



Initial Design Concept Discussion

For context in the January Board meeting a summary of discussions between SNHA, LLD Administration and CCS regarding the initial draft concept program (space allocations) and designs is provided below.

A. DRAFT Concept Program (Space Allocations)

SNHA worked with information gathered from meeting with each LLD Department Head to develop a baseline program (# of spaces needed and what size of spaces).

A summary of key findings is as follows:

1. The EXISTING building is approximately 32,795 Gross Square Feet (GSF)
2. The TARGET, or ‘wishlist’, program resulted in a building size of 36,331 GSF
 - 11% larger than the current building
3. A chart summarizing EXISTING spaces and TARGET (or ‘wishlist’) building space allocations is as follows:

GENERAL BUILDING AREAS	EXISTING (GSF)	Space Allocation (%)	TARGET (WISHLIST) (GSF)	Space Allocation (%)	Difference between EXISTING & TARGET Spaces (%)
ENTRANCE, LOBBY, SERVICE	1,675	5%	1,500	4%	-10%
ADULT PUBLIC SPACES	12,236	37%	12,300	34%	1%
YOUTH LIBRARY (incl. teen)	4,031	12%	5,150	14%	28%
ADMINISTRATION & STAFF	5,832	18%	6,482	18%	11%
BUILDING SUBTOTAL (Assigned Areas)	23,773		25,432		7%
*Unassigned Area (MEP, Circulation, etc.)	9,022	28%	10,899	30%	21%
TOTAL GROSS BUILDING AREA	32,795		36,331		11%

**as a general rule of thumb this is calculated at +/- 30% of the building subtotal at the conceptual phase*

4. One of the design challenges SNHA is working to resolve is best ‘fitting’ the TARGET spaces within the existing building 32,795 GSF.
 - SNHA will be providing renovation and renovation/addition design concepts to work thru solving this challenge.

B. DRAFT Concept Designs

SNHA worked with the TARGET space allocations in mind to develop multiple draft concepts for discussion with the LLD Board. Initial draft concepts were first presented and discussed with LLD Administration and CCS on 1/14/2021.

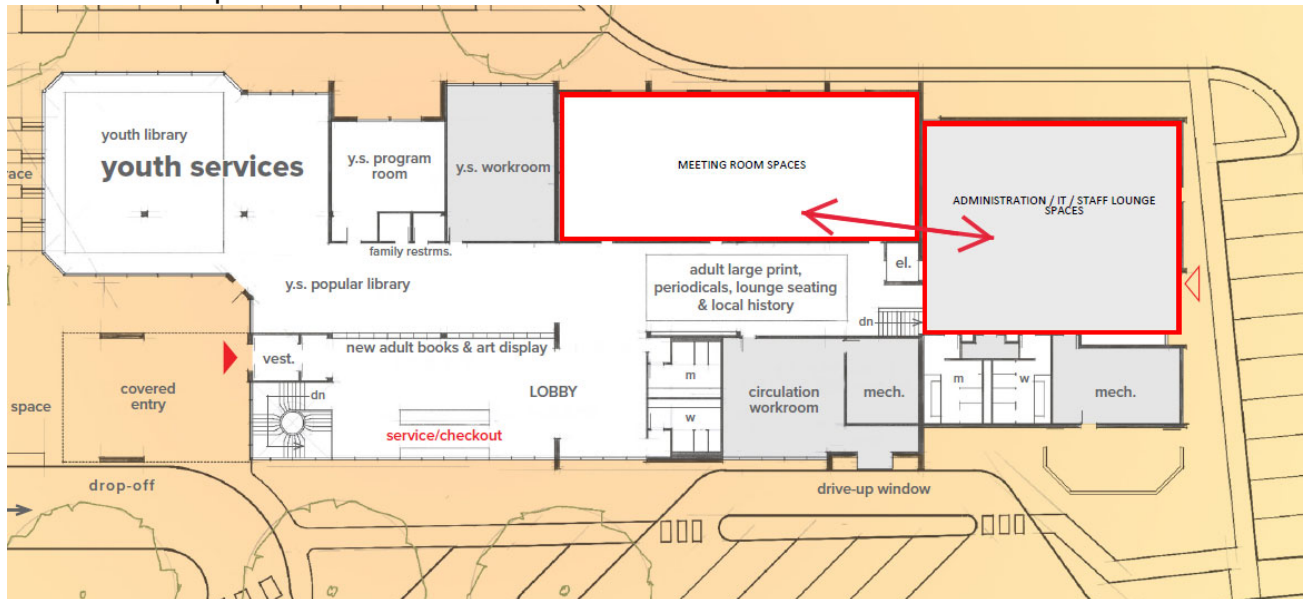
A summary of initial thoughts for discussion on each option discussed is as follows:

SOUTH ENTRY CONCEPT (demolition & replacement of a portion of the existing building):

- The Adult collection area seems too condensed with no break up of the space.
- The Entry space seems to lack a welcoming flow and may be too compartmentalized (staff on your left and restrooms on your right when entering).

