



# PROJECT BRIEF

**LAWRENCE PUBLIC LIBRARY** GouldEvans  
ADDITION AND RENOVATION CONCEPT June 17, 2010

## The Need

The current library is 39 years old, built in 1972 when the population of Lawrence was half its current size, and circulation was one quarter of what it is today.

The children's room is one of the most popular areas of the library but lack of space limits programming and requires books to be displayed on adult height shelving.

Demand for public meeting rooms goes unmet. Last year the Library turned away 200 meeting room requests.

The Library is not meeting the current standards for accreditation providing only one-third of the public access computers required.

"Back room" library functions are outdated and out of space challenging the ability to provide good customer service.

Parking is inadequate, particularly during the summer when the outdoor pool is open.

## The Solution

20,000 additional new square feet and renovation of existing spaces towards improvement of every major area of the library.

Double the size of the children's area allowing space for age appropriate shelving and a child specific programming and activity area.

Double the size of the community meeting rooms allowing for more appropriately sized rooms to be offered to the public.

Add 100 new public access computers

More space for popular display of books, seating and reading areas, and other materials

Improved energy efficiency, health and safety improvements (LEED building)

New systems for materials management/check out

Double the current amount of parking

## The Opportunities

To expand the library in its current location enabling it to continue to serve as an anchor and major destination in downtown Lawrence strengthening the heart of our community and providing an economic development boost for the city of Lawrence.

To provide the space necessary to meet the community demand for library services including children's services, meeting space and popular collections.

To provide the increased computers to meet the technology needs of those seeking access to job applications, online research and other essential digital resources along with added study areas, and homework assistance to support Lawrence students and educators.

To make the library more green, more healthy, and more energy efficient and in turn more cost effective.

To provide parking in an area of downtown where it is sorely needed.

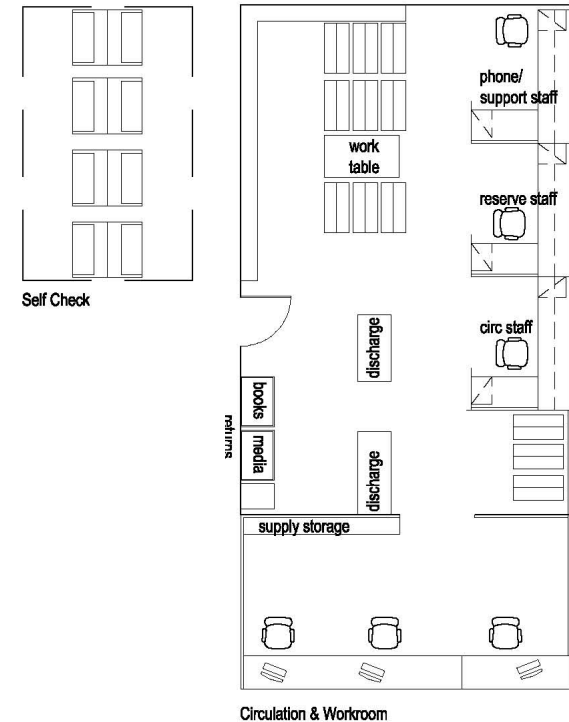
## The Process - Step by step

A review of existing library conditions, space allocation, and functionality was conducted. Analysis of space needs, improvements, and adjacencies resulted in a summary of all existing square footages, and expansion needs.

Dialog with staff and administration identified opportunities for programming and process improvements as well as staff efficiency and customer service increases that could be supported by building improvements.

Library patrons provided valuable input regarding desired improvements and amenities. City staff and administration provided guidance regarding downtown planning goals, traffic and pedestrian guidelines, and outdoor improvements.

Research into materials management systems which utilize RFID technology was conducted. These systems enable staff efficiency improvements and patron access improvements. The space requirement and budget for this technology has been included.



