

New Wichita Central Library Charrette

June 9-13, 2014



WICHITA PUBLIC LIBRARY
The Discovery Center

HBM Architects



SASAKI
ASSOCIATES



Charrette

A Charrette was conducted during the week of June 9 through June 13, 2014 as a stakeholder engagement and consensus-building effort to establish the direction for the New Wichita Central Library.

This document is a compilation of the information received and a summary of the direction given.

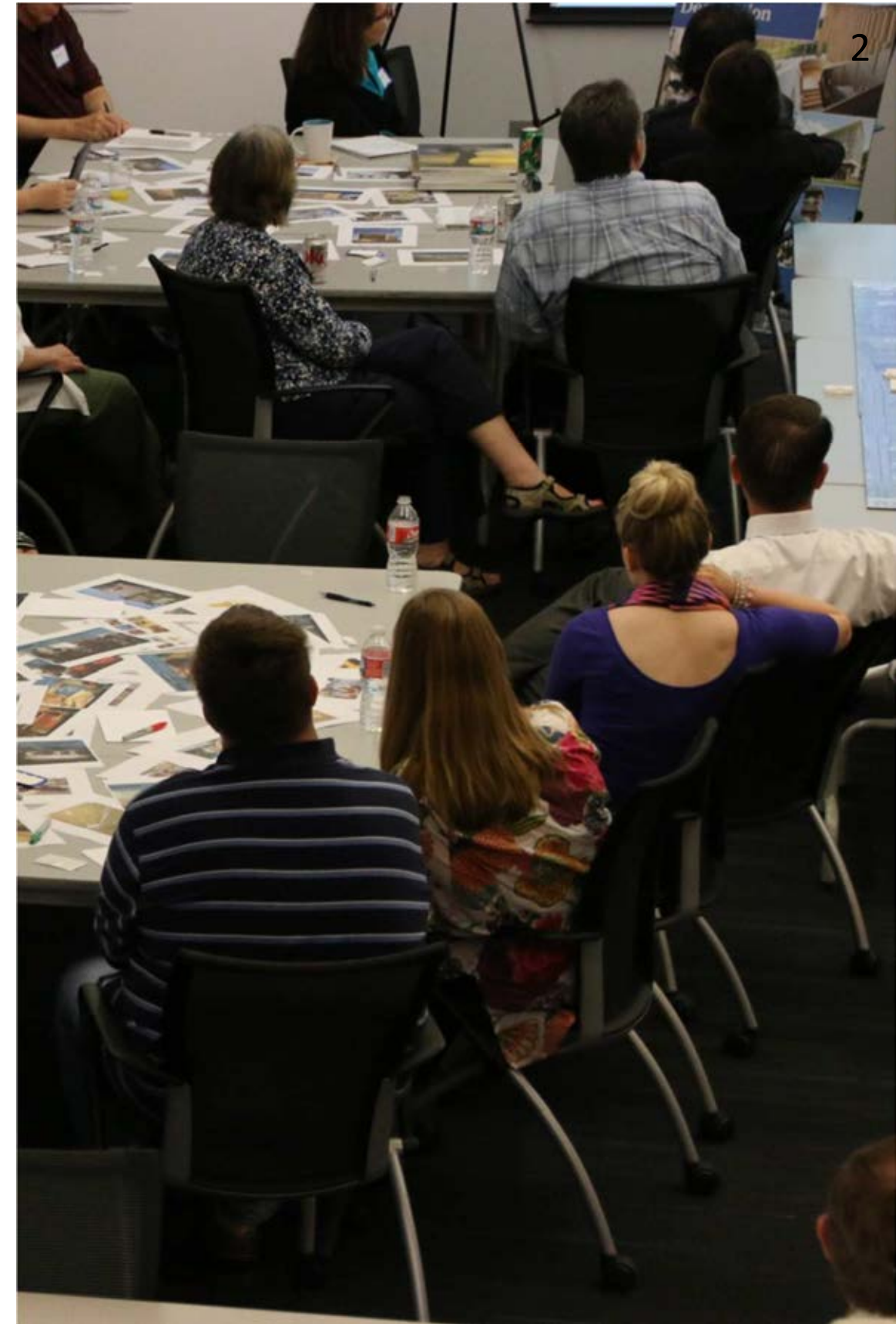


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Executive Summary

Preface

A Charrette is an intense planning session where citizens, designers, and others collaborate on a vision for development. The purpose of the Charrette is to give all participants enough information to make good decisions during the planning process.

During the week of June 9 through June 13, a Charrette was facilitated by the GLMV Architecture, Inc. team. In addition to the staff from GLMV, the participating team members included staff from H3 Hardy Collaboration Architecture LLC, the Sextant Group Inc., and Sasaki Associates Inc. The City's library consultant from HBM Architects also participated.

The Charrette objective was stated as **“Using the program completed April 2013 and two sites: (1) the existing library location and, (2) the proposed site at 2nd and McLean Boulevard, gather additional information, provide analysis and by the end of the week make a recommendation on the size, quality and preliminary total project costs for a new central library to proceed into Schematic Design. ”**

The decision-making body was the Project Committee which consisted of Library Board members, the City Council, and representatives from City stakeholder departments.

Process

The process began on Monday with a series of informational meetings with the Project Committee on the two different sites, the existing library and the completed program for the new library. Tuesday consisted of Engagement Sessions with interested people from the community. There were two sessions---one in the morning and one in the afternoon. In addition, there was a public session held at the existing Wichita Central Library building. The participants were asked to give input on their priorities for a new library under the topics of the Library as an Icon---Great Public Building; the Site for the Library; Technology in the Library; Furniture, Fixtures and Equipment for the Library; Community Spaces in the Library; and Book Stacks in the Library.

Wednesday and Thursday were spent developing concepts from the information received and providing updates to the Project Committee for their comments. On Friday the team finalized the concepts, prepared cost estimates, and made a recommendation to the Project Committee.

The information from the Engagement Sessions was summarized into Design Statements. These Design Statements then were developed into Key Design Principles.



Executive Summary

Process

The Key Design Principles are:

- Accessible/Convenient **PARKING**
- Targeted **EXPANDABILITY**
- Internal **FLEXIBILITY**
- Department **ADJACENCIES**
- Operating **COSTS**

In addition, the program requirements for the new library were evaluated along with the site requirements. The result was a library requiring 90,000 square feet with specific department adjacencies and expansion potential. Parking requirement for the site is 250 dedicated spaces.

The Key Design Principles and the Library Program and Site requirements were then used with the Design Statements to evaluate the two sites and develop project cost estimates.

Existing Central Library Site

The existing central library facility was constructed in 1967 and is a good example of the style of architecture prevalent during the 1960s. The building consists of articulated precast concrete walls and concrete column and beam structure. The windows of the building are a monumental single-pane dark bronze glass. Overall, the building is in good condition, but the systems are out of date and worn out. There is little if any energy efficiency in the exterior walls and roof. In addition, several upgrades will be required to meet current regulations for fire life safety and ADAAG. Any use for the building would require significant modifications to the architectural systems and building systems.

The central library has 40 adjacent parking spaces. The rest of the parking is shared with the Century II events. All parking is metered.

The building area is approximately 90,000 square feet spread over four levels including a basement level and a mezzanine.



Executive Summary

Existing Central Library Site

Challenges with the Central Library as the New Library are the following:

- The four levels will increase the cost of staff.
- There is little feasibility for an access floor system for the flexibility required for technology.
- The site does not have 250 parking spaces that are accessible and convenient.
- There will be significant expense to bring the building to current code and ADAAG compliances, and energy efficiencies.
- The building spaces do not accommodate all of the department adjacencies and flexibilities required in the library program.
- The site is restricted with limited potential for future expansion.
- Physical modifications today and in the future to accommodate the library program requirements would negatively change the critical architectural features.
- The building design does not provide secure opportunity for the after-hours community use.

The total project cost estimated for the existing central library to be physically changed to the new library is approximately \$31 million.

New Library Site

The proposed site for the new library is located at Second Street and McLean Boulevard and is approximately nine acres. It is located south of Exploration Place and north of the Delano District Development. The site is relatively flat and has been vacant for several years.

The new proposed building will be no more than two levels and would accommodate many of the program requirements on the main level. The building will be expandable on the main and upper levels to accommodate the library expansion. In addition, spaces for after-hours community uses will be designed so as not to compromise the security of the building. The site will be able to accommodate the 250 dedicated parking spaces with capacity to expand the parking as the need requires.

The concept design developed for the site showed the building located in a linear relationship with Exploration Place and the Delano District. This provides opportunities for future shared event use with Exploration Place and for potential further development of green space for Delano. The concept plan shows that the actual property required for the new library could allow for more commercial development as part of the Delano District.



Executive Summary

New Library Site

This site has the opportunity to create landmark architecture that provides an iconic identity with powerful visual connections to the surrounding context and a destination as a community anchor. The concept site design is included as an attachment.

Attributes of the New Site as the New Library are the following:

- The program requirements and department adjacencies are met
- The site provides for ample parking to meet present and future needs
- The new building provides for the flexibility with access floors for technology
- The two levels provide for staff efficiency
- Operating costs will be lower with building systems efficiencies and the requirement for less staff
- In the new design, 80 percent of the library will be accessible to the community
- The building and site accommodate future expansions in several locations

The total project cost estimated for a new library and site is approximately \$29.9 million.

Recommendation

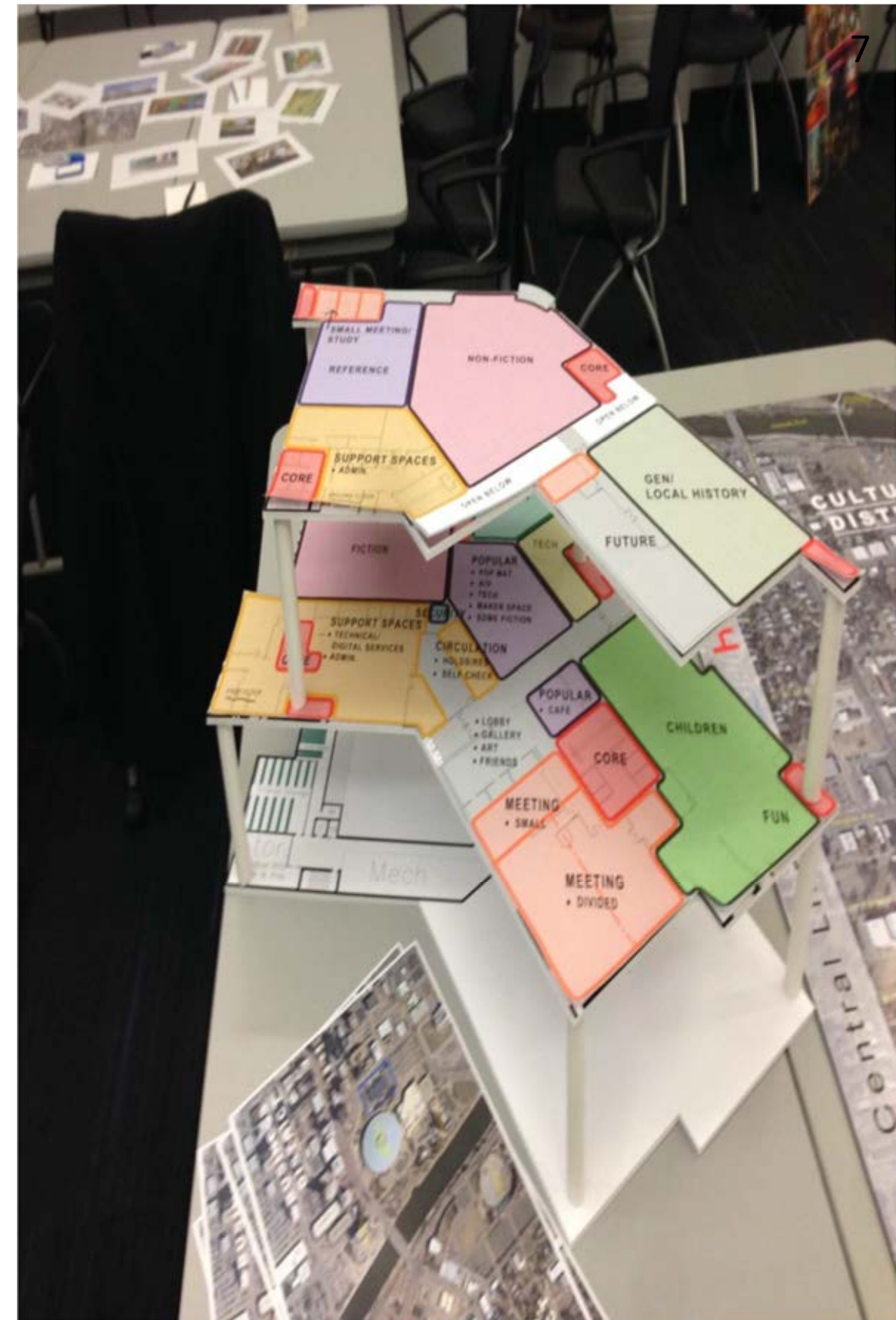
The GLMV Architecture team, after review of all of the information gathered in the Charrette week, recommended the new library be a new World Class Advanced Learning Center to be located on the new site at Second Street and McLean Boulevard. The total project cost is \$29.9 million.

The team also recommended the continued use of the central library building to preserve its architectural design for new uses as potentially part of the Century II expansion and development.

The GLMV Architecture team requested a consensus from the Project Committee to proceed into Schematic Design with the new Advanced Learning Center on the site located at Second Street and McLean Boulevard.

Project Committee members expressed agreement with the GLMV Architecture team recommendations.

Based on the outcome of this Charrette work, the GLMV Architecture team will proceed with Schematic Design for a new facility of approximately 90,000 square feet to be located near the intersection of Second Street and McLean Blvd.



Executive Summary

Conclusion

As the New Central Library Advanced Learning Center, this new facility will bring exciting benefits to the community of Wichita including:

- Unique opportunities to enhance learning and entertainment experiences** through cooperative events with Exploration Place,
- Access to advanced technology** throughout the facility in the form of interactive touch screens, graphic presentations and internet communication,
- Flexibility** with the access floor system to keep the facility continually **updated and current** to today's and future changes in the library program,
- Expandability** in multiple directions inside the building and exterior to the building with **minimal disruptions** to library functions and operations,
- Efficiency in operational costs** with fewer staff required because of the open plan on two levels and adjacencies designed in for all departments,
- Availability in the after hours** of specific areas in the library for use by **the community and business** with access to amenities,
- Ability** to create new **business opportunities** with the **entrepreneurial centers** available throughout the building, and
- Convenient** and numerous **parking** opportunities for patrons and visitors.

The site for this new facility will provide for expansion potential of the Delano District creating opportunities for new event activities and commercial development. The multipurpose parking area/event area will be the synergy for people to gather for various activities. New eateries and retail shops can be created with complementary themes oriented more towards the family. This New Central Library Advanced Learning Center, with its pedestrian alignment with Exploration Place and the Delano District, will create the exciting environment to further enhance the experience in downtown Wichita. It will be both memorable and enjoyable.



Charrette Information Meeting

The Charrette began with the informational project briefing with the Project Committee. The Project Committee was determined to be the decision-making body and consisted of Library Board members, the City Council, and representatives from City stakeholder departments. The purpose of the meeting was to review the Charrette process and schedule, discuss the Library space program and concept, and provide to the Committee all information gathered to date that will be used in the process.

A Charrette is an intense planning session where citizens, designers, and others collaborate on a vision for development. The purpose of the Charrette is to give all participants enough information to make good decisions during the planning process.

The intent of the Charrette is to gain consensus with participants through the process. Consensus is the sense of “majority of opinion” or “general agreement or concord.” By consensus, the stakeholders and professionals collaboratively generate a program; the stakeholders and professionals vet the program; and the program is finalized through majority agreement.

This Charrette’s objective was stated as **“Using the program completed April 2013 and two sites: (1) the existing library location and (2) the proposed site at 2nd and McLean Boulevard; gather additional information; provide analysis; and, by the end of the week, make a recommendation on the size, quality and preliminary total project costs for a new central library to proceed into Schematic Design. ”**

The focus of Charrette is to DEFINE, to ENGAGE, and to IMPLEMENT. This week-long process consists of the following steps:

- Define the Objective(s) of the Charrette.
- Determine the Charrette Committee and the participants for the Engagement Sessions.
- Gather information and create the Engagement Tools.
- Determine three to six Topic Questions for participants to respond to in the Engagement Sessions.
- Facilitate the informational meeting with Charrette Committee.
- Conduct Engagement Sessions.
- Conduct Design Team Collaboration with periodic Charrette Committee reviews.
- Facilitate the Charrette Summary meeting with the Charrette Committee.

The schedule for the Charrette week was reviewed with the Committee with final adjustments and arrangements. Several parts of the Charrette were identified in the schedule. There were several Project Assumptions that related to current program size, future expansions, project budget, certain quality features, etc., that were reviewed with the committee. This is important to develop a foundation for the effort and to avoid any initial misunderstanding.



Project Assumptions

The Library program is approximately 102,000 gross square feet as a starting point for the Charrette

Long-term expansion of the Library to grow to 146,000 gross square feet

Only two sites in consideration: existing Library site and the new Library site (as shown) at 2nd and McLean Blvd.

Land cost is not included in the project budget.

Project budget by the City of Wichita is set at 30 million dollars.

Building characteristics to include column-free space, lots of natural light, ample parking, flexible floor space

Two stories (above grade) maximum for new site

Sustainable ideas and practices that reasonably fit the project budget

End result is a Great Public Building of architectural significance (within the project budget).

Charrette Information Meeting

Next, a discussion was focused on project costs, construction costs, and construction support costs. A comparative list of libraries with the sizes, costs, cost per square foot, the year it was built, and a projection of what the cost per square foot would be today was presented. The costs shown include the building, site, furniture fixtures and equipment (Library FF&E), and technology.

In order for a project to meet expectations, three indicators (balls) must be in balance. These are SIZE, COST and QUALITY. For a fixed budget, the size of a building will be affected by the quality level. If the size of the building increases, the level of the quality must decrease. Examples were reviewed demonstrating the impact each indicator has on the other.

It was also mentioned in the discussion the long-term effect of operational costs versus initial construction costs. A graph was shown depicting an example of how construction costs would account for 25 percent of total operation costs today and only 1 percent of the total operational costs 30 years from now. The example demonstrated the real long-term cost effect on operations is really in staff and building systems efficiencies.

This project will have the potential to use many of the sustainability materials and systems available in the industry. A list of potential sustainable approaches was presented. A new Library, whether in the existing building or in a new building with the greatest potential for sustainable design, will be beneficial to controlling long-term operational costs.



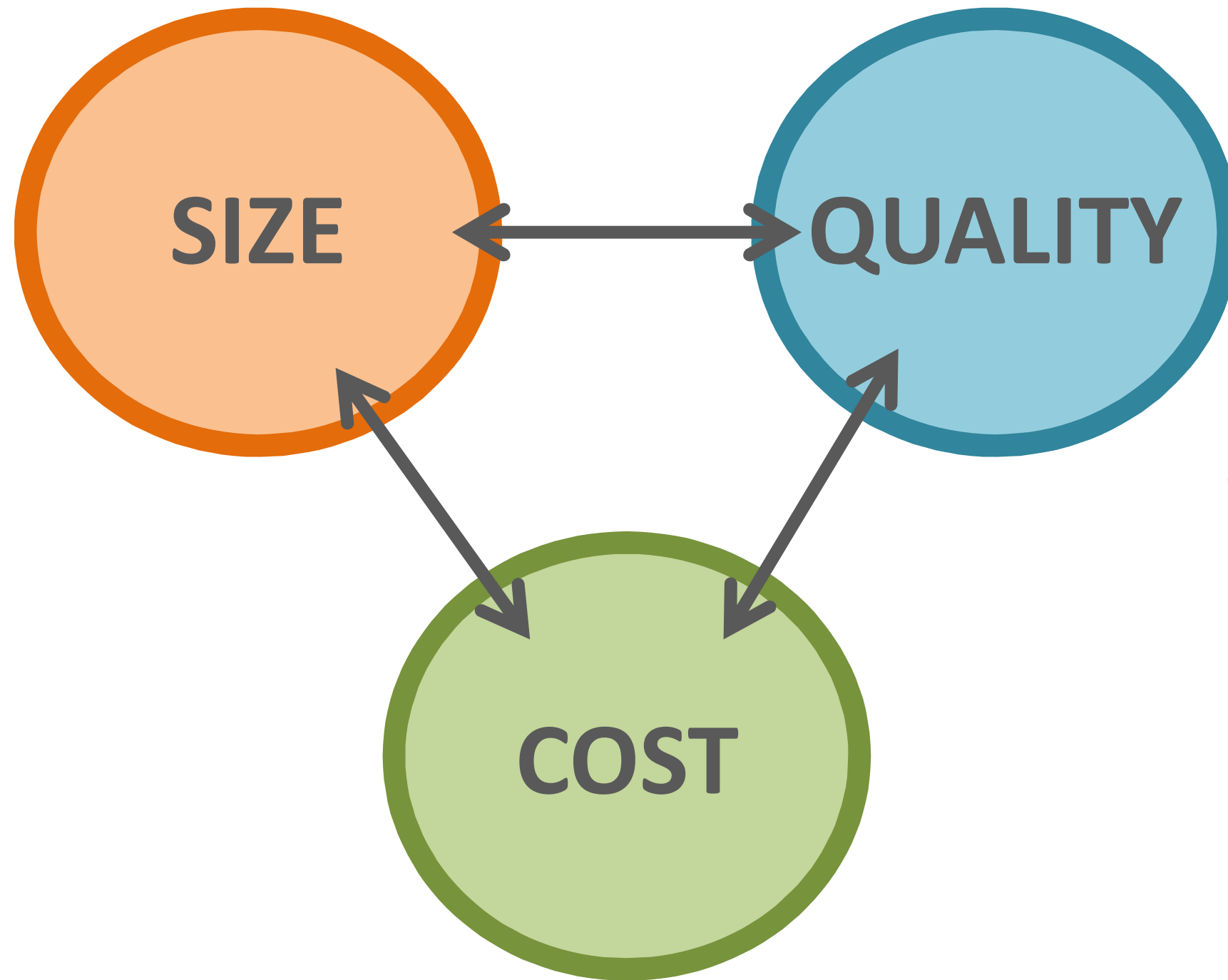
Similar Cost Reference Point

LIBRARY CONSTRUCTION COSTS COMPARISONS

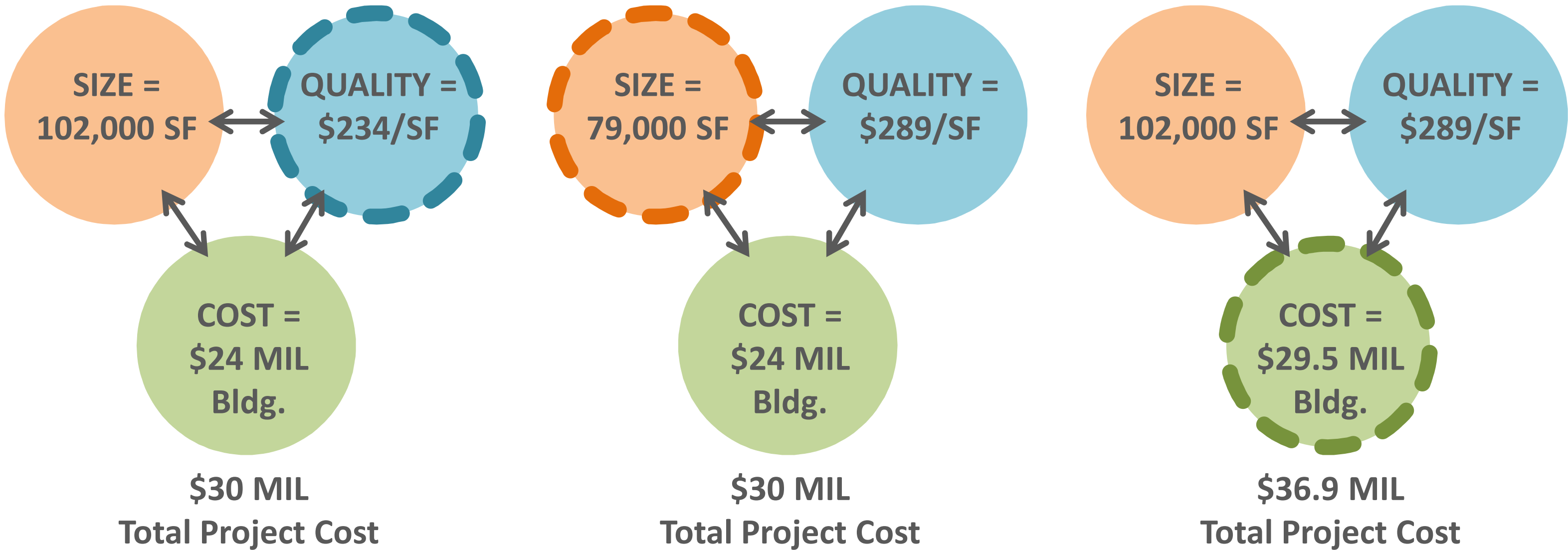
INCLUDES BUILDING, SITE, FF&E TECHNOLOGY

	SIZE (SF)		COST	COST/SF	YEAR	COST/SF TODAY
Topeka and Shawnee County Public Library	100,000	add	\$23,000,000	\$230.00	1998	\$340.00
JB Hunt Library	221,000	new	\$115,000,000 \$90,000,000	\$407.00	2012	\$407.00
Ronald J. Norick Library – Oklahoma City	111,200	new	\$21,500,000	\$193.00	2004	\$250.00
Windmill Library - Las Vegas	124,500	new	\$45,700,000	\$367.00	2011	\$370.00
Stapleton Branch Library	28,000	new	\$11,400,000	\$407.00	2011	\$407.00
Holyoke Public Library – Massachusetts	40,000	new	\$14,500,000	\$362.50	2011	\$380.00
Charles E. Miller Branch – Maryland	63,000	new	\$29,000,000	\$460.00	2011	\$460.00
South County Library – Roanoke ,VA	54,000	new	\$18,000,000	\$333.00	2012	\$333.00
Glenvar Library – Virginia	15,000	new	\$4,125,000	\$275.00	2013	\$282.00
Warrensville Heights Library – Ohio	27,500	new	\$7,260,000	\$264.00	2012	\$278.00
Average			78,420	\$26,448,500		\$351.00