WEST ENTRY CONCEPT (demolition & replacement of a portion of the existing building):

- A direct connection from Youth Services to Outdoor Space is advantageous.
- Maximizing the distance between visitor drop-off and the drive-up window location is preferred, as shown in this concept.
- SNHA is requested to study flipping the location of the Large and Medium Meeting Room Spaces with the Administration office as indicated below:



NORTH ENTRY CONCEPT (demolition & replacement of a portion of the existing building):

- Having the main entrance on Front St. would be ideal, however walking into a dark space is not preferred.

NORTH ENTRY RENOVATION (ONLY) CONCEPT:

- This option was still in development and not discussed in detail on 1/14/2021.
- Renovation Only is anticipated to align with the \$8.5M - \$9M baseline overall project cost.



**SHEEHAN
NAGLE
HARTRAY
ARCHITECTS**

BOARD MEETING | 20 JANUARY 2021

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Program Summary	Existing Area	Program Area
Public Areas including Meeting Rooms	5,271	5,244
Adult Services	9,226	8,309
Youth Library	4,503	4,985
Admin & Staff	4,463	4,307
Subtotal: Assigned Area	23,773	22,845
Unassigned Area	9,022	9,755
Total Gross Area	32,795	32,600

South Entry Concept

Entry: Upper Level
 Childrens: Upper Level
 Adult: Lower Level

West Entry Concept

Entry: Upper Level