## Discussions/involvement

Library Foundation Board

Library Board of Trustees

Friends of the Library Board

Library Staff

Library Administrative Team

City Manager, Commissioners Cromwell and Johnson

City Planning, Historical and Public Works Staff

Lawrence Association of Neighborhoods

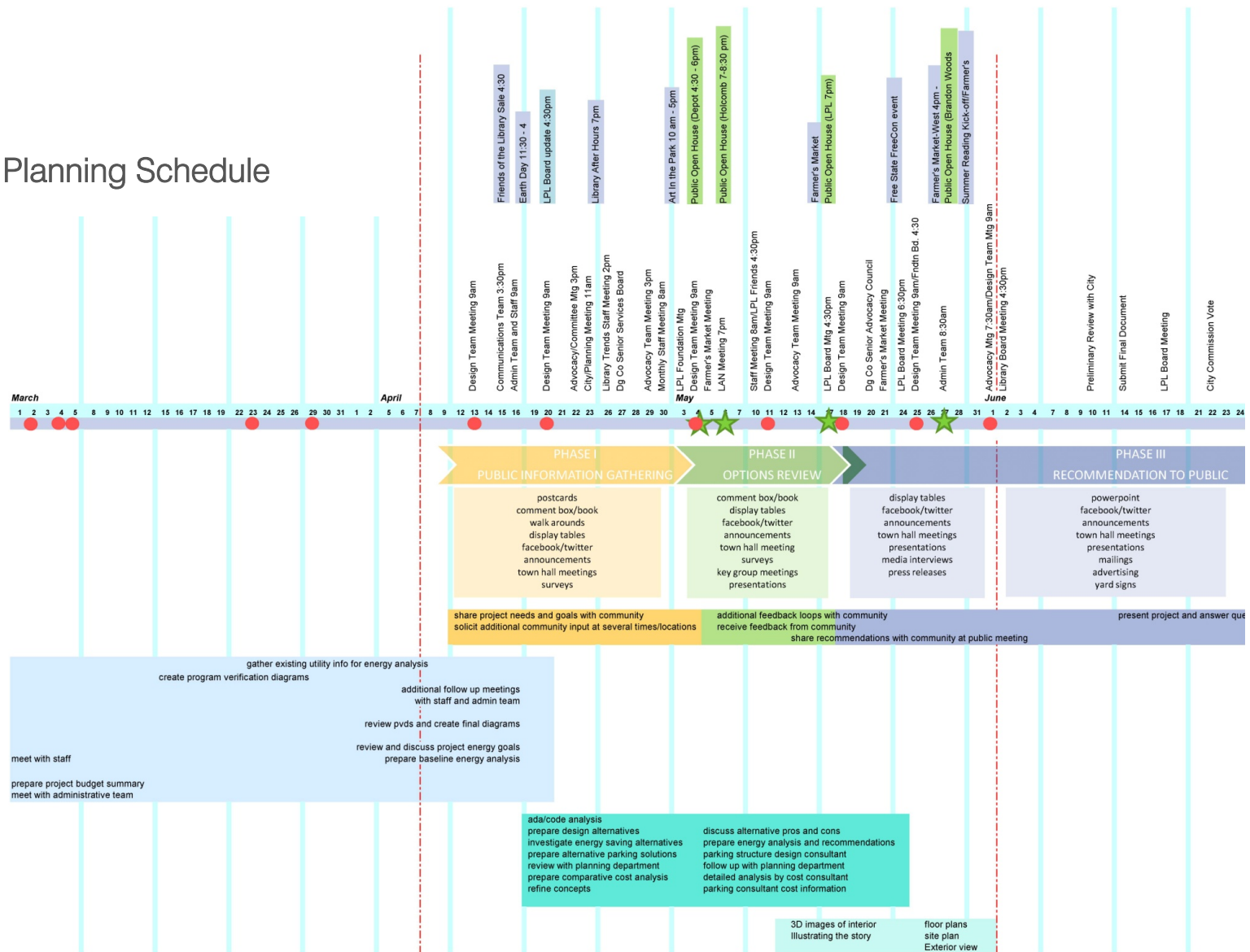
KU energy-efficient building systems research

