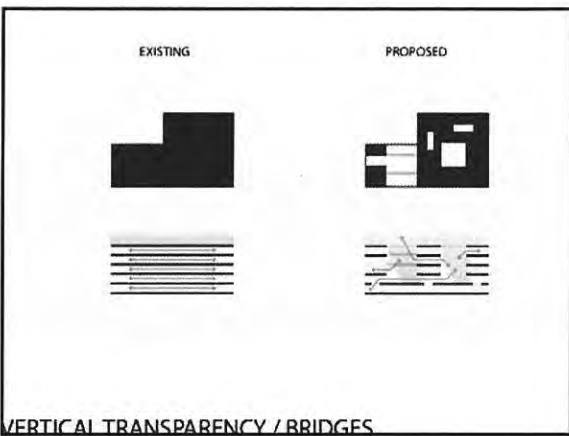
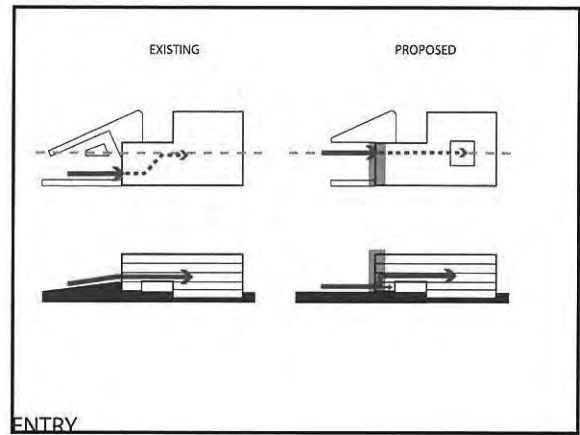
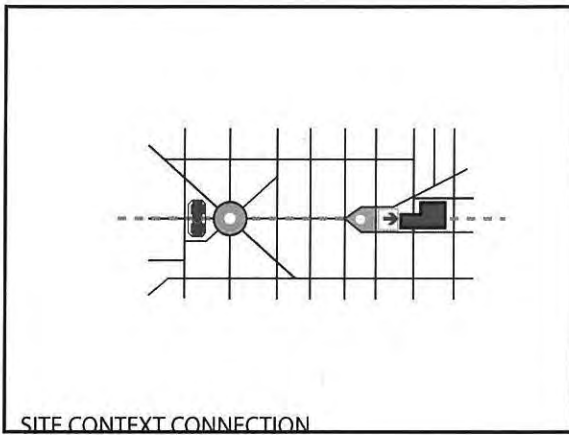
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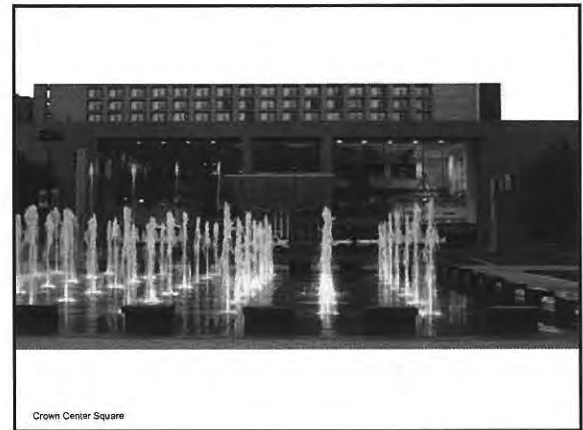
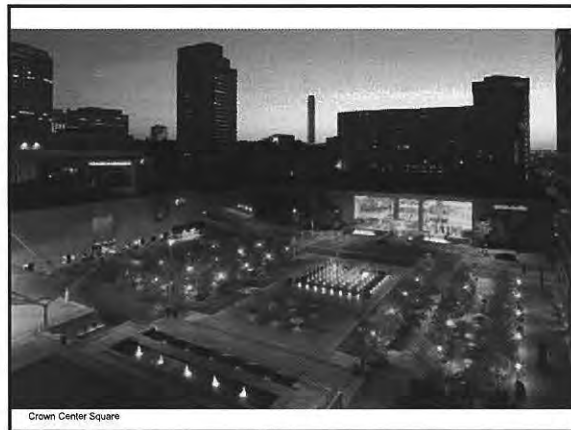
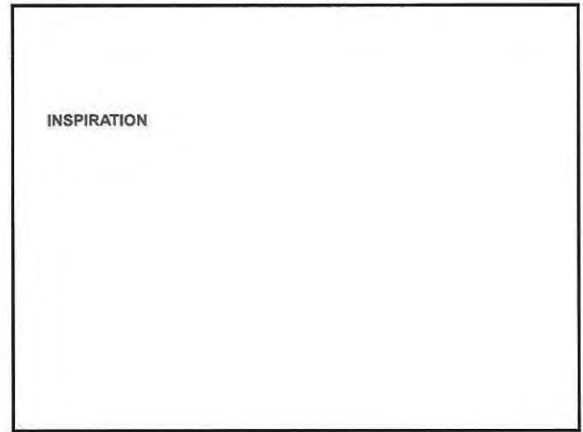
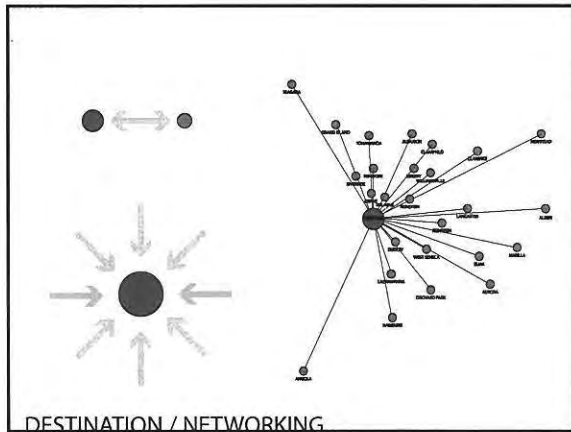


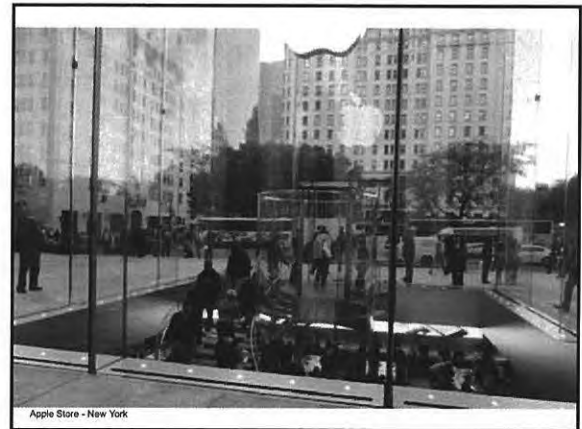
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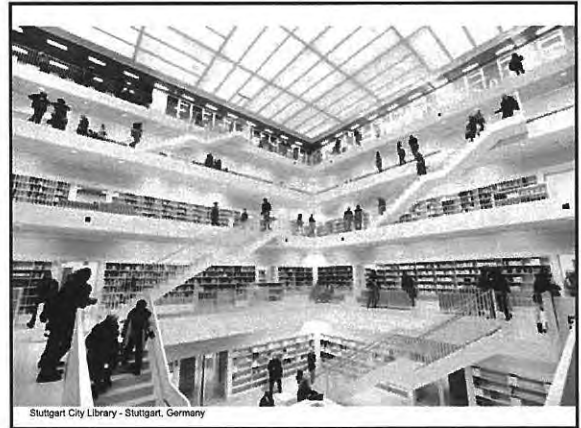
KEY CONCEPT DIAGRAMS

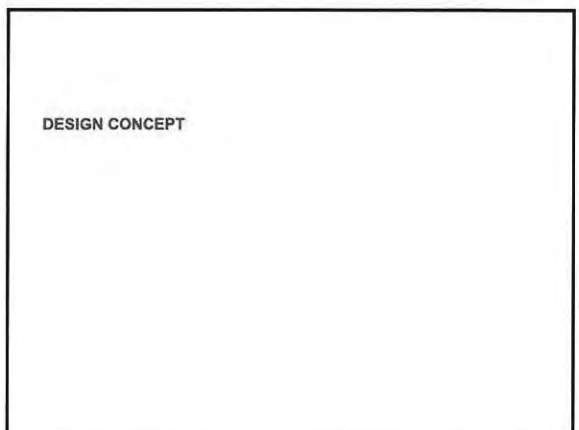


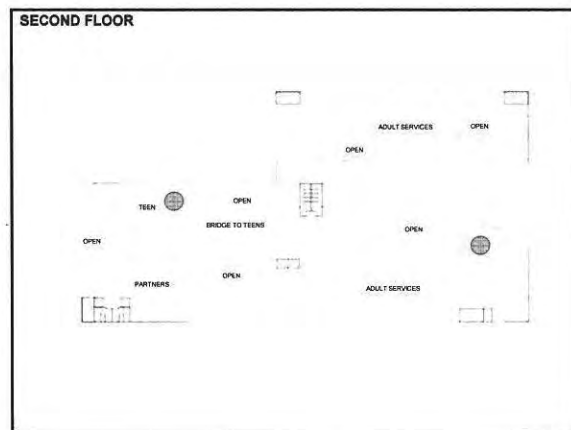
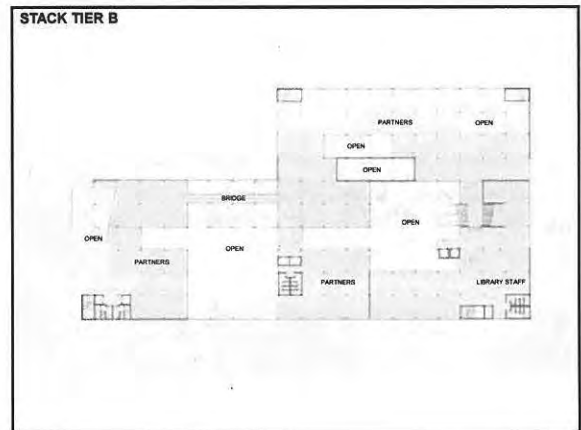
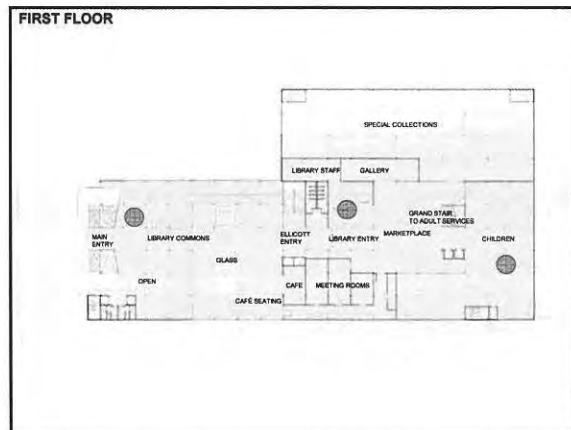
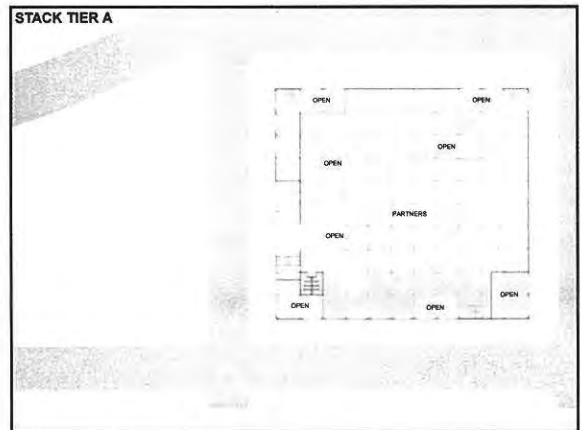
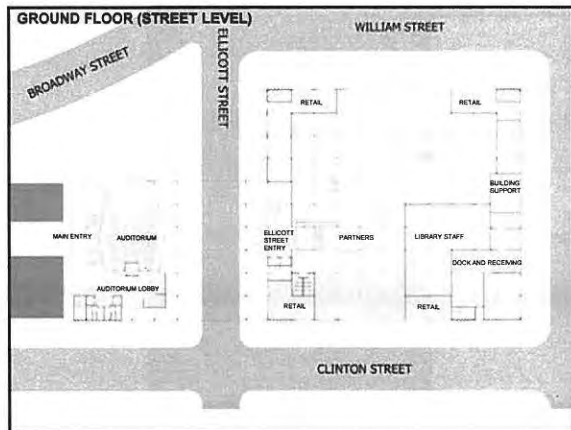
















BUFFALO AND ERIE COUNTY PUBLIC LIBRARY
CENTRAL LIBRARY BASIC DESIGN ISSUES AND BUILDING CONCEPTS
NOVEMBER 7, 2011



LIBRARY / CODE SUMMARY (IBC 2006)

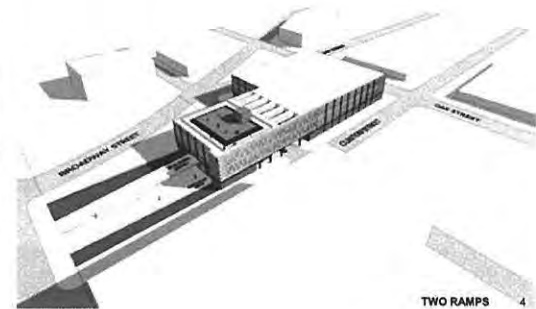
- OCCUPANCY TYPE: A3 (LIBRARY), B (STAFF AREA AND PARTNERS)
- CONSTRUCTION TYPE: TYPE IB (FULLY SPRINKLERED, NON-SEPARATED)
- FIRE RATING ON STRUCTURE: 2HR (ROOF: 1HR)
- NUMBER OF EXITS: MINIMUM 3 EXITS REQUIRED
- NUMBER OF STAIRS: MINIMUM 3- 48" WIDE STAIR REQUIRED
- NUMBER OF TOILETS: MALE 23, FEMALE 29
- NUMBER OF LAVATORY: MINIMUM 29 TOTAL
- NUMBER OF DRINKING FOUNTAIN: MINIMUM 19 TOTAL
- NUMBER OF SERVICE SINK: 2 MINIMUM

2

LIBRARY / PLAZA

3

LIBRARY / PLAZA – OPTION 1



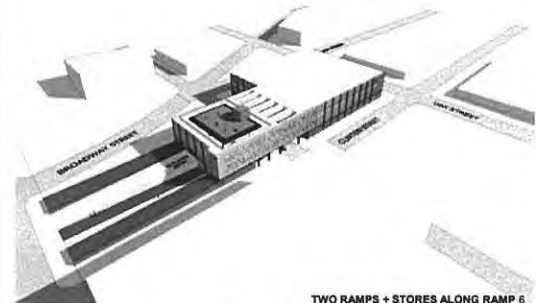
TWO RAMPS 4

LIBRARY / PLAZA – OPTION 1



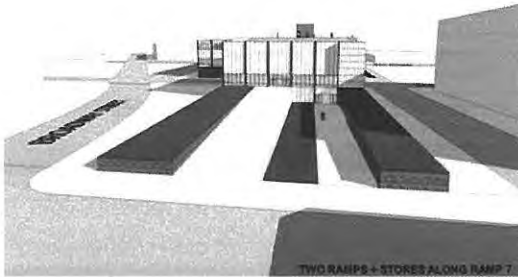
TWO RAMPS 5

LIBRARY / PLAZA – OPTION 2

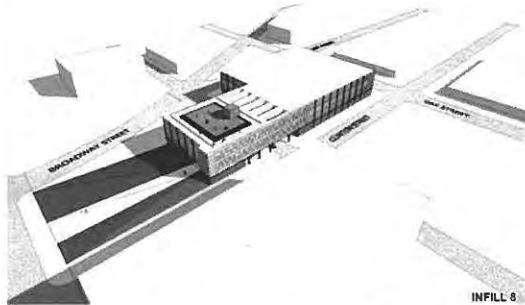


TWO RAMPS + STORES ALONG RAMP 6

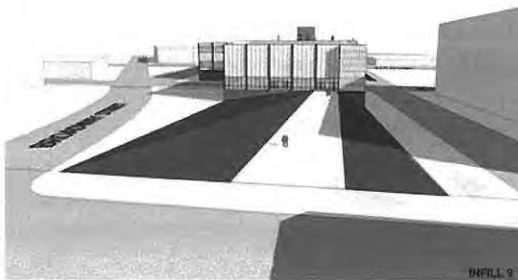
LIBRARY / PLAZA – OPTION 2



LIBRARY / PLAZA – OPTION 3



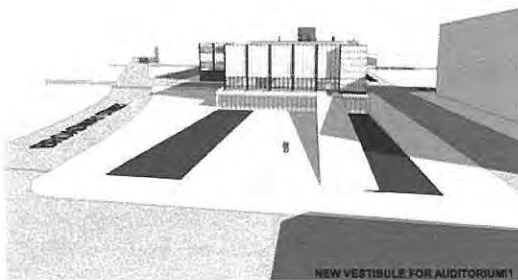
LIBRARY / PLAZA – OPTION 3



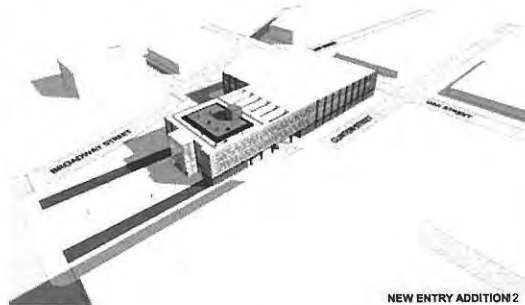
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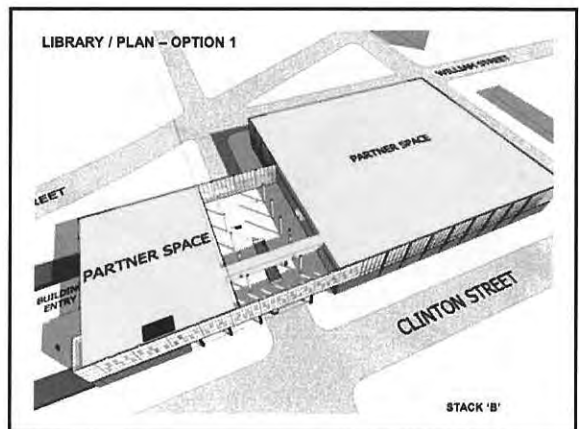
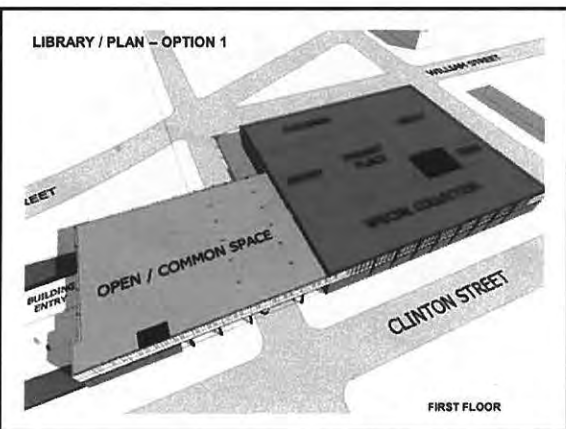
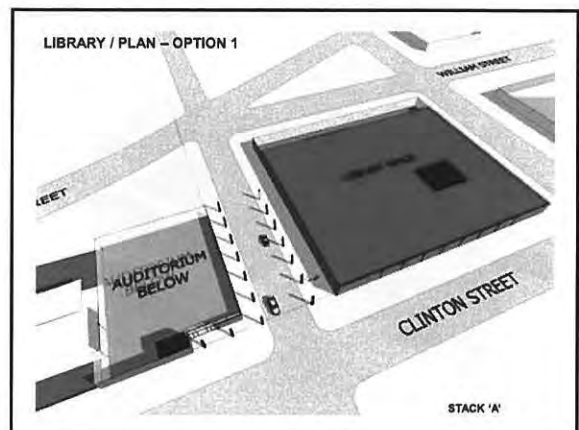
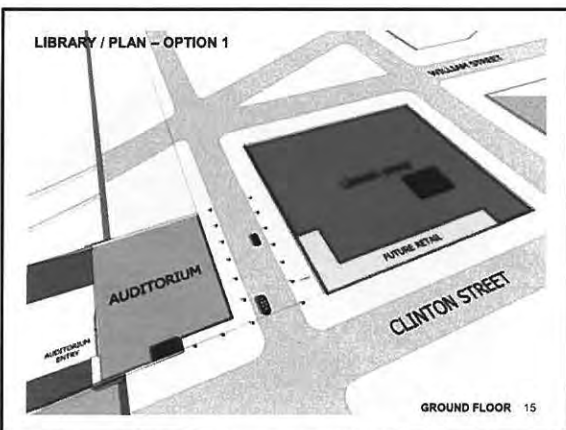
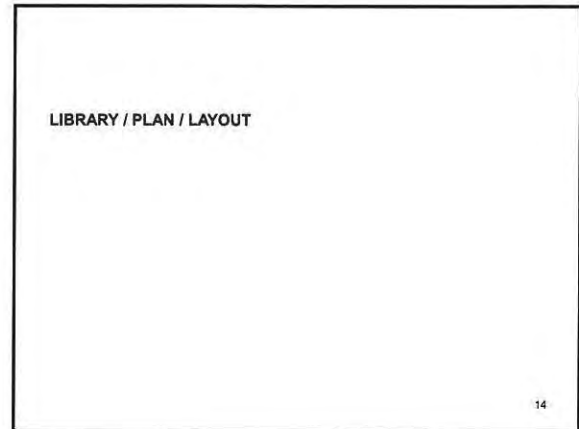
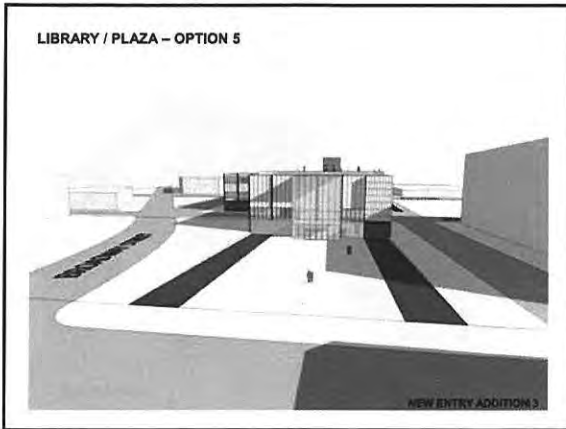