Wichita Library Project Costs

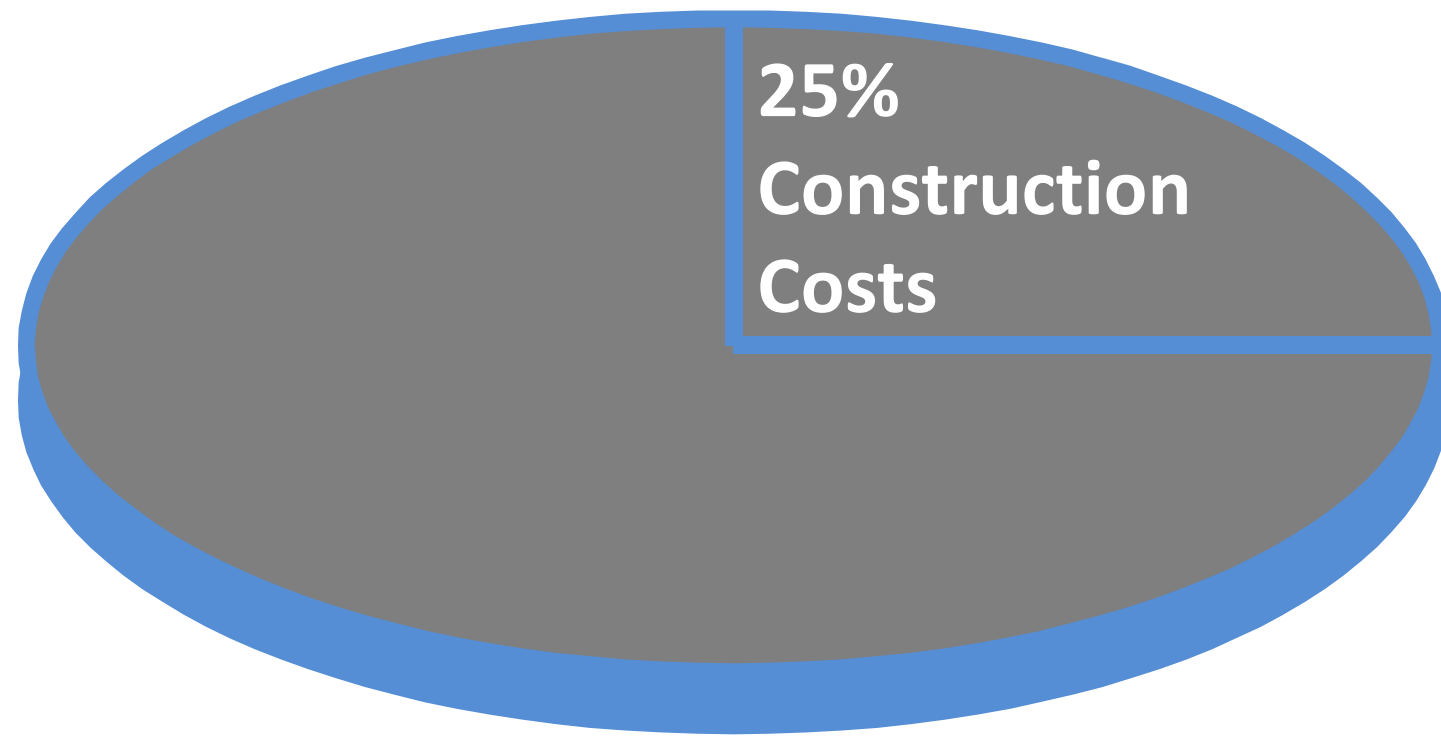


Wichita Library Project Costs

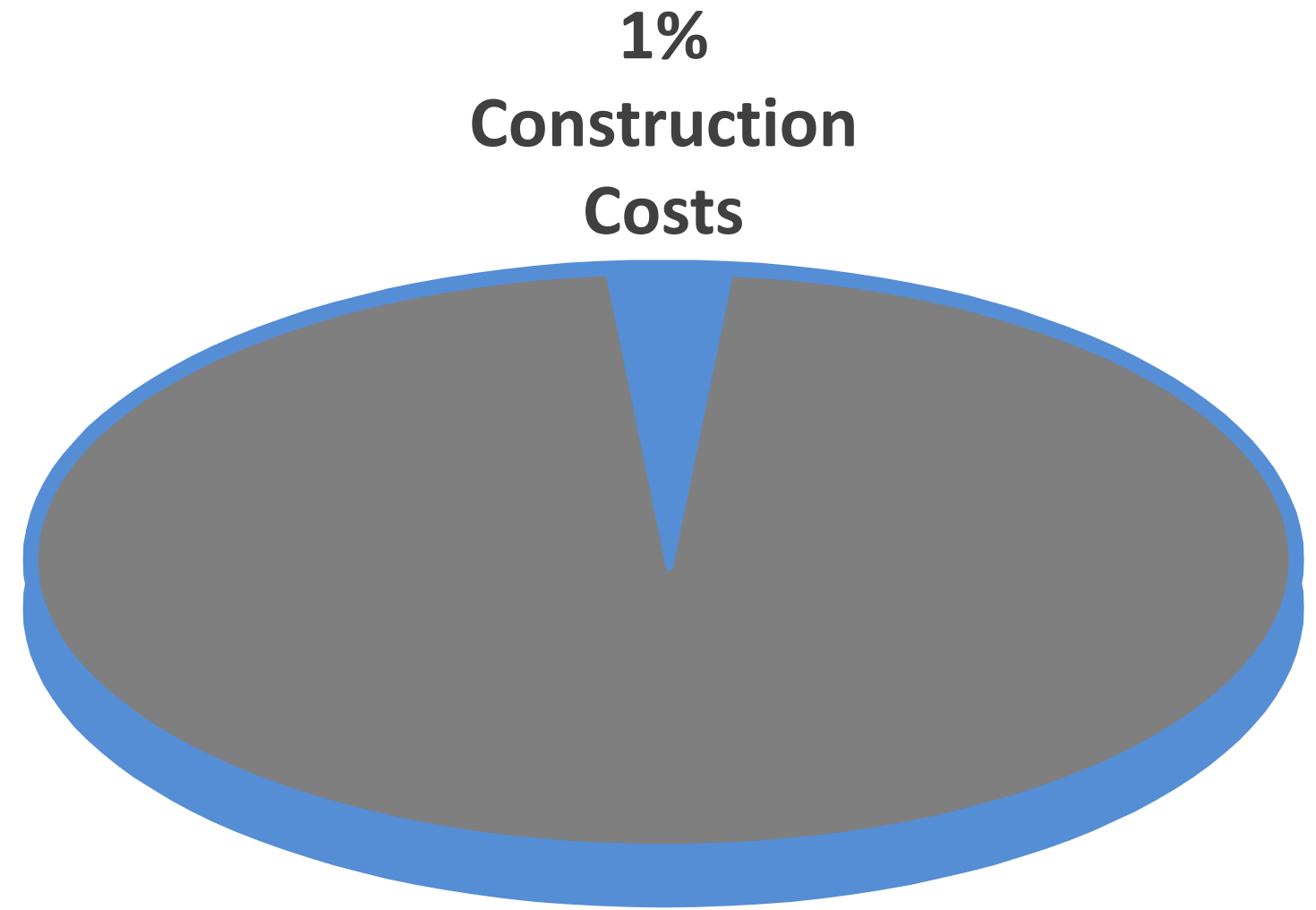


Bldg. = BUILDING COST TO INCLUDE BUILDING, SITE, FF&E, AND TECHNOLOGY

Long-Term Operation Costs



TODAY



30 YEARS

Sustainability Opportunities

New efficient building envelope to include higher insulation values for walls and roof

Lower power consumption – reduction in the range of 10–15%

Efficient lighting with sensors

High-efficiency glazing systems with low-E glass

Shading devices to balance solar gain and daylight harvesting

Better building orientation to take advantage of natural light

Lower water consumption for building – reduction in the range of 20–30%

Rainwater capture and reuse

Recycled materials

More efficient energy management systems including digital temperature controls

Cool roof technology

Newer and efficient mechanical equipment as standalone for new building

Fresh air systems (economizer cycle) for mechanical equipment

Efficient placement of landscaping for shading the exterior of the building and the parking areas

Existing Library Discussion

The existing library facility is a 90,000-square-foot, four-level building including the mezzanine constructed in 1965. The structure is concrete and steel with precast exterior walls and monolithic glazing. A study was conducted in 2010 comparing the costs of improvements to update the existing library facility to building a new facility. The building is an iconic structure and has an award-winning design for the architecture of that time period. The results of the study showed the two costs to be very close; however, many of the issues of the existing building would remain.

Some of the issues with the building are listed on the following page.



Existing Library Discussion

48-year-old facility, containing approximately 90,000 square feet on three levels plus basement

Precast concrete exterior walls with no insulation (low U-values for walls)

Lesser amount of equipment /computers in the current facility compared to the future facility

Older lighting technology, inefficient and costly

Core functions upgrade: ADA, Elevators, Restrooms, Vertical Circulation

Inefficient window systems (currently 1/4-inch, single-pane glass)

Older or no energy management system for the building

Older and less efficient equipment in the central plant

Loss of efficiency due to longer runs for chilled and hot water from the central plant

Older technology for elevator – higher maintenance costs for the current elevators

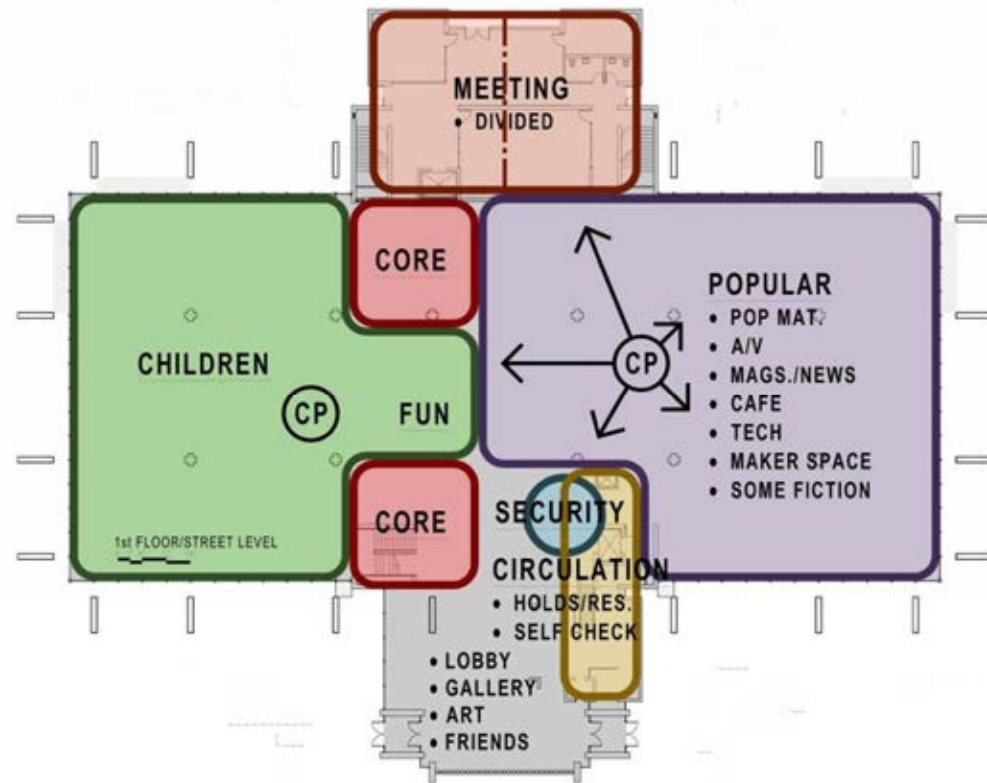
Existing Library Discussion

The overall condition of the building is good and should be preserved for an alternative use. Some of the issues and limitations include limited expandability, ADA accessibility, limited nearby parking, outdated heating and air conditioning system, non-insulated building envelope, higher staff costs due to the four levels, and restricted floor to ceiling heights above the mezzanine. The space program needs would require the expansion of the mezzanine into the main level area.

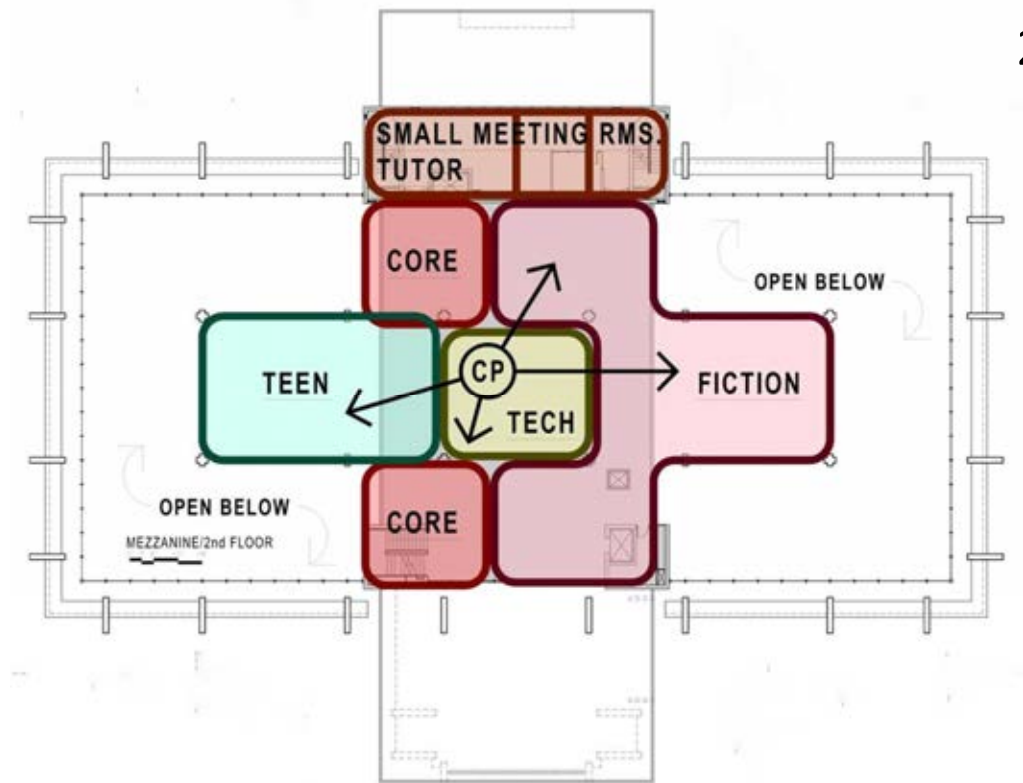


HBM Program of Existing

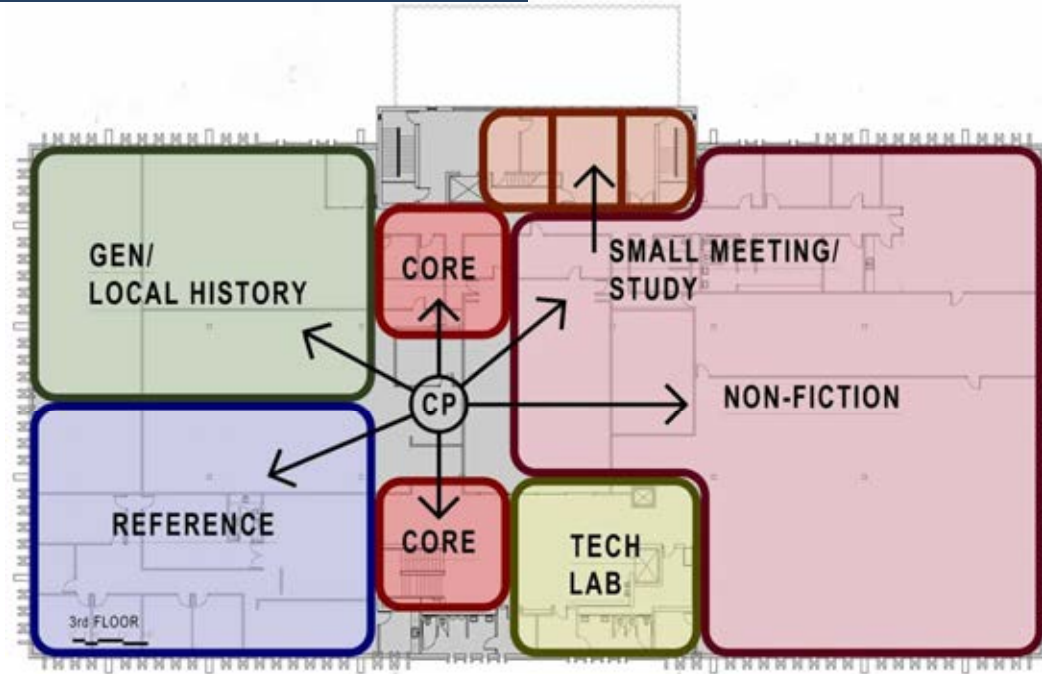
The building program prepared by HBM Architects for the new library was applied to the existing library and showed that all levels would be needed. This left no areas for expansion. In addition, more control points were needed for the library, which will require additional staff. Not all of the programmatic space size or adjacencies were achieved with the application. The graphics on this page show the possible locations of the different program spaces.



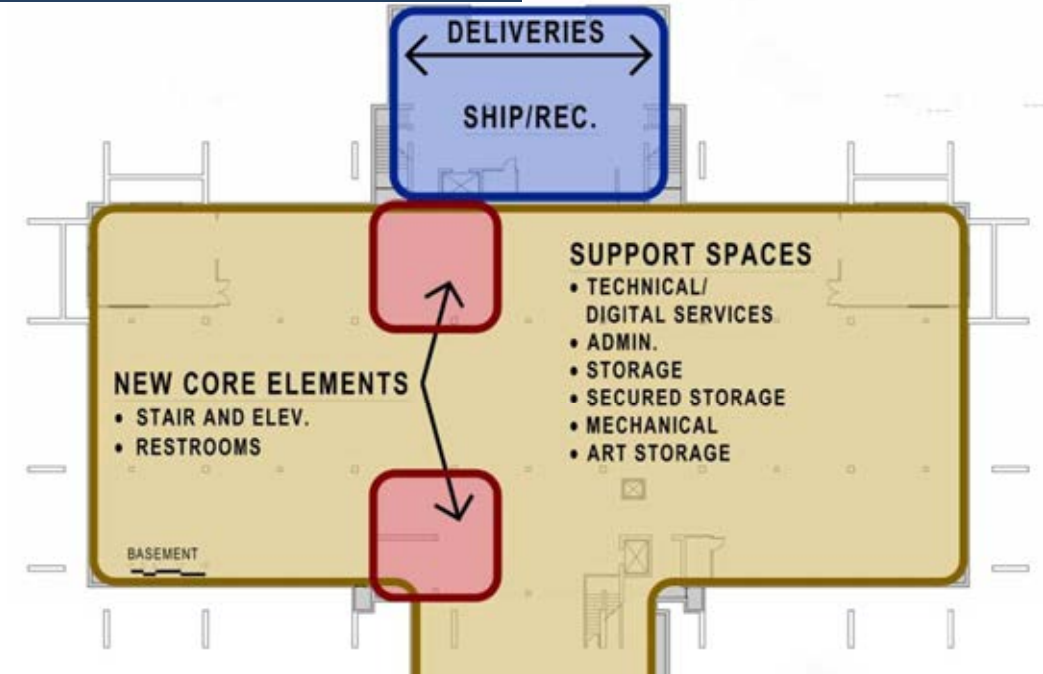
FIRST FLOOR PLAN



MEZZANINE PLAN



SECOND FLOOR PLAN



BASEMENT PLAN

New Public Library - Program

A summary of the new library program created by HBM and the Wichita Central Library was presented. The presentation was done using the concept diagrams that were created.

The new library program proposes a two-level concept with a partial basement. The concept demonstrated not only the desired space locations, but also the space adjacencies. It is intended the interior design be of large open spaces, with minimal walls, separated by library furniture. This will optimize the visibility and control of each of the areas. A large two-story tall foyer separates the building in two areas.

FIRST FLOOR PLAN



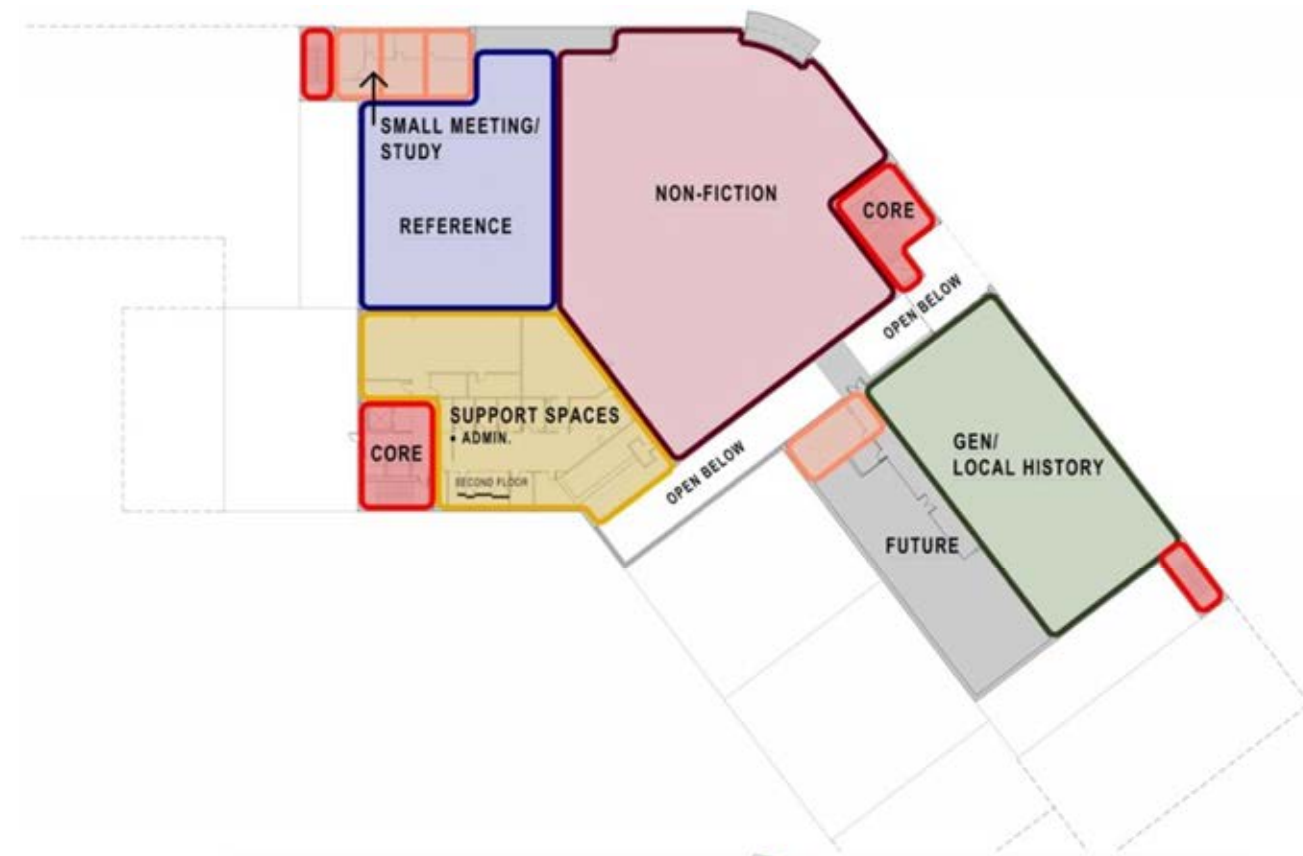
New Public Library - Program

On the main level, the TEEN, TECH, POPULAR, FICTION and SUPPORT AREAS are adjacent and to one side of the foyer. On the other side of the foyer are the CHILDREN AREA and MEETING ROOMS.

The second level has the NON-FICTION, REFERENCE and SUPPORT SPACES adjacent and the GENEALOGY AND LOCAL HISTORY on the other side of the foyer. The basement is planned for a STORM SHELTER and STORAGE.

Overall, the proposed new library will have approximately 80 percent of the space accessible to the public and 20 percent staff or non-public accessible space.