Farmer's Market Administration

Douglas County Senior Services Board

Douglas County Senior Advocacy Council

# Planning Schedule



## Analysis

Parking Study

Parking Garage Consultant Analysis

Detailed Cost Estimate

Project Budget Analysis

Technology/Equipment Budget Review

LEED Checklist

Planning Department

Traffic Engineering Review



## Public outreach events

Art in the Park

Library After-hours

Friends Book sale

Earth Day

Lawrence Visitor's Center

Free State Free-con

Brandon Woods

Holcomb

Library Forum

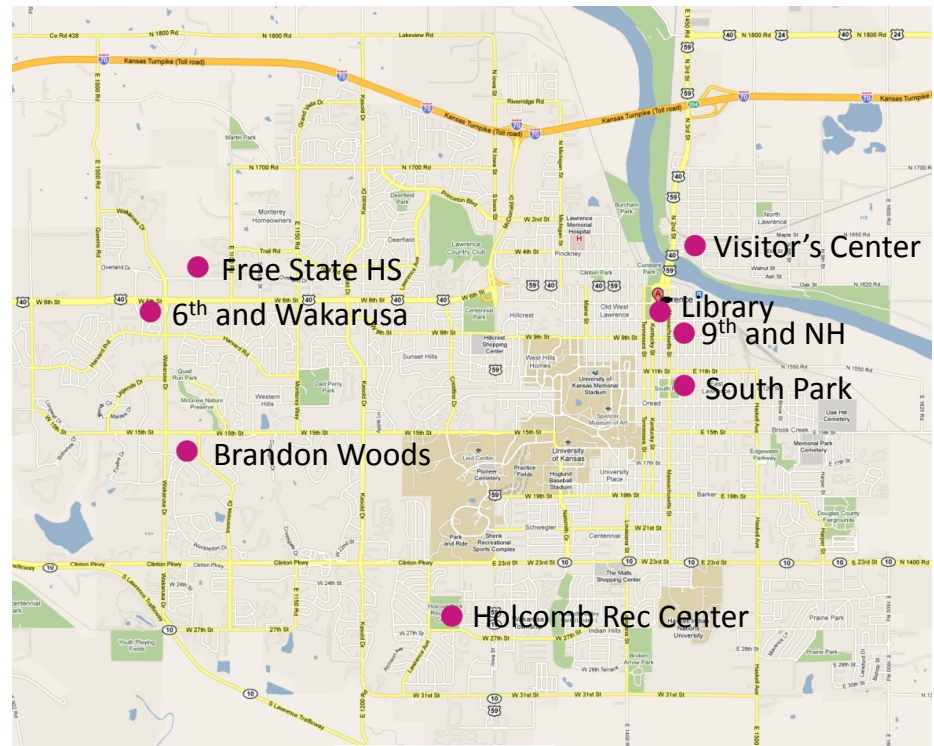
West Farmer's Market

Downtown Farmer's Market

Summer Reading Kick off



## Public outreach locations



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## Public feedback

# Our Great Community Deserves a Great Library



See reverse.

In response to our community's incredible demand for library services, the Library Board has requested that the City Commission place a referendum on the November 2010 ballot for an expanded library. Together with local architects, the library is collecting public opinion on this very important proposal. Here are the primary goals:

- **Renovate** the existing building
- **Expand** by 15,000 - 20,000 square feet
- Additional downtown **parking**
- Enlarge the crowded **Children's Room**
- Larger **Auditorium** for public events
- Additional meeting / **conference**

In addition, the library will provide more **computers** to meet demand and put the library in compliance with accreditation standards. Upgrading the library's **technology** so that books and other items are processed more efficiently will greatly improve **customer service**. The energy efficiency of the library also will be improved, resulting in **substantial savings** on utilities.

The estimated total cost for the expansion, renovation and parking is \$18 million. For the owner of a \$200,000 home, this translates into an extra


## \$3.67

tax per month.

We value your opinion.  
Please share your thoughts.