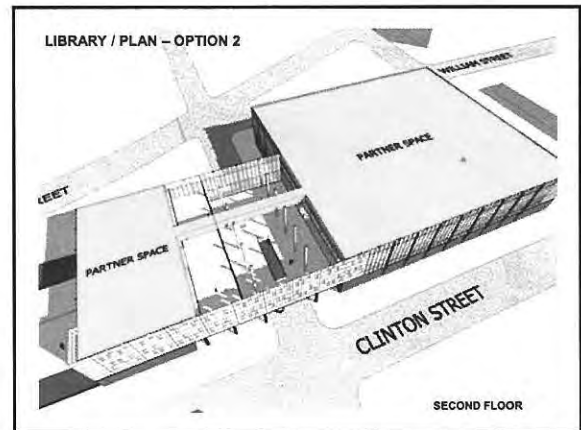
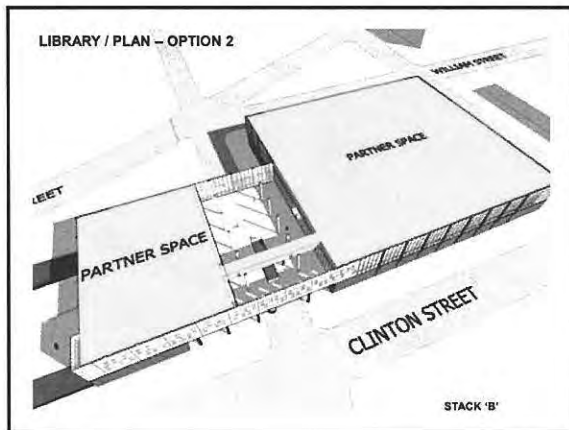
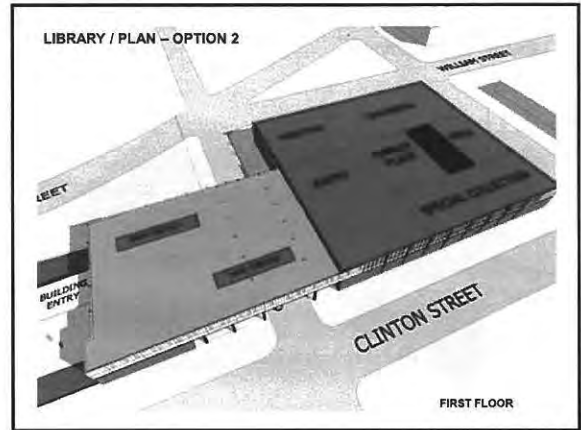
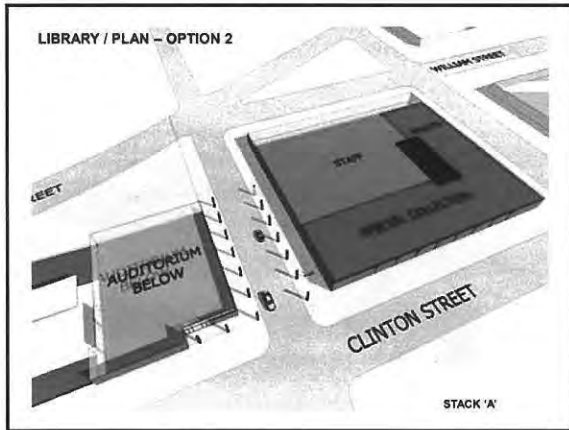
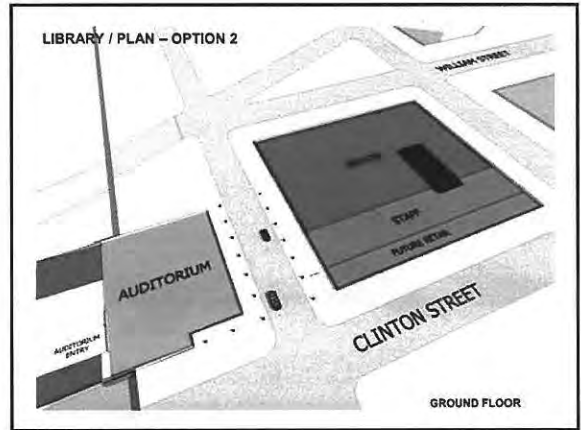
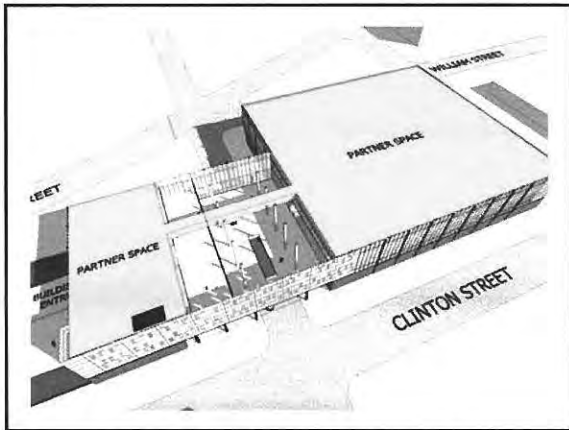
LIBRARY / PLAZA – OPTION 4

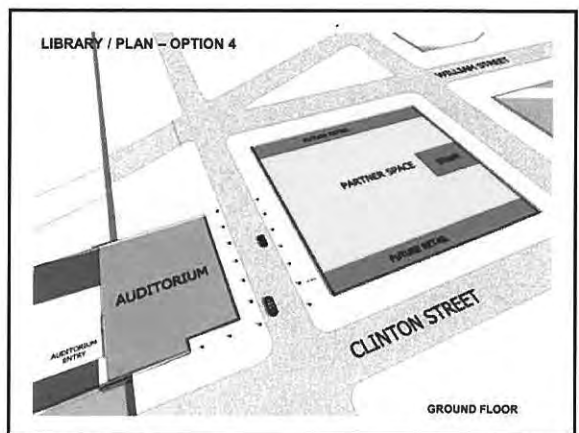
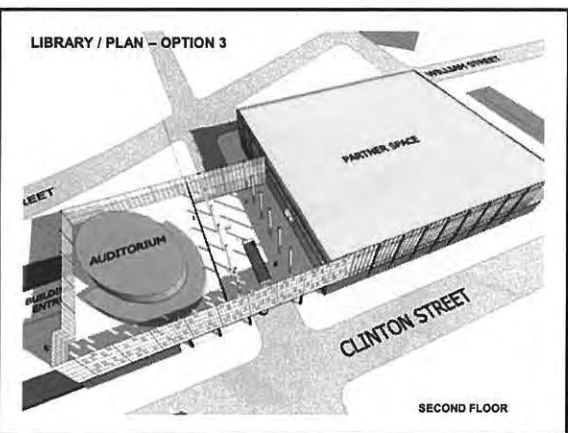
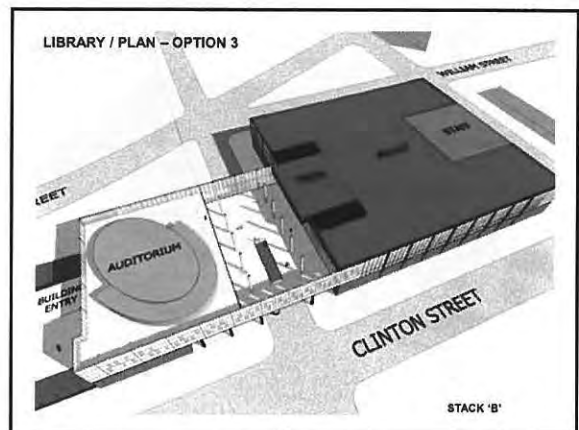
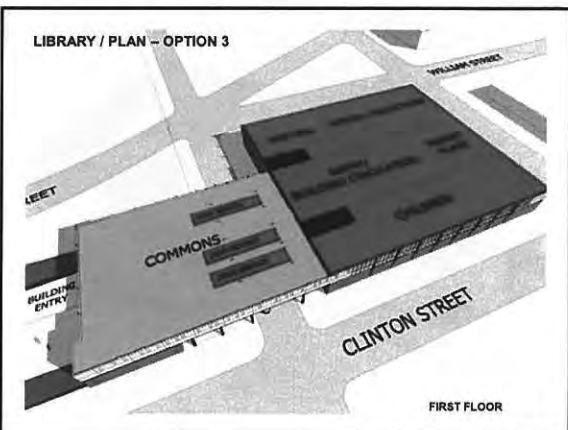
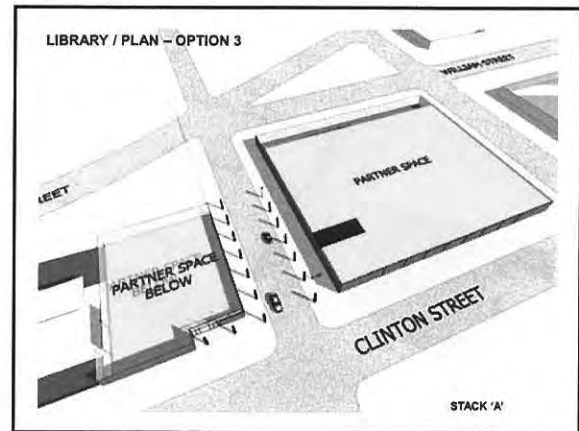
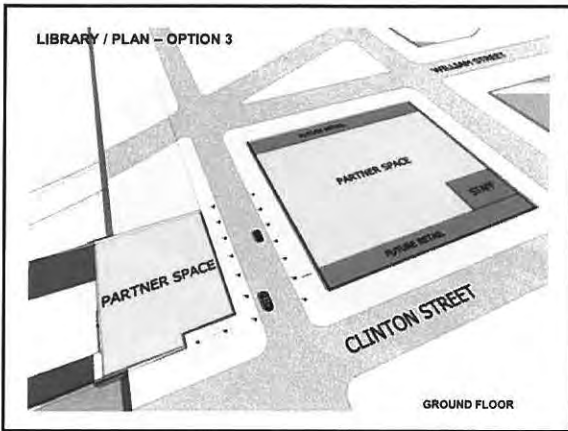


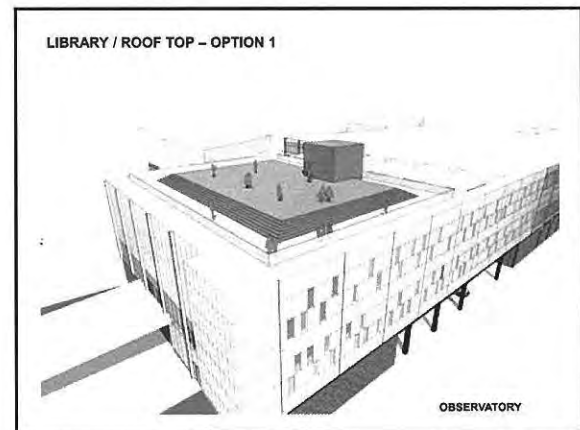
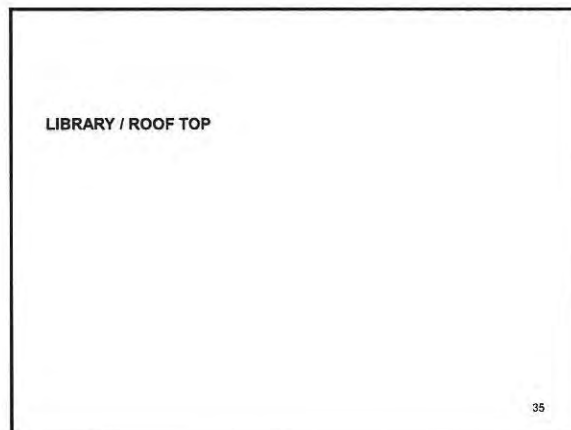
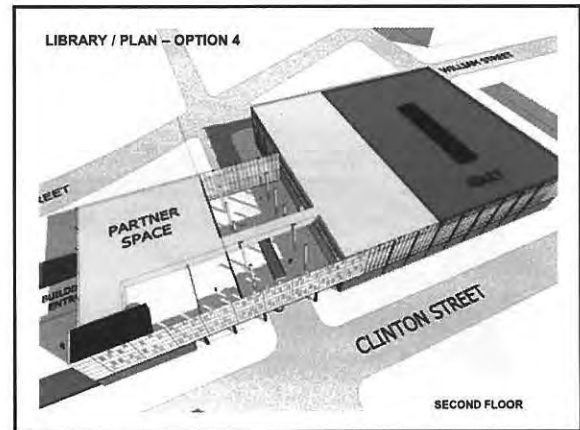
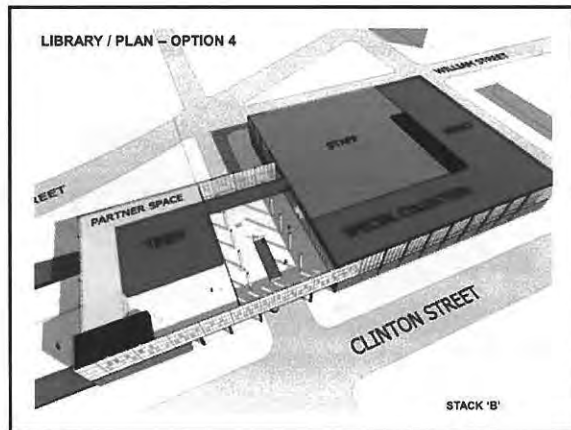
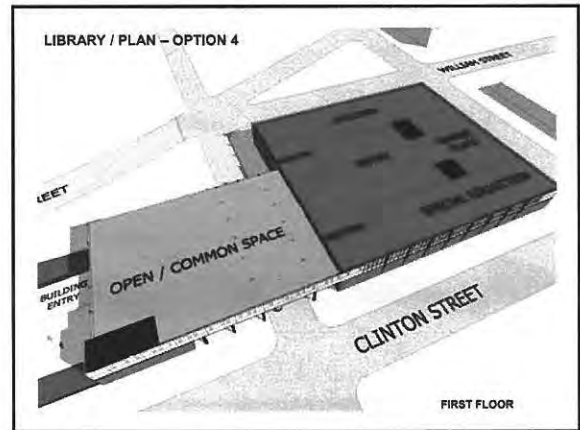
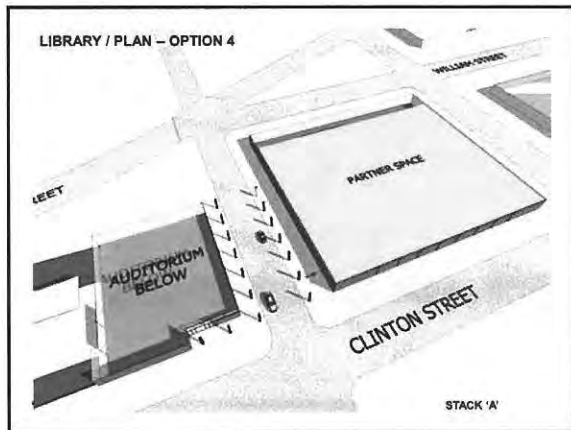
LIBRARY / PLAZA – OPTION 5

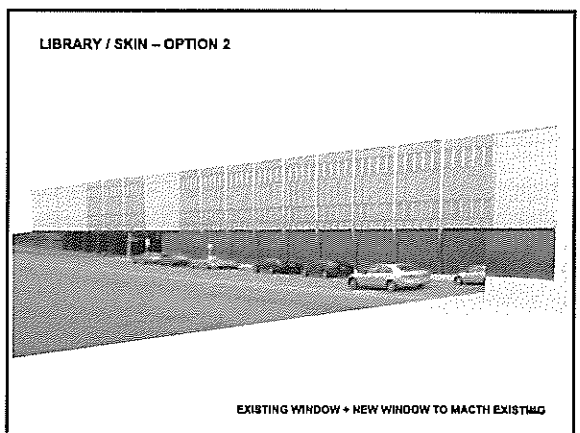
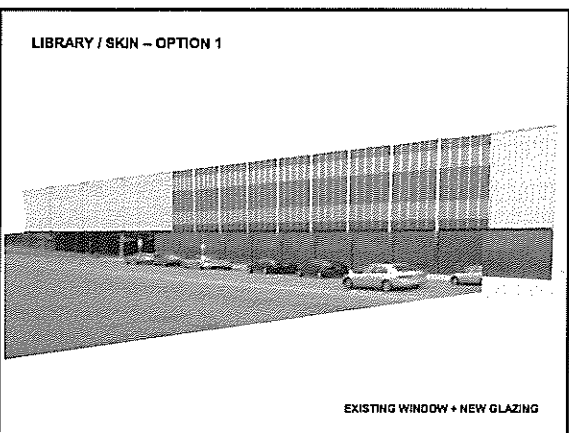
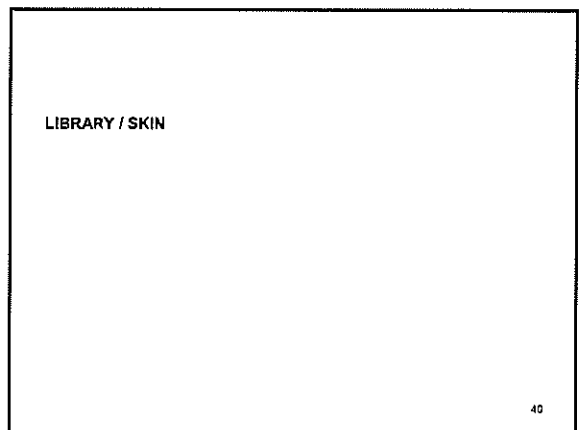
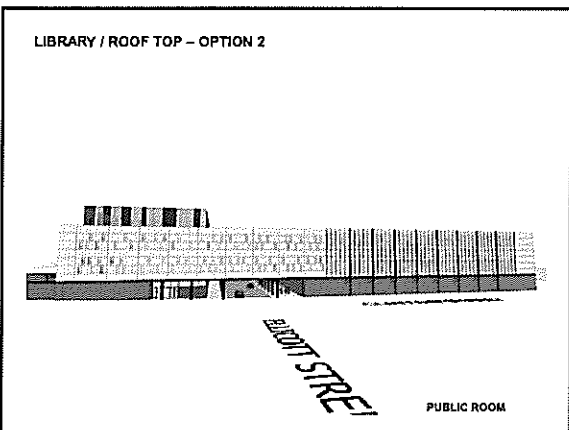
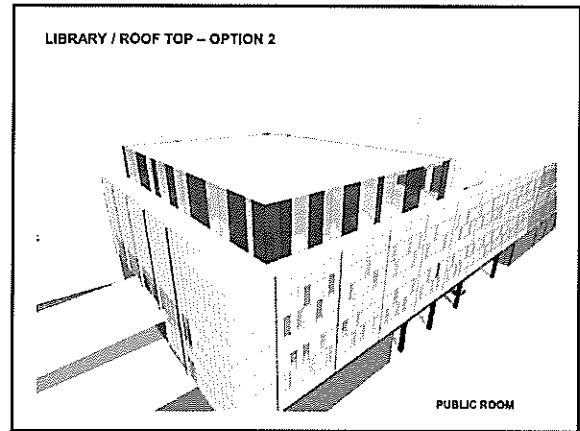
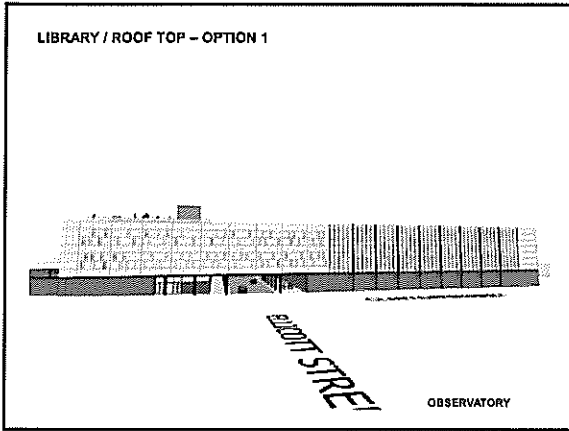