SECOND FLOOR PLAN

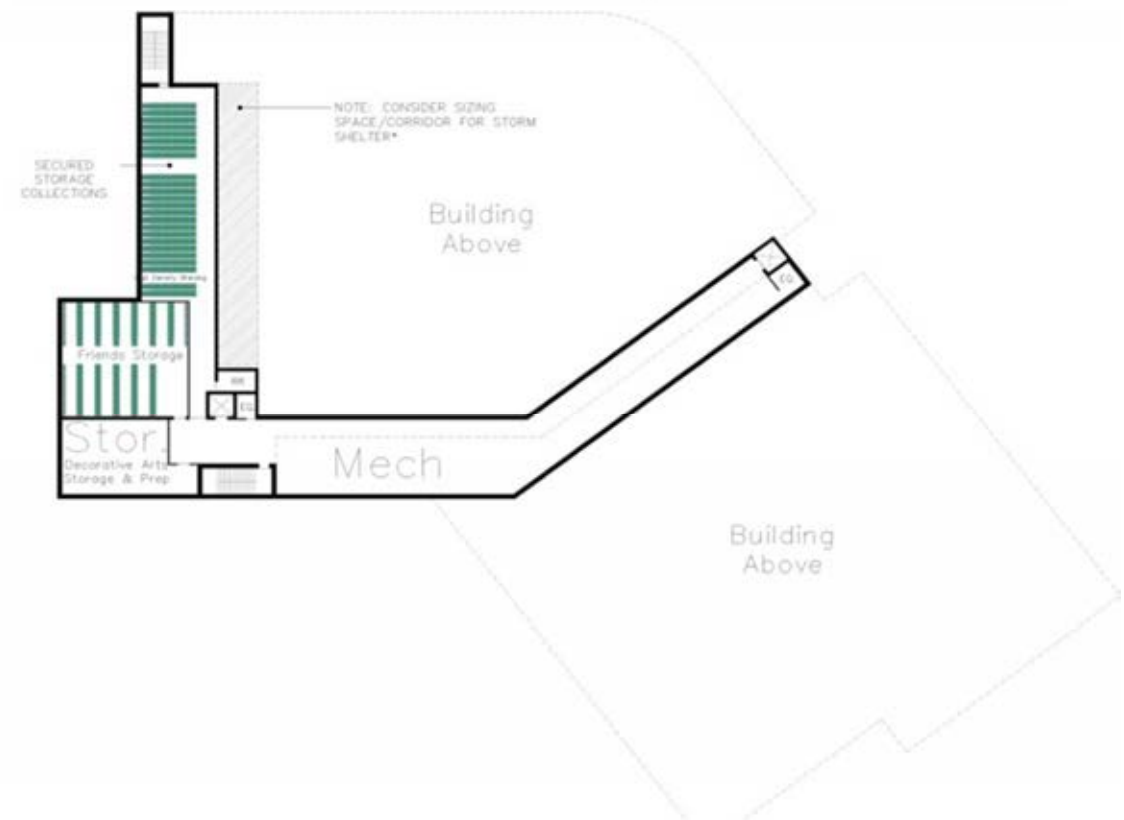
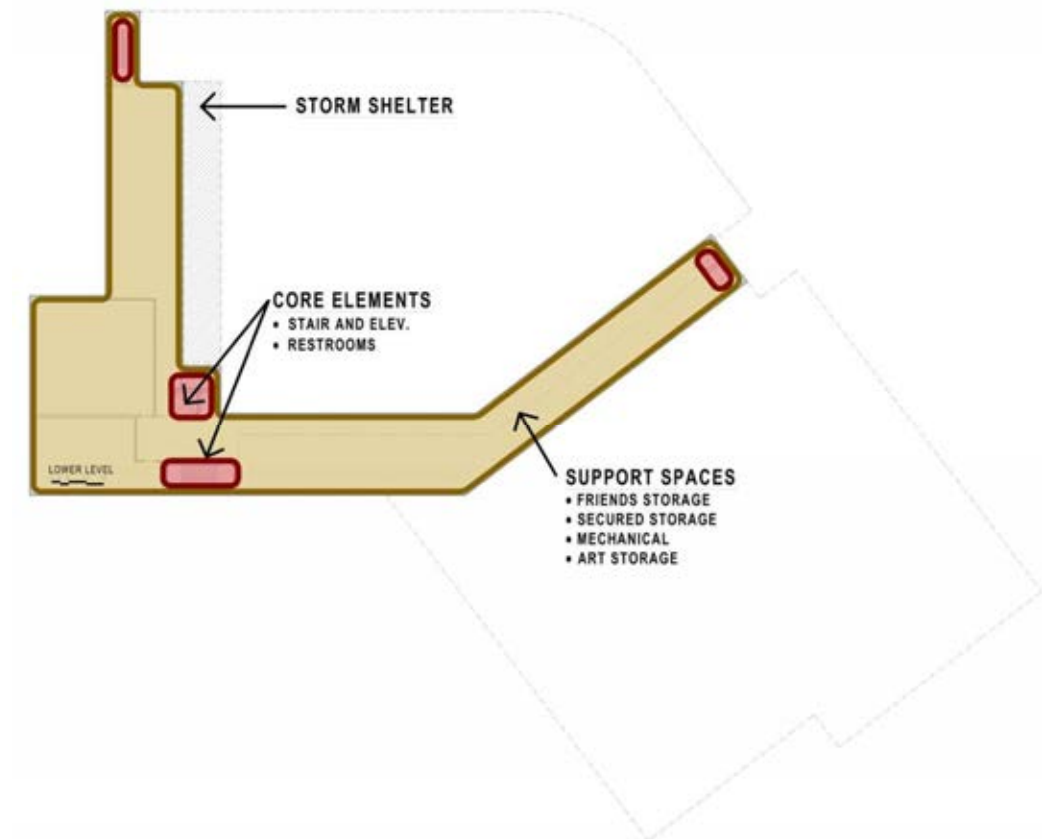


New Public Library - Program

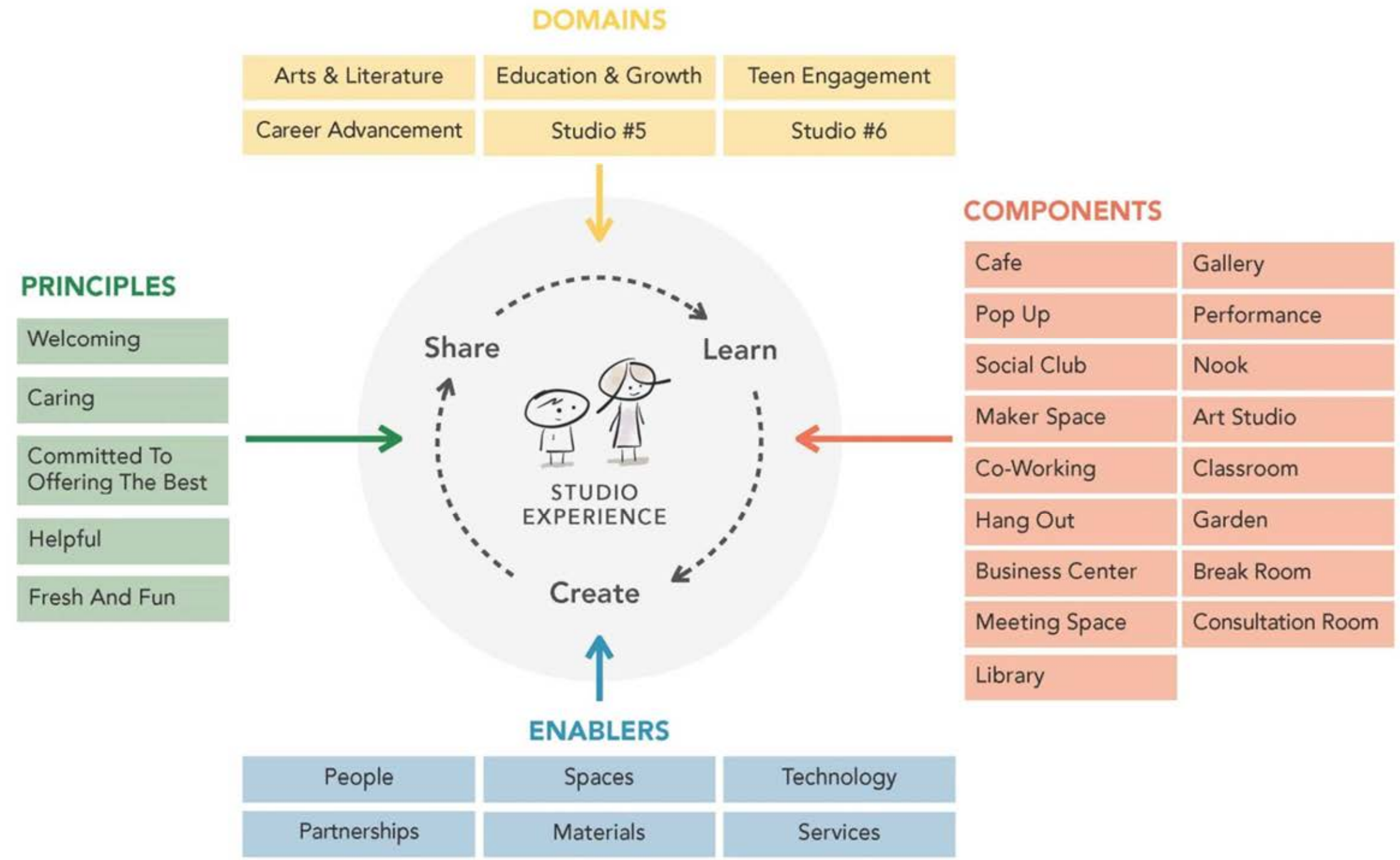
There was further discussion regarding potentially expanding opportune uses for the Library as a Studio Concept where the same spaces could have expanded multiple uses—uses such as Maker Space, Business Center, Hangout Space, Social Club, Performance Space, Meeting Space, etc. The following pages show the context of the discussion.

Also, there was a discussion regarding the exciting potential for advanced technology opportunities for the new library. Technology can be for Information, Wayfinding, Business, Entertainment, and Education. The technology can be interactive and be available for individual use and group use.

BASEMENT PLAN



LIBRARY AS STUDIO CONCEPT



LIBRARY AS....

Vibrant Cafe

A social space encouraging both conversation and solitary reading and relaxation.

Art Gallery

An inspiring place for solo reflection, group discussion, and community events.

Pop-up

Flexible spaces that transform based on need with a sense of mystery and surprise.

Performance Space

Spaces to stage performances from small impromptu gatherings to large planned events.

Nook

Quiet intimate spaces in low traffic areas for reading and reflection.

Social Club

Gathering spaces for local tribes to meet, share, and engage.

Maker Space

A messy garage equipped with the latest tools to turn ideas into reality.

Classroom

Spaces that support blended learning activities in groups or individually.

Co-working center

Inspiring spaces that encourage individuals and small groups to work and study.

LIBRARY AS....

Hang Out

A social space to hang out with friends, play games, and meet others in the community.

Garden

Outdoor spaces that invite relaxation, reflection, community, and inspiration.

Business Center

A space offering self-service and assisted services for professionals, job seekers, and students.

Break Room

Playful spaces that invite little breaks while still being part of the library's social energy.

Meeting Space

Flexible spaces that support presentations, group discussion, and workshop activities.

Consultation Room

Small, intimate rooms for one-on-one guidance and mentorship.

Library

A space that provides access to collections of materials that inspire, inform, enchant, and delight.

access . freely.

LIBRARY AS VIBRANT CAFE

A social space encouraging both conversation and solitary reading and relaxation.



LIBRARY AS ART GALLERY

An inspiring place for solo reflection, group discussion, and community events.



LIBRARY AS POP-UP

Flexible spaces that transform based on need with a sense of mystery and surprise.



LIBRARY AS PERFORMANCE SPACE

Spaces to stage performances from small impromptu gatherings to large planned events.



LIBRARY AS SOCIAL CLUB

Gathering spaces for local tribes to meet, share, and engage.



LIBRARY AS NOOK

Quiet intimate spaces in low traffic areas for reading and reflection.



LIBRARY AS MAKER SPACE

A messy garage equipped with the latest tools to turn ideas into reality.



LIBRARY AS ART STUDIO

An eclectic space bursting with work in progress and filled with creative energy.



LIBRARY AS CO-WORKING CENTER

Inspiring spaces that encourage individuals and small groups to work and study.



LIBRARY AS CLASSROOM

Spaces that support blended learning activities in groups or individually.



LIBRARY AS HANG OUT

A social space to hang out with friends, play games, and meet others in the community.



LIBRARY AS GARDEN

Outdoor spaces that invite relaxation, reflection, community, and inspiration.



LIBRARY AS BUSINESS CENTER

A space offering self-service and assisted services for professionals, job seekers, and students.



LIBRARY AS BREAK ROOM

Playful spaces that invite little breaks while still being part of the library's social energy.



LIBRARY AS MEETING SPACE

Flexible spaces that support presentations, group discussion, and workshop activities.



LIBRARY AS CONSULTATION ROOM

Small, intimate rooms for one-on-one guidance and mentorship.



LIBRARY AS LIBRARY

A space that provides access to collections of materials that inspire, inform, enchant, and delight.





INFORM

LEARN

ASPIRATIONS

LIBRARY AS LEARNING SPACE



INSPIRE

CREATE

INSPIRATION

LIBRARY AS MAKER'S SPACE



ENTERTAIN

SHARE

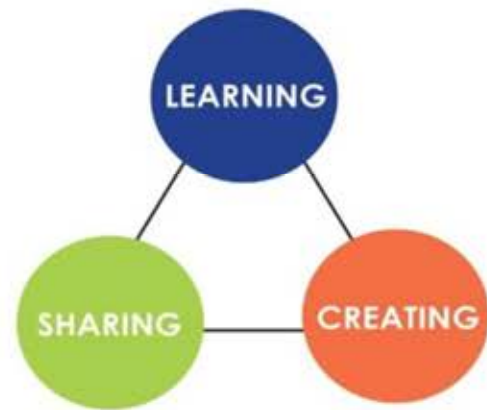
JOY & DELIGHT

LIBRARY AS PERFORMANCE

COMMUNITY PLACEMAKING



WHAT KIND OF LIBRARY DO YOU WANT TO BE?



F: 25/sq ft
sq ft
%



F: 20/sq ft
sq ft



F: 20/sq ft
sq ft



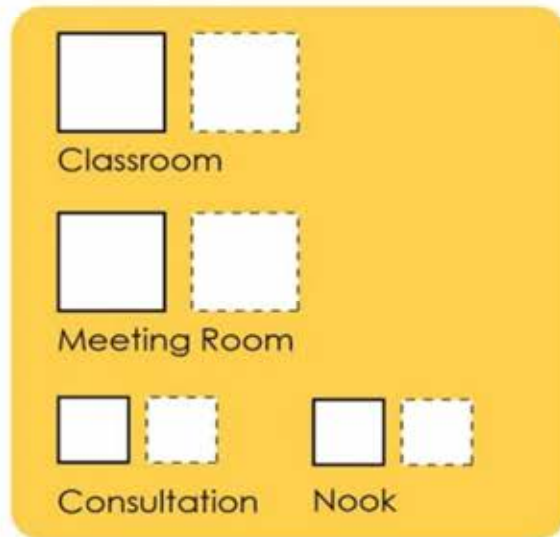
F: 28/sq ft
sq ft



TOUCHPOINTS



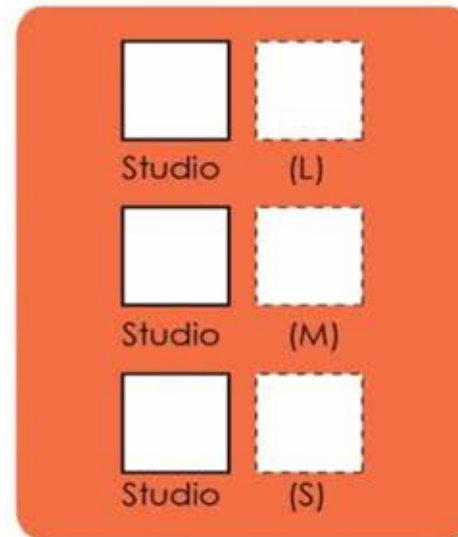
LEARNING: EDUCATION



F: 25-35/sq ft

sq ft

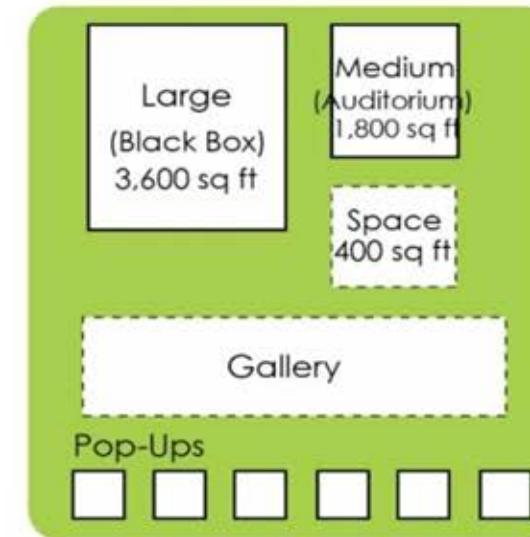
CREATIONS: MAKER'S SPACES



F: 15-20/sq ft
(Equipment)

sq ft

PERFORMANCE / DISPLAY



F: 25-35 /sq ft
(Equipment)

sq ft

The Library Experience Technology



Digital Wayfinding



Interactive Technology

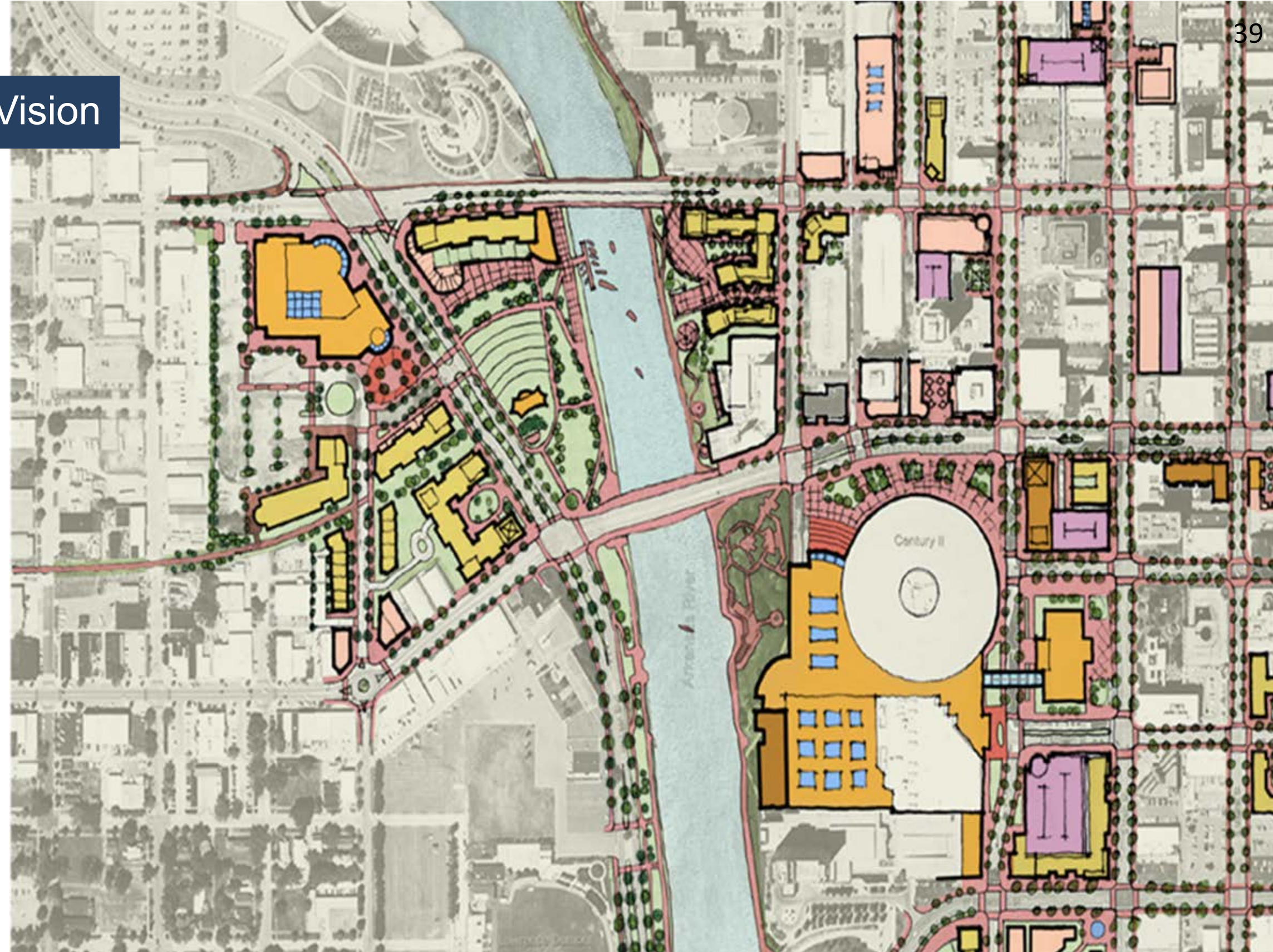


Interactive Technology



Project Downtown Vision

This is an excerpt of the project downtown vision prepared for the City of Wichita and was used in the discussion of the opportunities for the two sites (existing and new). The information was incorporated as background information on how either site can benefit the future development of the downtown.



Districts



Land Use

C-1
The vibrant Delano commercial district is located directly to the south and museum district to the north.

C-4
A mixed-use cultural and entertainment district is proposed with the convention center.



S A S A K I

Green Space

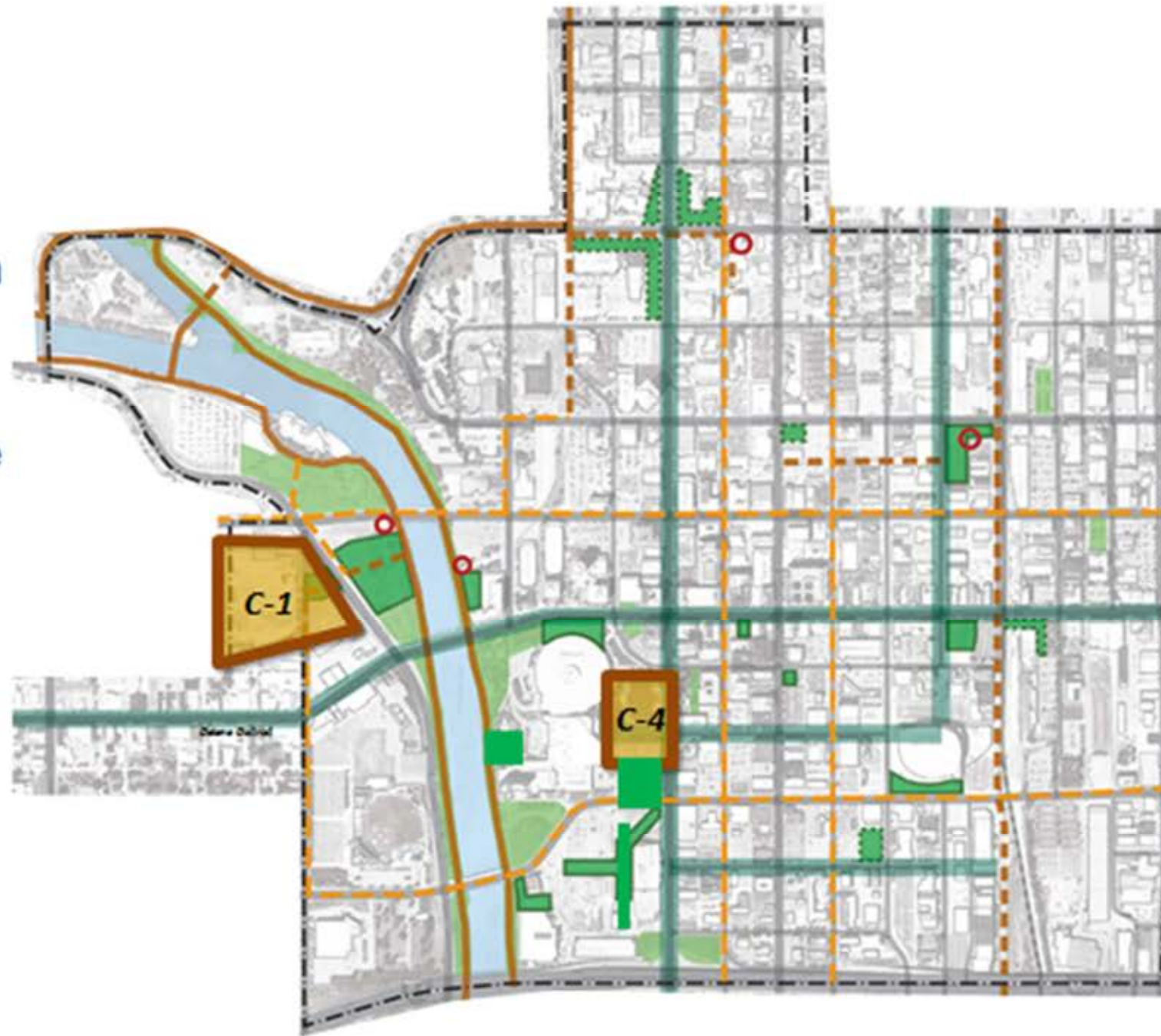
There is a lack of green open space in downtown, and parks along the river primarily serve as circulation.



Green Space

C-1
Ongoing planning in the convention center district recommends a large green space south of the site.

C-4
Project Downtown proposes a large open space connection from the proposed library site to the waterfront.



Orientation

Both sites present challenges to linking into the cultural "string of pearls".



Priority Areas

The Project Downtown Master Plan identifies nine priority areas for redevelopment.

C-1 includes the proposed site for a new library building.

C-4 includes the existing library site.



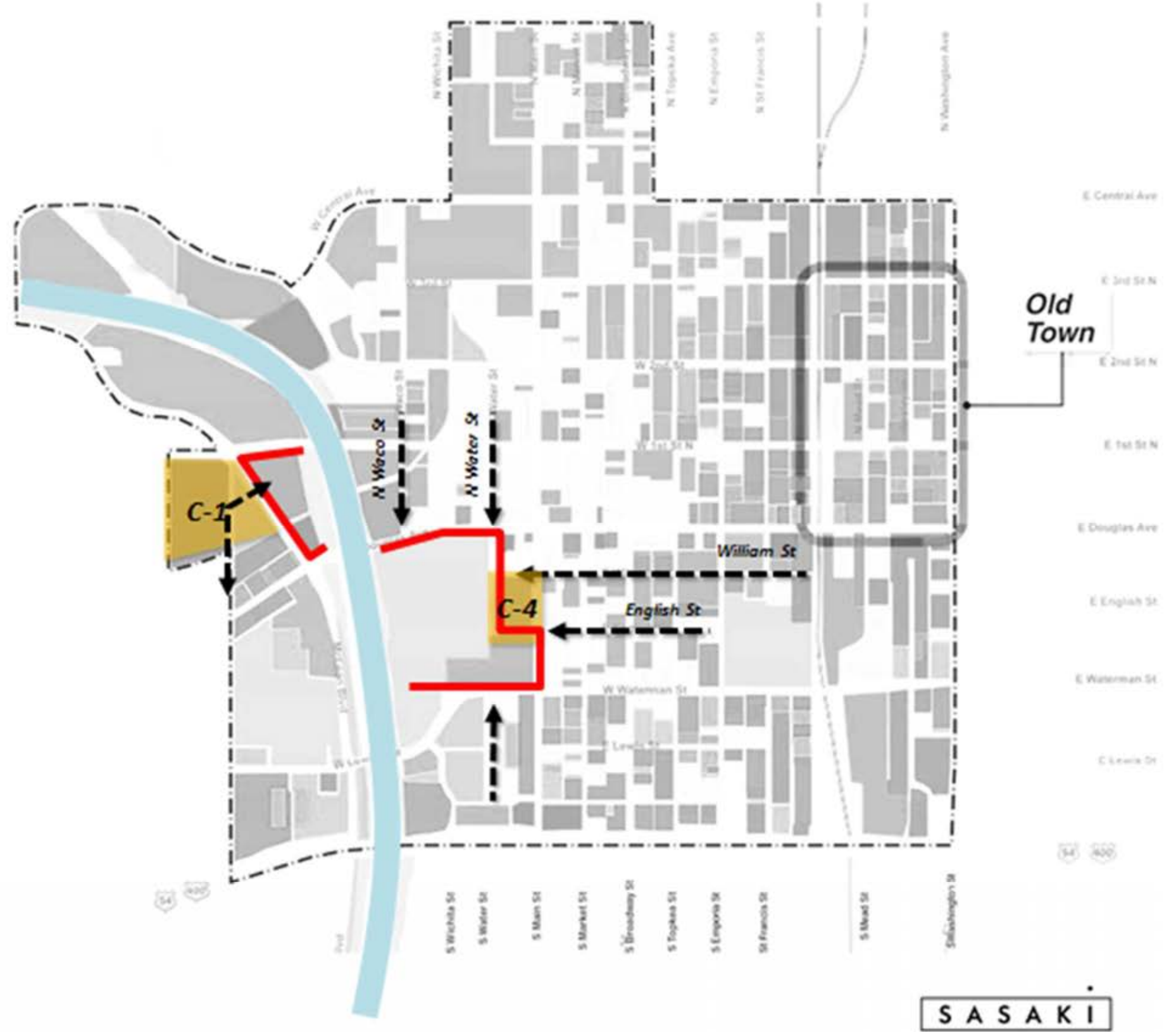
Connectivity

C-1

A planned residential development to the east will create a barrier to the river.

C-4

The site is currently disconnected from the river by the convention center superblock.