*I support this expansion, because it is a central part of our community. We could use more computers and have a larger children's space. People should have readily accessible and comfortable place to interact with the community.*

*Let's do it!*







## Comment collections

Art in the Park

Earth Day

Free State Free-con

Library Programs

Online Survey

Brandon Woods

Library Boxes/Mail

Library Notebook

Holcomb

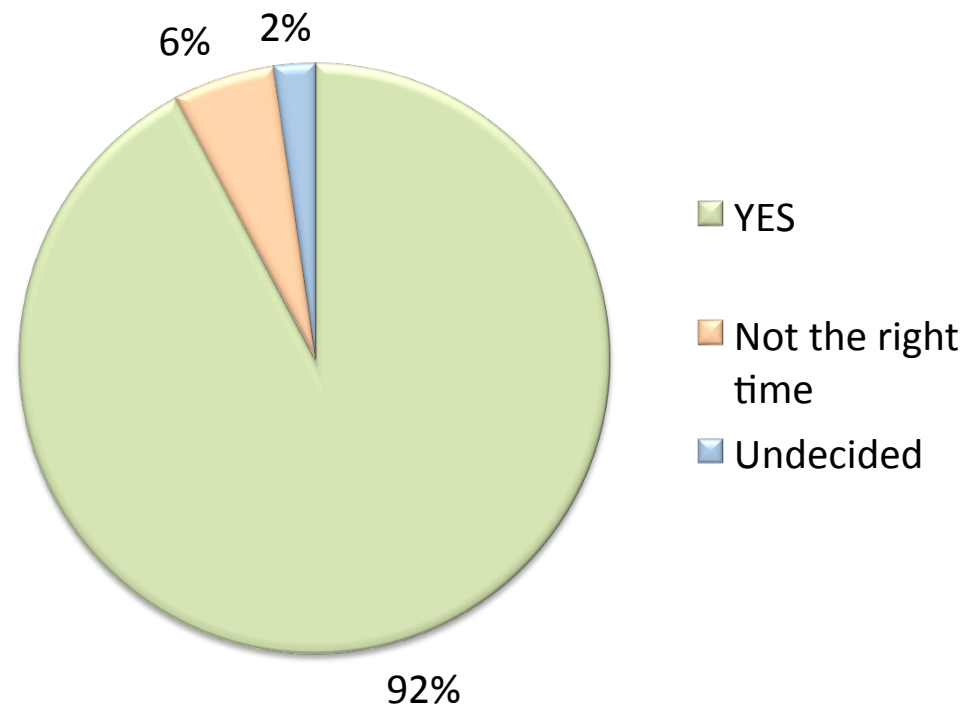
Library Forum

West Farmer's Market

Downtown Farmer's Market

Summer Reading Kick off

comments received - 721 total



## Over 700 comments received

The overwhelming majority of comments were for expanded children's programming, collections, and activity spaces.

Parking access and capacity was also a primary concern of those who commented.

Other suggestions included increased accessibility to collections, areas to study and read, and more computers.

Meeting space for library programming and community use were listed as a high priority for many who commented.

Many comments in support of the project included a request for satellite locations as well as an improved downtown location.

Other amenities listed included a café or coffee shop, meeting rooms and programming space, natural light, and more artwork on display.



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## The Concept

The current library facility has served Lawrence well over the past 39 years. Today, it is seen as an anchor for downtown Lawrence and an important resource for the city. The opportunity to renovate and to add on to the structure allows us to create a new and improved facility that will serve us well for many years to come. Initial design concepts suggest the following:

The Vermont Street side will remain the front of the library. It projects a strong civic or public image. The existing library's design has been incorporated into the new so that the addition and renovation are visually compatible with one another.

The ability to see in has increased. The front appears more open, friendly and accessible.

Access to a drive-up book drop will improve on the current historical method of outdoor book drop.