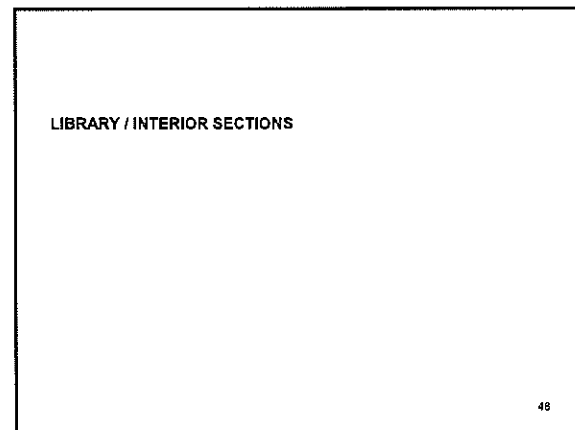
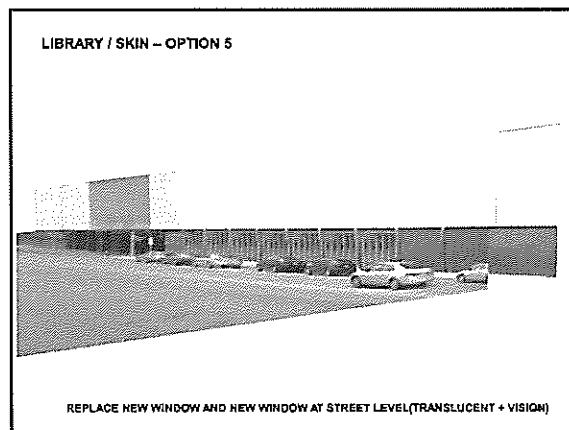
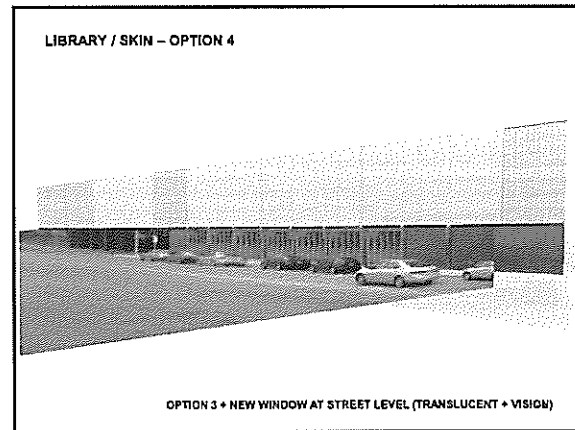
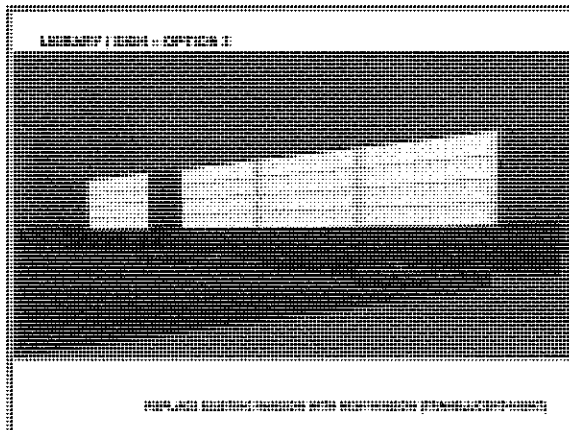
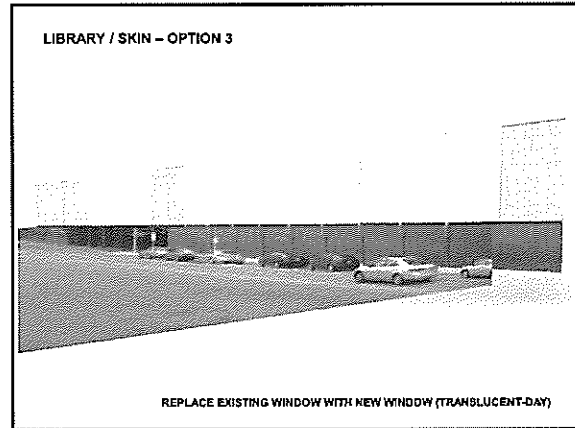
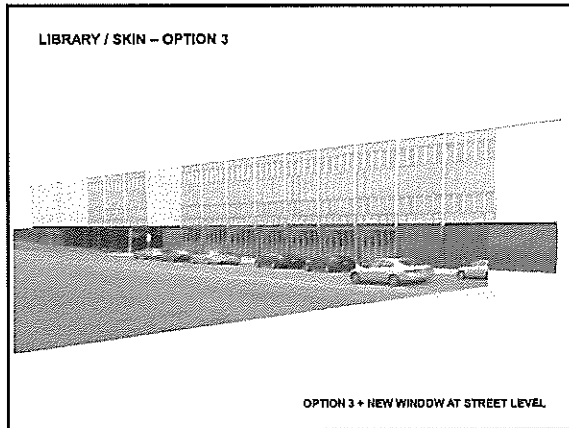


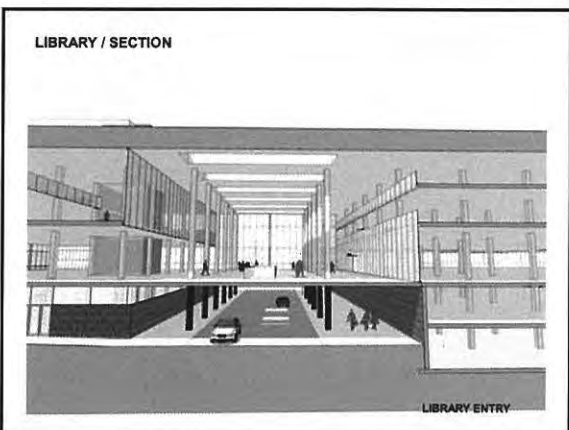
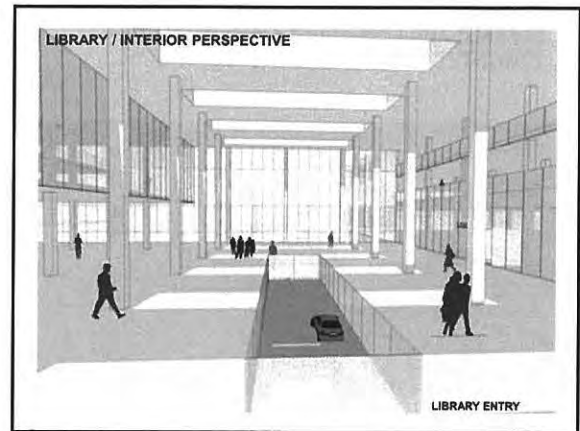
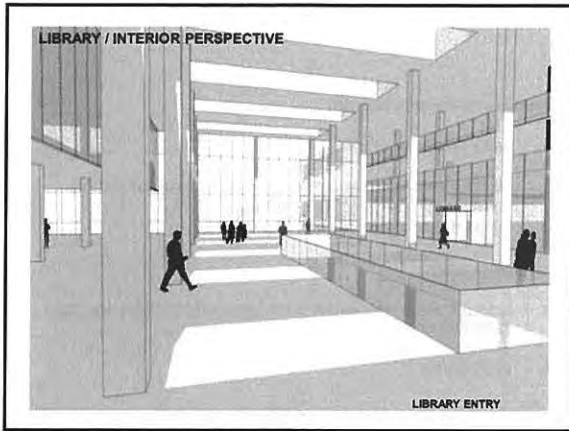




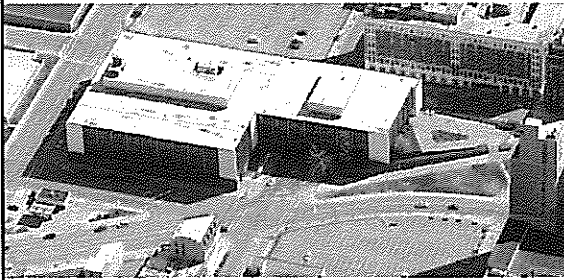








BUFFALO AND ERIE COUNTY PUBLIC LIBRARY
CENTRAL LIBRARY BASIC DESIGN ISSUES AND BUILDING CONCEPTS
OCTOBER 4, 2011



October 4 RE-IMAGINE MEETING

1. BRIEF PROGRAM REVIEW
2. SIX FOUNDATIONAL ASPECTS OF BUILDING TRANSFORMATION
3. INITIAL BUILDING CONCEPTS
4. DISCUSSION
5. DISCUSSION OF REQUIREMENTS FOR PROJECT PROMOTION AND FINAL PRESENTATION
6. NEXT STEPS

2

PROJECT GOALS

1. CENTRAL LIBRARY PROJECT TO PROMOTE AND COMPLIMENT OTHER SYSTEM-WIDE INITIATIVES, CHANGES AND IMPROVEMENTS.
2. CREATE DESTINATION IN DOWNTOWN BUFFALO.
3. FORWARD LOOKING LIBRARY FOR THE FUTURE.
4. ECONOMICALLY SUSTAINABLE CENTRAL LIBRARY

3

1. PROGRAM REVIEW

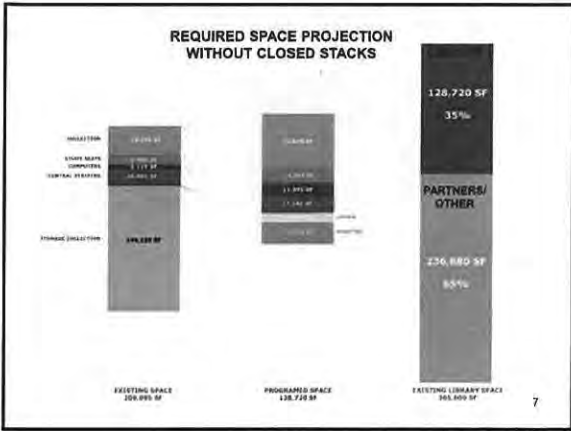
4

PROPOSED SPACE NEEDS SUMMARY FOR CENTRAL LIBRARY

| | |
|------------------------|----------------|
| LIBRARY | 125,000 |
| OPEN | 75,000 |
| <u>PARTNERS</u> | <u>170,000</u> |
| TOTAL BUILDING GSF | 370,000 |

5

6



PROPOSED SPACE NEEDS SUMMARY

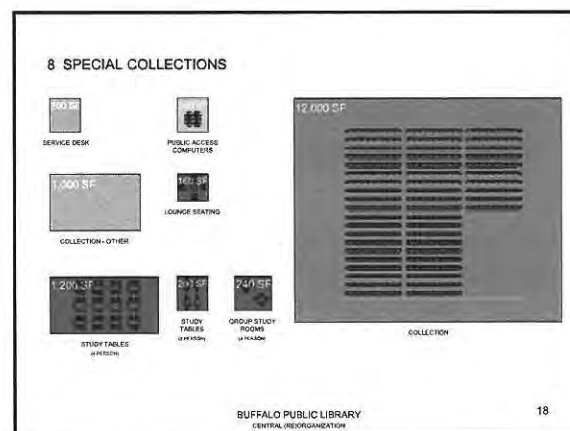
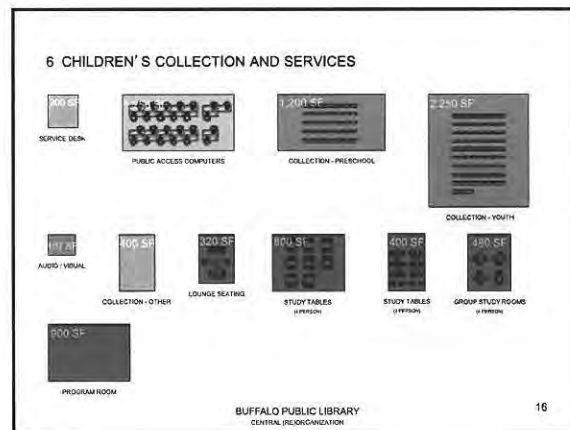
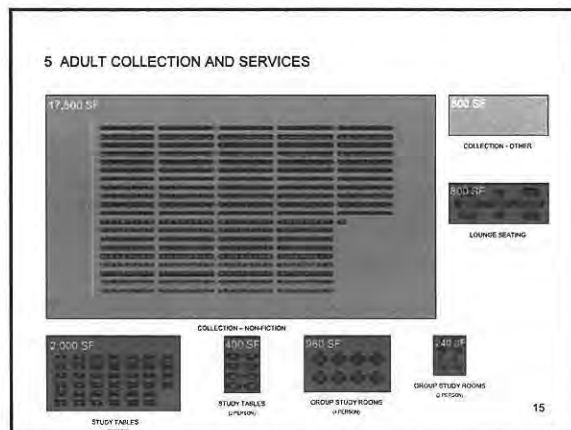
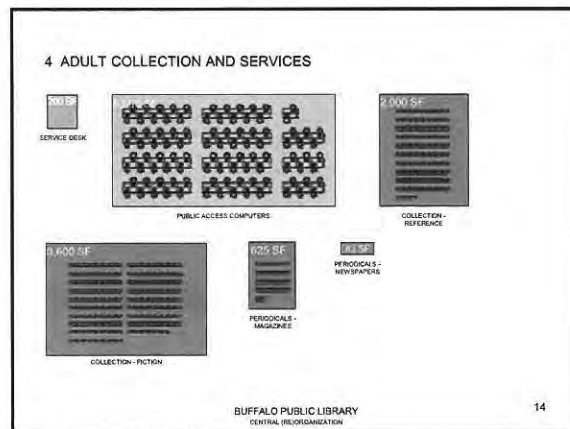
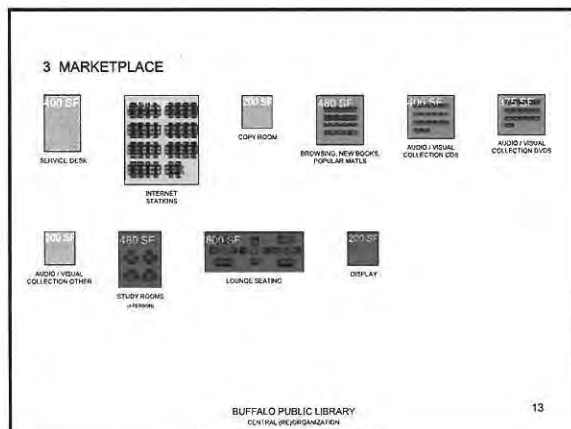
BUFFALO AND WINE COUNTY PUBLIC LIBRARY
CENTRAL LIBRARY SPACE NEEDS SUMMARY

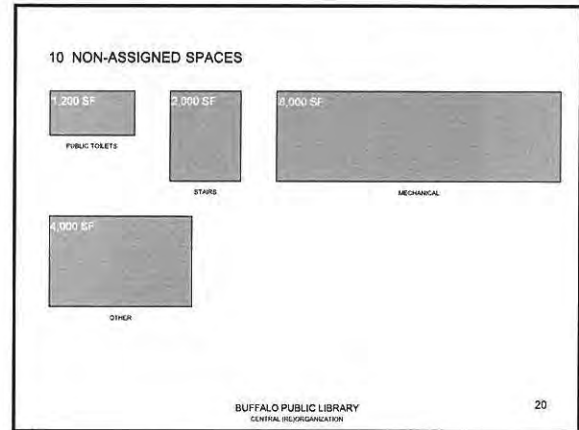
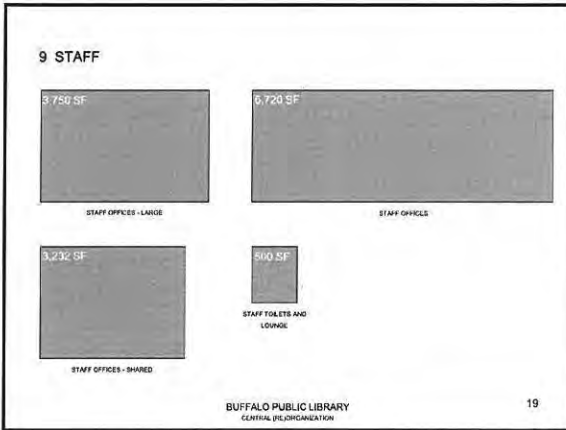
| | | COLLECTIONS | | | | |
|----------------------------------|--|-------------|--------|-------------|-------|--------|
| | | Area | Books | Periodicals | Audio | Visual |
| 1 ENTRY AND BUILDING CIRCULATION | 1.1 LIBRARY ENTRY LOBBY | 1 | 1,000 | 1,000 | | |
| | 1.2 SERVICE AND INFORMATION DESK | 1 | 500 | 500 | | |
| | 1.3 SELF CHECK | 1 | 400 | 400 | | |
| | 1.4 CAFE / RESTAURANT | 1 | 1,800 | 1,800 | | |
| | 1.5 GALLERY | 1 | 1,200 | 1,200 | | |
| | 1.6 CIRCULATION WORKROOM | 1 | 1,800 | 1,800 | | |
| | 1.7 EXPANSION FOR FUTURE ADDED SPACE | 1 | 2,800 | 2,800 | | |
| | TOTAL NET ASSIGNED AREA | | 8,800 | 8,800 | | |
| | NON ASSIGNEABLE SPACE ALLOWANCE | | 840 | | | |
| | TOTAL AREA | | 9,640 | | | |
| 2 MEETING ROOMS | 2.1 MEETING ROOM | 1 | 1,000 | 1,000 | | |
| | 2.2 MEETING ROOM | 1 | 1,000 | 1,000 | | |
| | 2.3 MEETING ROOM | 1 | 500 | 500 | | |
| | 2.4 RECEPTION | 1 | 500 | 500 | | |
| TOTAL NET ASSIGNED AREA | | 3,000 | 3,000 | | | |
| NON ASSIGNEABLE SPACE ALLOWANCE | | 290 | | | | |
| TOTAL AREA | | 3,290 | | | | |
| 3 ARCHITECTURE | 3.1 REAR NET USE | 2 | 400 | 400 | | |
| | 3.2 INTERIOR EXTERIOR | 30 | 748 | 748 | | |
| | 3.3 COPY ROOM | 1 | 200 | 200 | | |
| | 3.4 ARCHITECTURAL NEW BOND POPULAR MATERIALS | 400 | 8,000 | 1,000 | 100 | 40 |
| | 3.5 ARCHITECTURAL COLLECTION DESK | 400 | 8,000 | 1,000 | 100 | 40 |
| | 3.6 ARCHITECTURAL COLLECTION DESK | 400 | 8,000 | 1,000 | 100 | 40 |
| | 3.7 ARCHITECTURAL COLLECTION DESK | 400 | 8,000 | 1,000 | 100 | 40 |
| | 3.8 ARCHITECTURAL COLLECTION DESK | 400 | 8,000 | 1,000 | 100 | 40 |
| | 3.9 ARCHITECTURAL COLLECTION DESK | 400 | 8,000 | 1,000 | 100 | 40 |
| | 3.10 ARCHITECTURAL COLLECTION DESK | 400 | 8,000 | 1,000 | 100 | 40 |
| TOTAL NET ASSIGNED AREA | | 15,200 | 15,200 | | | |
| NON ASSIGNEABLE SPACE ALLOWANCE | | 1,470 | | | | |
| TOTAL AREA | | 16,670 | | | | |