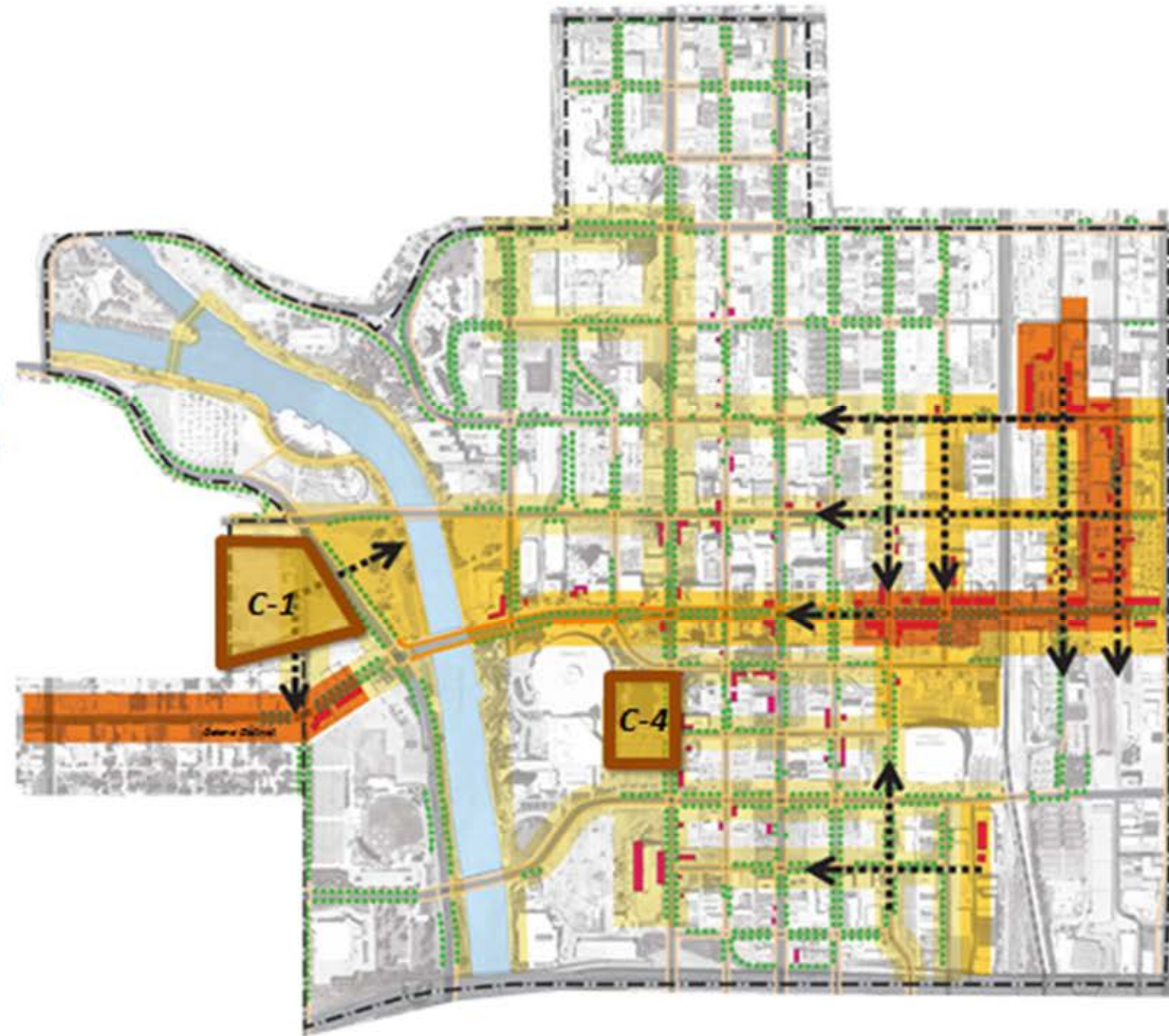
Access

C-1

Project Downtown recommends a strong connection to the river on the east and to Delano on the south along Sycamore St.

C-4

Project Downtown recommends reinforcing Douglas and Main with active and uses.



Mobility

C-1
East west bike lanes are proposed along 1st St and 2nd St connecting existing bikeways either side of downtown.

C-4
Main Street is the front door to downtown from Kellogg Ave.



Site Analysis

Along the south end of the site, the City of Wichita is proposing a bike trail where an old railroad right-of-way is located.

Across McLean Boulevard, an apartment and commercial project is proposed. This development will be located along the river and will impact the views to the river from the site.

North of the site is Exploration Place, that has open public space and pedestrian circulation paths that can complement the new library.

The site was included in the Project Downtown Vision. Its location will be a pedestrian connection of the downtown to the Cultural District. Also, with the adjacency to the Delano District, the site utilizes the drawing factor of the library as synergy for a vibrant Delano.



Existing Conditions



Existing Library Discussion

The existing Library Site consists of approximately three acres. It is bordered on all four sides by roadways. There are approximately 40 parking stalls on the property and 280 parking stalls in a public parking area south of the Library. The utilities are in the adjacent road rights-of-way.

Depending on the expansion plans for Century II, there is anticipated to be limited opportunity for additional property for this site.



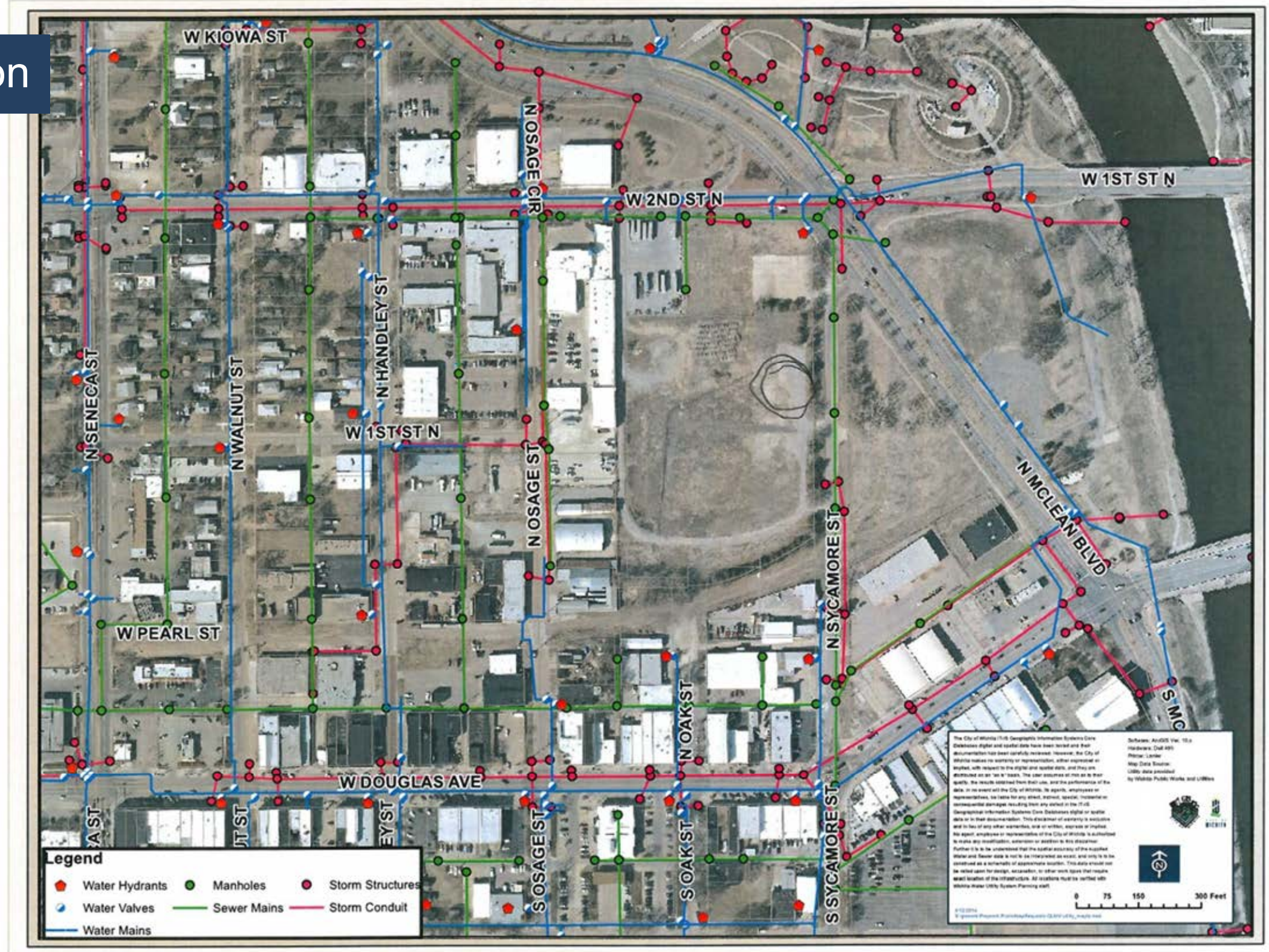
New Library Site

The proposed site for the new library is approximately nine acres and is located on the southwest corner of Second Street and McLean Boulevard. It is bounded on west by light industrial development and on the south by commercial development, Delano District. Sycamore Street runs north and south through the property. The site is relatively flat, and there is a location of hazardous waste deposited identified in a previous Phase 1 Study.

Utilities are available near the site. Storm water systems and sanitary sewer system run in the Sycamore Street easement. Water is available from Second Street, McLean Boulevard and Sycamore Street.



Utility Systems Information



River Vista Development

This is the proposed apartment and retail project to be located to the east across McLean Boulevard.

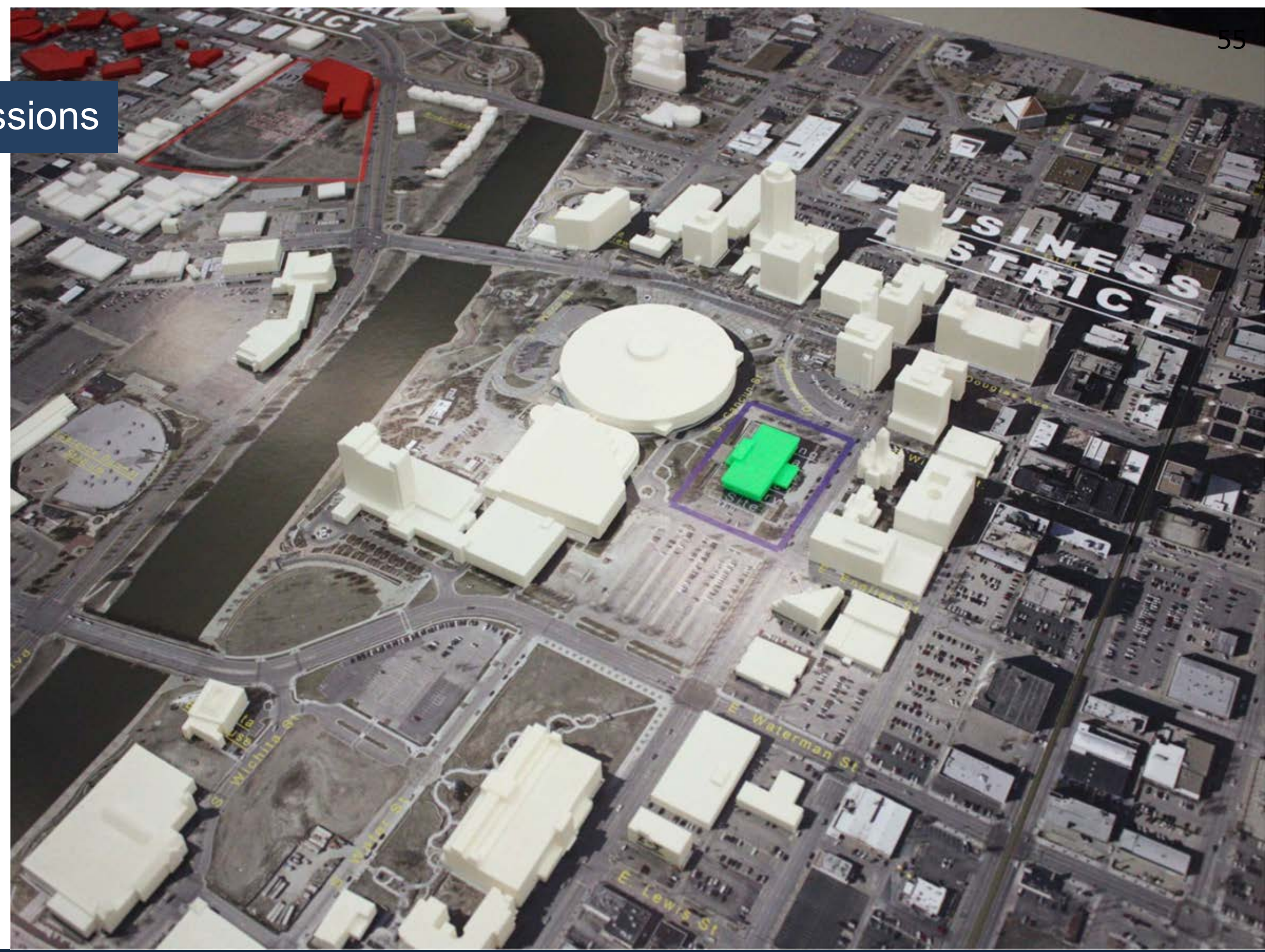


RIVER VISTA DEVELOPMENT

Engagement Sessions

On the second day of the Charrette, representatives of various groups and agencies from the Wichita community were invited in Engagement Sessions to provide their input on the new library facility. The participants were divided into three tables of approximately 8 to 20 people per table. At each table, there were two different questions to guide the discussions. The questions were:

- What makes a Great Public Building?
- How should Library book stacks be accessible?
- What types of Community Spaces would you like to see in a Library?
- What kind of Furniture, fixtures, or equipment should be in the Library?
- What kind of Technology do you want in your Library?
- What Site Features should be around the Library?



Engagement Sessions

The room set-up included instruments for stimulating the discussions. They consisted of a site model of downtown Wichita which included the existing library site and the proposed site for the new library; and images of various features related to libraries in general.

Input received from the participants was scribed on cards and attached to boards for review by everyone. After a specific time period, the groups then rotated tables and addressed the other questions until everyone had the opportunity to give input for all six questions. At the end of the sessions, each participant was given three green dots to identify what they felt was most important for the new library. There were three Engagement Sessions, one in the morning, one in the afternoon, and one in the evening for the general public.



Engagement Sessions

Great Public Building 'Icon'

- The BUILDING DESIGN must be TIMELESS and FUNCTIONAL while fitting into the URBAN CONTEXT that relates to its SURROUNDINGS,
- The MATERIALS in the DESIGN shall be SUSTAINABLE using LIMESTONE and NATURAL LIGHT that is an IDENTITY for WICHITA and KANSAS,
- The BUILDING DESIGN shall have a CONTEMPORARY 'WOW' FACTOR with an IDENTIFIABLE, CELEBRATED ENTRANCE,
- The EXTERIOR BUILDING DESIGN shall be TRANSPARENT to what is HAPPENING INSIDE and provides a CONNECTION of the INTERIOR to EXTERIOR.



Engagement Sessions

Community Spaces

- To create **COMMUNITY SPACES** that are **VIBRANT** and **SOCIAL** for **PEOPLE GATHERING EXPERIENCES**,
- To bring **ENJOYMENT** to the **LIBRARY EXPERIENCE** through **LIFELONG LEARNING, CREATIVITY, and CULTURAL ENRICHMENT**,
- To create **MEETING ROOMS** and other public spaces for **EDUCATION, BUSINESS, and ENTERTAINMENT USES**, accessible **AFTER HOURS**,
- To provide a Library with convenient **ACCESS** to get you there, and **GREAT COMMUNITY SPACES** to keep you there.



Engagement Sessions

Furniture

Furniture should be:

- Flexible, Adaptable and Durable
- There should be VARIETY and be BRIGHT and COLORFUL and CLEAN
- Furniture will be IMPORTANT in the CREATION of a VARIETY of EXPERIENCES.



Engagement Sessions

Technology

- The Library will provide FLEXIBLE SYSTEMS to offer EASE OF USE and WELCOMING ACCESS to TECHNOLOGY
- This LIFELONG LEARNING CENTER should provide EDUCATIONAL, CONFERENCING, and REFERENCE RESOURCES to KIDS, ENTREPRENEURS, JOB SEEKERS, BUSINESSES, and ALL who visit the facility,
- A large '**WOW**' VISUAL ELEMENT to help draw the COMMUNITY into the building where they will be GREETED by staff at a HELP DESK, modeled after a 'GENIUS BAR,'
- The BUILDING should be ENERGY-EFFICIENT, following INTELLIGENT BUILDING PRACTICES allowing tech systems to MAXIMIZE SUSTAINABILITY between A/V, ELECTRICAL, and MECHANICAL SYSTEMS.



Engagement Sessions

Site

Urban Context and Civic Identity

- Establish another DESTINATION along the 'STRING OF PEARLS' as a COMMUNITY ANCHOR for residents, businesses and visitors,
- Create LANDMARK ARCHITECTURE that provides an ICONIC IDENTITY for the district,
- Locate the library within proximity to a COMPLEMENTARY MIX OF USES.

Visual and Physical Connectivity

- IMPROVE WALKABILITY and create continuous ACTIVE CONNECTIONS through targeted streetscape improvements,
- CONNECT to BIKE PATHS with cycling-related amenities,
- Create POWERFUL VISUALS CONNECTIONS to the surrounding context.



Engagement Sessions

Site

Public Realm and Open Space

- Create an open space that **REINFORCES** the **EXISTING OPEN SPACE NETWORK**,
- **PROMOTE FLEXIBLE PARKING** designed for **MULTIPURPOSE** uses (Festivals, Play Spaces, etc.)
- Incorporate **SUSTAINABLE LANDSCAPE** strategies that balance **FUNCTION** and **ECOLOGY** with meaningful **COMMUNITY SPACE**.

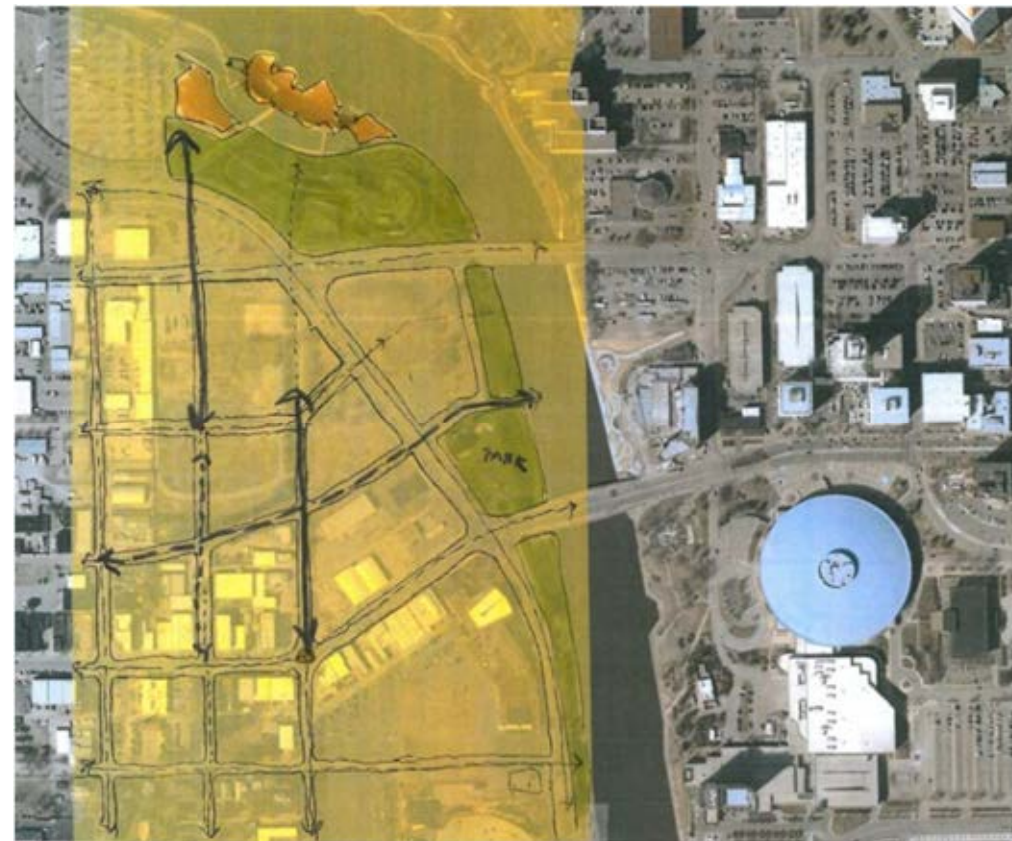
The Design Statements will become the influencing factors in the final design of the new Library Facility.



Site Study

Several concept site plans were developed to determine the most beneficial location of the new library. The concept from the program study showed the library to be located close to McLean Boulevard with views to the river overlooking a grassed open space. This created an urban edge for the design. Since the program was completed, an apartment with commercial development has been proposed for the open space.

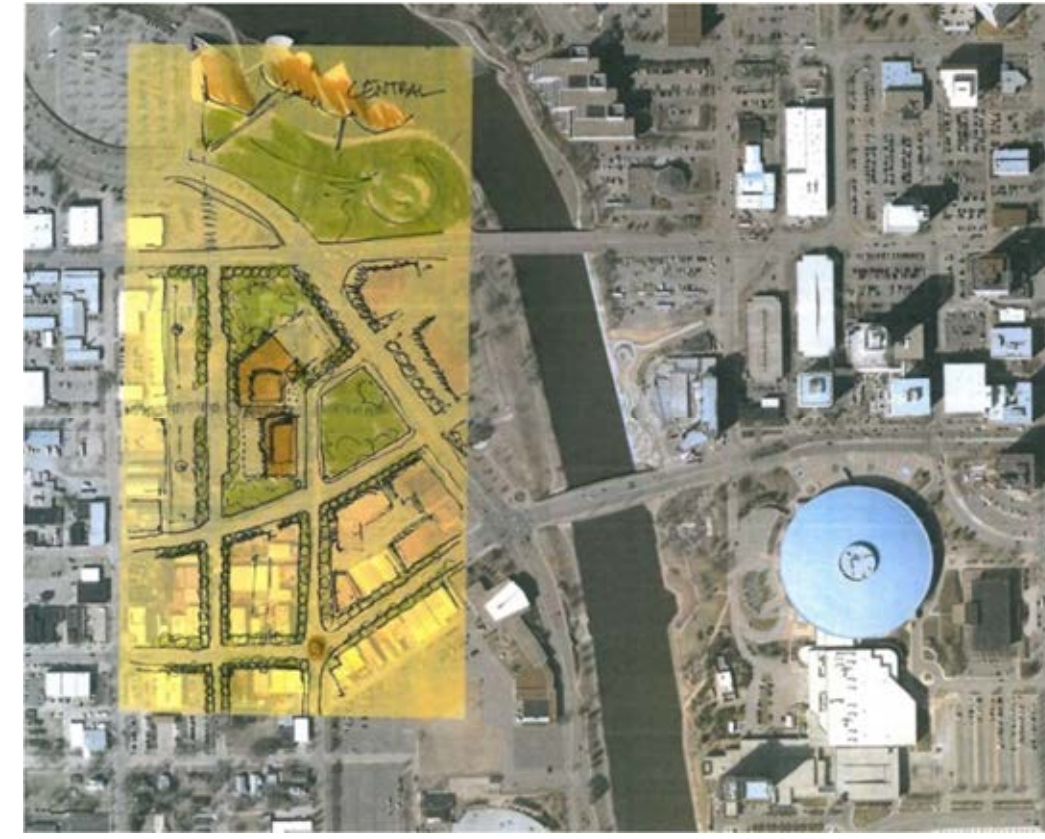
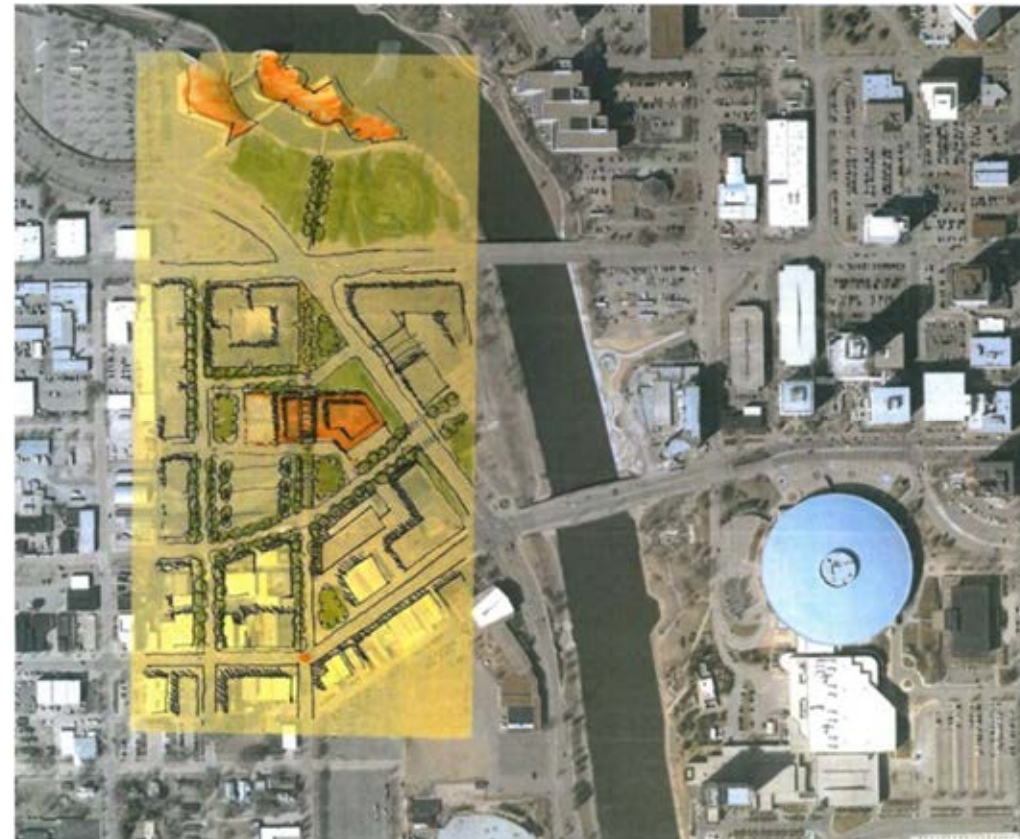
During the Engagement Sessions, there was discussion for maintaining the pedestrian circulation to and through the site. With Exploration Place on the north and Delano District on the south, there was a strong desire to enhance both venues through the location of the Library.



Site Study

The concept of urban grid for the site was established with extending Oak Street and maintaining the use of Sycamore Street for the north/south streets and the extension of 1st Street for the east/west street. Pearl Street would be extended in the railroad right-of-way and be improved as a bike path and possible street.

The various concept locations showed relationships to the apartment site across McLean Boulevard, to Delano District to the south and Exploration Place to the north. Pedestrian circulation options were developed showing pathways integrating into the circulation in the new Library building. These were studied for impact on surrounding areas and size requirements for the Library. Linear relationships were studied for Exploration Place and Delano District.



Site Study

The final location for the Library building was on the north end of the urban grid, away from McLean Boulevard and in alignment with Exploration Place and the Delano District. This location provided for a large multi-use open space for parking and events from the Delano District. In addition, the adjacent properties are left available for future retail and commercial development.