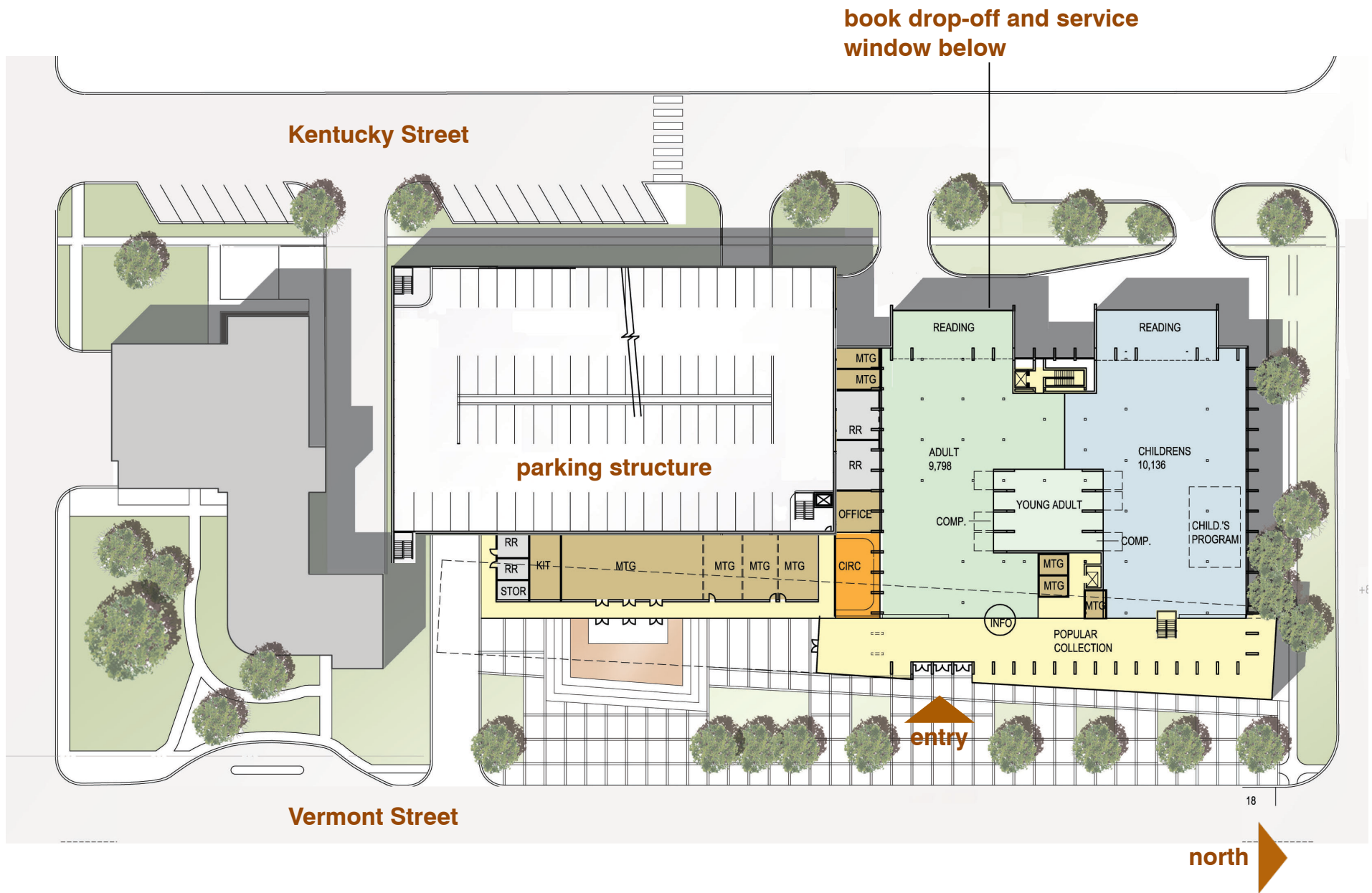
## The Concept

Public plazas are placed mid-block, adjacent to the public meeting rooms and parking garage access. The meeting rooms act to integrate the parking garage facade into the downtown. The entire “front” of the library has been developed as a public place.

The interior is open with great sight lines to the rest of the library and the visitor is greeted with books and other media in the much expanded popular display area.

Reading areas have been placed on the west side to allow for views to the park. Daylighting has been increased both as a desired aesthetic and for creating energy savings through harvesting daylight for functional purposes.

This building could be a model for sustainability, saving operational dollars through smart energy approaches while creating a healthy environment for all users. LEED certification is a goal.



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## The Cost for the referendum

New Addition	5,700,000
Existing Building Renovation	3,300,000
Parking Structure	4,300,000
Site Improvements	600,000
Estimate Contingency	690,000
Construction Contingency	550,000
Development Costs/Furnishings/Technology	3,300,000
Project Contingency	165,000
Escalation	395,000
Library Foundation Commitment	-1,000,000
Total	18,000,000

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