8

| | | | | | | | | | |
|---|--------------------------|-----|--------|---------|---------|-----|-----|----|--------|
| 3 ADULT COLLECTION AND SERVICES | | | | | | | | | |
| 4.1 | SERVICE DESK | 1 | 200 | 200 | | | | | |
| 4.2 | PUBLIC ACCESS EQUIPMENT | 100 | 50 | 500 | | | | | |
| 4.3 | COLLECTION - PERIODICALS | | 2,500 | 20,000 | 20,000 | 120 | 140 | 75 | 2,000 |
| 4.4 | COLLECTION - JOURNAL | | 1,000 | 10,000 | 10,000 | 100 | 100 | 10 | 1,000 |
| 4.5 | COLLECTION - NEWSPAPER | | 17,500 | 100,000 | 100,000 | 100 | 100 | 25 | 18,000 |
| 4.6 | PERIODICALS - MAGAZINES | | 100 | 500 | 5,000 | 10 | 10 | 10 | 100 |
| 4.7 | PERIODICALS - JOURNALS | | 10 | 50 | 500 | 10 | 10 | 10 | 10 |
| 4.8 | COLLECTION - OTHER | | 1 | 500 | 500 | | | | |
| 4.9 | SERVICE DESK | 20 | 100 | 1,000 | | | | | |
| 4.10 | STUDY TABLES - 4 PERSON | 1 | 50 | 500 | | | | | |
| 4.11 | STUDY TABLES - 2 PERSON | 1 | 50 | 500 | | | | | |
| 4.12 | STUDY TABLES - 4 PERSON | 1 | 50 | 500 | | | | | |
| 4.13 | STUDY TABLES - 2 PERSON | 1 | 50 | 500 | | | | | |
| TOTAL NET ASSIGNED SPACE | | | | | | | | | 34,170 |
| NON-ASSIGNABLE SPACE ALLOWANCE | | | | | | | | | 5,421 |
| TOTAL AREA | | | | | | | | | 39,591 |
| 5 CHILDREN'S COLLECTION AND SERVICES | | | | | | | | | |
| 5.1 | SERVICE DESK | 1 | 200 | 200 | | | | | |
| 5.2 | PUBLIC ACCESS EQUIPMENT | 100 | 50 | 500 | | | | | |
| 5.3 | COLLECTION - PERIODICALS | | 1,500 | 15,000 | 15,000 | 100 | 100 | 10 | 1,500 |
| 5.4 | COLLECTION - JOURNAL | | 1,000 | 10,000 | 10,000 | 100 | 100 | 10 | 1,000 |
| 5.5 | COLLECTION - NEWSPAPER | | 100 | 1,000 | 1,000 | 10 | 10 | 1 | 100 |
| 5.6 | PERIODICALS - MAGAZINES | | 100 | 500 | 500 | 10 | 10 | 1 | 100 |
| 5.7 | PERIODICALS - JOURNALS | | 10 | 50 | 500 | 10 | 10 | 1 | 10 |
| 5.8 | COLLECTION - OTHER | | 1 | 500 | 500 | | | | |
| 5.9 | SERVICE DESK | 20 | 100 | 1,000 | | | | | |
| 5.10 | STUDY TABLES - 4 PERSON | 1 | 50 | 500 | | | | | |
| 5.11 | STUDY TABLES - 2 PERSON | 1 | 50 | 500 | | | | | |
| 5.12 | STUDY TABLES - 4 PERSON | 1 | 50 | 500 | | | | | |
| 5.13 | STUDY TABLES - 2 PERSON | 1 | 50 | 500 | | | | | |
| TOTAL NET ASSIGNED SPACE | | | | | | | | | 8,567 |
| NON-ASSIGNABLE SPACE ALLOWANCE | | | | | | | | | 851 |
| TOTAL AREA | | | | | | | | | 9,418 |
| 7 TEEN COLLECTION AND SERVICES | | | | | | | | | |
| 7.1 | SERVICE DESK | 1 | 200 | 200 | | | | | |
| 7.2 | PUBLIC ACCESS EQUIPMENT | 20 | 350 | 1,400 | | | | | |
| 7.3 | COLLECTION - PERIODICALS | | 1,000 | 10,000 | 10,000 | 100 | 100 | 10 | 1,000 |
| 7.4 | COLLECTION - JOURNAL | | 1,000 | 10,000 | 10,000 | 100 | 100 | 10 | 1,000 |
| 7.5 | COLLECTION - NEWSPAPER | | 100 | 1,000 | 1,000 | 10 | 10 | 1 | 100 |
| 7.6 | PERIODICALS - MAGAZINES | | 100 | 500 | 500 | 10 | 10 | 1 | 100 |
| 7.7 | PERIODICALS - JOURNALS | | 10 | 50 | 500 | 10 | 10 | 1 | 10 |
| 7.8 | COLLECTION - OTHER | | 1 | 500 | 500 | | | | |
| 7.9 | SERVICE DESK | 20 | 100 | 1,000 | | | | | |
| 7.10 | STUDY TABLES - 4 PERSON | 1 | 50 | 500 | | | | | |
| 7.11 | STUDY TABLES - 2 PERSON | 1 | 50 | 500 | | | | | |
| 7.12 | STUDY TABLES - 4 PERSON | 1 | 50 | 500 | | | | | |
| 7.13 | STUDY TABLES - 2 PERSON | 1 | 50 | 500 | | | | | |
| TOTAL NET ASSIGNED SPACE | | | | | | | | | 12,121 |
| NON-ASSIGNABLE SPACE ALLOWANCE | | | | | | | | | 1,400 |
| TOTAL AREA | | | | | | | | | 13,521 |

9



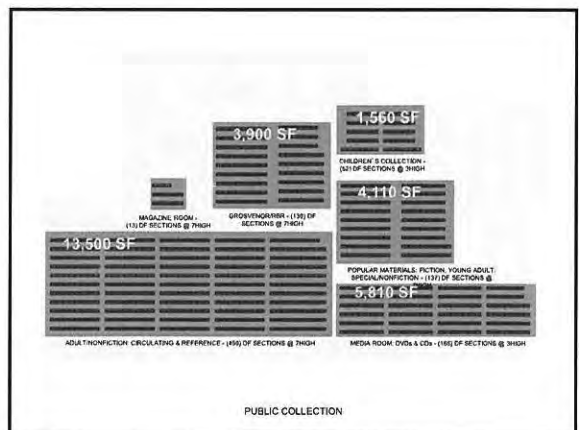
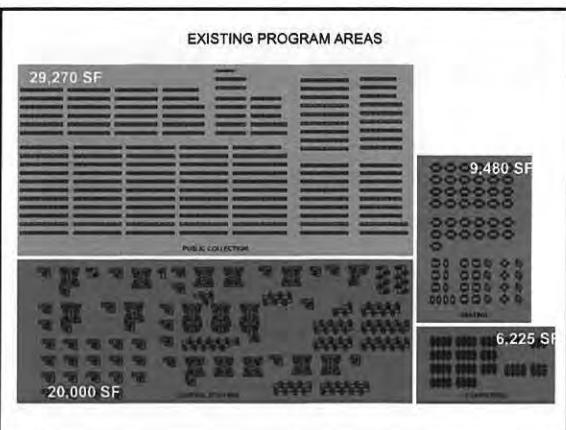
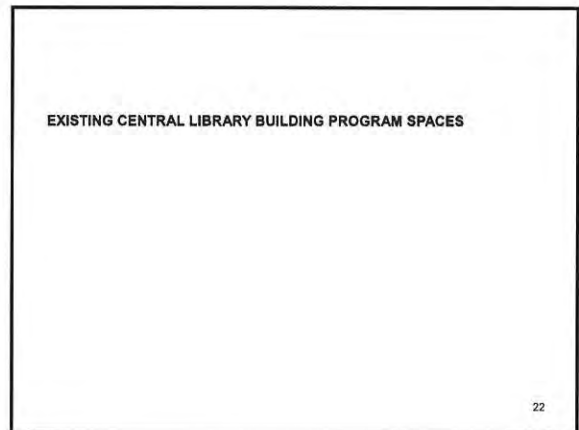


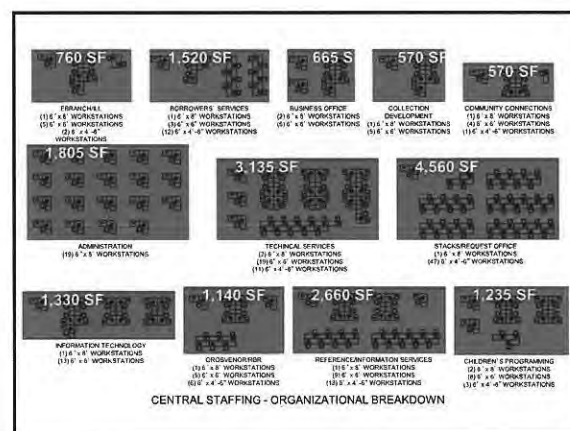
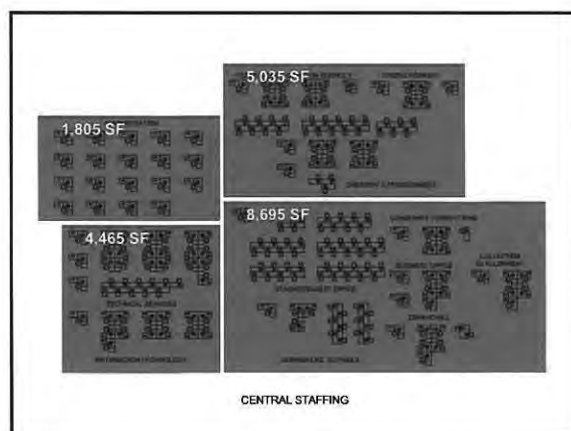
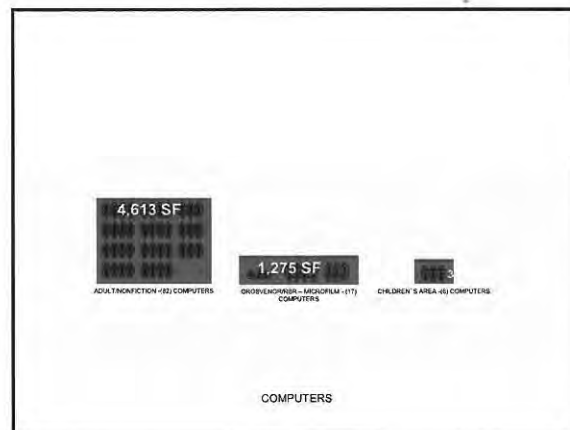
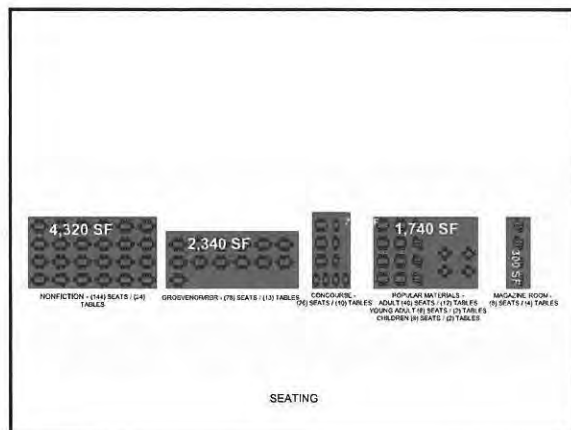
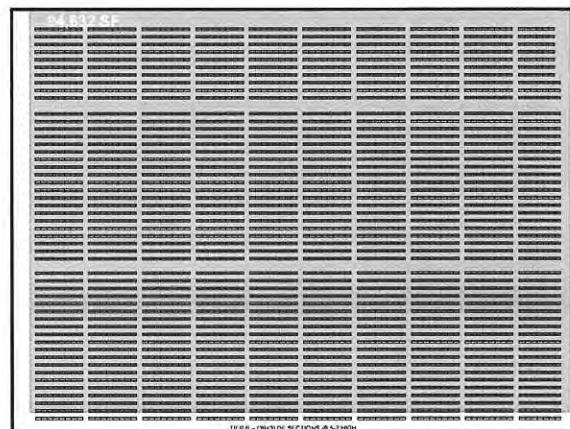
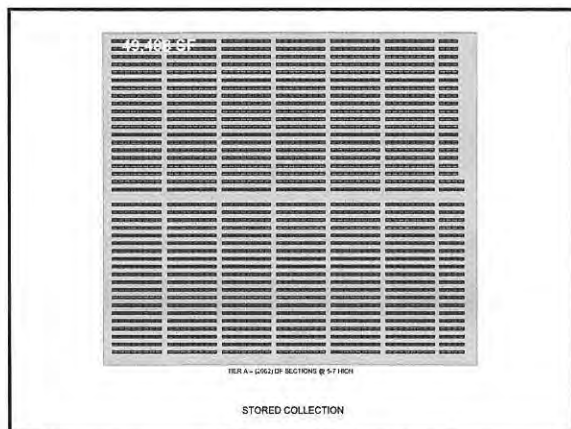
**BUFFALO AND ERIE COUNTY PUBLIC LIBRARY
OFF-SITE COLLECTION SPACE NEEDS SUMMARY**

| | | | | | |
|-----|---|---|--------|--------|---|
| 1 | COLLECTIONS | | | | |
| 1.1 | CLOSED STORAGE COLLECTIONS | 1 | 75,000 | 75,000 | 280,000 linear feet of shelving in compact shelving |
| 2 | SUPPORT | | | | |
| 2.1 | OFFICES | 2 | 300 | 200 | |
| 2.2 | TOILETS | 1 | 400 | 400 | |
| 2.3 | OTHER | 1 | 500 | 500 | |
| 2.4 | MECHANICAL | 1 | 5,000 | 5,000 | |
| | SUBTOTAL - OFF-SITE COLLECTIONS | | | 81,100 | |
| | OTHER NON-ASSIGNABLE SPACE ALLOWANCE | | | 3,000 | |
| | OFF-SITE COLLECTION TOTAL GROSS SQUARE FEET | | | 84,100 | |

BUFFALO PUBLIC LIBRARY
CENTRAL REORGANIZATION

21





2. SIX FOUNDATIONAL ASPECTS OF BUILDING TRANSFORMATION

31

SIX FOUNDATIONAL ASPECTS

- DAYLIGHT
- CONNECTION
- STREET
- ORGANIZATION
- ENTRY
- WINDOW AREA

32

DAYLIGHT



33

DAYLIGHT



34

DAYLIGHT

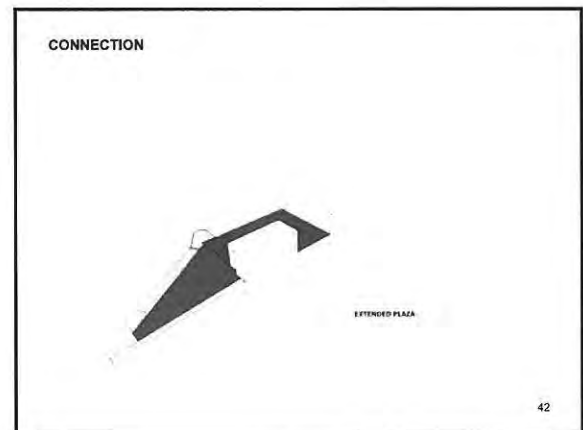
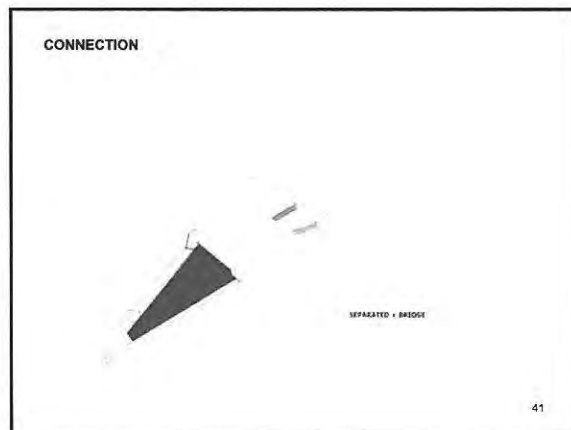
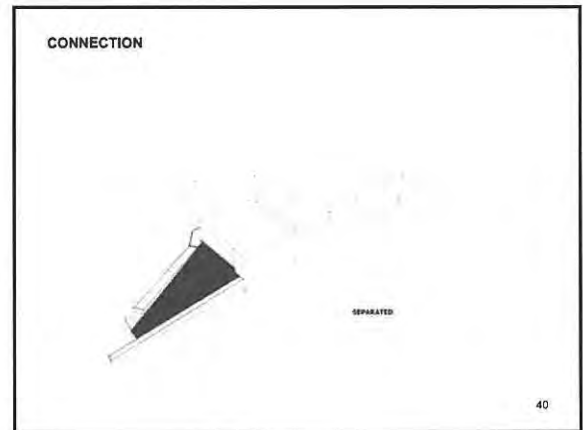
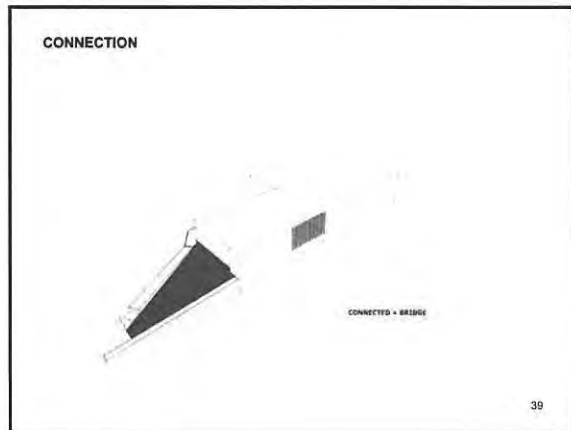
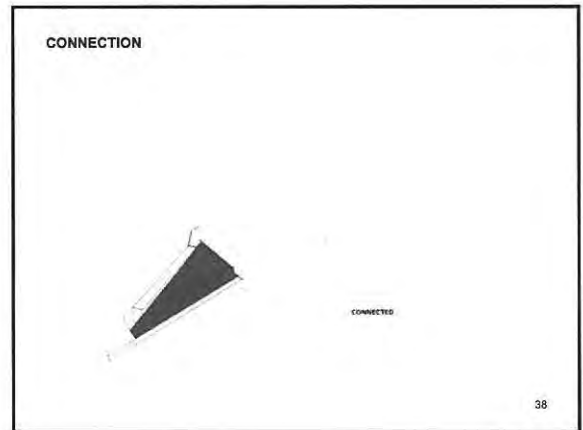
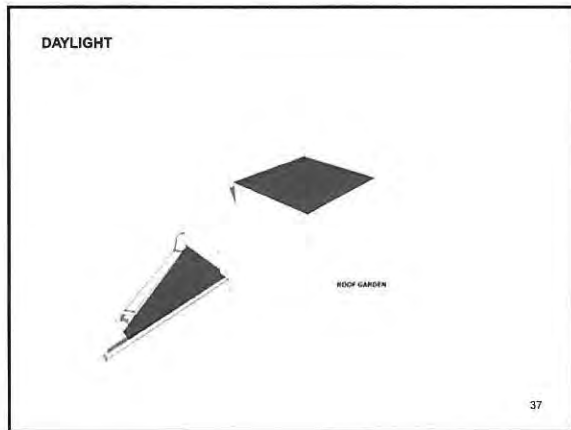