Site Study



Proposed Library

- URBAN CONTEXT and CIVIC IDENTITY**
- VISUAL and PHYSICAL CONNECTIVITY**
- PUBLIC REALM and OPEN SPACE**

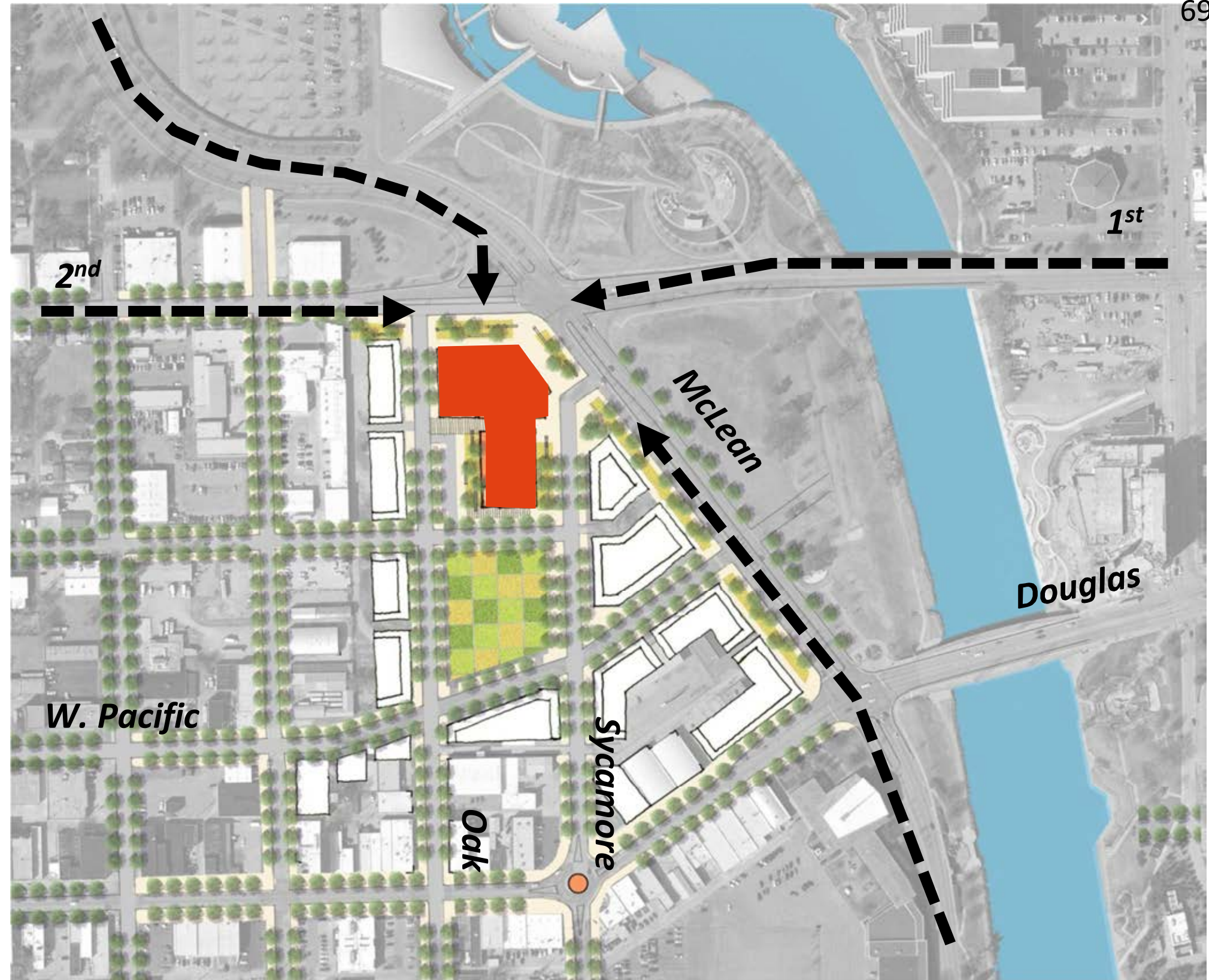


URBAN CONTEXT and CIVIC IDENTITY

Establish another **DESTINATION** along the 'STRING OF PEARLS' as a **COMMUNITY ANCHOR** for residents, businesses and visitors.

Create **LANDMARK ARCHITECTURE** that provides an **ICONIC IDENTITY** for the district.

Locate the Library within proximity to a **COMPLEMENTARY MIX OF USES**.

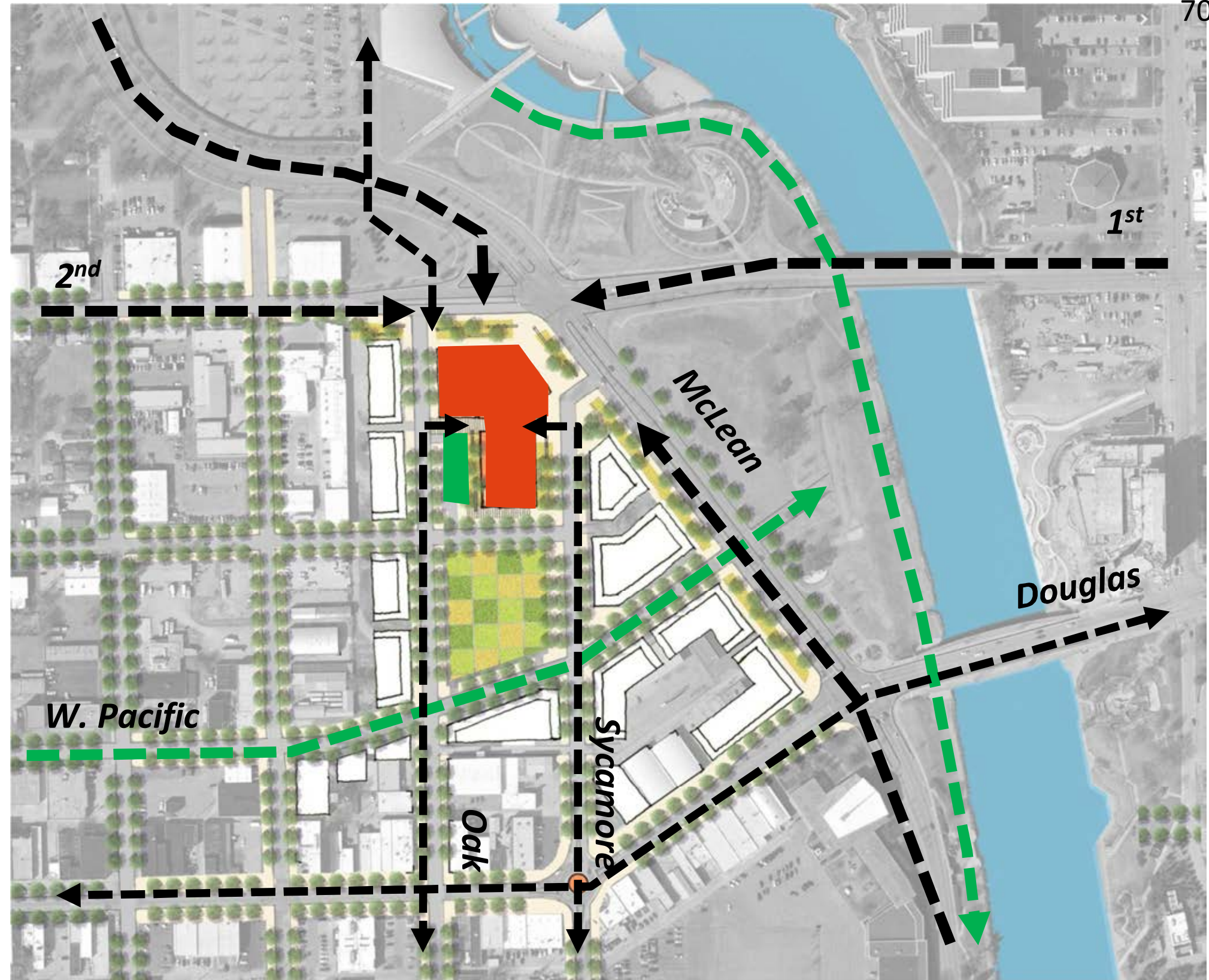


VISUAL and PHYSICAL CONNECTIVITY

IMPROVE WALKABILITY and create continuous active connections through targeted streetscape improvements.

CONNECT TO BIKE PATHS with cycling-related amenities.

Create **POWERFUL VISUAL CONNECTIONS** to the surrounding context.

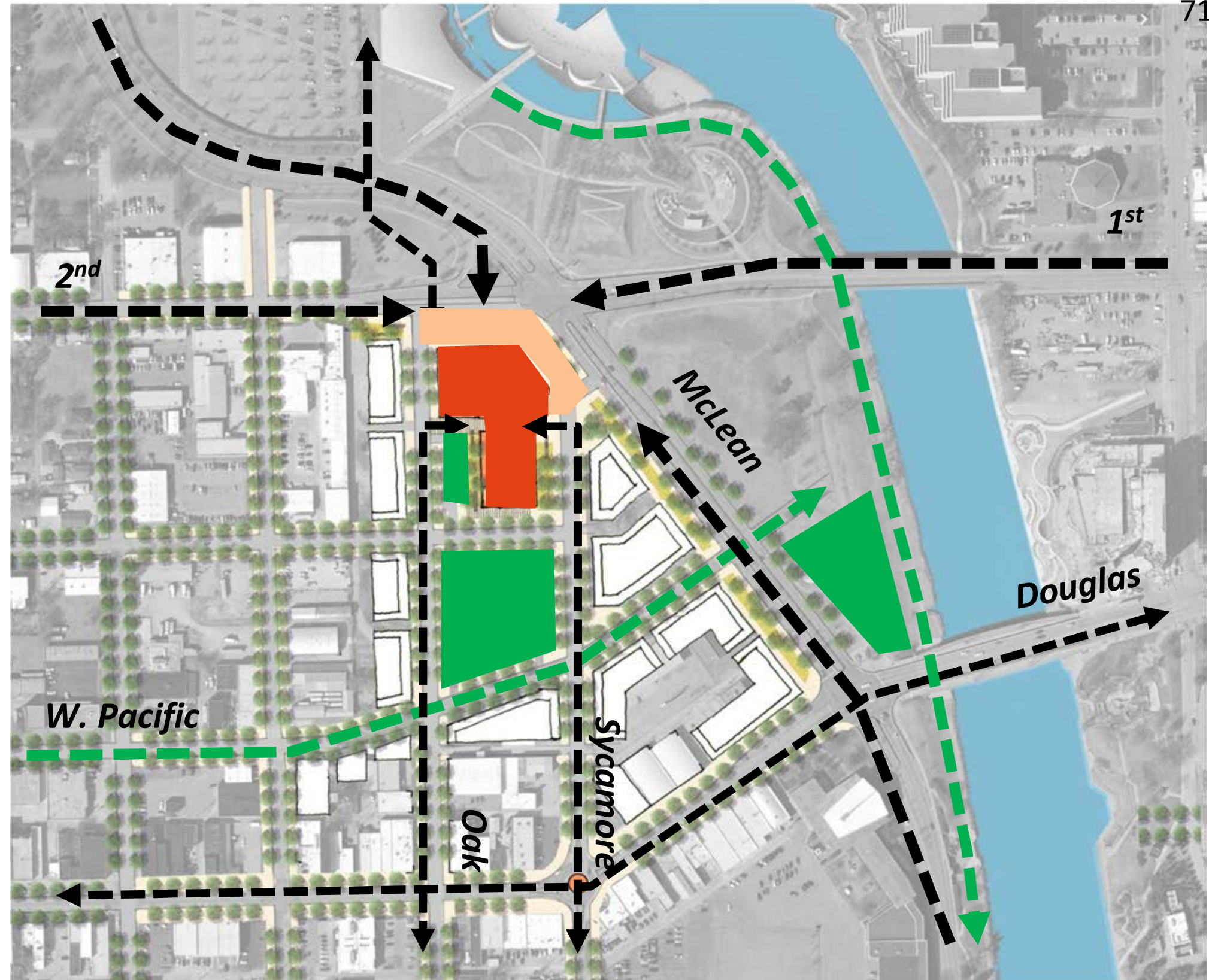


PUBLIC REALM and OPEN SPACE

Create an open space that **REINFORCES THE EXISTING OPEN SPACE NETWORK.**

PROMOTE FLEXIBLE PARKING designed for **MULTIPURPOSE** uses (Festivals, Play Spaces, etc.).

Incorporate **SUSTAINABLE LANDSCAPE** strategies that balance **FUNCTION/ ECOLOGY** with meaningful **COMMUNITY SPACE.**



Summary of the Week

Information and input gathered from the Charrette week were assembled for the two sites (existing Library site and site for new Library) for final discussion with the Project Committee. In order to fairly evaluate both sites, Key Principles were defined from the previously developed Design Statements. The Key Principles are the primary criteria for determining the best site and building features for the new Library, and are the following:

- Accessible/Convenient **PARKING**
- Targeted **EXPANDABILITY**
- Internal **FLEXIBILITY**
- Department **ADJACENCIES**
- Operating **COSTS**

The site information for both sites was reviewed. Main vehicular circulation patterns as well as the key points of the Downtown Master Plan were discussed. Both sites have the benefit of street access in more than one location.

It is estimated that 250 dedicated parking stalls are the requirement for parking for the new Library. The existing Library has 40 dedicated metered parking stalls on site and 280 non- dedicated metered parking stalls located south of the Library. This large parking area on the south is shown to be a green open space as part of the Century II expansion. It was mentioned 150 parking stalls could be available in a parking structure located approximately one block away. These stalls could be dedicated to the Library. In addition, there were another 40-plus parking stalls located across the street north of the Library site.

The new site consists of nine acres and has sufficient area to meet the parking requirement. In addition, the parking for the Library could supplement the parking in Delano District. Also, Exploration Place has sufficient parking for large-size vehicles that could benefit the Library on days of school children visits and other occasions.

Preliminary project cost estimates were reviewed with the committee. The project costs estimated included updated building costs, site costs, technology costs, library furniture costs and support costs. The results of the estimates demonstrated that to be within the \$30 million budget, the building area would have to be reduced. The target building area will need to be no more than 90,000 square feet (original program area was 102,000 square feet). Three cost models with different scopes of technology and library furniture were created for review with the project committee. Comparative project cost estimates were prepared for the existing Library and the new Library.



Summary of the Week

The site for the existing Library is approximately three acres. Though there is open area surrounding the site, the actual future acreage that could be allocated is dependent on the final site requirements for the Century II expansion. This hinders future planning for the Library. There is limited expansion on the site to the north exterior and some interior expansion of the mezzanine. The capability to expand in the future to the programmed 145,000 square feet will be limited, if not impossible. An updated graphic overlay was applied to the existing plan of the Library. The overlay shows the possible department adjacencies that could exist in the building. One of the issues identified was the difficulty with security of areas (i.e., meeting rooms, conference centers) after hours due to the geometry and restricted floor plate of the existing Library.

The graphic floor plan of the proposed new library was marked up showing potential areas for reduction. The targeted areas were in the Fiction area, Children’s area, and Large Meeting Room on the Main Level; and Non Fiction and Genealogy Areas on the Second Level. These areas are positioned so additions could be made in the future.

The results of the comparative costs showed the project cost to update the existing Library to meet the program requirements is \$31 million and the project cost for a new Library facility is \$29.9 million.

There was further discussion about what possible technology could be planned for in the new building for families and businesses in the proposed project cost estimate. Images were presented to show the different types of technology available.

Also, parking surface options were presented showing how the large proposed new parking area could be used for people events in Delano District for special occasions.



Summary of the Week

Summary

The comparative features based on all information gathered for the existing Central Library and the new Library resulted in the following:

The Central Library as the New Library:

- The four levels will increase the cost of staff.
- There is little feasibility for an access floor system for the flexibility required for technology.
- The site does not have 250 parking spaces that are accessible and convenient.
- There will be significant expense to bring the building to current code and ADAAG compliances, and energy efficiencies.
- The building spaces do not accommodate all of the department adjacencies and flexibilities required in the library program.
- The site is restricted with limited potential for future expansion.
- Physical modifications today and in the future to accommodate the library program requirements would negatively change the critical architectural features.
- The building design does not provide secure opportunity for the after-hours community use.

The New Library and Site:

- The program requirements and department adjacencies are met.
- The site provides for ample parking to meet present and future needs.
- The new building provides for the flexibility with access floors for technology .
- The two levels provide for staff efficiency.
- Operating costs will be lower with building systems efficiencies and the requirement for less staff.
- In the new design, 80 percent of the library will be accessible to the community.
- The building and site accommodate future expansions in several locations.



Summary of the Week

Recommendation

The GLMV Architecture team, after review of all of the information gathered in the Charrette week, recommended the new library be a new World Class Advanced Learning Center to be located on the new site at Second Street and McLean Boulevard. The total project cost is \$29.9 million.

The team also recommended the continued use of the central library building to preserve its architectural design for new uses as potentially part of the Century II expansion and development.

The GLMV Architecture team requested a consensus from the Project Committee to proceed into Schematic Design with the new Advanced Learning Center on the site located at Second Street and McLean Boulevard.

Project Committee members expressed agreement with the GLMV Architecture team recommendations.

Based on the outcome of this Charrette work, the GLMV Architecture team will proceed with Schematic Design for a new facility of approximately 90,000 square feet to be located near the intersection of Second Street and McLean Blvd.



Existing Conditions

Either of the Library sites will play an integral part of the downtown development of Wichita. The existing Library site can provide a supportive facility to the Century II planned expansion and to developments in the entertainment/culture core area.

The new Library site will provide expanded opportunities for Exploration Place and will impact the future development of the Delano District.

The primary vehicular circulation framework already in place will be utilized with either site. However, each site will have the opportunity to enhance pedestrian circulation paths.



Existing Framework

The primary vehicular and pedestrian circulation paths in this area running east and west are Douglas Avenue, Second/First Street, and Maple/Waterman Streets. The north and south circulation paths are Main Street, McLean Boulevard, Sycamore Street, Market Street and Osage Street. Along the river are the pedestrian circulation pathways.

The darker arrows indicate the larger traffic flows exist. Both sites have access to main arterial ways.

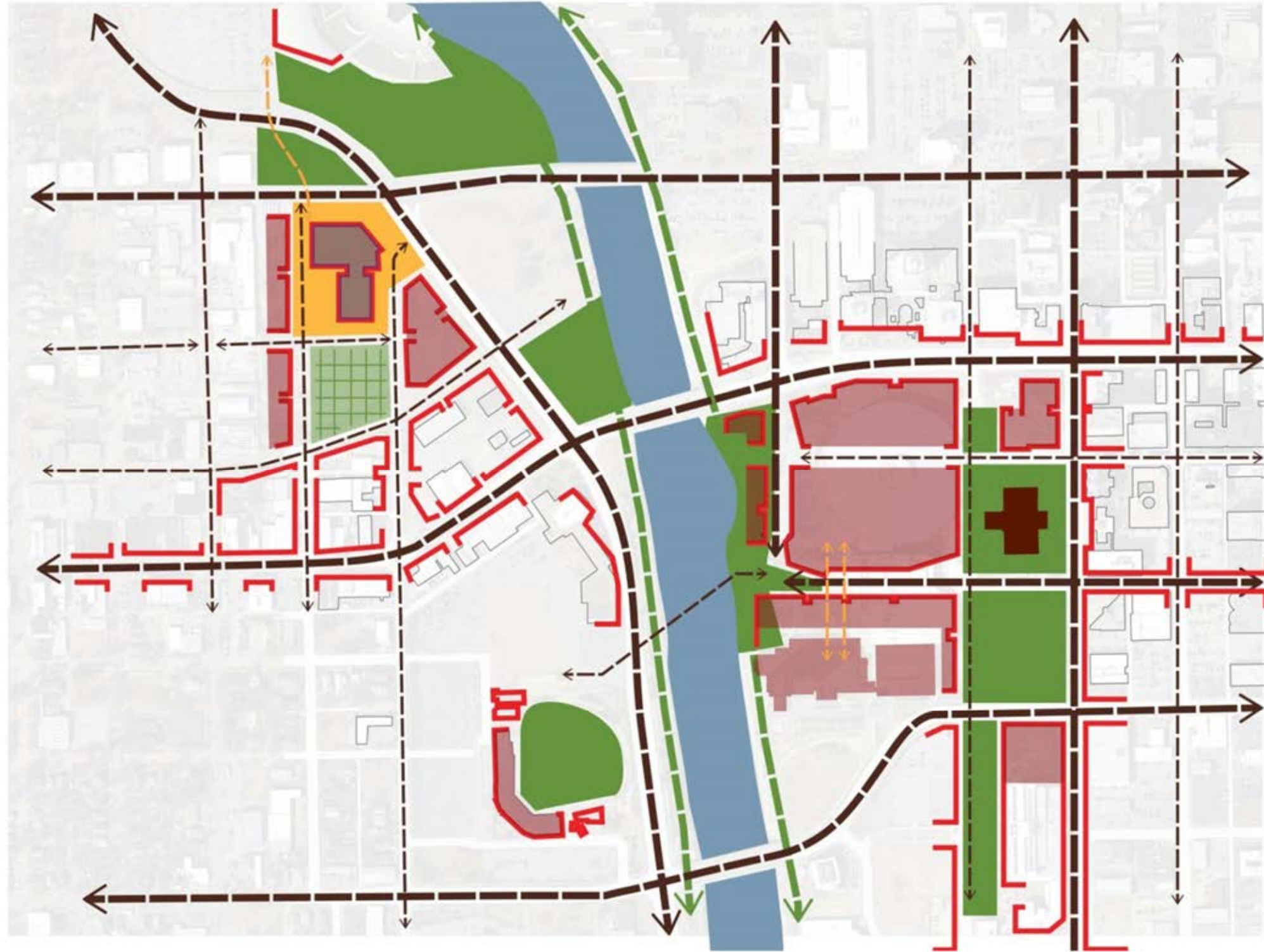
The drawing on the next sheet shows the proposed framework for circulation with additional access points to the two sites. Further secondary circulation paths are proposed.

One of the ideas presented is to extend Oak Street north through the new Library site to Second Street. This would provide for safer crosswalks from the Library to Exploration Place. The intersection of McLean Boulevard and Second Street is at a diagonal and is a problem for safe crossing.

Also shown is the potential disposition of the existing Library with the three options of the Century II expansion. In one option, the Library would be demolished. In these options, the area south of the existing Library is shown to be an open green space where there is currently parking.



Proposed Framework



Existing Building Vision



Proposed Library

URBAN CONTEXT and CIVIC IDENTITY

VISUAL and PHYSICAL CONNECTIVITY

PUBLIC REALM and OPEN SPACE

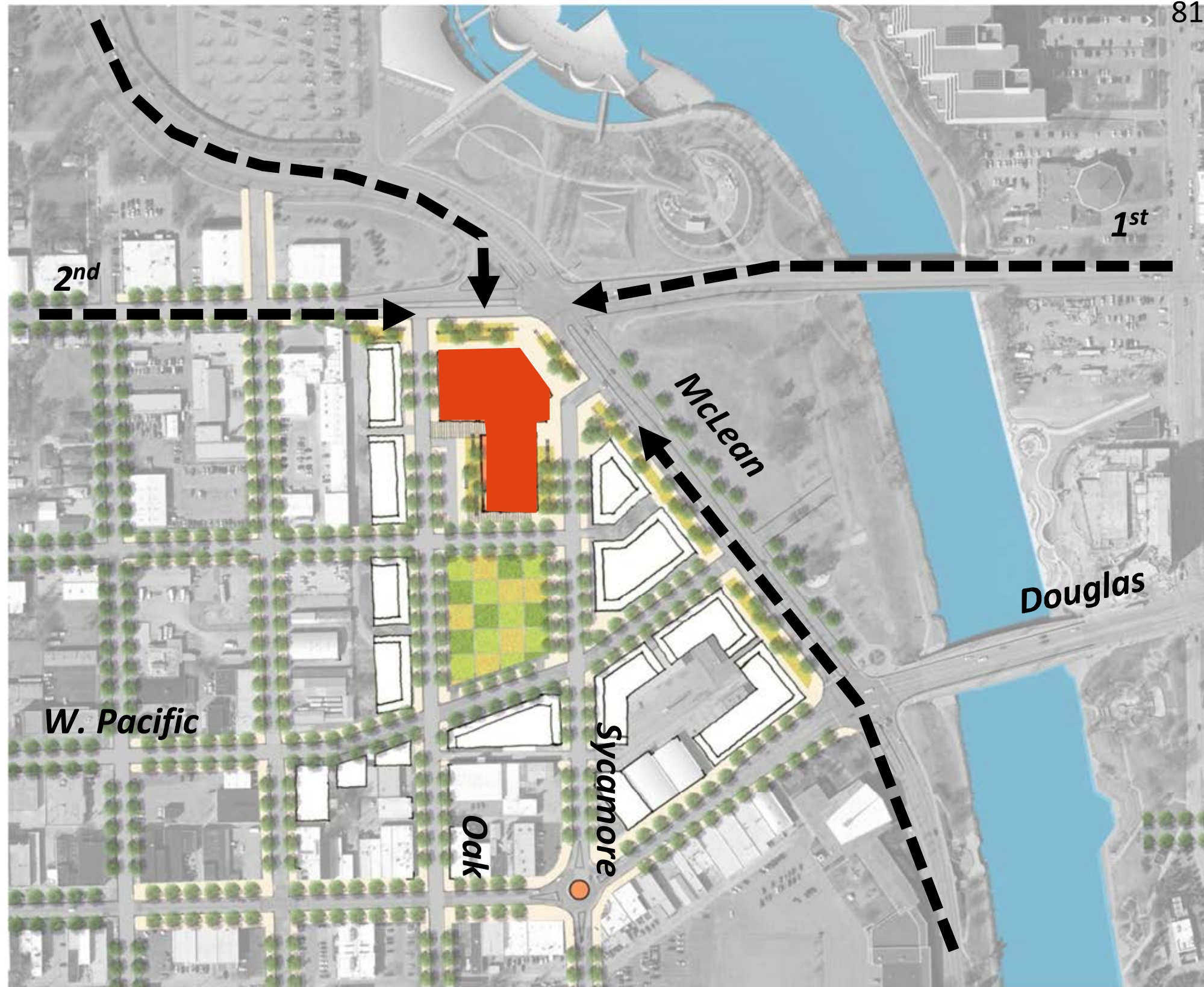


URBAN CONTEXT and CIVIC IDENTITY

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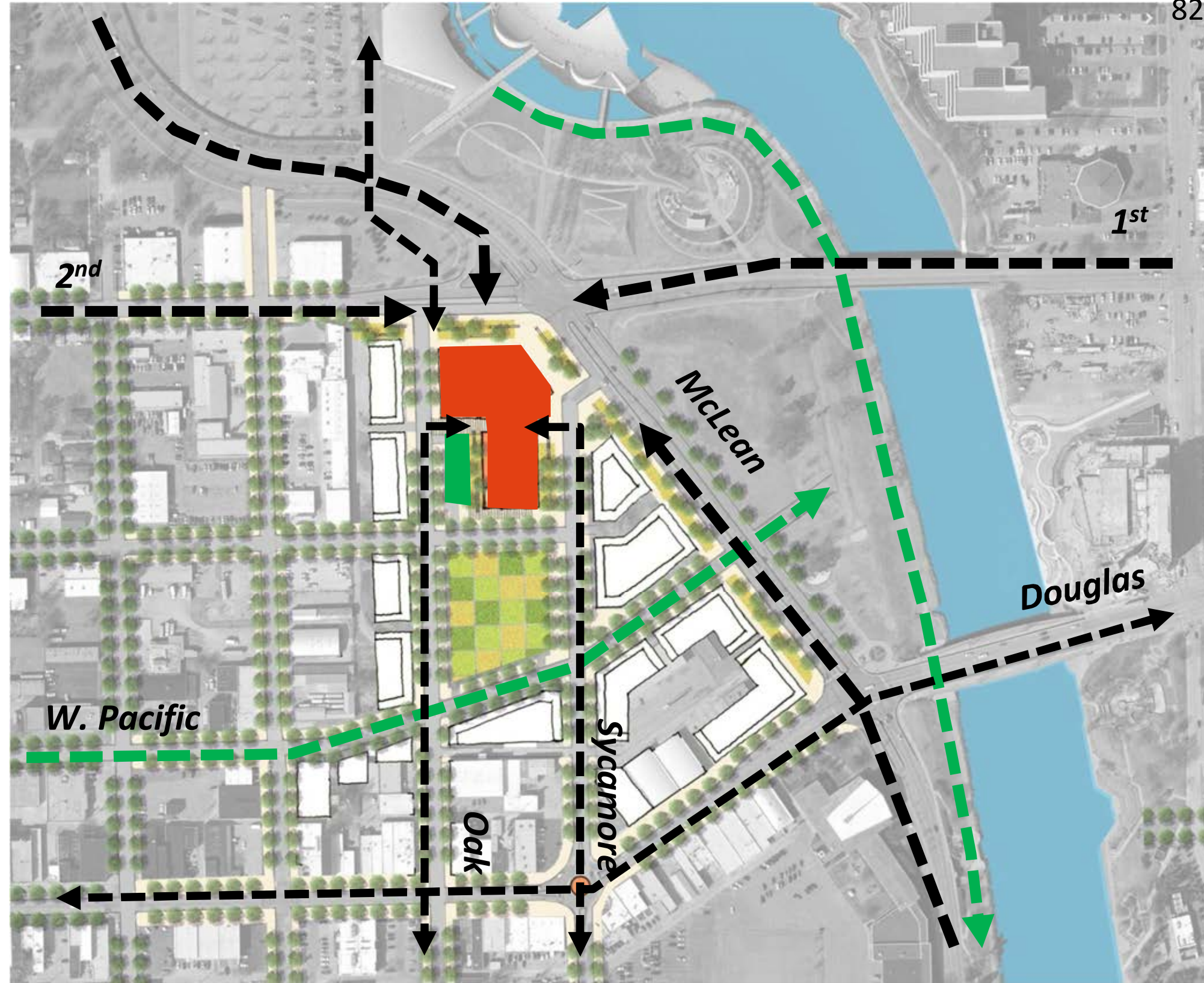