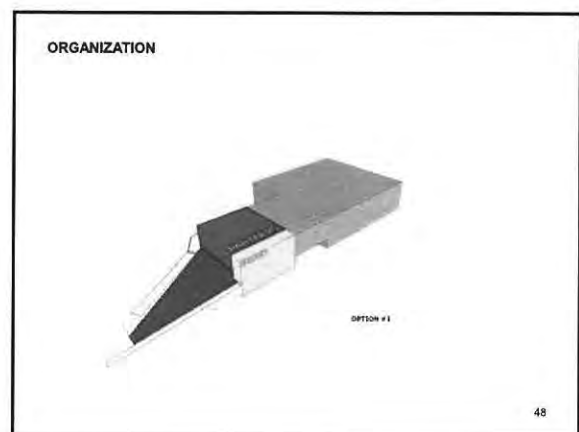
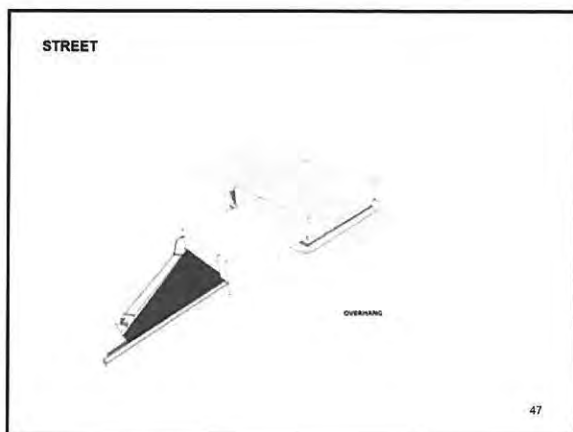
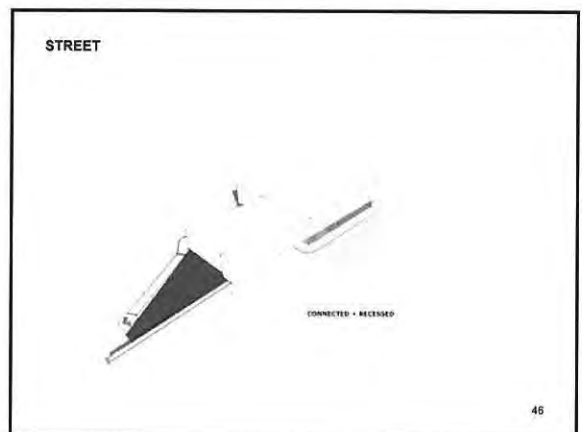
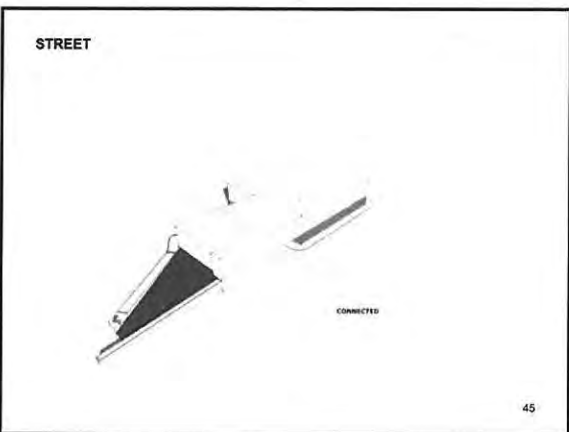
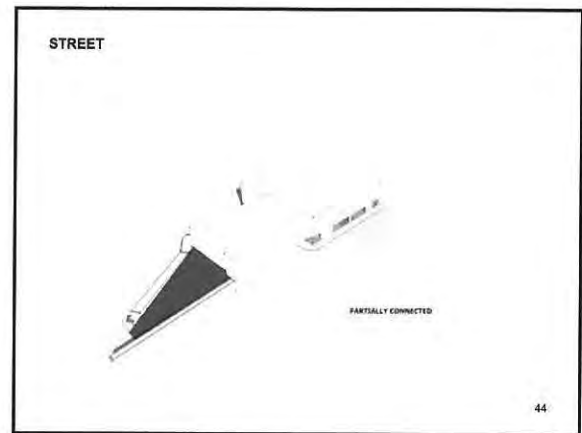
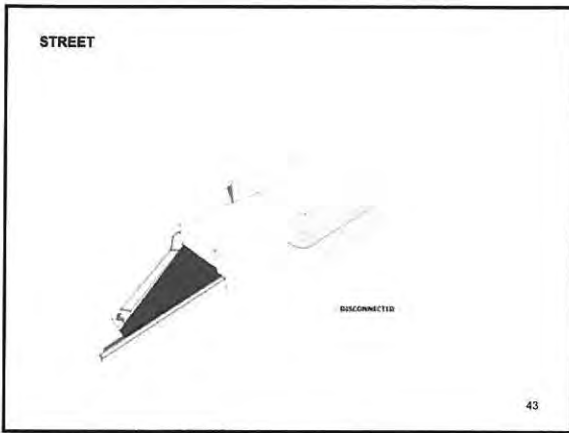
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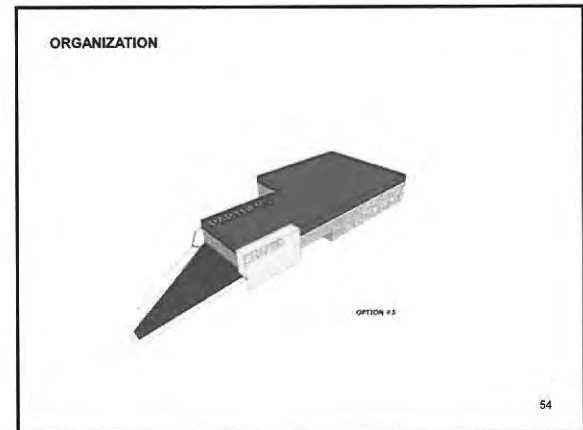
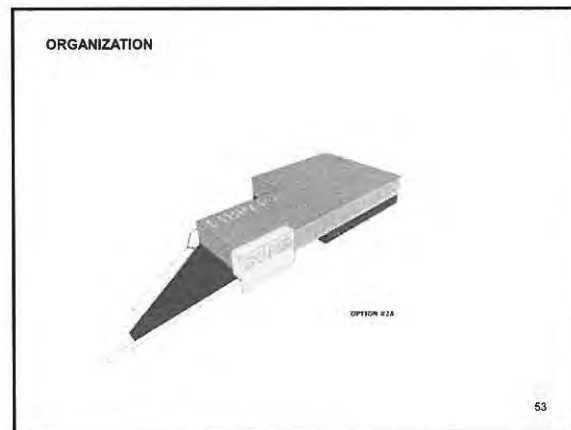
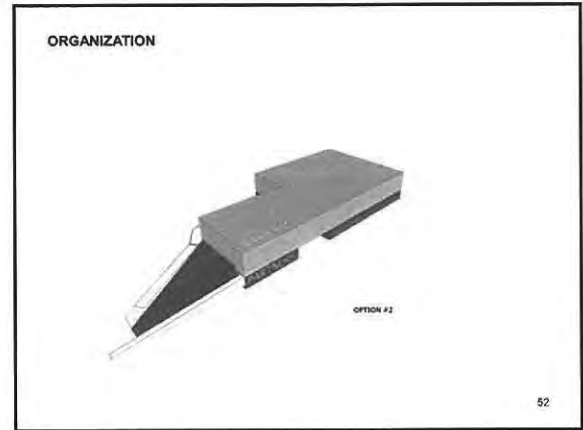
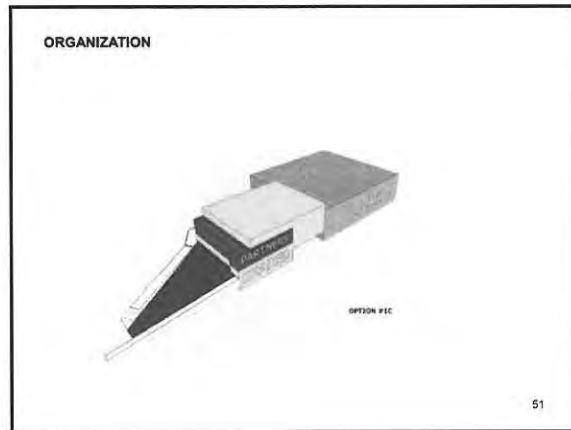
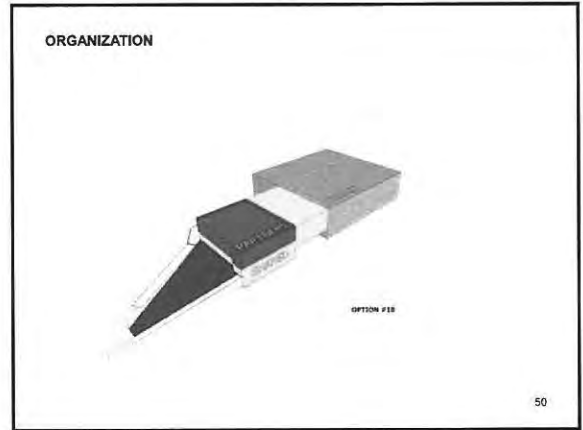
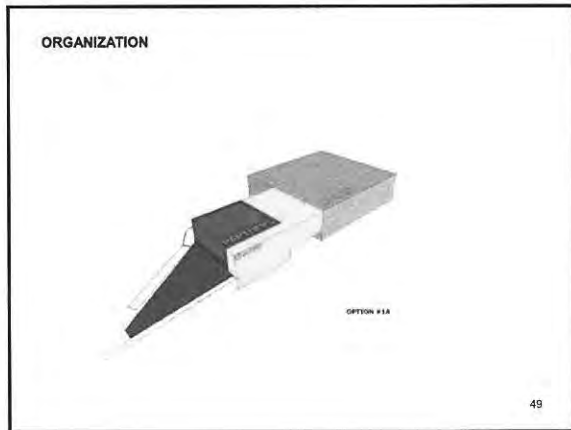
DAYLIGHT

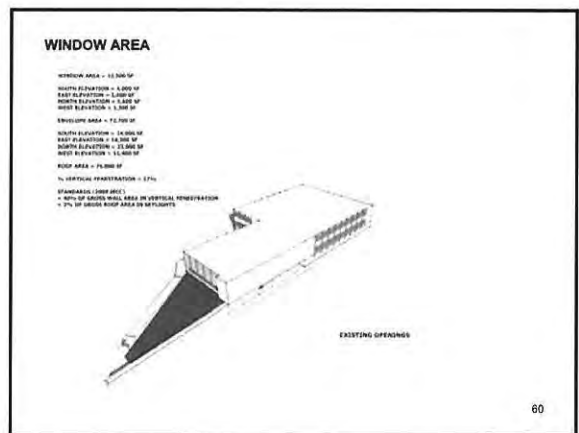
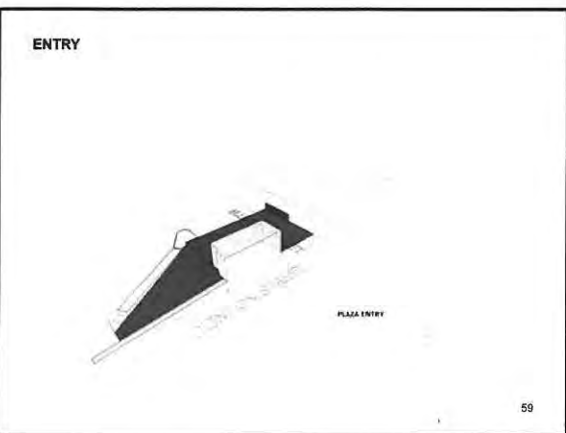
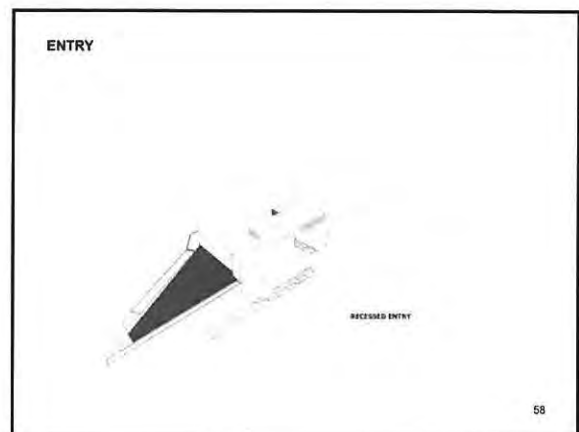
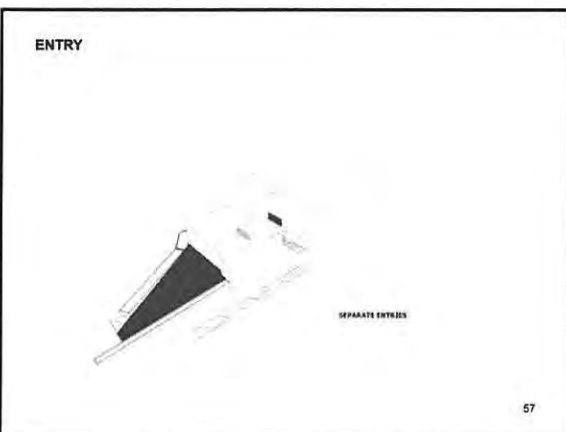
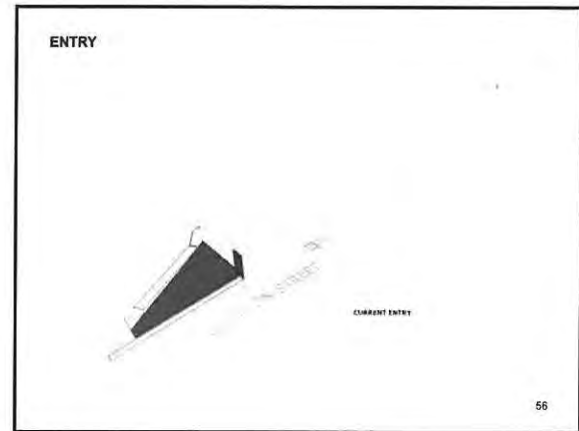
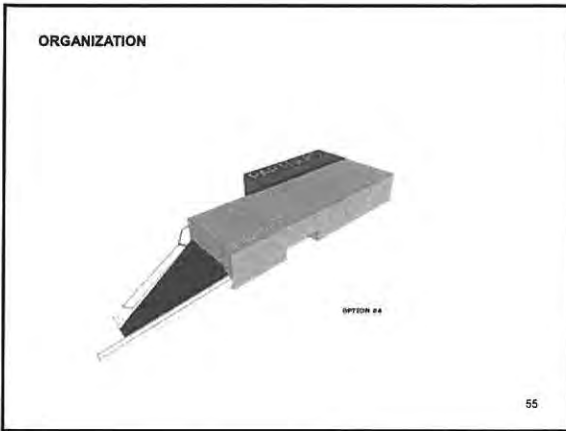


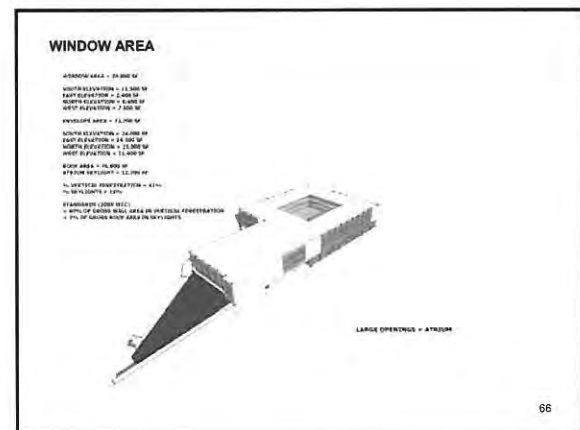
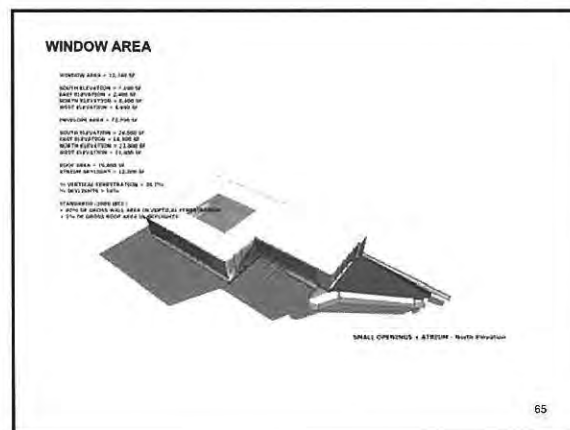
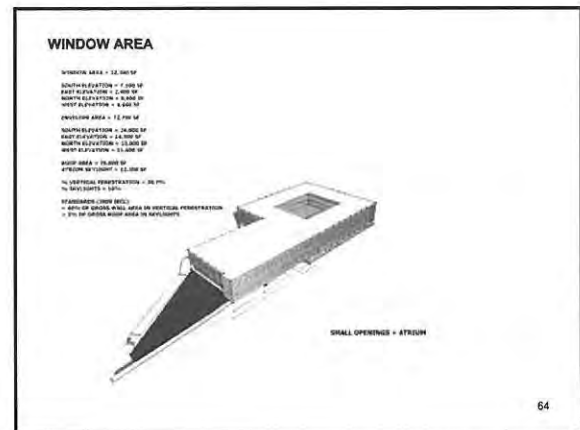
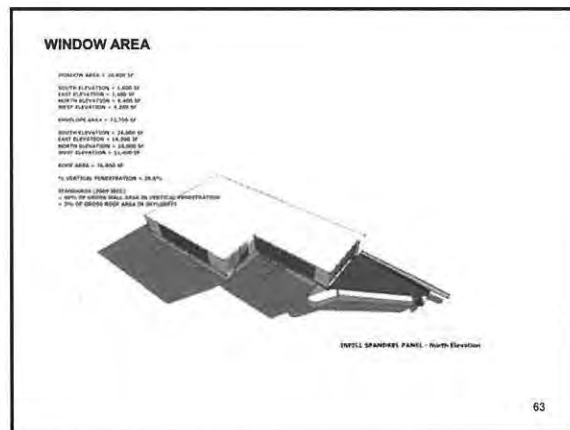
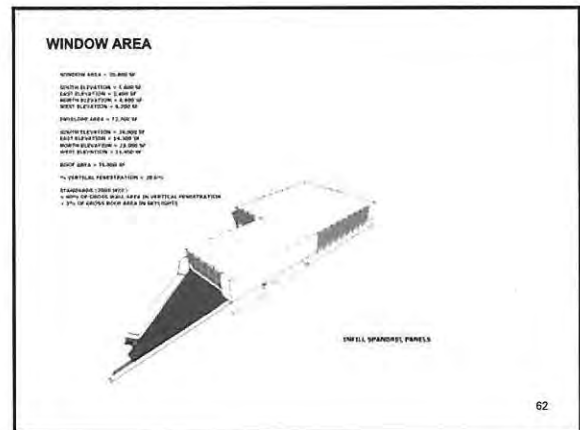
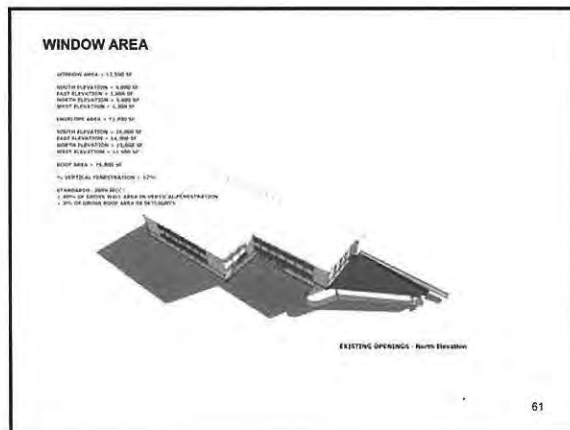
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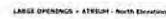








GROUNDWATER AREA = 29,000 SF
 NORTH ELEVATION = 15,500 SF
 EAST ELEVATION = 2,400 SF
 SOUTH ELEVATION = 8,000 SF
 WEST ELEVATION = 2,100 SF
 EXPOSED AREA = 27,000 SF
 NORTH ELEVATION = 24,000 SF
 EAST ELEVATION = 14,500 SF
 SOUTH ELEVATION = 10,000 SF
 WEST ELEVATION = 4,500 SF
 ROOF AREA = 70,000 SF
 ASPHALT DRIVEWAY = 12,000 SF
 % VERTICAL PENETRATION = 82%
 IN. PER 100 LBS. = 50 LBS.
 STANDARD (2000 GALL.)
 = 80% OF GROUNDWATER AREA IN V
 = 3% OF EXPOSED ROOF AREA (FLOOR)



EXISTING MATERIALS FOR FUTURE REUSE

 WOOD FLOOR
 MARBLE FLOOR
 TERRAZZO FLOOR
 CERAMIC TILE FLOOR
 STONE TILE FLOOR



 WOOD WALL
 MARBLE WALL
 STAINLESS STEEL FRAME
 TILE WALL
 STONE TILE WALL



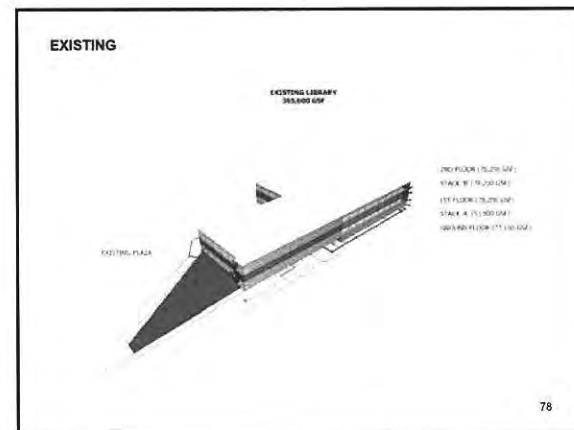
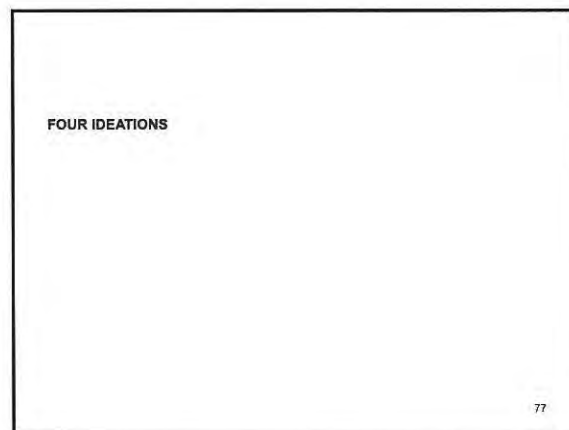
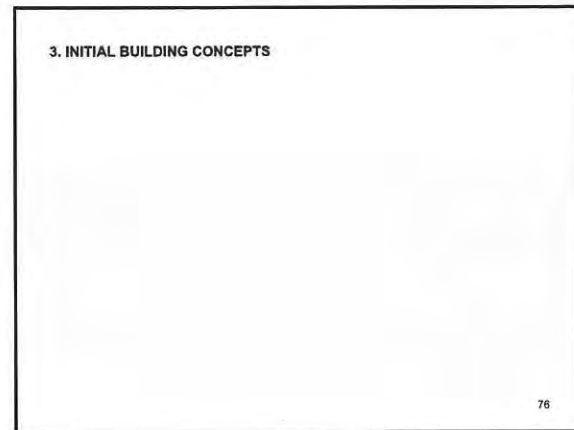
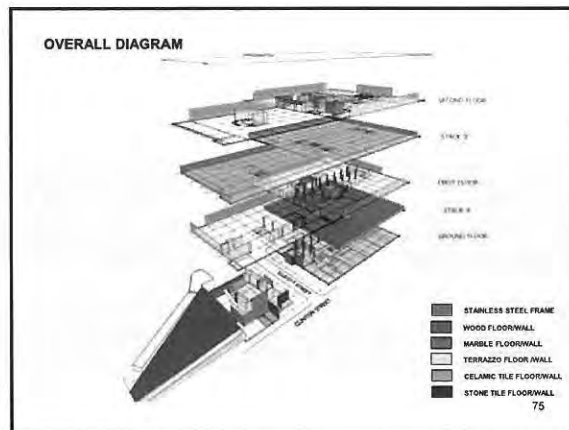
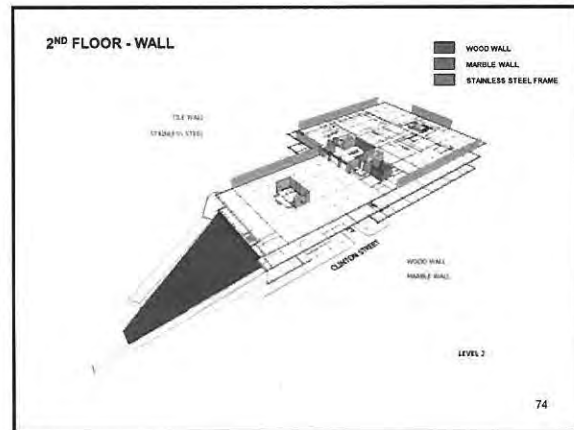
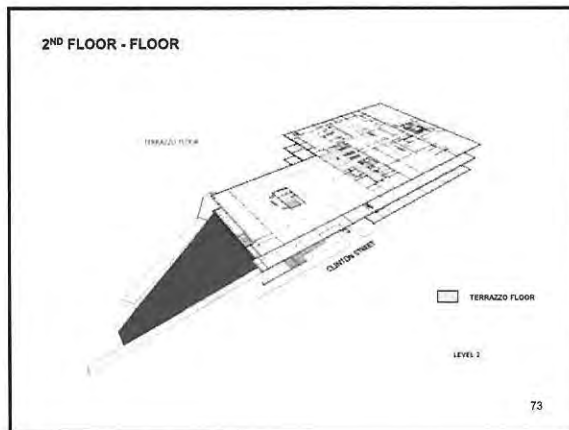
PERMALLOY FILMS