VISUAL and PHYSICAL CONNECTIVITY

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CONNECT TO BIKE PATHS with cycling-related amenities

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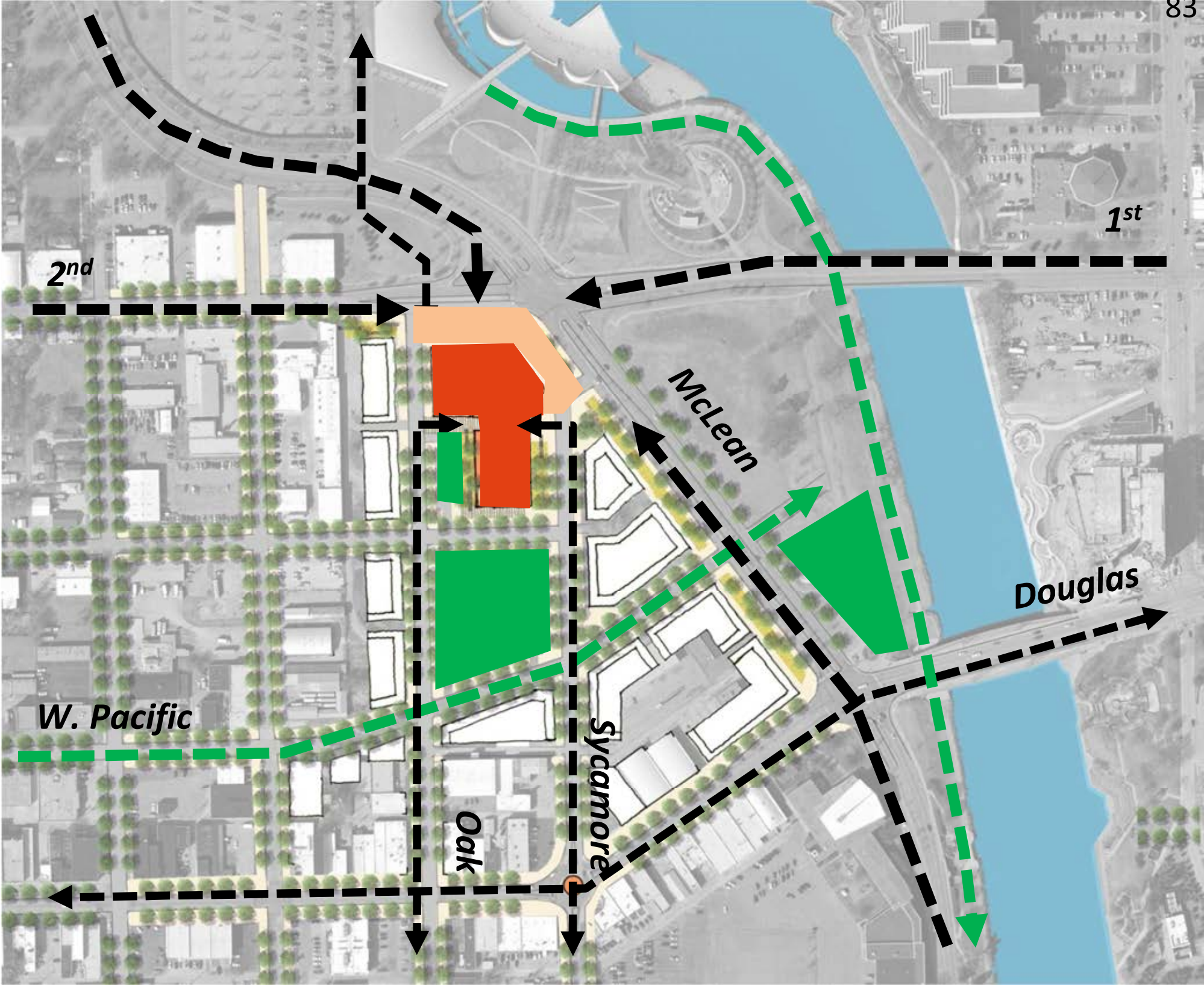


PUBLIC REALM and OPEN SPACE

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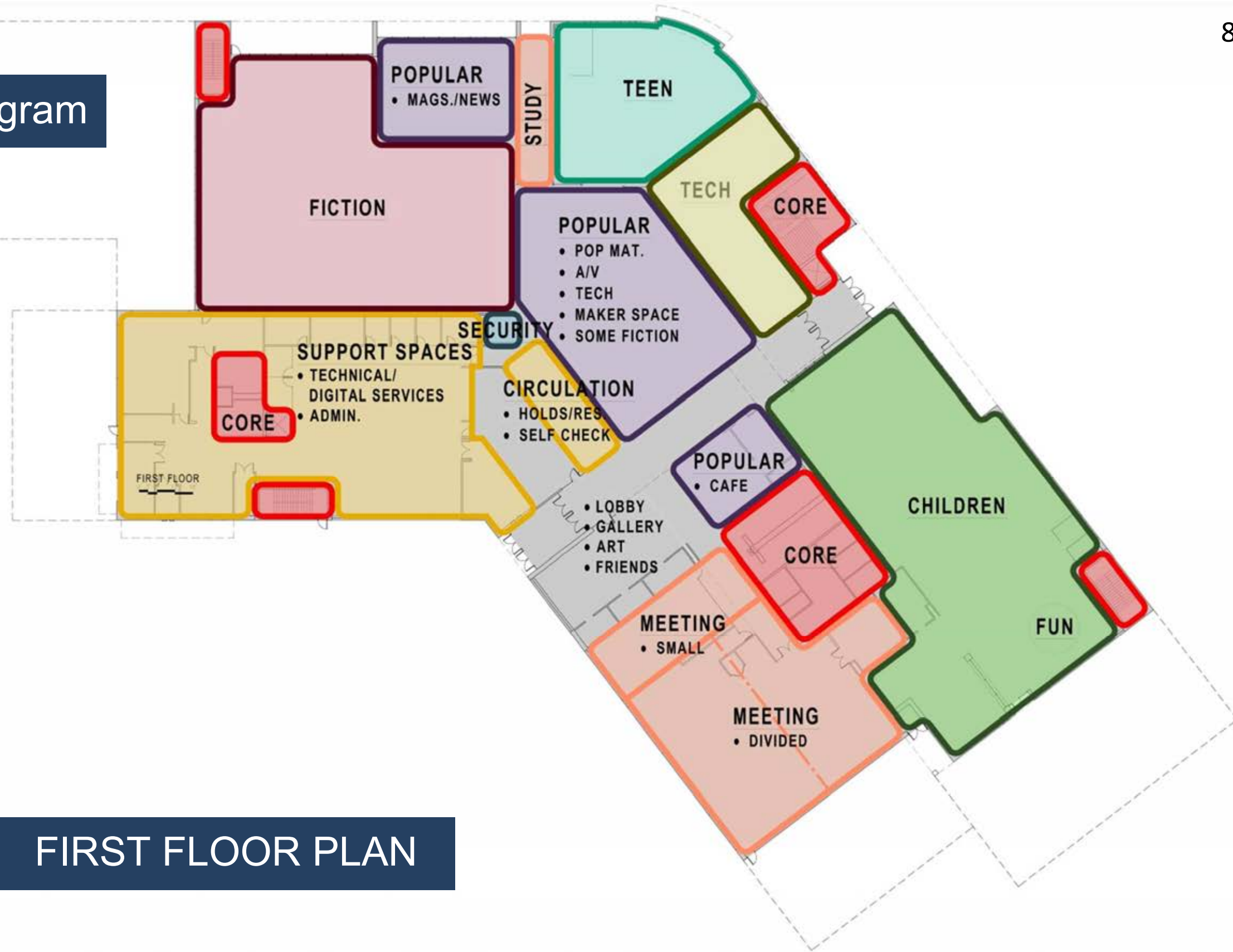


New Public Library - Program

During the process of defining and updating components in the budget, it became apparent that program building areas will have to be revised to 90,000 square feet in order to maintain the desired quality levels discussed.

The following drawing sheets show the conceptual and graphic drawings of the 102,000-square-foot program and also a graphic drawing showing proposed areas to be reduced. The reductions were accomplished in areas on the peripheral of the building that could be added back later.

This is the concept drawing showing the general program area locations and adjacencies.



FIRST FLOOR PLAN

New Public Library - Program

The areas reduced included the Fiction area, Children’s area, Large Meeting Room and Store on the Main Level; and the Non-Fiction and Genealogy areas on the Second Floor. There was discussion to reduce some of the book stacks and storage areas using Book-Bot or other similar high-density systems. It was decided the high-density storage would be suitable in the future for archival storage, but not for the book stack areas. There was no reduction in the storage areas. Also, the basement remained the same size as before and will still have the structure for storm protection.

This is the graphic drawing of the Library Program Spaces. It is an open floor with no walls, except for staff and core areas. The program spaces are defined by the Library furniture.



FIRST FLOOR PLAN

New Public Library - Program

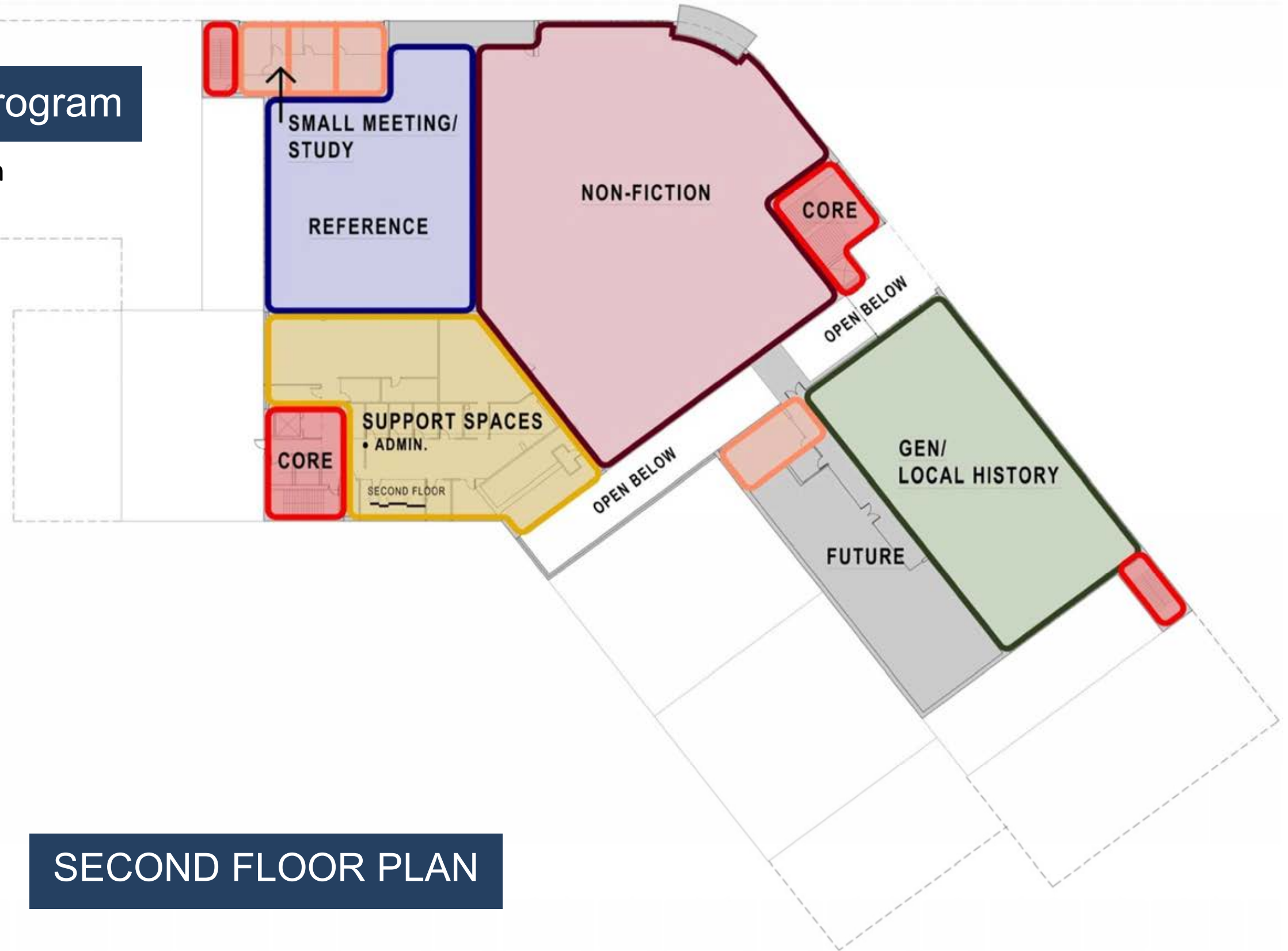
This graphic drawing shows the proposed reduction in red. The changes are to the Fiction, Children's, Large Meeting Room, and Library Store areas.



FIRST FLOOR PLAN

New Public Library - Program

This concept drawing shows the program spaces, locations, and adjacencies.



SECOND FLOOR PLAN

New Public Library - Program

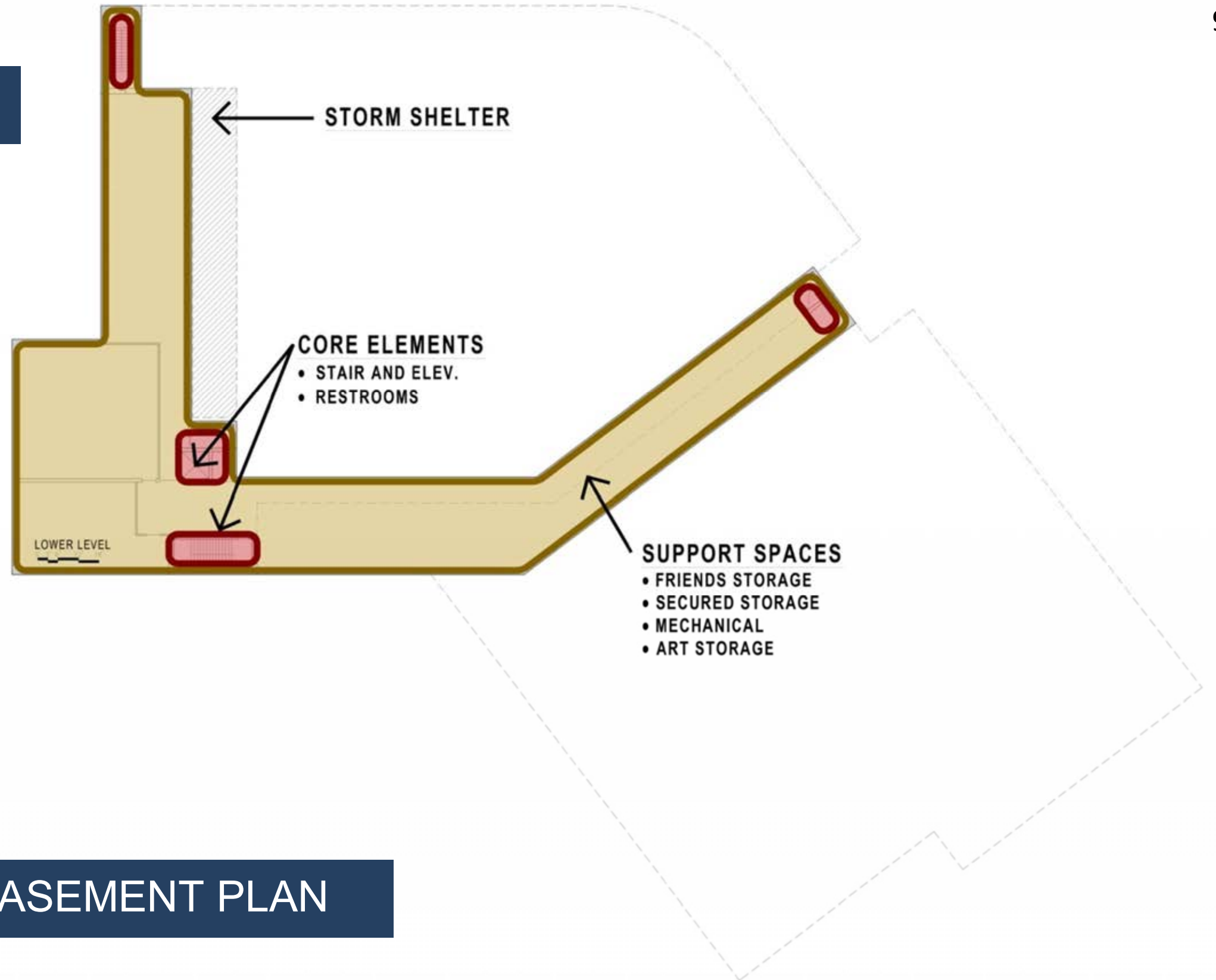
This graphic drawing shows the program space areas defined by the Library furniture.



SECOND FLOOR PLAN

New Public Library - Program

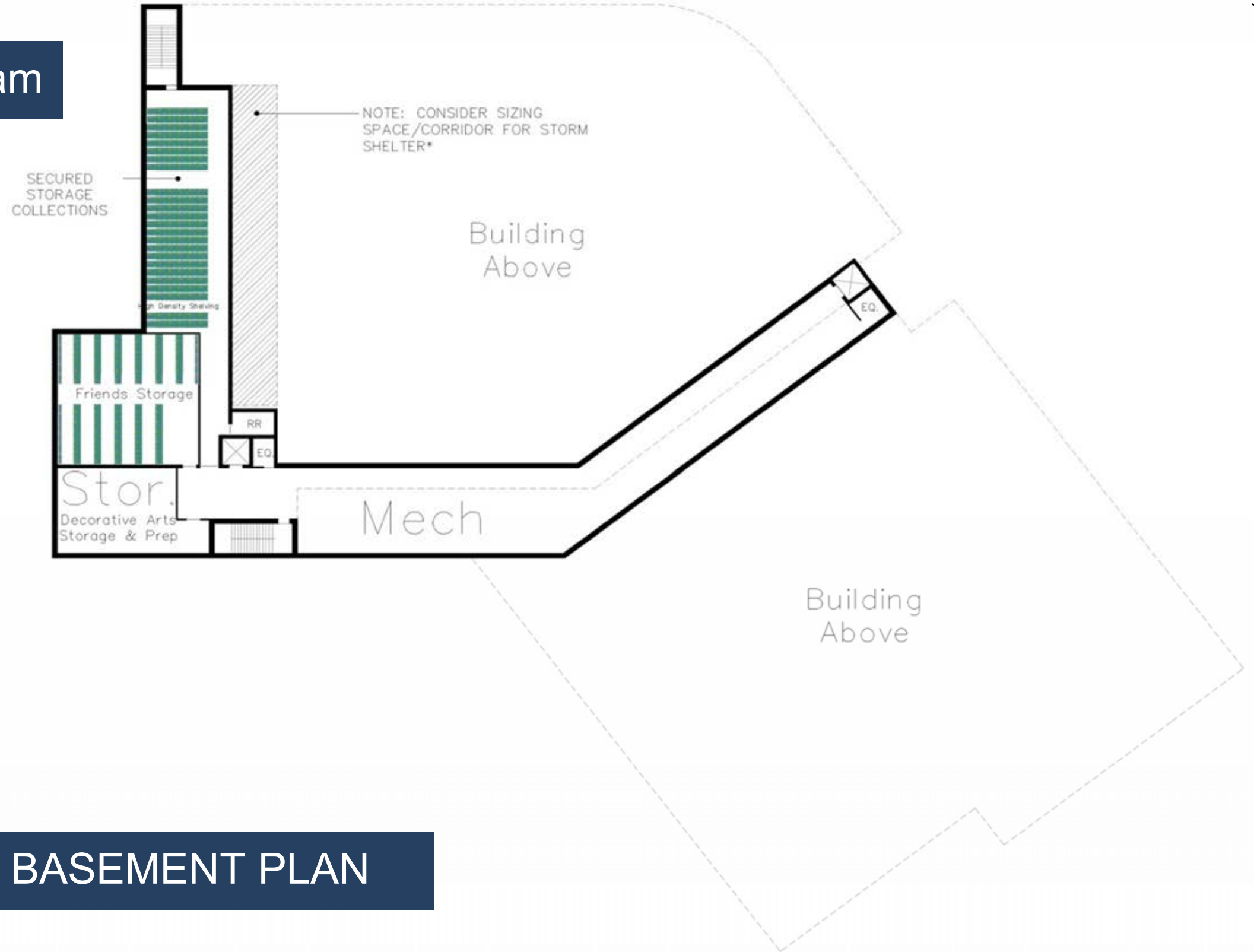
This concept drawing shows the program spaces for the basement.



BASEMENT PLAN

New Public Library - Program

This graphic drawing shows the storage arrangements for the basement.

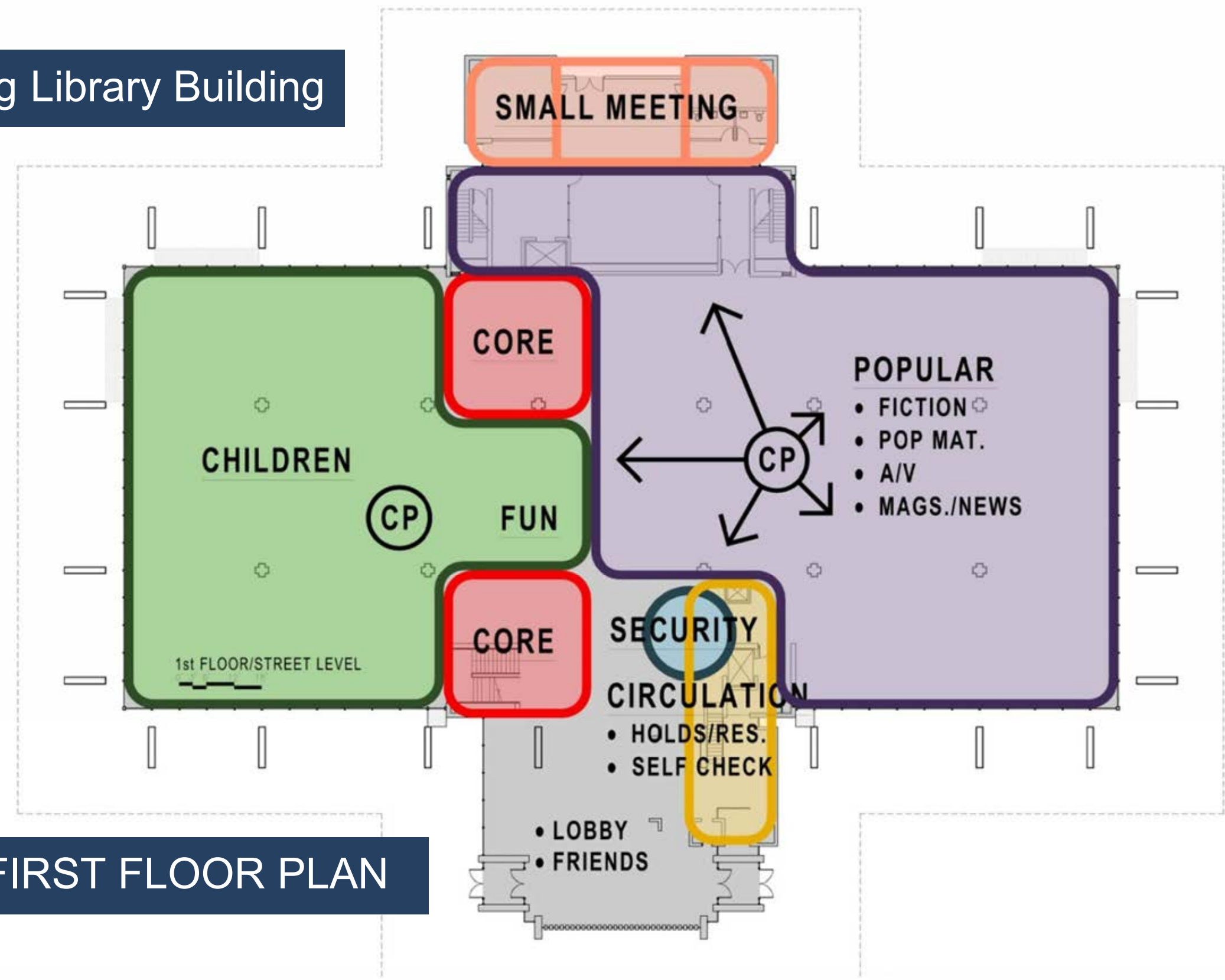


BASEMENT PLAN

HBM Program Applied to Existing Library Building

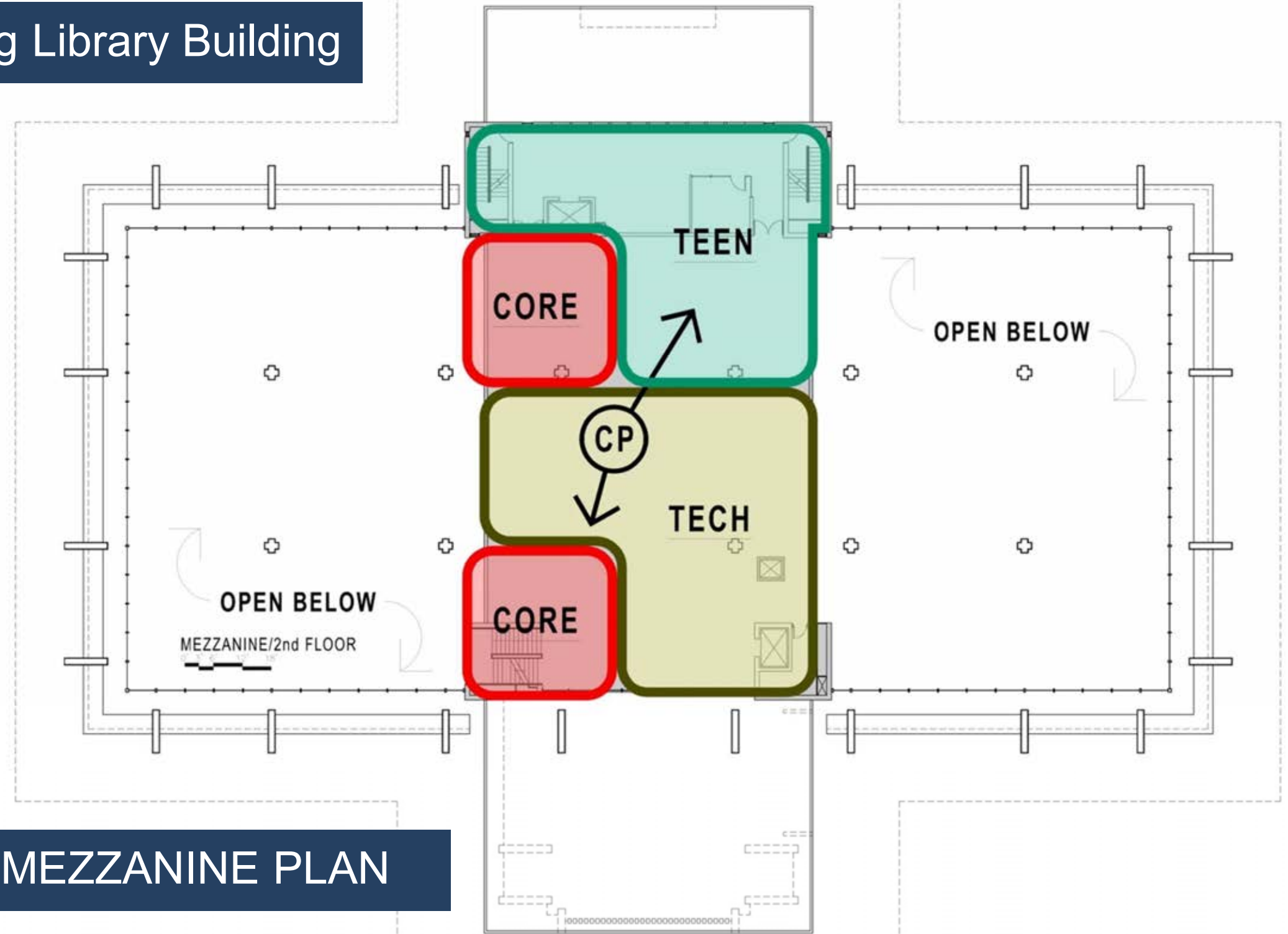
The program space areas for the new Library were reduced to 90,000 square feet. Reductions proposed were in the Meeting Rooms, Children’s Area, Fiction on the Main Level; and Genealogy and Non Fiction areas on the Second Level.

The new program areas were conceptually applied to the floor plan of the existing Library. In this exercise, not all program spaces or department adjacencies were satisfied. The Children’s area was able to be on the First Floor as well as Popular materials. The Teen Areas, Genealogy and Non-Fiction areas are located on the upper floors. Most of the meeting room space ended up on the upper floors with small meeting rooms on the First Floor. This will make access to the public after hours very limited. The staff support and storage areas were located in the Basement.



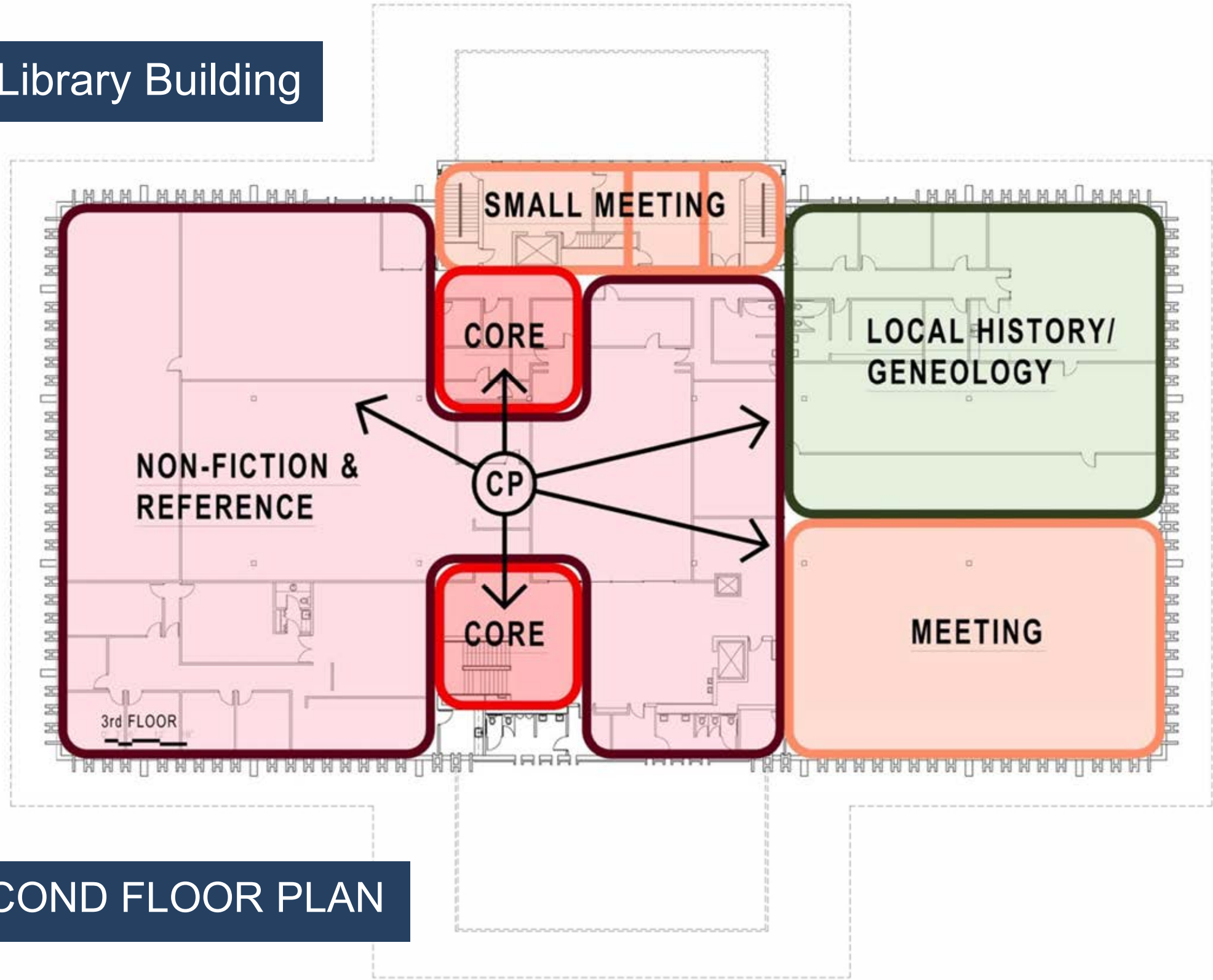
FIRST FLOOR PLAN

HBM Program Applied to Existing Library Building



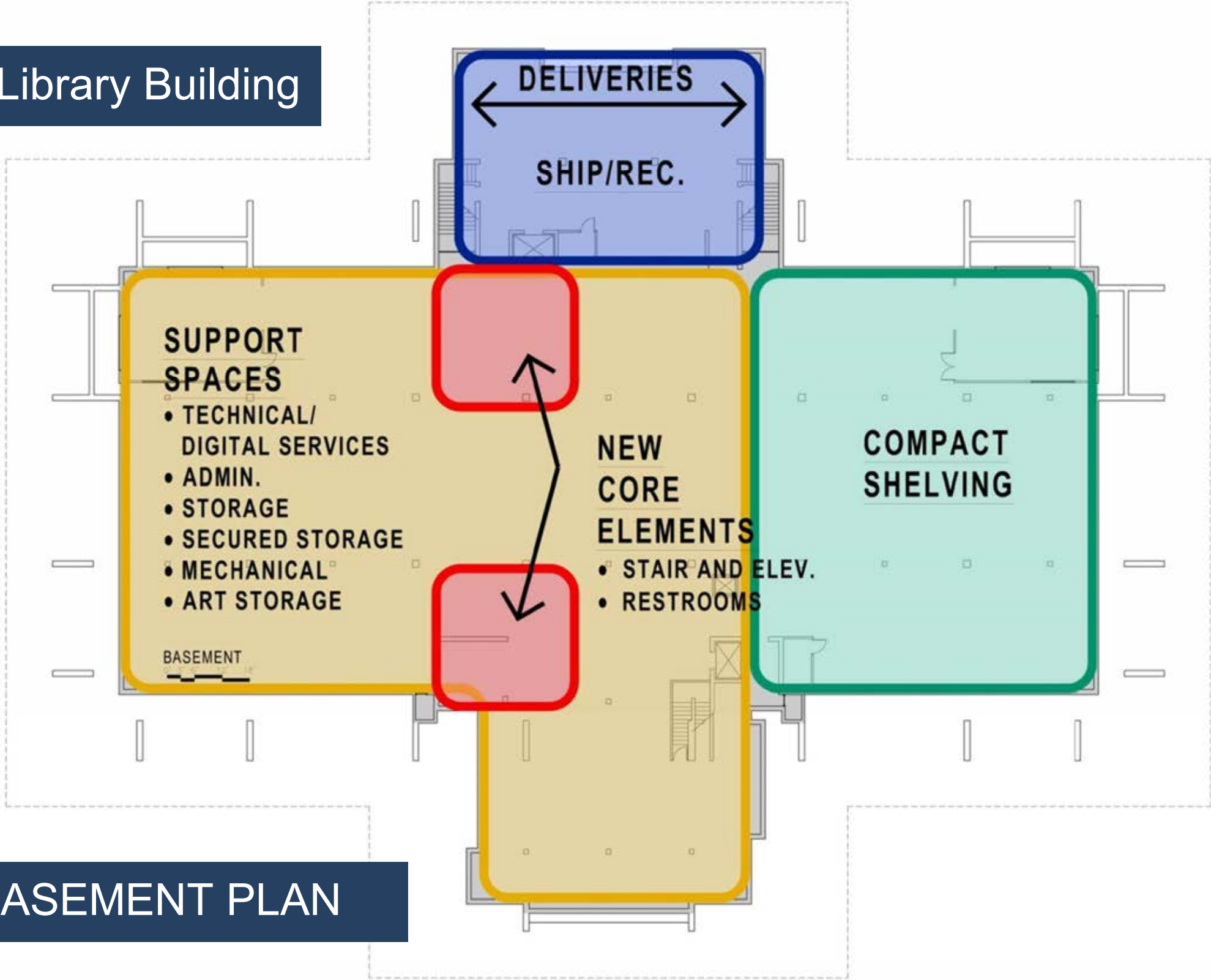
MEZZANINE PLAN

HBM Program Applied to Existing Library Building



SECOND FLOOR PLAN

HBM Program Applied to Existing Library Building

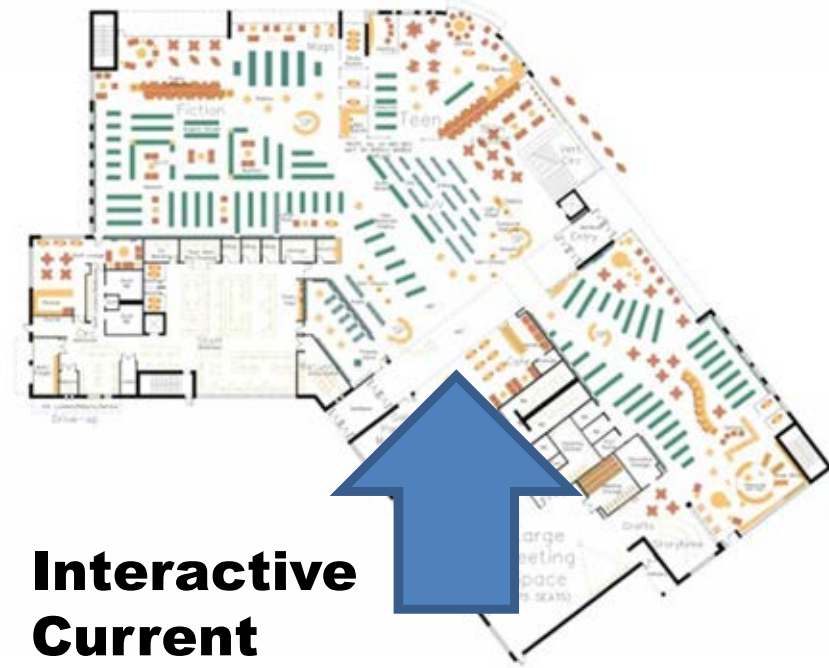


BASEMENT PLAN

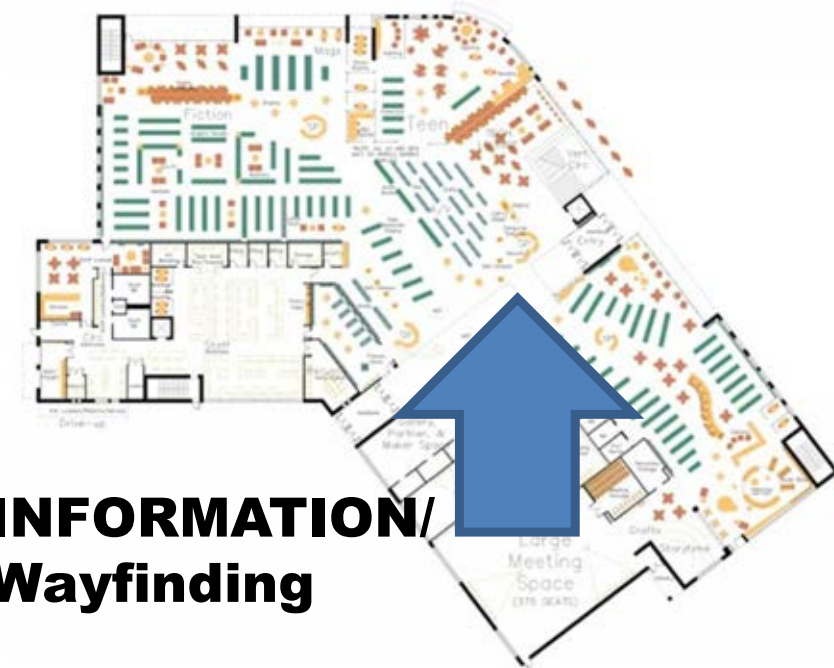
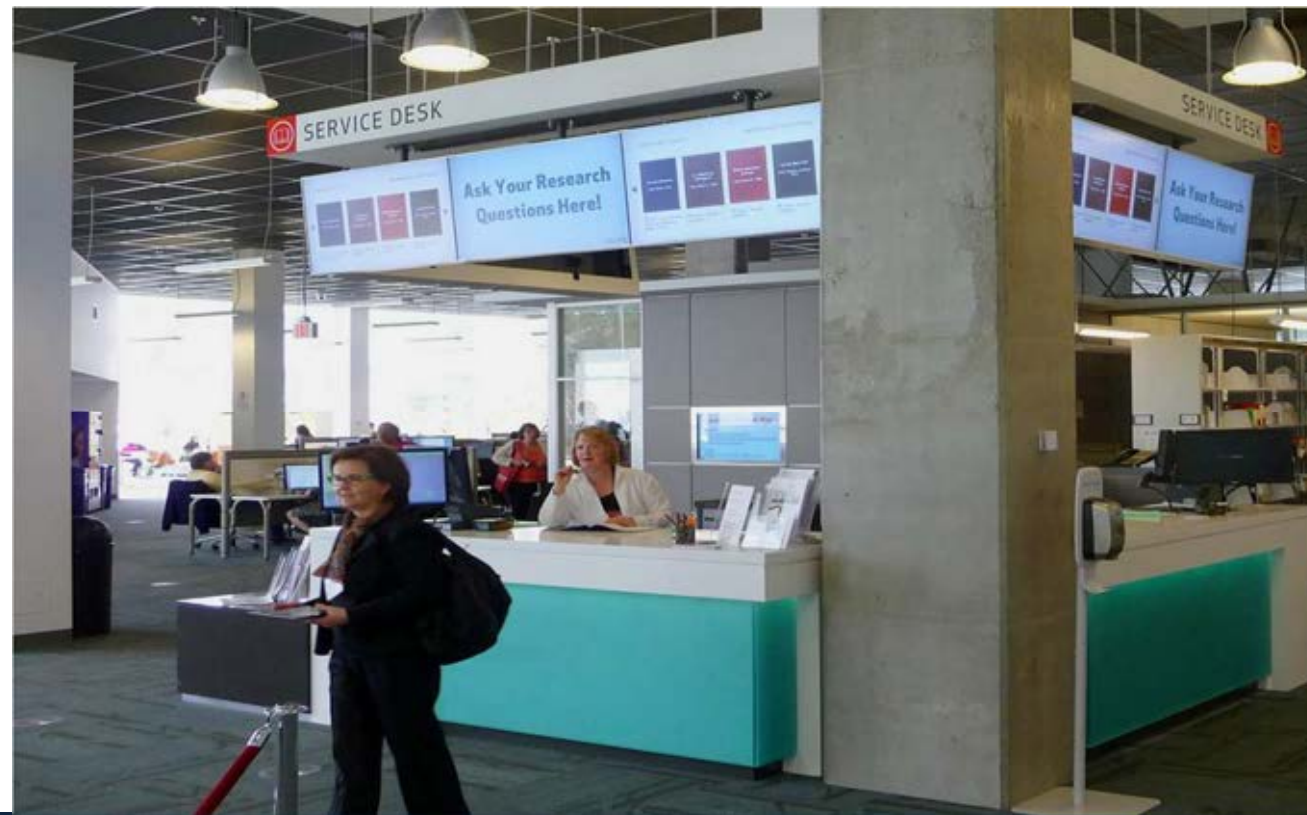
Technology



The following pages reflect the locations of technology for a variety of purposes in the New Library.

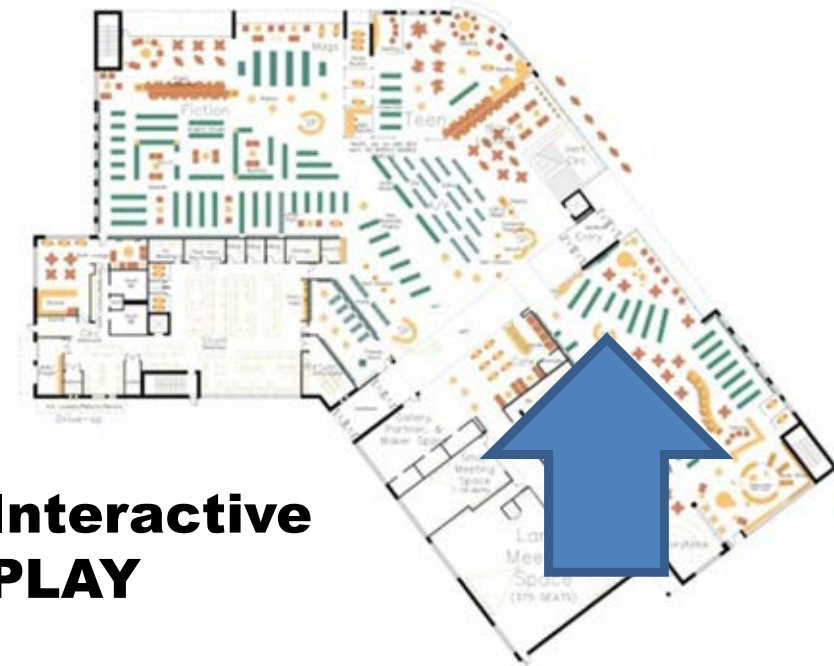
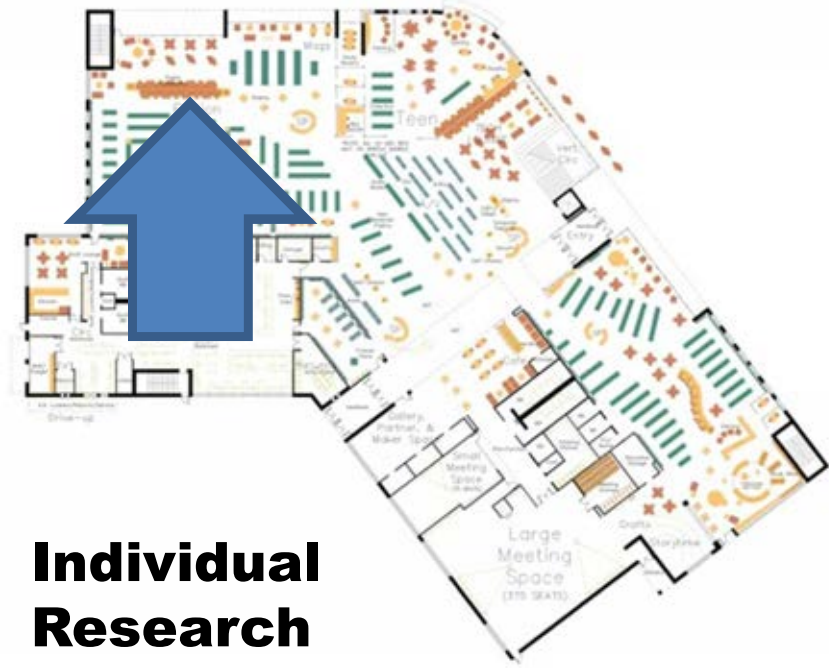


Interactive Current Information



INFORMATION/Wayfinding

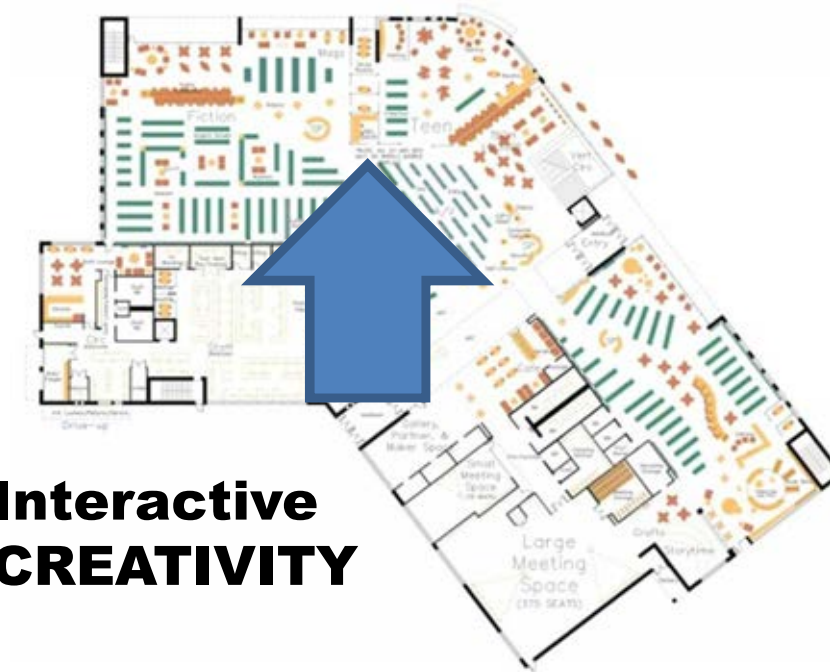
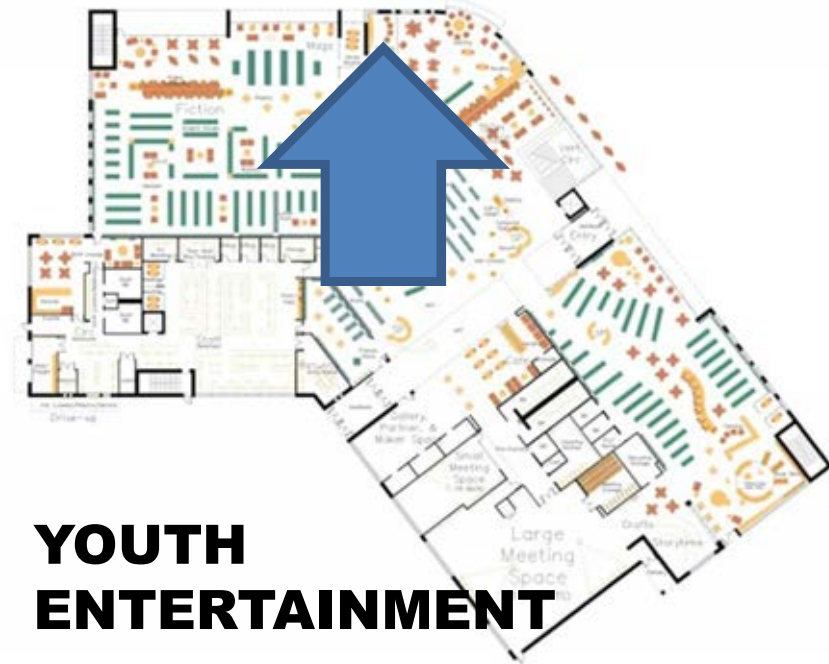
Technology



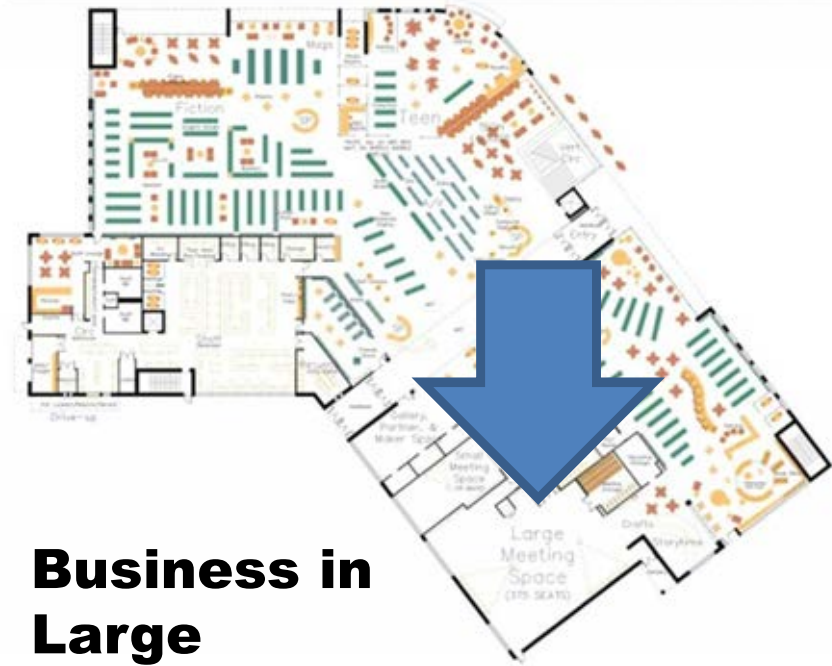
Individual Research

Interactive PLAY

Technology



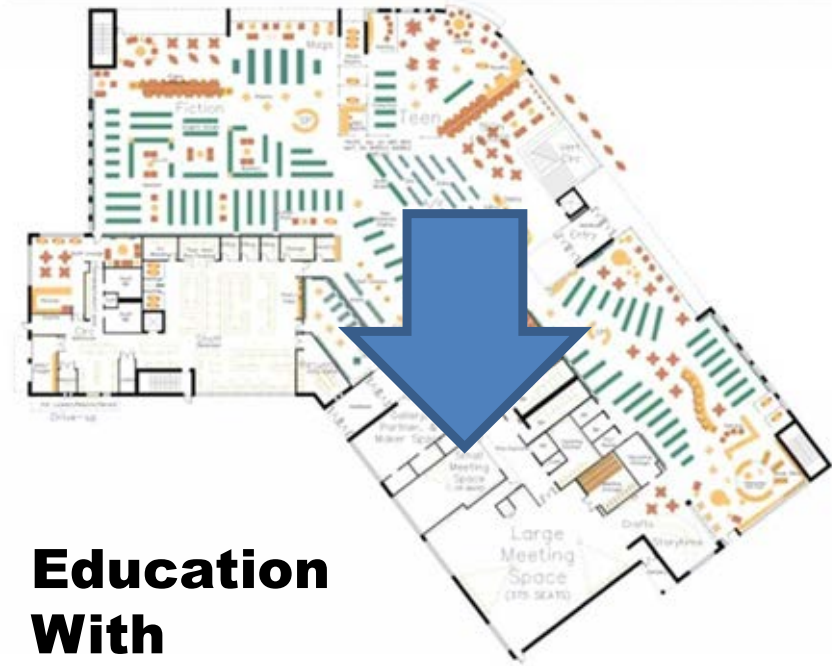
Technology



Business in Large Meetings

Business in Small Meetings

Technology



**Education
With
Multiple
Sources**

**Large
Community
Events**

Existing Library and Site Budget

WICHITA PUBLIC LIBRARY
Wichita, Kansas

6/13/2014

PRELIMINARY PROJECT BUDGET

Option - Existing Building at Current Site

Assumptions: The preliminary cost estimate is based on the following assumptions and facts.
* The costs are adjusted for the economic conditions of Wichita, Kansas using 2014 Dollars

Construction Item	Area	Cost/SF	Cost
New Construction	0	\$225.00	\$0
Building Addition	0	\$230.00	\$0
Remodeling Construction	90000	\$172.00	\$15,480,000
Added General Conditions	allowance		\$560,000
Site Development/Demolition	allowance		\$1,500,000
Building Technology	allowance		\$1,500,000
Fixtures, Furniture & Equipment	allowance		\$2,000,000
Asbestos Abatement	90000	\$12.00	\$1,080,000
Utility Relocation	allowance		\$500,000
Building Demolition @ Existing	90000	\$14.00	\$1,260,000
Temporary Library Relocation	allowance		\$1,300,000
Subtotals	90000	\$279.78	\$25,180,000
Inflation at 3%/year to midpoint of const.		0%	\$0
Total Construction			\$25,180,000

This is the cost model for the Existing Library and Site.