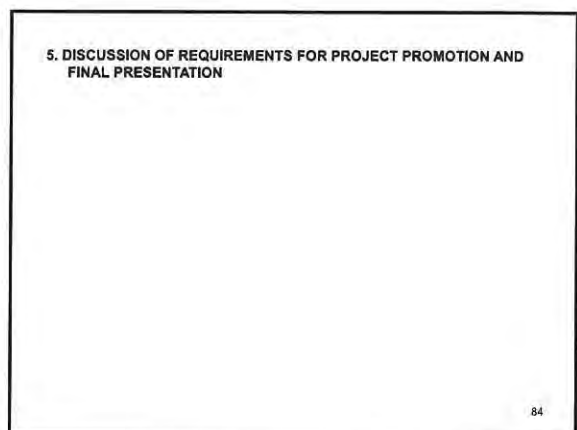
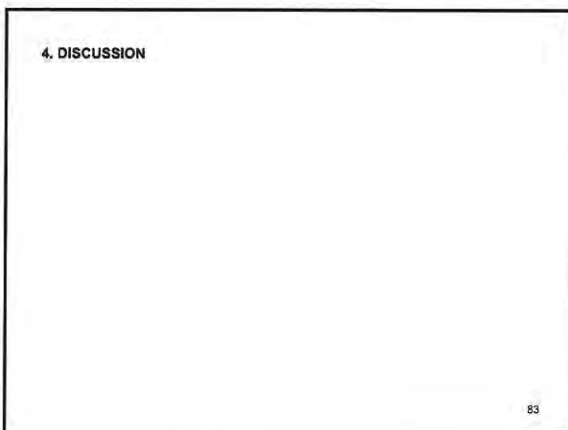
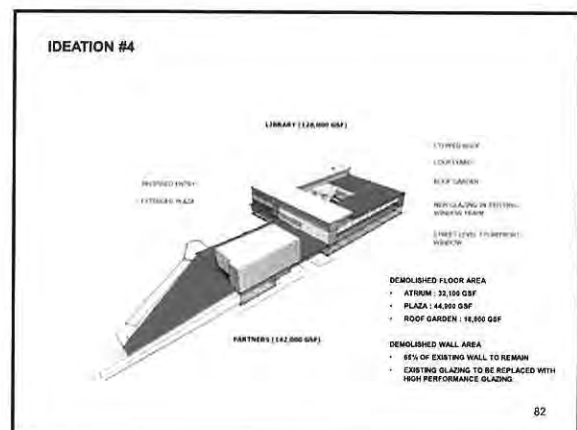
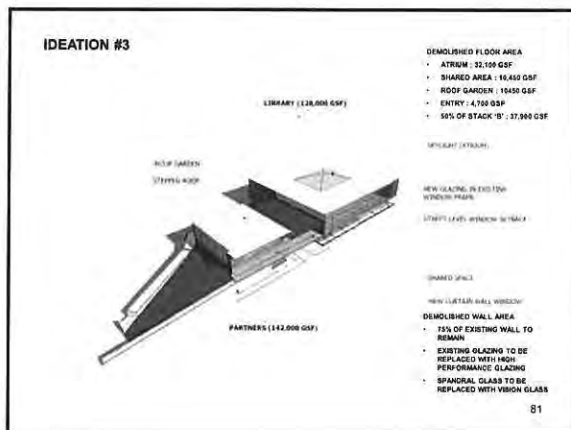
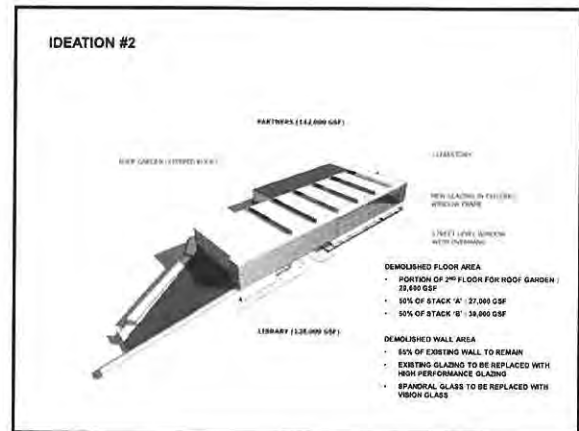
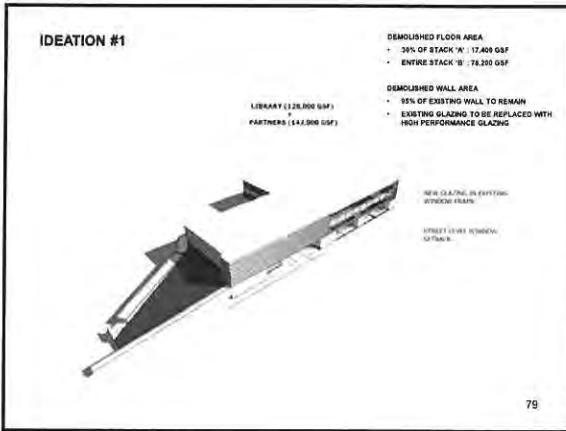


FILE NAME
STANDARD TYPE
VERSION 1.000



Comm. 6M-4
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6. NEXT STEPS

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BUFFALO AND ERIE COUNTY PUBLIC LIBRARY
CENTRAL LIBRARY



April 20, 2011

APRIL 20

1. PROJECT GOALS
2. PROGRAM and SERVICE GOALS
3. CLOSED COLLECTION
4. THE BUILDING
5. RECONCILE PROGRAM TO BUILDING
6. PARTNERS
7. BUDGET AND FUNDING
8. TIMELINE

APRIL 20

1. PROJECT GOALS
2. PROGRAM and SERVICE GOALS
3. CLOSED COLLECTION
4. THE BUILDING
5. RECONCILE PROGRAM TO BUILDING
6. PARTNERS
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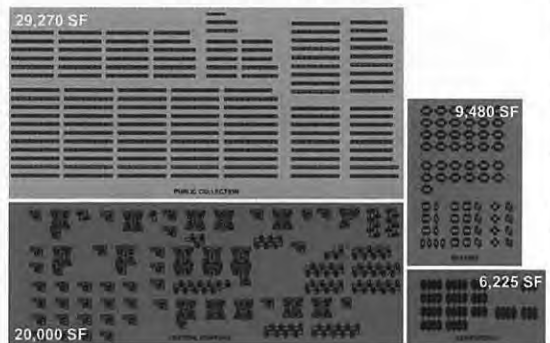
PROJECT GOALS

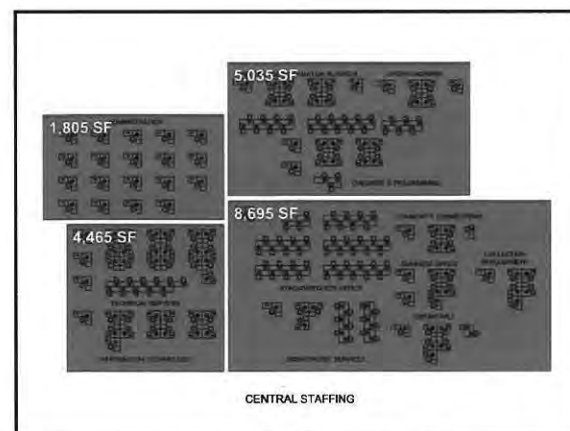
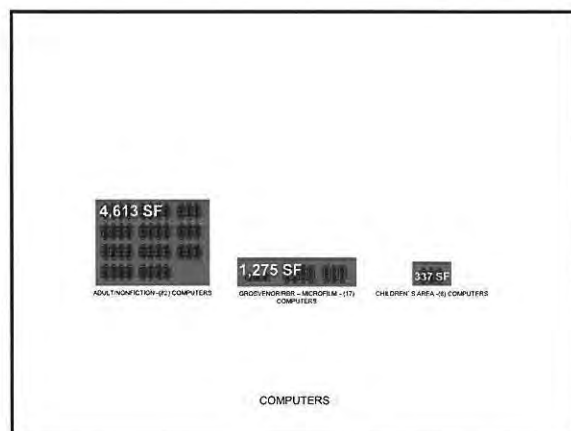
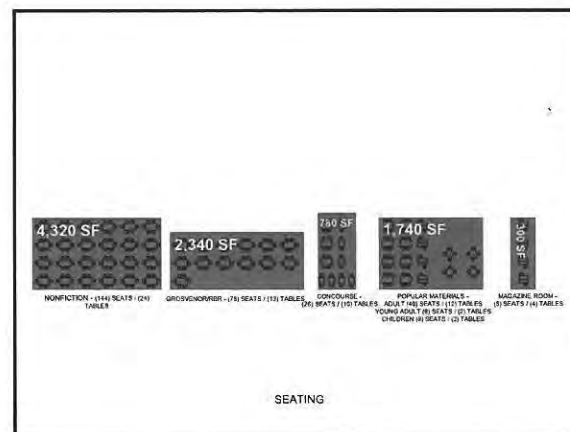
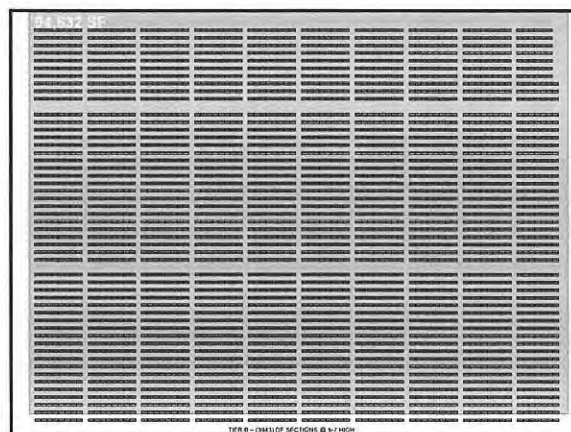
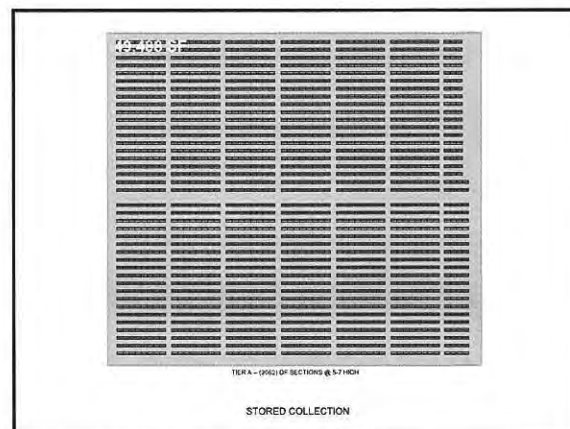
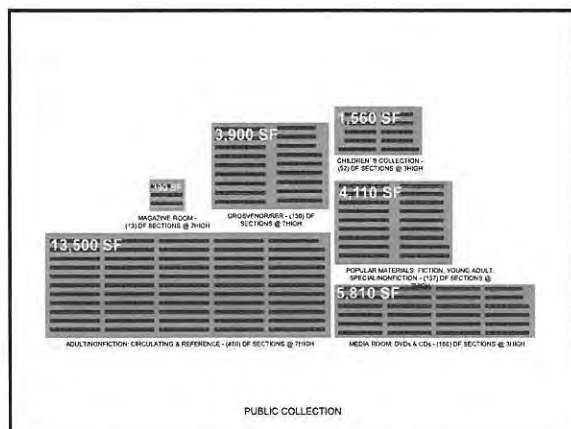
1. CENTRAL LIBRARY PROJECT TO PROMOTE AND COMPLIMENT OTHER SYSTEM-WIDE INITIATIVES, CHANGES AND IMPROVEMENTS.
2. CREATE DESTINATION IN DOWNTOWN BUFFALO.
3. FORWARD LOOKING LIBRARY FOR THE FUTURE.
4. ECONOMICALLY SUSTAINABLE CENTRAL LIBRARY.

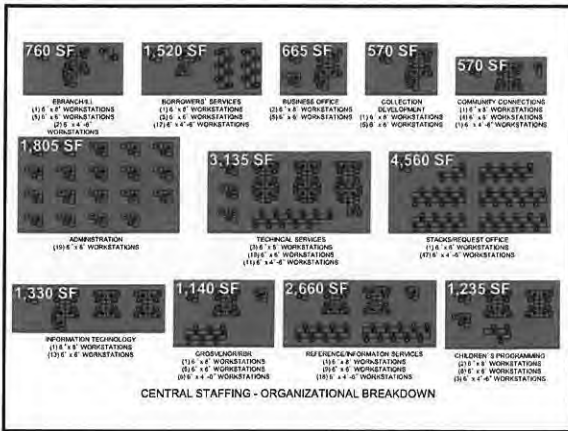
APRIL 20

1. PROJECT GOALS
2. PROGRAM and SERVICE GOALS
3. CLOSED COLLECTION
4. THE BUILDING
5. RECONCILE PROGRAM TO BUILDING
6. PARTNERS
7. BUDGET AND FUNDING
8. TIMELINE

EXISTING PROGRAM AREAS

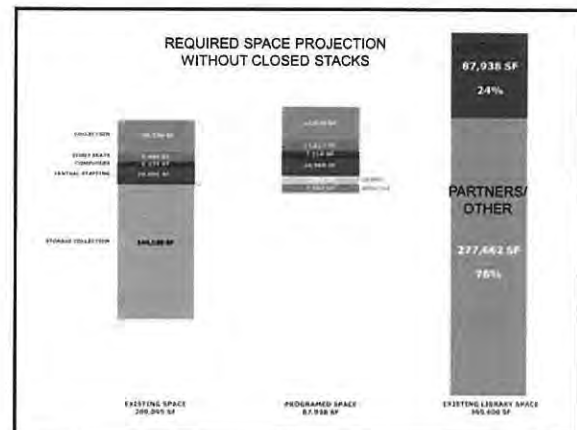
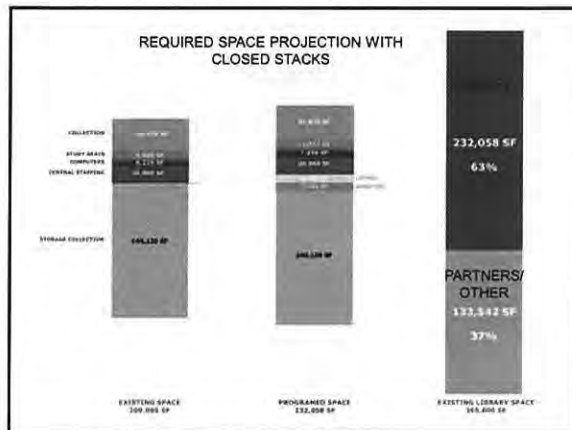






WHAT ARE THE PROGRAM, MATERIAL AND SERVICE GOALS FOR THE CENTRAL LIBRARY?

TEAM TO PROVIDE PROPOSED PROGRAM TO THE LIBRARY TRUSTEES



| | |
|---------------------|---------|
| LIBRARY | 100,000 |
| OPEN | 70,000 |
| PARTNERS | 100,000 |
| MARKET RATE CLASS A | 100,000 |
| TOTAL BUILDING GSF | 370,000 |

BENEFITS OF PARTNERS AND MARKET RATE SPACE IN THE CENTRAL LIBRARY

- RIGHT-SIZED PREMIER PUBLIC LIBRARY OF THE FUTURE
- CRITICAL MASS OF CIVIC AND CULTURAL INSTITUTIONS
- HIGHEST AND BEST USE OF SPACE
- ECONOMIC GENERATOR
- SUSTAINABLE COURSE FOR THE BUILDING AND FOR THE AREA AND FOR THE LIBRARY SYSTEM

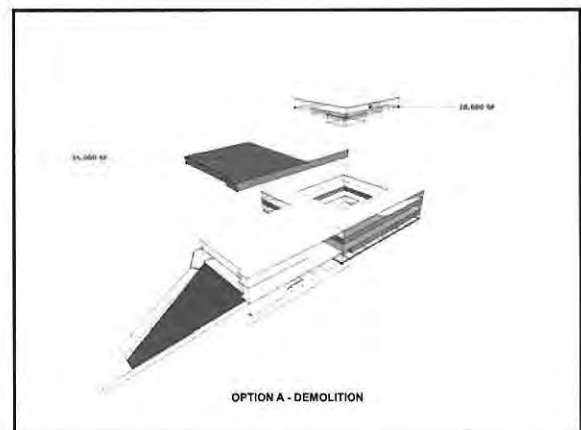
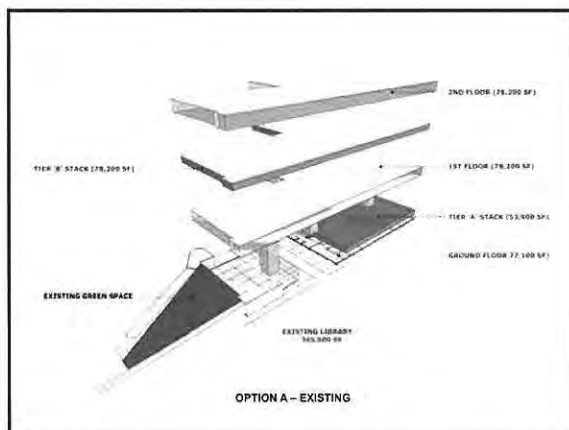
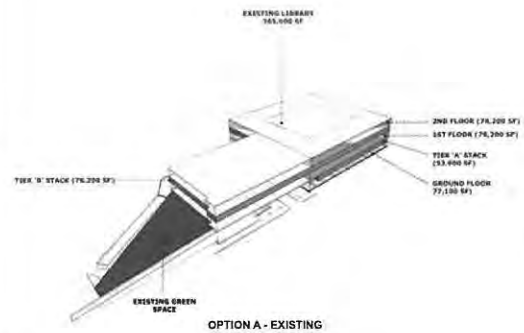
APRIL 20