The Primary cost factors impacting the Existing Library project budget are:

- Extended Construction Time
- Asbestos Abatement
- Utility Relocation
- Temporary Library Relocation

Installation/Moving Costs (X% of Total Construction)	2.8%	\$705,040
Professional Fees (X% of Total Construction)	8.70%	\$2,190,660
Contingency (X% of Total Construction)	10%	\$2,518,000
Administrative Costs (X% of Total Construction)	0.7%	\$176,260
Total Budget Required (D & E through K)		\$30,769,960

New Library and Site Budget

WICHITA PUBLIC LIBRARY
Wichita, Kansas

6/13/2014

PRELIMINARY PROJECT BUDGET

Option - New Building at West Site - Base Option

Assumptions: The preliminary cost estimate is based on the following assumptions and facts.
* The costs are adjusted for the economic conditions of Wichita, Kansas using 2014 Dollars

Construction Item	Area	Cost/SF	Cost
New Construction	90000	\$225.00	\$20,250,000
Building Addition	0	\$230.00	\$0
Remodeling Construction	0	\$160.00	\$0
Site Development/Demolition	allowance		\$1,500,000
Building Technology	allowance		\$1,500,000
Fixtures, Furniture & Equipment	allowance		\$2,000,000
Asbestos Abatement	0	\$12.00	\$0
Utility Relocation	allowance		\$0
Building Demolition	0	\$12.00	\$0
Temporary Library Relocation	allowance		\$0
Subtotals	90000	\$280.56	\$25,250,000
Inflation at 3%/year to midpoint of const.		0%	\$0
Total Construction			\$25,250,000

This is the Base Cost Model for the New Library and Site for the 90,000 square foot building size.

Site Acquisition	0%	\$0
Fixtures, Furniture & Equip. (X% of Total Construction)	0%	\$0
Installation/Moving Costs (X% of Total Construction)	1.4%	\$353,500
Professional Fees (X% of Total Construction)	7.90%	\$1,994,750
Contingency (X% of Total Construction)	8.50%	\$2,146,250
Administrative Costs (X% of Total Construction)	1.0%	\$252,500
Total Budget Required		\$29,997,000

New Library and Site Budget

WICHITA PUBLIC LIBRARY

Wichita, Kansas

6/13/2014

PRELIMINARY PROJECT BUDGET

Option - New Building at West Site with Additional Amenities

Assumptions: The preliminary cost estimate is based on the following assumptions and facts.

* The costs are adjusted for the economic conditions of Wichita, Kansas using 2014 Dollars

Construction Item	Area	Cost/SF	Cost
New Construction	90000	\$225.00	\$20,250,000
Building Addition	0	\$230.00	\$0
Remodeling Construction	0	\$160.00	\$0
Site Development/Demolition	allowance		\$2,500,000
Building Technology	allowance		\$2,000,000
Fixtures, Furniture & Equipment	allowance		\$2,500,000
Asbestos Abatement	0	\$12.00	\$0
Utility Relocation	allowance		\$0
Building Demolition	0	\$12.00	\$0
Temporary Library Relocation	allowance		\$0
Subtotals	90000	\$302.78	\$27,250,000
Inflation at 3%/year to midpoint of const.		0%	\$0
Total Construction			\$27,250,000

This is Cost Model 1 which includes proposed expanded scope of the Site Development, Building Technology and Library Furniture, Fixtures, and Equipment.

Site Acquisition	0%	\$0
Fixtures, Furniture & Equip. (X% of Total Construction)	0%	\$0
Installation/Moving Costs (X% of Total Construction)	1.3%	\$354,250
Professional Fees (X% of Total Construction)	7.50%	\$2,043,750
Contingency (X% of Total Construction)	8.7%	\$2,370,750
Administrative Costs (X% of Total Construction)	0.9%	\$245,250
Total Budget Required		\$32,264,000

New Library and Site Budget

WICHITA PUBLIC LIBRARY
Wichita, Kansas

6/13/2014

PRELIMINARY PROJECT BUDGET

Option - New Building at West Site with Additional Amenities and Sq. Footage

Assumptions: The preliminary cost estimate is based on the following assumptions and facts.

* The costs are adjusted for the economic conditions of Wichita, Kansas using 2014 Dollars

Construction Item	Area	Cost/SF	Cost
New Construction	98000	\$225.00	\$22,050,000
Building Addition	0	\$230.00	\$0
Remodeling Construction	0	\$160.00	\$0
Site Development/Demolition	allowance		\$2,500,000
Building Technology	allowance		\$2,225,000
Fixtures, Furniture & Equipment	allowance		\$2,700,000
Asbestos Abatement	0	\$12.00	\$0
Utility Relocation	allowance		\$0
Building Demolition	0	\$12.00	\$0
Temporary Library Relocation	allowance		\$0
Subtotals	98000	\$300.77	\$29,475,000
Inflation at 3%/year to midpoint of const.		0%	\$0
Total Construction			\$29,475,000

This is Cost Model 2 which includes increasing the Building size to 98,000 square feet, Building Technology and Library Furniture, Fixtures, and Equipment.

Site Acquisition	0%	\$0
Fixtures, Furniture & Equip. (X% of Total Construction)	0%	\$0
Installation/Moving Costs (X% of Total Construction)	1.2%	\$353,700
Professional Fees (X% of Total Construction)	7.25%	\$2,136,938
Contingency (X% of Total Construction)	8.3%	\$2,446,425
Administrative Costs (X% of Total Construction)	0.9%	\$265,275
Total Budget Required		\$34,677,338

Library Gateway Plaza



Examples of Open People Space

Festival Parking



Examples of Multi-Use Opportunities for Open Space

Appendix

How Should Library Book Stacks and Resources Be Accessible?

- Provide an environment for browsing
- provide the “open stacks” system
- provide “electronic” displays to show activities in library that day
- Consider book stacks at the height of 24” to 72”
- Consider seating for adults and children in “Children Area”
- Provide lower book stacks in Children Area
- Provide wayfinding (map) graphics in library
- Provide A storm shelter in the library
- Provide book stacks that are portable for flexible arrangements
- Consider special rooms to display special collection for children
- Consider “robotics” for efforts of research using “i-phone”
- Provide seating within browsing areas
- Provide storage for strollers in Children Area
- Consider electronic displays for the “book of the month”
- Provide resource access by patrons with staff assistance
- Provide an inviting/informal environment in browsing area
- Provide a blend of “hands on” and technology for book retrieval
- Consider varied book stack heights in different areas
- Consider seating areas in browsing book stacks
- Provide aisle widths of 5’ ± in children area
- Consider browsing as hands-on and research as robotics
- Consider book stacks with the height at 6’ max.
- Consider electronic media at the front door
- Provide “children’s section” on main level with lower book stacks for visibility
- Provide automatic doors for access

- Provide for a “new resource center” for lifelong learning
- Provide an area for “book sales” inside or outside of library
- Provide flexibility in how books are accessed
- Consider casual browsing and robot book retrieval
- Provide book stacks with mobility for flexible arrangements
- Consider the display for special collections
- Provide restrooms in children’s area
- Consider future book retrieval electronically
- Consider all non-fiction area on one floor level
- Provide seating areas within book stacks for the different areas
- Provide a “retail” display area for books
- To consider “i-phone” apps for book location/access
- To consider book stacks should be organized linear
- To provide for “large print” within the range of users
- Provide “nooks” in children areas for seating/groups
- Consider book stack arrangement similar to “Barnes & Noble”
- Provide for events of 3-4 busloads of children
- Provide for stroller parking
- To provide seating areas in book stacks
- To provide for the “hospitality” aspects of library
- Book storage
- *80 % storage in Bookbot
- *20% Popular Book Available

Appendix

What Types of Community Spaces Would You Like To See In A Library?

Programming Space

- *At least 50
- *Be equipped with new technology
- *Art exhibits
- *Story time
 - No furnishings
- *Adults:
 - Flexible meeting tables/chairs
- *Speaker’s program
- *Flexible stage
- *Small catering kitchen for events

Indoor/Outdoor Options

Technology – Plug and Play

Entry

- *Garden into the building

Reason To Stay

Variety of Spaces

Bookstore

Activities

- *Music (prefer library, not commercial space)
- *Concerts on the patio
- *Outdoor seating
- *Enrichment
- *Teaching/exposure
- *Sit down at tables
 - craft activities
 - instruction

Flexible

- *Easy to set up

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Collaborative Space

- *Loud and quiet spaces...Quiet & loud zones
- *Sound proof booths
- *Coffee space for people to gather:
 - Meet at the library
- *Book Club – 10 people
- *Groups need community space to meet
- *Collaborative space – Don’t have to be quiet
- *Furnishings collaborative
 - Highly mobile – change the dynamics of the space
 - Technology

Creating Stimulating Environments For Teens/Tweens

- *Technology/gadgets
- *Simulation/gaming
- *Adaptable/flexible
- *Technology Playground
 - different gadgets
 - tools that inspire
- *Lego Club
 - recreation area
- *3D Printer – teen collaboration

Café

Flexibility/Adaptability

Multiple Events

- *Outdoor meeting areas
- *Sunday Jazz
- *Bryant Park in NY – relationship in library
- *Outdoor book sale

Appendix

What Types of Community Spaces Would You Like To See In A Library?

•• **Free Meeting Space with A/V**

- *20-50 day and evening
- *Catering kitchen

•• **Family Spaces**

- *Family restrooms
- *Safe/perception of safety

• **Support The Arts**

- *Exhibit space
- *Needs in the community

• **Food Trucks**

• **Technology Playground**

• **Food/Café**

- *Successful café:
 - coffee & tea
- *Food everywhere/coffee everywhere

Accessible Parking & Hours

Automation

- *Automation in check-in/check-out
- *To serve customer needs & not mechanical needs
- *Self check-in kiosk
- *ARS/Redbox
- *Genealogy/Local history/Special collections
- *Short films programs – Auditorium on 3rd floor
- *Author events

Easy To Use & Get There

Accidental Encounters

- *"Alone together"
- *Casual space
 - proximity to people (even when not want to interact with them)

Inviting, Durable, Flexible

Availability

Multiple Variety Outdoor/Indoor Spaces

Safety/Perceived Safety

Activities: Place Bringing People Together

- *In-service day – 20-30 people
 - *Collaboration: Meeting & Learning
 - *Maker's Space – all ages
 - *Video production room
 - *Variety of sizes/enclosed & open
 - Large groups – 100-200 people
 - 375 seat room
 - *Freelance economy needs the library
 - *Book club – 10 people
 - *Active & programmed spaces
 - *Café & coffee
 - *Webinars 2-4
 - *Observable spaces
- Approachable Space**
- *Business
 - *Community
 - *Special Collections Display
 - *Genealogy
 - *Books (9 ways – formats) (Flint Hills Museum-Manhattan)
 - *Noisy space
 - *Flexible & Adaptable
 - Classroom – Innovative classroom
 - Take school with us....virtual school

Appendix

What Site Features Should Be Around The New Library?

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Outdoor Space That Is Useful

- *Fairs, festivals
- *Book sale
- *Transparency for sense of space and openness and to library
- *Take advantage of future programs:
 - Boat launch
 - New rails to trails bikeway
- *Inside/Outside connections

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Bicycles

- *Bike paths on site
- *Bike parking near cars, but separate

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Landscape

- *Small and intimate areas
- *Outdoor events (patio)
- *Tied to Exploration Place
- *Low maintenance
- *Different levels
- *Public art integrated
- *Natural materials

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Public Art

- *Honoring Kansas literacy history and commemoration

•

Place To Work

- *Hotel visitors
- *Convention visitors
- *Walkability, easy to access

•

Café (Topeka, KS...Kansas City)

- *Inside/Outside

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Fit in context

- *Proximity to existing uses
- *Build on existing urban energy
- *Marry the library to surrounding
- *Not a standalone building

•

Parking

- *Should not be difficult
- *Needs to be accessible
- *Should not be uncertain
- *Should not be in front

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Go Green

- *LED lights in parking
- *Covered parking w/solar
- *Green roofs

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Electric Car Parking/Charging

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Speak To What Is Wichita

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Exploration Place

- *Share open space
- *McLean intersection needs to be pedestrian friendly
- *Maximize views to open space

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Mixed-Use Library

- *Revenue generation
- *Separate leasable spaces
- *Commercial street activity

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Continuous Streetscape

- *Pleasant walk
- *Activities and experience
- *Walkability
- *Physical connectivity
- *Bikepaths

Appendix

What Site Features Should Be Around The New Library?

Library Should Go To The People

- *Be sited near existing energy
- *Integrated into urban context
- *Be inviting to existing movements & activity

Integrated With Downtown

- *Enhance existing sites

Multi-Modal

- *Bike friendly
- *Pedestrian friendly
- *Integrate open spaces

Site Should Have Identified Space(s) For Expansion

Integrated Parking & Open Space

- *Shade
- *Flexibility
- *Civic resource

Keep Visibility Open To Pedestrian Approach

- *Not just car approach

Communication

- *Signage, wayfinding
- *Information visible from car at a glance
- *Contemporary...tech.

Nature Conservatory

Water Feature

- *Draws people
- *Needs to be controlled

Lighting

***Outdoor**

- Should be warmer
- Balance security with ambiance

***Indoor**

- Broad-spectrum lighting at reading/book areas

Planetarium Room

- *Domed room with skylight
- *Projections on ceiling

Green Roof Patio

- *Café
- *Reading Area
- *Special Events

Drive-Up Book

- *Pick-up and drop-off
- *Integrated book sorting

Public Transit

- *Access....connection
- *Drop off
- *Walking path
- *Bus parking area
- *Integration into system
- *Transit transfer station

Low Maintenance Gardens

- *Low cost
- *Low energy
- *High impact

Public Art

- *Sculptural
- *Conversation piece

Appendix

What Site Features Should Be Around The New Library?

Connect To Green

- *Should network to other spaces
- *Connectivity and access to proximal green spaces
- *Food trucks along Sycamore

Follow Urban Model

Flexible Parking

- *School buses
- *City buses
- *Food trucks
- *Programmable spaces
- *Urban orientation

Library & Urban Green

- *Promenades
- *Connection to Exploration Place
- *Protection from wind
- *Security

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String Of Pearls - BALANCE

- *Relationship to museums
- *Relationship to residential
- *Relationship to business

Urban Relationship

- *Urban street edges
- *Continuous built form
- *Building should be predominant, not parking

Urban Setting

- *Compact core

Walkable

- *Gathering & Meeting
- *Proximity to residential
- *Accessible/Multimodal
- *Businesses

Community Center

- *Not just a library
- *Not enough emphasis on neighborhoods

Views!

- *To library from McLean (set back for car view)
- *From library to other uses

Site In Proximity To Other Uses

- *Walkability
- *Connectivity

Green Roof

- *Sustainability
- *Green, accessible open space
- *Controlled space
- *Native grasses/plants

Appendix

What Site Features Should Be Around The New Library?

••• New Building

*Consider other sites in downtown

••• Need Good Landscape

*Adds value to building & city

*Public Art

*Bikeways through site

*Future use of public bike share

*Bike valet

• Library as Business Incubator and Showcase

• Downtown Attraction

*Needs to be a draw for people

*Use library as catalyzing agent

*Link to Delano and dining

• Transportation Options

*Easy Parking

*Connection to buses

*Needs to be accessible in & out for cars

• Near Other Community Spaces

*Not crowded by Convention Center

Other Side Of River Is Not Dense Yet

*Consider more uses and activity around library

River Needs Connection

*Like Indianapolis River Walk

*San Antonio River Walk

*Grocery Store?

Continuous & Active

*Urban street edges and activity...

*Infill

Green Parking

*Parking garden

*Pervious pavement

*Grass/green lot surface

*Multi-use & purpose (events, parking, play...)

Outdoor Space

*Field trip gathering

*Confined/safe/secure

*Lunchtime

*Connected to bus drop-off

Bus Loading

*Student

Community Space

*Attracts people for:

-maker space

-outdoor reading garden

-jazz trio with wine and cheese reception

*Secure and controlled

*Visual openness (no hiding spaces)

Appendix

What Kind of Furniture, Fixtures, or Equipment Should Be In The Library?

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A Community Of Readers

- *Reader seating
 - easily cleanable

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Areas Within A Larger Space

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Tables

- *Pie shaped/triangle space
- *Rectangular table
- *Table on castors
- *K-state flexible rooms
 - room converts & changes
 - screens

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Chairs

- *Good back support
- *Tablets
- *Stackable/flexible
 - self directed
 - storage
- *Children’s Furniture
- *General Furniture...general population
- *Seniors – sturdy arms, don’t want moveable
- *Special furniture for disabled

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Children’s Illustration Art Collection Shown On A Permanent Basis

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Outside Reading Space

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Meeting Room Furniture

- *Comfortable
- *Stylish
- *A variety of stackable and comfortable
- *Flexibility

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White Boards That Can Wheel Around

- *Can create own “pods”

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Technology

- *Chairs w/integrated technology & call buttons for help

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Separation Of Tech And Non-tech Zones

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A Community Of Readers

- *Reader seating
 - easily cleanable

For Public Performance Spaces

- *Flexible

Water Bottle Filling Station

Shelves

- *Don’t have tall shelves

Drive Up Window

Soft Amenities (Sounds)

Public Art At Entry

Tables

- *Large spread out tables in Genealogy
- *4 top/2 top tables
- *table height flexible
- *for creative – large table to spread out

Like

- *back deck w/feet up
- *glider rocker
- *couch – comfort
- *at a table/desk – like to read and write
- *sometimes want to sit alone
- *sit or lie down – change positions
- *outside – couch, chair not at a desk

Appendix

What Kind of Furniture, Fixtures, or Equipment Should Be In The Library?

Furniture - Flexible

*Tablet arms

*Lots of plug-ins: WiFi in every nook & cranny

Playground/Skateboard Ramp

*Slide

Private Space And Reflective

White Boards/Smart Boards

Display Units

Check Out Desks – 2’–3’ Wide

Communication

Static Displays Will Be Boring

*Interactive

Stainless Steel

Glass Walls – Collaborative

Using Furniture To Prototype New Behaviors

Open Space – But A Variety Of Groupings

Low Interactive Tables

*New ways to engage

Lounge-y Furniture

Technology

*Flexible & adaptable

Furniture As Sculptural Objects

Furnishings For Different Configurations

Interpretive/Learning

Mobility Challenges

Durable & Cleanable

*Hard surfaces durable

*Component chairs

Starbucks

*Laptops

*Bar area

*Farm table

*Café tables

*Lounge seating

Colors

*Adaptable

*Vibrant

*Stimulating the brain

*Movement

*Energy

*Clean

Study Room

Bathrooms – Hands-Free

Appendix

What Kind of Technology Do You Want In Your Library?

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Maker Space

- *Physical Connection Inside & Out (garage door)
- *Blend tech with analog and maker tools

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Public Meeting Rooms

- *Off Hours Access
- *Flexible wall & furniture

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Human Interaction

- *To support technology
- *Wi-Fi everywhere (inside and out)
- *Balance Computer resources with personal computer uses

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Flexibility

- *Design for the future

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Security

- *Allow users to be comfortable in surroundings
- *Cameras
- *Recording
- *Asset protection
- *Access control
- *Ability for lock down

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Teaching Spaces

- *Technology
- *Project breakout
 - student study & projects
 - enclosed...audio separation
 - glass...visual connections

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E-Publishing Capability For Local Residents/Writers

Meeting Rooms

- *Can be reserved
- *Post-college needs
- *Need more privacy for 4-8 people

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Database Access

- *Music
- *Audiobooks
- *Still want book access, but not a library as overpriced warehouse

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Playful Technology

- *For kids to learn and play

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Creating Digital Content

- *YouTube recording
- *Voiceover booth

Power Everywhere

Ease Of Use

- *Inviting and Accessibility

Access To Help Desk

Welcoming And Inviting

- *Visual cues and indicators for use options
- *Digital signage
- *ADA

Cutting Edge Technology

Flexibility

Big Gathering for 50-100 Max.

- *As much technology as possible

Appendix

What Kind of Technology Do You Want In Your Library?

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Genius Bar

- *Request a librarian
- *Help desk
- *Outside expert
- *Remote tech support

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Lifelong Learning

- *Technology resource/training
- *Tech conferences
- *Early learning...classroom learning
- *Later life learning

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Adaptability

- *Install long-term and flexible infrastructure
- *Don't be outdated and stuck with old technology

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Cutting Edge Wow Element

- *Touch screens

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Resource To Business

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Collaboration Rooms

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Public Tech Resource

- *Subscriptions to online courses
- *Advanced software access
- *Adobe suites
- *Pro software

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Power & WiFi/Tech Outside

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Different Media Available

- *Professional grade music production
- *Video along with audio

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Institutional Collaboration

- *Partner with University
- *Shared resources....hardware, software and human

Computers Available For Job Hunting

- *100 + available

Outdoor LED Lighting

Roaming Laptop Checkout

Touch Screens

- *Map searches
- *Image projection
- *Google earth

Instructional/Teaching Space

Power Available Everywhere

- *USB & standard

Video Conferencing

- *Skype
- *Job interviews
- *Pod casting
- *YouTube studio...video making

Large Group Visualization

Maker Space

- *3D printing
- *Printing and bookbinding
- *Resource for schools

Visible Computer Lab

- *Visual connection to open area

Small Breakout Rooms

- *Individual/small group web conferencing
- *Self-guided learning

Appendix

What Kind of Technology Do You Want In Your Library?

Simplicity/Ease of Maintenance & Use

*Operationally able to upkeep

Distance Learning

What Makes A Great Public Building?

- Provide a design that is “timeless” and functional
-
- Provide access for all ages and capabilities
- To provide design with seamless transition of outside to inside
- To provide design in the context of “urban”
- To provide design with sense of identity
- To provide a “wow” factor in the design
- Provide “icon” demonstrates sustainability
- Provide an environment of “welcome”
- To provide a place for people to gather
- To provide a relationship/connection to exterior/outside
- To use materials that are durable and used in the proper context
- To provide an “icon” as Kaufman Museum for example
- Provide a design that expresses “ownership” for all in community
- Provide for wayfinding throughout facility
- To provide a design that is inviting and friendly
- Consider “icon” design as the functions of the spaces inside
- Promote a sense of progress & growth
- Consider “private reflective” spaces in library balance w/active areas
- Provide a design that is safe and inspiring
- Provide public access to specific areas after hours
- To design to the context of Wichita per form and materials
- To provide design that looks “alive at night” using appropriate lighting
- To provide “icon” design using limestone, wheat theme glass, organic materials
- To provide sufficient natural light
- To promote substantial reinforce learning
- To provide design that does not compete with exploration place
- To provide design that gives opportunities for discovery
- To provide for connection to other city attractions as a destination
- To consider design materials of limestone, glass, durable

Appendix

What Makes A Great Public Building?

- To provide design that is inviting and is transparent to what is happening inside
- To provide design with “sense of importance”
- To provide public access after hours
- To provide easy identifiable entry to library
- Consider “icon” as “Kansas City Star”
- Provide icon that is unique & cutting edge
- To provide for a strong entry to building

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- “Wow” factor - acoustically “appropriate”
- Provide an “icon” design that reflects what Wichita, Kansas is
- Consider “icon” materials as limestone/sheat/natural light
- Provide a “celebrated” entrance
- Provide design that is “timeless”
- Consider A contemporary/urban design for the library
- Consider library design that relates to surroundings
- Consider the “icon” feature as “earned” over time
- Provide an identifiable entry to the library
- Welcoming entry w/short paths, and impressive design of entry
- Consider the “icon” as related to the use and functions
- Provide for sustainable materials in building construction
- Consider a snack bar in facility
- Provide one obvious entry to building
- Provide a “wow” factor but not “ostentatious”
- Consider a design that is recognizable as a library
- Provide specified identification as library
- Provide design that is a great public building in lieu of “icon”
- Consider icon as good structure design without tack-ons
- Provide design that is simple with grace
- Provide ample meeting rooms in library
- Provide the blending of technology and books
- Provide an “iconic” design that is cost effective and efficient
- Consider a playground inside/outside as a learning experience
- Consider light colored materials for exterior of library
- Provide appropriate signage for positive wayfinding
- Consider the experience in the space (exterior) to the entry
- Provide exterior design elements that shield people from weather
- Provide a design that generates interest for the interior
- Consider design that draws attention to itself

Appendix

What Makes A Great Public Building?

Consider icon as the public use

Quality more important than quantity

Community enrichment

*Seniors Programs

*Healthy Living