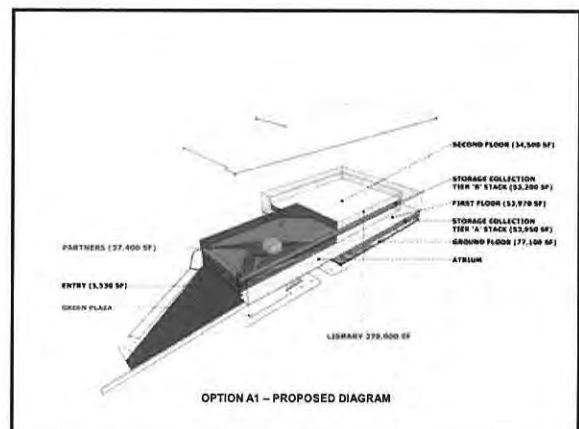
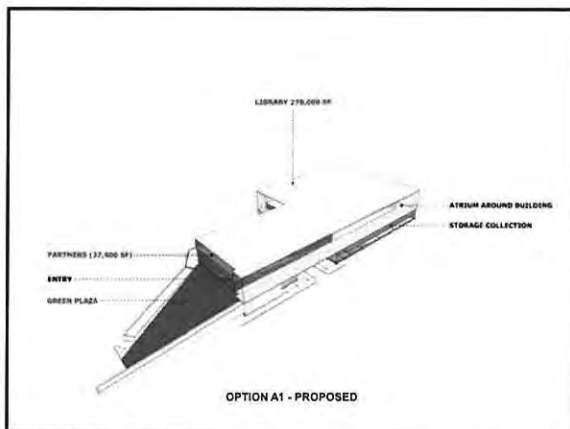
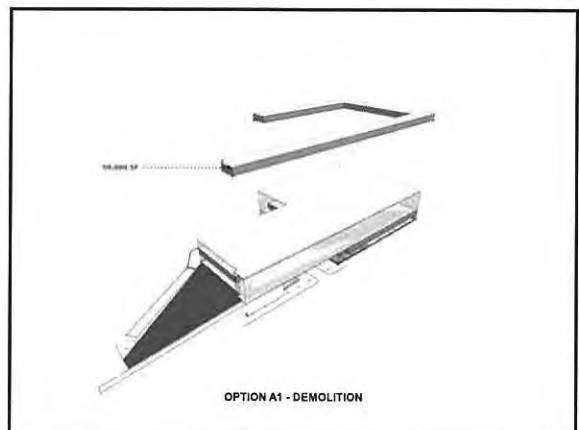
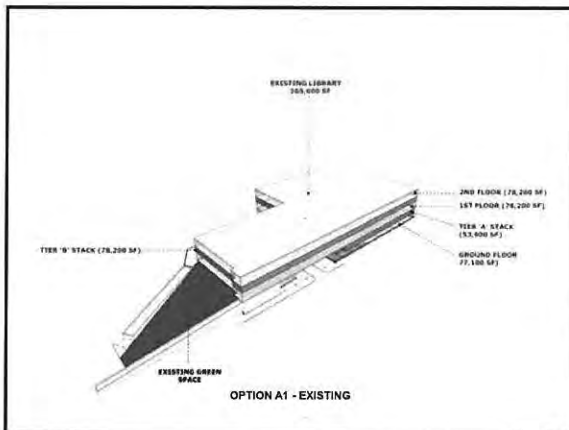
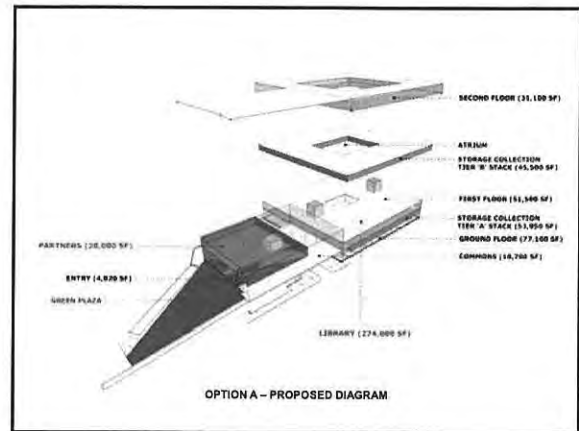
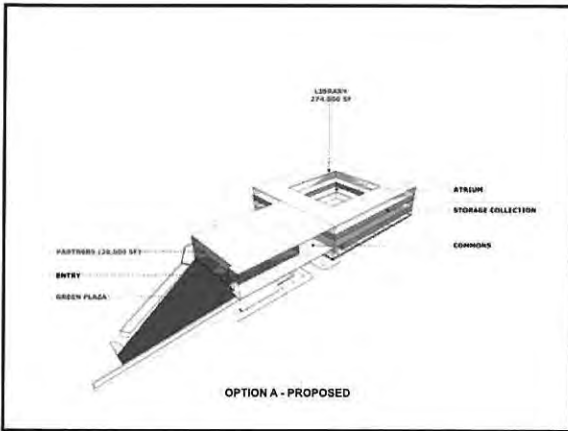
1. PROJECT GOALS
2. PROGRAM and SERVICE GOALS
3. CLOSED COLLECTION
4. THE BUILDING
5. RECONCILE PROGRAM TO BUILDING
6. PARTNERS
7. BUDGET AND FUNDING
8. TIMELINE

WHAT WILL THE LIBRARY DO WITH THE MATERIALS
HOUSED IN STACK LEVELS A AND B?

APRIL 20

1. PROJECT GOALS
2. PROGRAM and SERVICE GOALS
3. CLOSED COLLECTION
4. THE BUILDING
5. RECONCILE PROGRAM TO BUILDING
6. PARTNERS
7. BUDGET AND FUNDING
8. TIMELINE





APRIL 20

1. PROJECT GOALS
2. PROGRAM and SERVICE GOALS
3. CLOSED COLLECTION
4. THE BUILDING
5. RECONCILE PROGRAM TO BUILDING
6. PARTNERS
7. BUDGET AND FUNDING
8. TIMELINE

*ACHIEVE PROPER BALANCE BETWEEN LIBRARY
SPACE AND PARTNER AND MARKET RATE OFFICE
SPACE IN THE RENOVATED CENTRAL LIBRARY
BUILDING*

APRIL 20

1. PROJECT GOALS
2. PROGRAM and SERVICE GOALS
3. CLOSED COLLECTION
4. THE BUILDING
5. RECONCILE PROGRAM TO BUILDING
6. PARTNERS
7. BUDGET AND FUNDING
8. TIMELINE

*DETERMINE REALISTIC AMOUNT OF SPACE IN THE
CENTRAL LIBRARY TO BE DEVOTED TO PARTNERS
AND TO MARKET RATE OFFICE SPACE*

APRIL 20

1. PROJECT GOALS
2. PROGRAM and SERVICE GOALS
3. CLOSED COLLECTION
4. THE BUILDING
5. RECONCILE PROGRAM TO BUILDING
6. PARTNERS
7. BUDGET AND FUNDING
8. TIMELINE

*PRODUCE SINGLE CONCEPT? IF SO TO WHAT
BUDGET?
or
PRODUCE A SERIES OF CONCEPTS THAT PROVIDE A
RANGE OF BUDGET OPTIONS?*

ESTABLISH REALISTIC FUNDING MAXIMUM.

PRIVATE FUNDRAISING.

APRIL 20

1. PROJECT GOALS
2. PROGRAM and SERVICE GOALS
3. CLOSED COLLECTION
4. THE BUILDING
5. RECONCILE PROGRAM TO BUILDING
6. PARTNERS
7. BUDGET AND FUNDING
8. TIMELINE

NEXT STEPS AND TIMELINE

INTERIM SOLUTIONS?

*WHO WILL MAKE DECISIONS FOR THE RE-IMAGINE
PROJECT?*

I. HVAC SYSTEM EVALUATION

A. Heating Plant

1. All hot water for the building systems are provided by a pair of 6,000 MBH Cleaver Brooks CB-400 steel boilers located in the basement mechanical room. The boilers were reportedly installed in 1997 and are in satisfactory condition. The boilers have been well maintained and have been continually repaired over the years as repairs are necessary. The continued use of these boilers will depend upon the type of system selected for the renovated and modified building.



Hot Water Boilers

2. Primary hot water pumps located in the basement mechanical room deliver hot water to all air handling units through a series of base mounted in-line pumps. The pumps appear to be of original vintage and are reported to be in good working order. The pumps deliver high temperature hot water to each air handling unit served via a steel and copper piping distribution system. It is beyond the scope of this study to determine the condition of the piping system, however, the maintenance staff reports few piping issues which, along with the condition of the boilers, would indicate that the water treatment has been adequate and the interior of the piping system should be in good condition.



Primary Hot Water Pumps

3. The boilers are feed with softened feed-water from a softener located in the basement mechanical room.
4. Secondary pumping systems temper the high temperature hot water coming off the boilers and deliver water to the perimeter finned tube radiation. These pumps are also located in the basement mechanical room and are also original vintage base-mounted pumps. Again, these pumps have been well maintained and are reportedly working well for the service they must provide.
5. High pressure steam for use in humidification is produced by two Vulcan vertical tubeless boilers located in the basement mechanical room. The boilers, model VCB, size 040 are capable of producing 1380 lbs/hr of steam. The boilers are presently producing 65 lb steam which is distributed to steam wands in each air handling unit. Raw feed-water is introduced into each boiler after being pre-heated and deaerated by a feed-water boiler.



Vertical Tubeless Steam Boilers

B. Chilled Water Plant

1. Chilled water is provided by a pair of Carrier 300 ton centrifugal chillers located in the basement mechanical room. The chillers are Carrier Model 30 HXC 24 and are nominal 300 ton machines each. The chillers utilize modern refrigerant R134a. The chillers were reportedly installed in 2000 and are in very good working order.



Chiller (Typical of 2)

2. Each chiller is provided with its own in-line pump which runs whenever the chiller served is enabled. Secondary chilled water pumps located in a separate room, pump chilled water from the basement mechanical room to each air handling unit located in the interstitial spaces above. A steel and copper piping distribution system carries chilled water to each air handling unit served. Again, the scope of this study does not permit a detailed investigation into the condition of the interior of the piping system; however, no serious issues were reported at the time of our investigation.



Chiller Pumps



Secondary Cold Water Pumps

3. Cooling towers serving the chillers are located on the roof of the main building. Two cooling towers, one serving each chiller, are located on dunnage which appears to have been reused from previous equipment. The towers were manufactured by BAC and are in very good condition. The towers have a remote sump which is located in the interstitial mechanical room.
4. Condenser water pumps are located in the basement mechanical room near the chillers. A single pump serves each chiller tower. The pumps are base-mounted pumps and are in good working order.

C. Air Handling Units

1. Eleven air handling units labeled Fan Systems A through K, serve the entire library facility. All units are located in the two mechanical penthouses on the roof of the building. Air handling units are of original 1963 vintage and have been modified and updated over the years. There are generally two types of systems employed throughout the building. Dual duct systems with hot and cold deck coils and a high pressure distribution system of multi-zone units with individual zone dampers at the unit discharge which are actuated in response to a specific zone's requirements. The units are provided with mixing sections, hot water pre-heat sections (Units A, G, H), fan sections and hot deck and cold deck coil sections. All air handling units appear to have been retrofitted with variable speed drives to reduce energy consumption.



Variable Speed Drive Retrofit



Typical Humidifier/Coil Connections

2. It is unclear which components have been modified in which order, however, it appears as though many fans, fan motors and coils have been replaced in the recent past. Also, humidification wands have been added to each air handling unit to provide humidification to zones served. While the units do appear to be in satisfactory working order, the units and unit casings are of original 1963 vintage and are most probably leaking and not up to modern leakage standards.



Humidifier Wand

3. Ductwork distribution systems are either dual duct type, with hot and cold decks, or multi-zone type with multiple zone dampers each actuated from the zone served. On dual duct systems, original dual duct boxes have been replaced with dual duct VAV boxes at the time speed drives were added to the air handling units. This is a common and acceptable system conversion and no doubt reduced energy use dramatically at the time of installation. This system is not, however, as energy conservative as many modern systems and should be considered for a complete retrofit as the final building modifications are developed.



Typical Dual Duct Unit



Typical Multi-Zone Unit

4. A building automation system was added to the entire facility under a performance contract with the Siemens Corporation in 2001. DDC controls were added to all boiler, chiller, pumping, and air handling equipment as well as a new head end computer with dynamic graphics of all systems controlled. All actuation of dampers, valves and other peripheral equipment is accomplished through the use of the original pneumatic actuators and electro-pneumatic transducers. This configuration has led to the continued use of control air compressors in various locations and leak prone pneumatic tubing. The DDC system has been very well accepted by the system operators and is reportedly in good working order. The library maintains a service contract with Siemens to update and modify software as the need arises.

II. ELECTRICAL SYSTEMS EVALUATION

A. Electrical Service

1. The building service is obtained via an underground feed from the underground National Grid network distribution on Oak Street. Service voltage is 277/480 volt, 3 phase, 4 wire wye. The incoming service appears to be original to the building and is in fair condition.
2. The incoming service terminates at a 4,000 ampere bolted pressure switch on the main service switchgear in the main electric room adjacent to the boiler room. The existing Square 'D' main switchgear includes 1,600 ampere rated drawn-out air circuit breakers for major loads, a 277/480 volt distribution section and a 750 kVA unit substation with 120/208 volt distribution switchboard. The equipment, although obsolete, appears to be in good condition and well maintained.



B. Electrical Distribution:

1. Power is distributed at 277/480 volt, 3 phase, 4 wire and 120/208 volt, 3 phase, 4 wire throughout the building. Most of the original normal power distribution system is original to the building. Original panelboards are manufactured by Square 'D'. Although obsolete, the distribution system appears to be in fair condition and generally well maintained. Dry type transformers are located in various areas to step down power to utilization voltage. The original building panelboards and transformers are beyond their useful life expectancy and should be considered for future replacement.



2. Emergency power is provided to critical loads throughout the building. The emergency power distribution system does not provide for segregation of emergency and standby power loads as currently required by the National Electrical Code. It is recommended that this load segregation be done for compliance with the current code requirements.



3. Emergency and exit lighting is provided in various areas of the building. Emergency lighting in general does not appear to be adequate for current code compliance with the exception of recently renovated spaces. Additional exit signage is also required in some areas.

E. Interior Lighting

1. The interior lighting system consists mainly of original building fluorescent light fixtures which have been retro-fitted with new 'T8' lamps and electronic ballasts. New 'T8' and compact fluorescent light fixtures have been provided in renovated spaces. Light levels in original building areas, although adequate, are below current library system recommended light levels. Future lighting upgrade in these spaces is recommended. Automatic lighting controls are not provided in all areas. Some miscellaneous incandescent lighting also remains in various areas.



2. The auditorium space has a newer theatrical dimming system, however, the light fixtures are generally original.

F. Exterior Lighting

1. There is minimal exterior building lighting with the exception of a few entryway lights and the underpass on Ellicott Street. This lighting appears to be in fair to poor condition. Exterior egress emergency lighting is not apparent and should be considered.



G. Fire Alarm

1. The fire alarm system is a mixed addressable/hard wired system. The system control panel is an Edwards Systems Technology EST-3 series panel. New additions to the system are addressable type. Most of the original building initiating devices are hard-wired type devices.
2. The original devices are past their useful life expectancy. Signaling/notification is minimal and not in compliance with current code requirements. It is recommended that a complete new addressable fire alarm system be considered.



H. Public Address/Sound System

1. The public address system head end was replaced during the 2004 renovation of the first floor west building, as were the PA speakers and cabling in this area of the building. The remainder of the original building generally has original speakers and cabling. Future replacement of the remaining speakers and cabling is recommended.
2. The auditorium space has a newer recently installed sound system.

I. Clock System

1. There exists a hard wired master clock system. The Owner is presently replacing the system master clock and has replaced secondary clocks as necessary. The system is functional and is in fair condition.

J. Data Network

1. There is an ethernet data network throughout the building. The system includes a category 5e cable plant with multi-mode fiber optic backbone. The system appears to be in good condition.



K. Telephone

1. The building telephone and voicemail system is part of the Erie County Telephone System.

L. Security/CCTV Monitoring Systems

1. The building has an existing Silent Knight intrusion detection system consisting of magnetic door contacts and strategically placed motion sensors. This system is old and in fair condition.
2. Analog CCTV monitoring cameras are located in various locations throughout the interior and exterior of the building. The Owner is presently in the process of upgrading this existing system.



M. Rescue Assistance Areas

1. The building does not currently have "Areas of Rescue Assistance" as required by current codes and ADA. Designation of these areas along with required intercom systems and lighted signage should be considered.

III. PLUMBING SYSTEM EVALUATION

A. Plumbing Utilities

1. The majority of the plumbing utility services are of original vintage. The waste, vent, and storm water services appear to be nearing the end of their useful life and significant deterioration was found. The domestic water piping is primarily copper and will not require any substantial replacement. There are no reported leaks in any of the systems.

B. Domestic Water Service

1. The majority of the domestic water service valves are gate valves and no longer operate correctly. All gate valves are recommended to be replaced with ball valves.
2. The facility is served by a 4" domestic cold water service and 6" fire protection service. Both water services are protected with backflow preventers. The backflow preventers are new and have been tested annually as required by code.



3. The water pressure in the facility is reportedly not adequate to serve the plumbing fixtures on the upper floors. A new domestic water pressure booster system should be provided so that adequate water pressure is available for proper operation of flush valves.

C. Domestic Water Heater

1. The facility is served by a gas fired domestic water heater that is approximately 10 years old. Though it's size is reportedly adequate,, it appears small. The water heater should be replaced with a unit of adequate size to serve the intended future usage of the facility.



D. Plumbing Fixtures

1. The majority of the plumbing fixtures, flush valves and faucets are of original vintage. These fixtures should be removed and replaced with fixtures and trim that are water conserving in conformance with current code requirements.

E. Hot Water Return System

1. It has been reported that the hot water service for the plumbing fixtures takes an unusually long time to get hot water. This reported problem usually leads back to an ineffectively operating domestic hot water return water system. This system should be investigated and corrective measure implemented.

IV. FIRE PROTECTION SYSTEM EVALUATION

A. Fire Protection Services

1. The facility is served by a 4" domestic cold water service and 6" fire protection services. Both water services are protected with backflow preventers. The backflow preventers are new and have been tested annually as required by code.



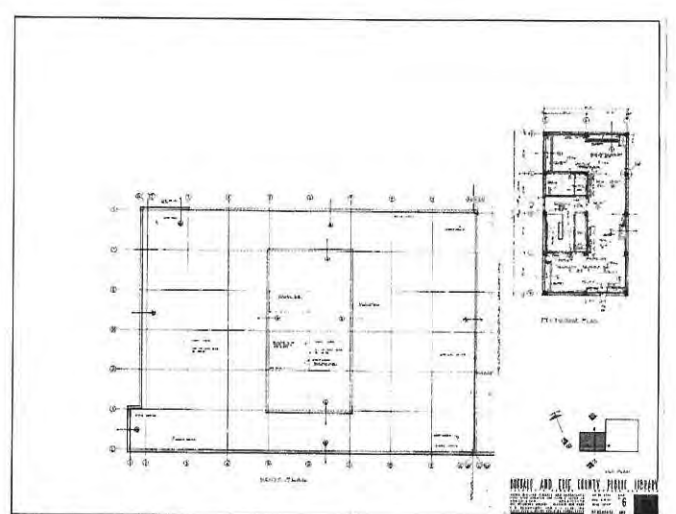
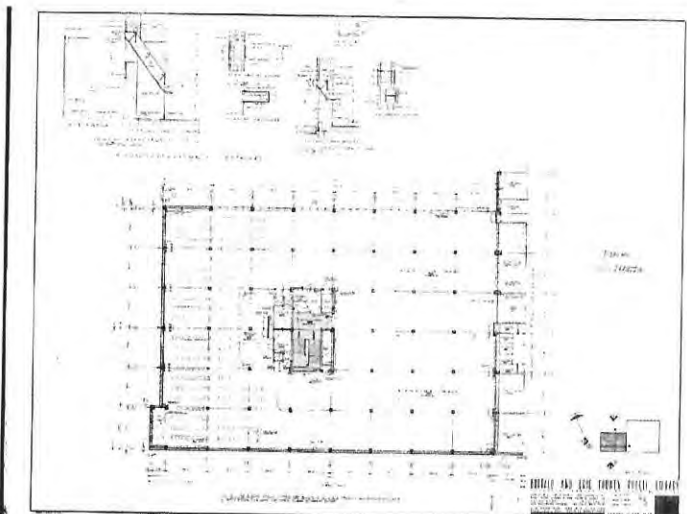
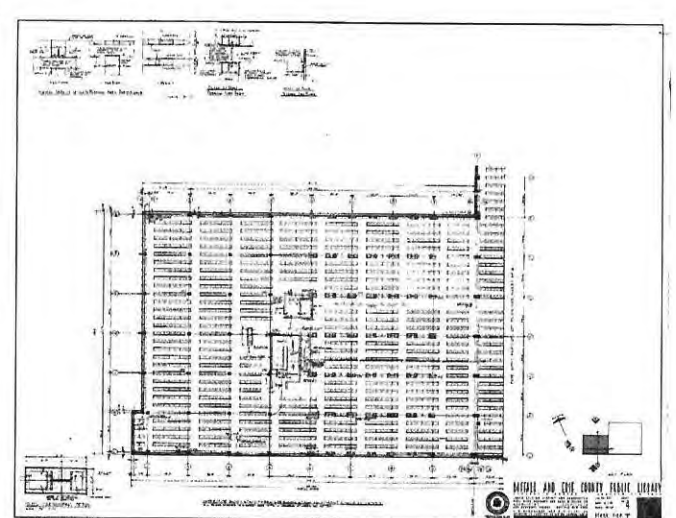
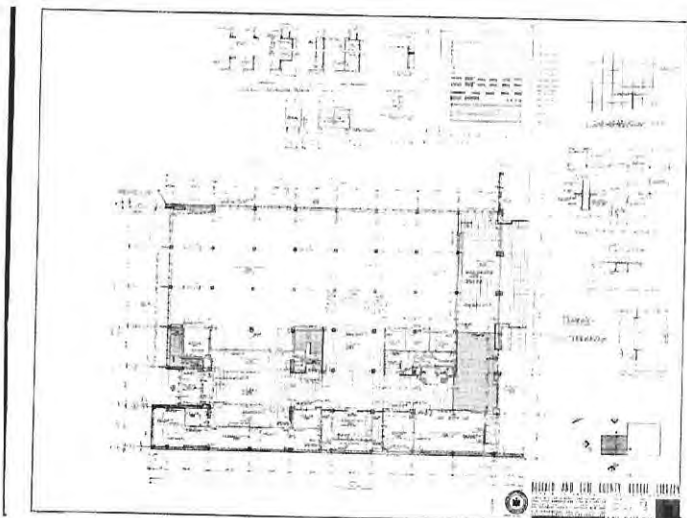
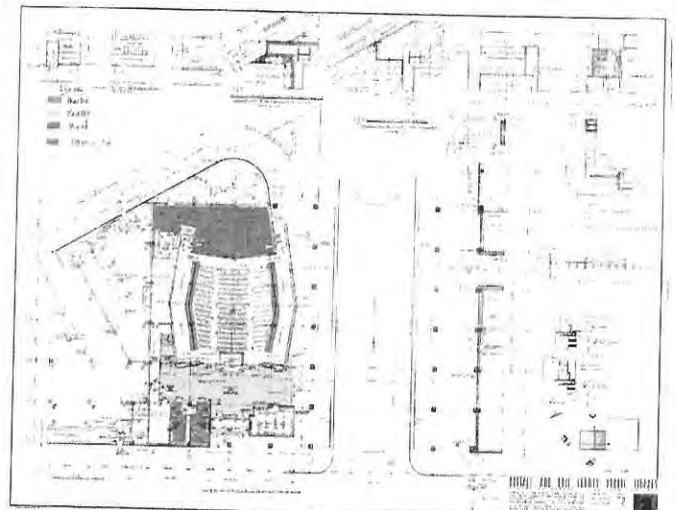
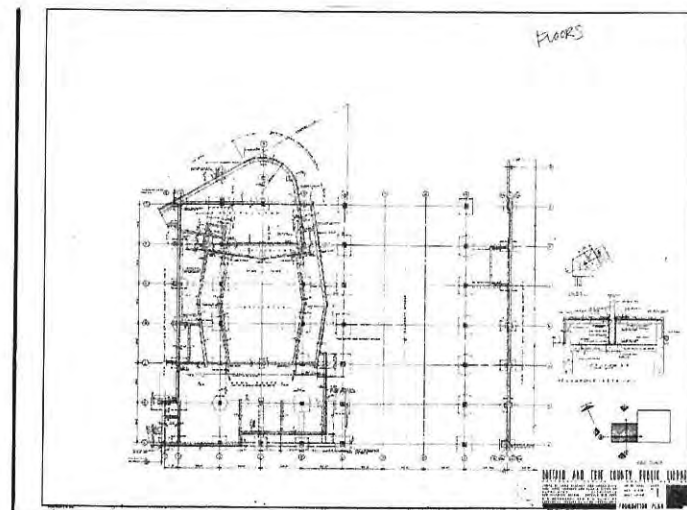
B. Sprinkler System

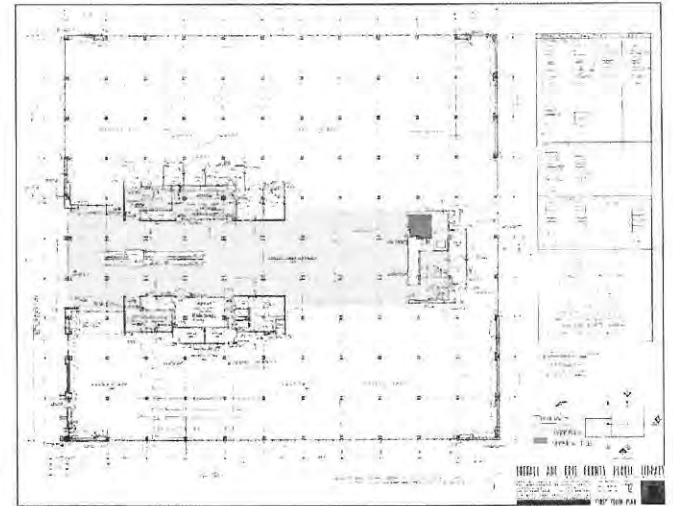
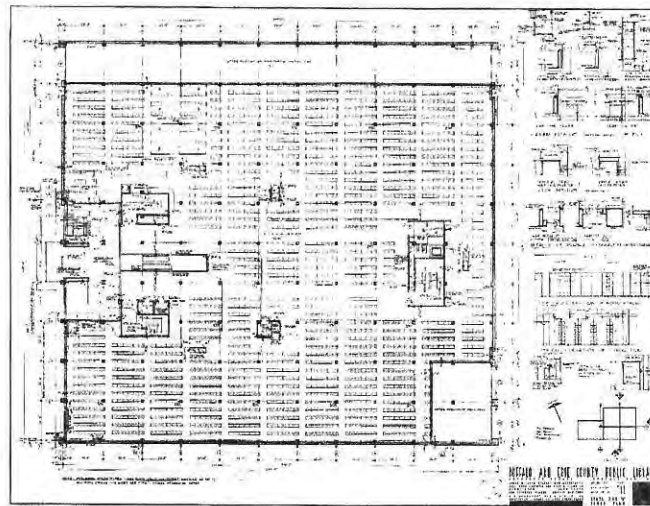
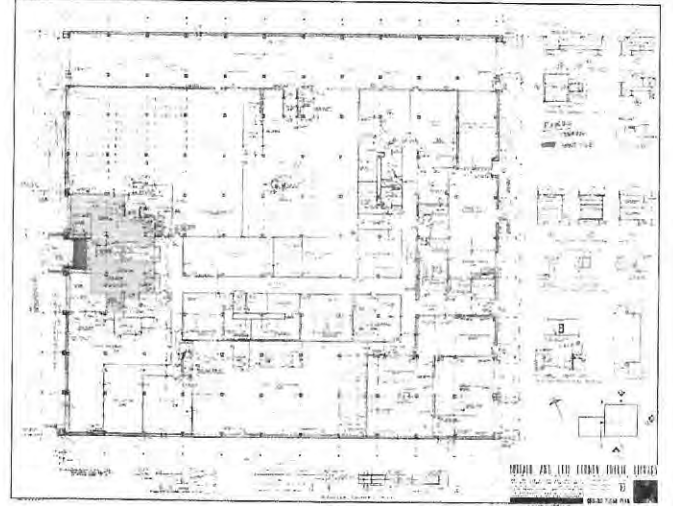
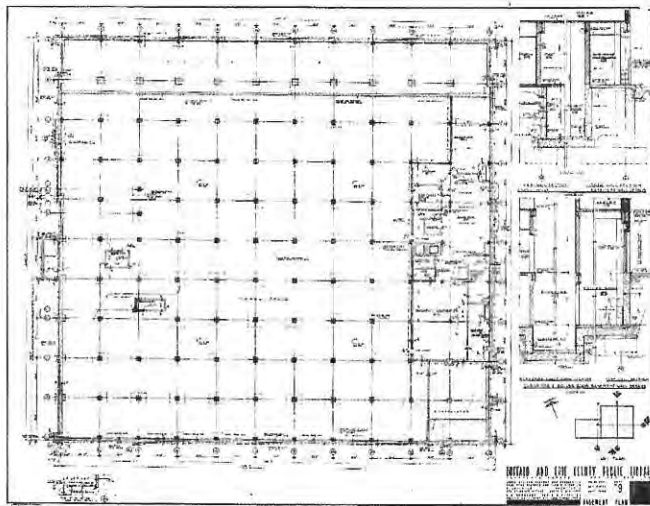
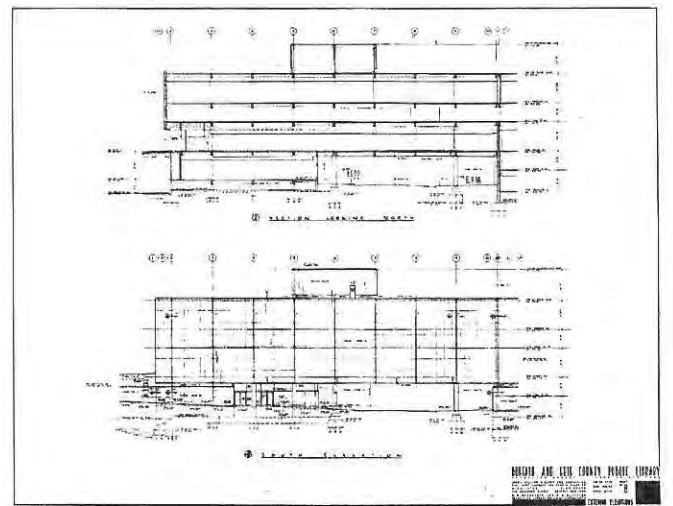
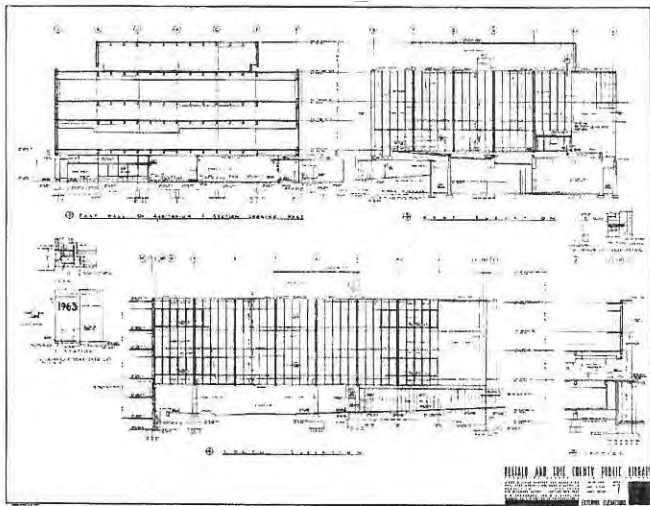
1. The facility is served by standpipes in the stair towers and is not fully sprinklered. A cost benefit analysis should be completed in order to be able to review the pay back of installing a full sprinkler system throughout the facility.

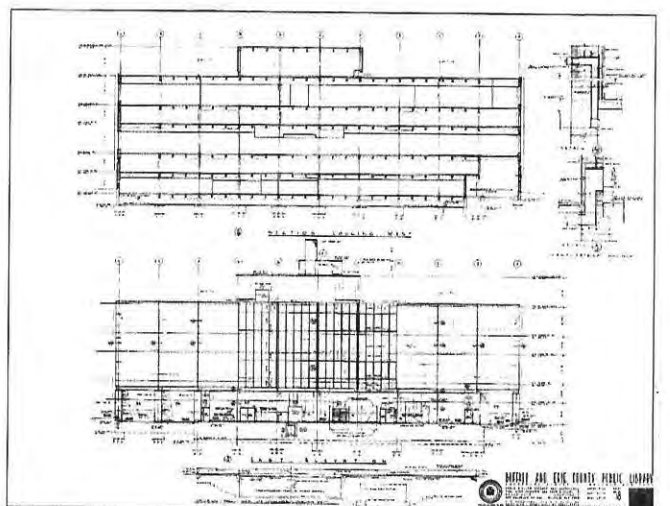
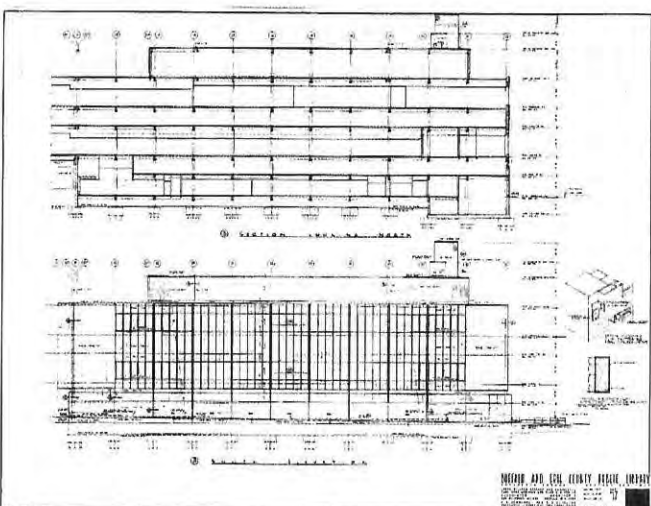
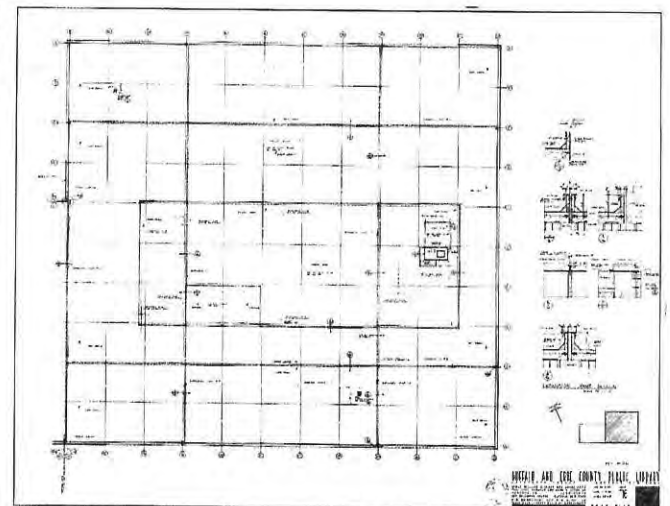
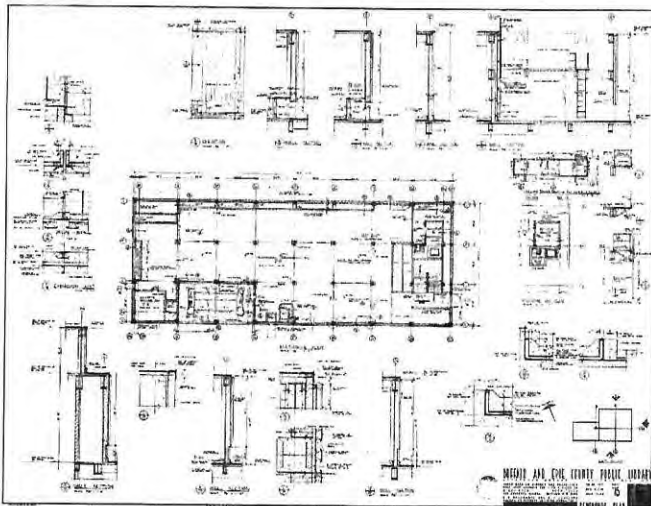
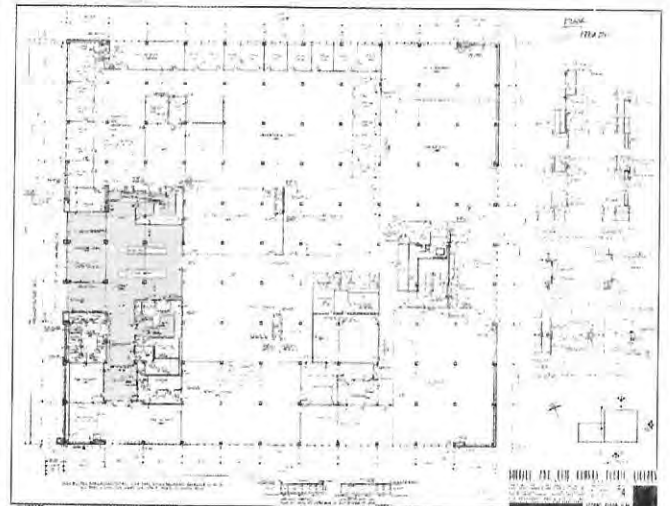
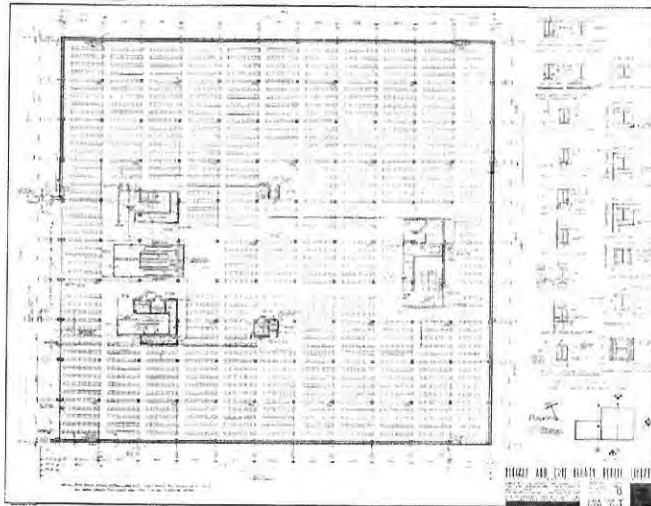


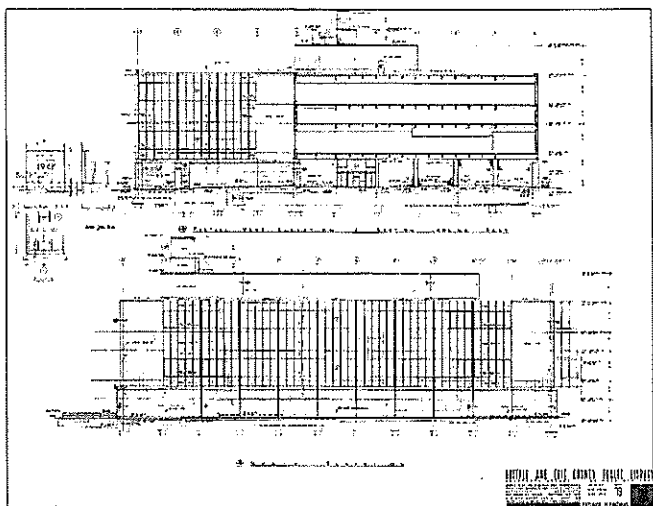
C. Fire Suppression System

1. Some of the special occupancy rooms, (data rooms, etc), are presently served with Halon fire suppression systems. These systems are no longer viable and should be upgraded to the more environmentally friendly suppression systems that are available today. Additional systems not presently protected, may want to be considered for protection. These areas included Rare Books Storage and other designated areas where it would be impossible to replace the items stored within these rooms.









ROOM FINISH SCHEDULE

| Room No. | Room Name | Finish Description | Material | Quantity | Unit | Cost | Remarks |
|----------|-----------|--------------------|----------|----------|---------|-------|---------|
| 101 | Room 101 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 102 | Room 102 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 103 | Room 103 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 104 | Room 104 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 105 | Room 105 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 106 | Room 106 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 107 | Room 107 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 108 | Room 108 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 109 | Room 109 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 110 | Room 110 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 111 | Room 111 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 112 | Room 112 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 113 | Room 113 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 114 | Room 114 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 115 | Room 115 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 116 | Room 116 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 117 | Room 117 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 118 | Room 118 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 119 | Room 119 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 120 | Room 120 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 121 | Room 121 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 122 | Room 122 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 123 | Room 123 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 124 | Room 124 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 125 | Room 125 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 126 | Room 126 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 127 | Room 127 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 128 | Room 128 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 129 | Room 129 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 130 | Room 130 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 131 | Room 131 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 132 | Room 132 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 133 | Room 133 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 134 | Room 134 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 135 | Room 135 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 136 | Room 136 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 137 | Room 137 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 138 | Room 138 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 139 | Room 139 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 140 | Room 140 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 141 | Room 141 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 142 | Room 142 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 143 | Room 143 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 144 | Room 144 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 145 | Room 145 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 146 | Room 146 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 147 | Room 147 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 148 | Room 148 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 149 | Room 149 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |
| 150 | Room 150 | Plaster and Paint | Plaster | 100 | Sq. Yd. | 10.00 | |

TOTAL OF ALL ROOMS
150 Rooms
150 Rooms
150 Rooms

TOTAL OF ALL ROOMS
150 Rooms
150 Rooms
150 Rooms