 Childrens: Upper Level
 Adult: Lower Level

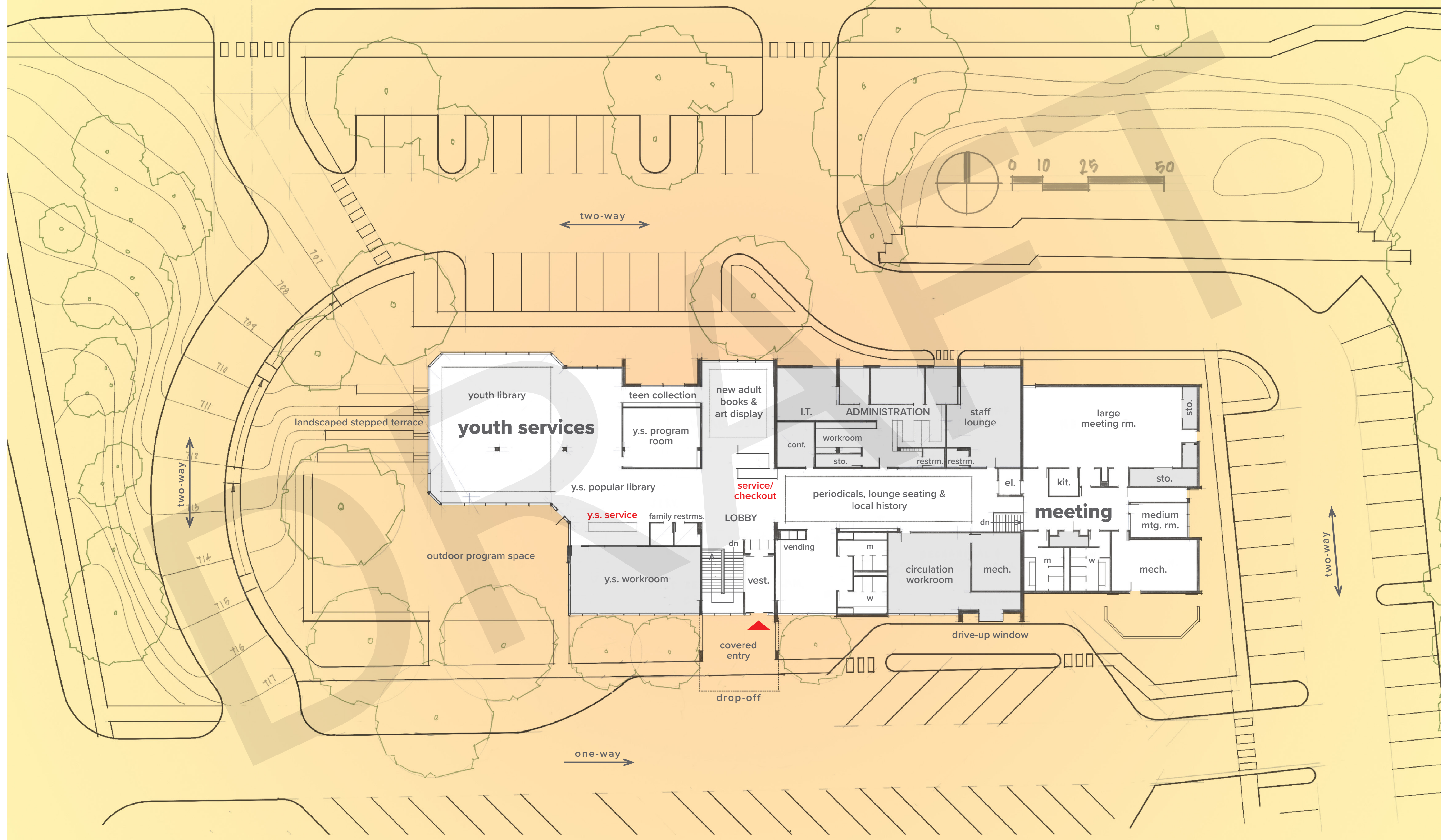
North Entry Concept

Entry: Lower Level
 Childrens: Lower Level
 Adult: Upper Level

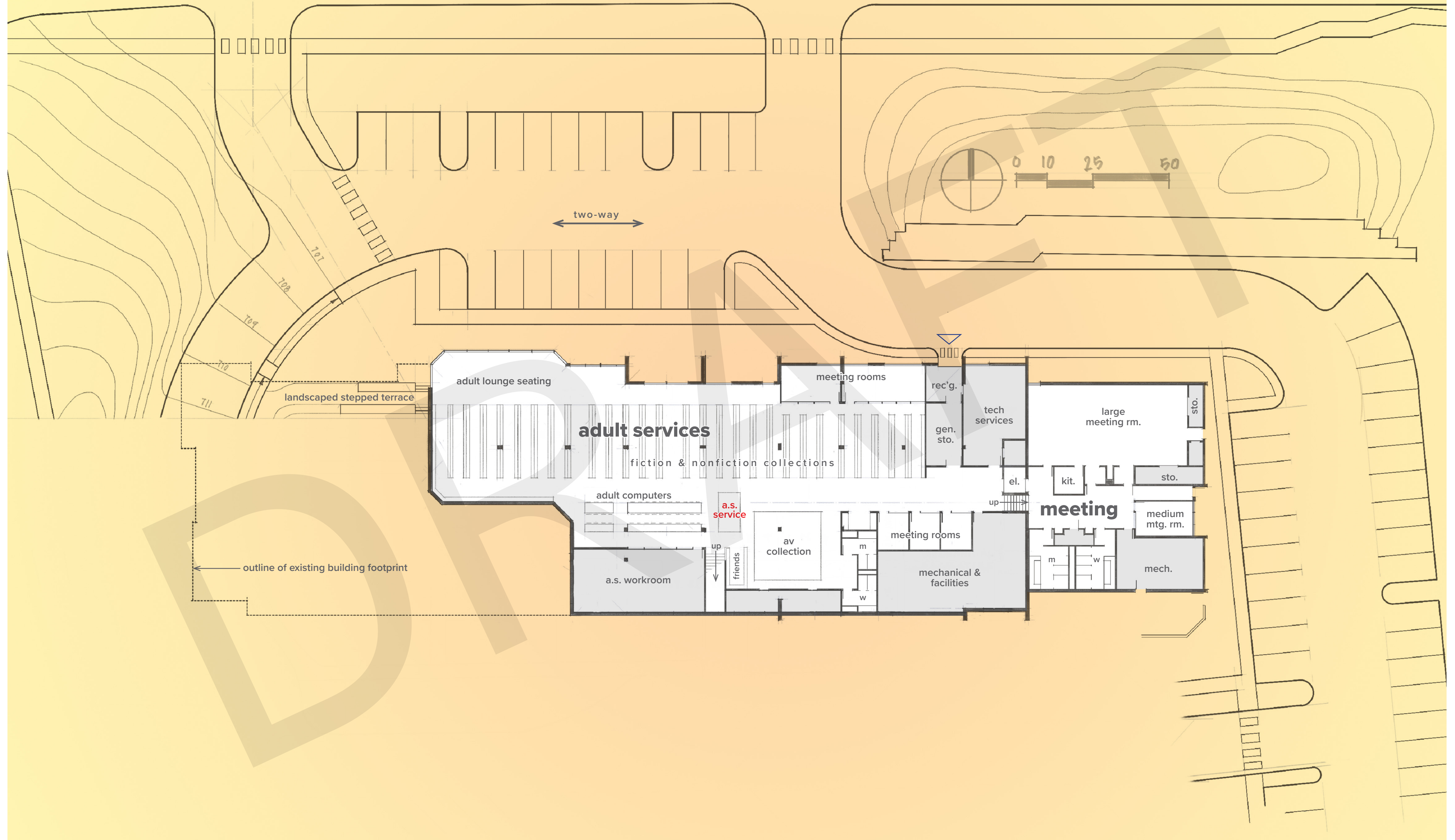
North Entry Renovation Concept

Entry: Lower Level
 Childrens: Lower Level
 Adult: Lower Level

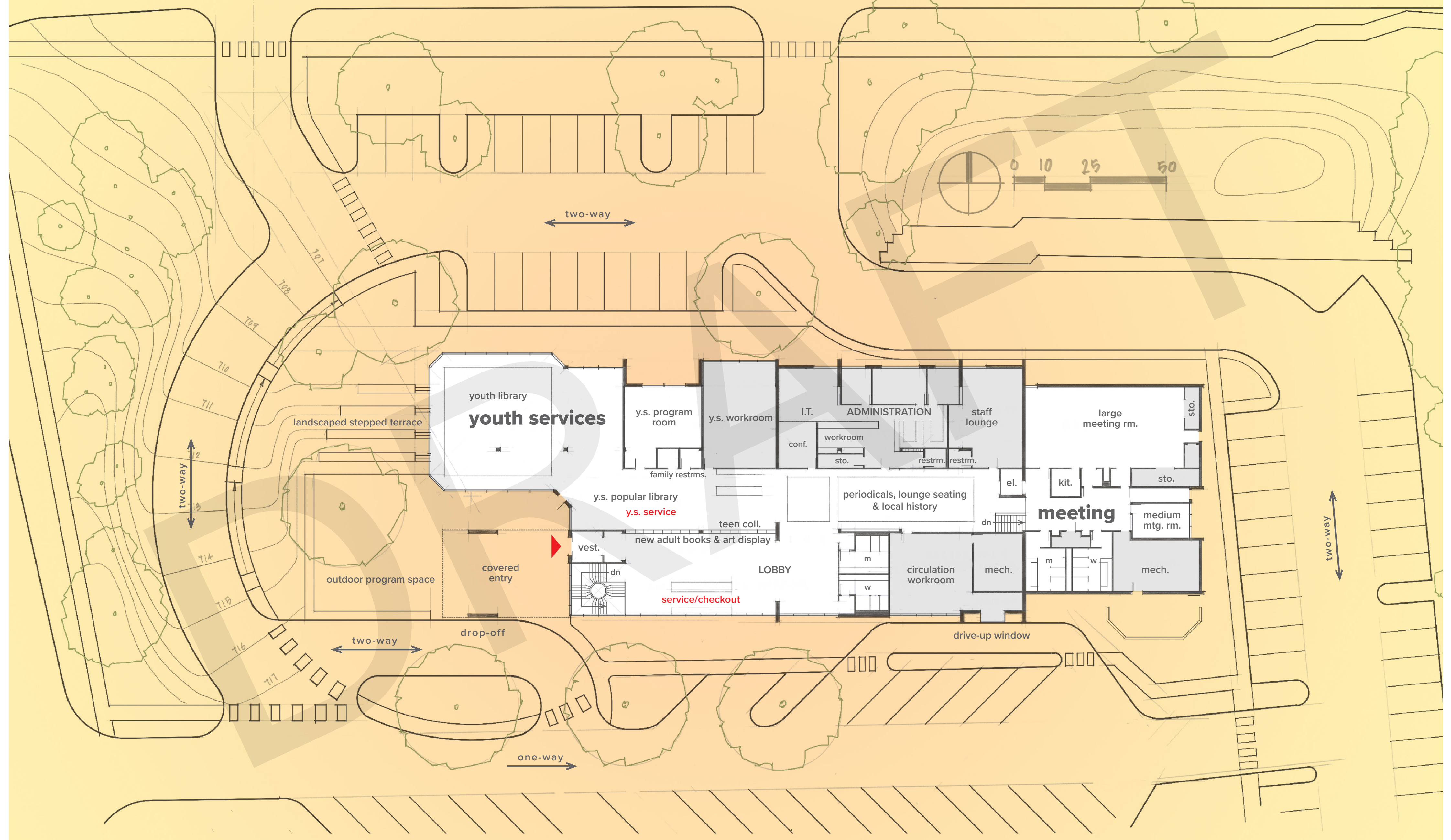
south entry concept UPPER FLOOR



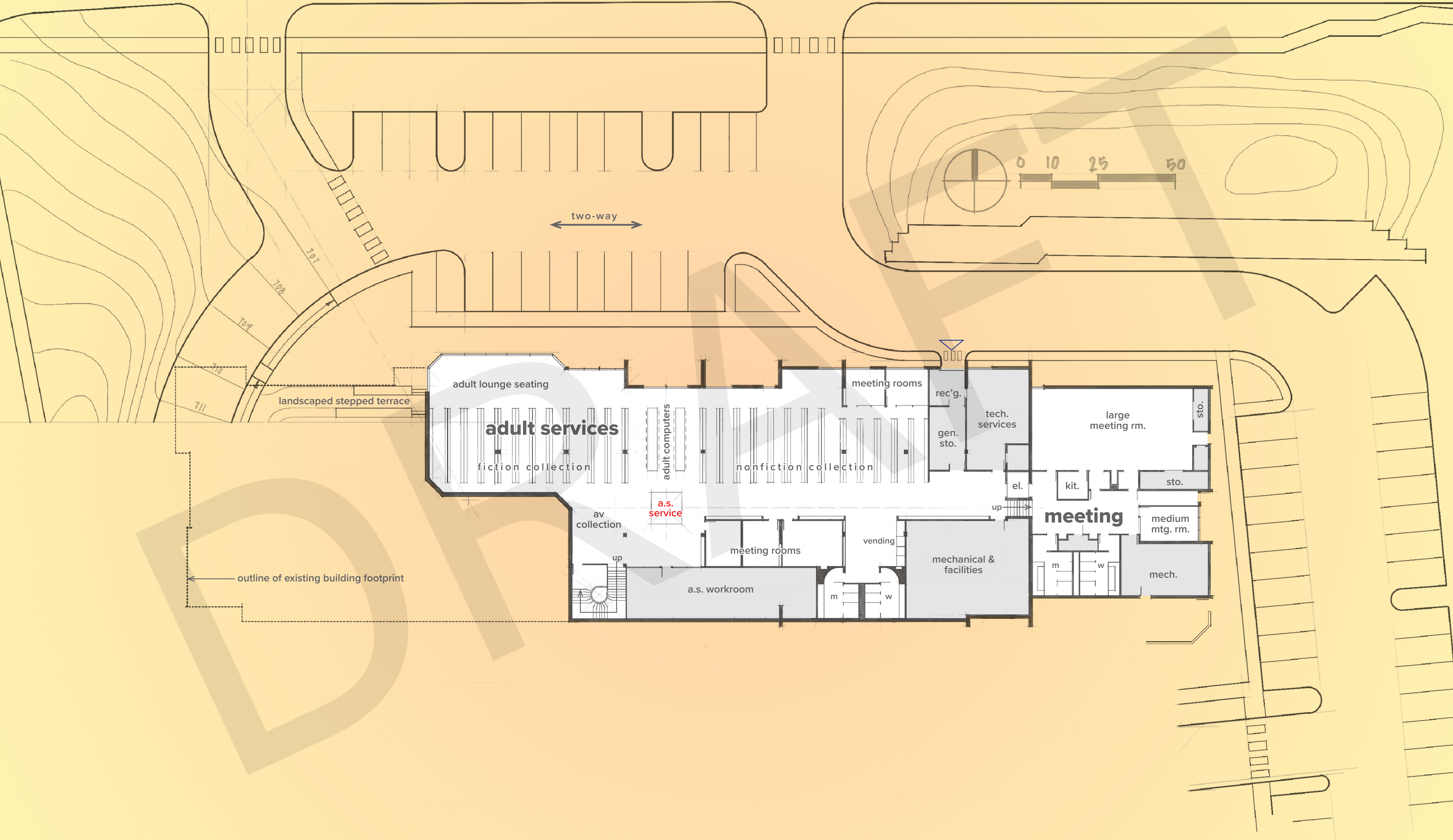
south entry concept LOWER FLOOR



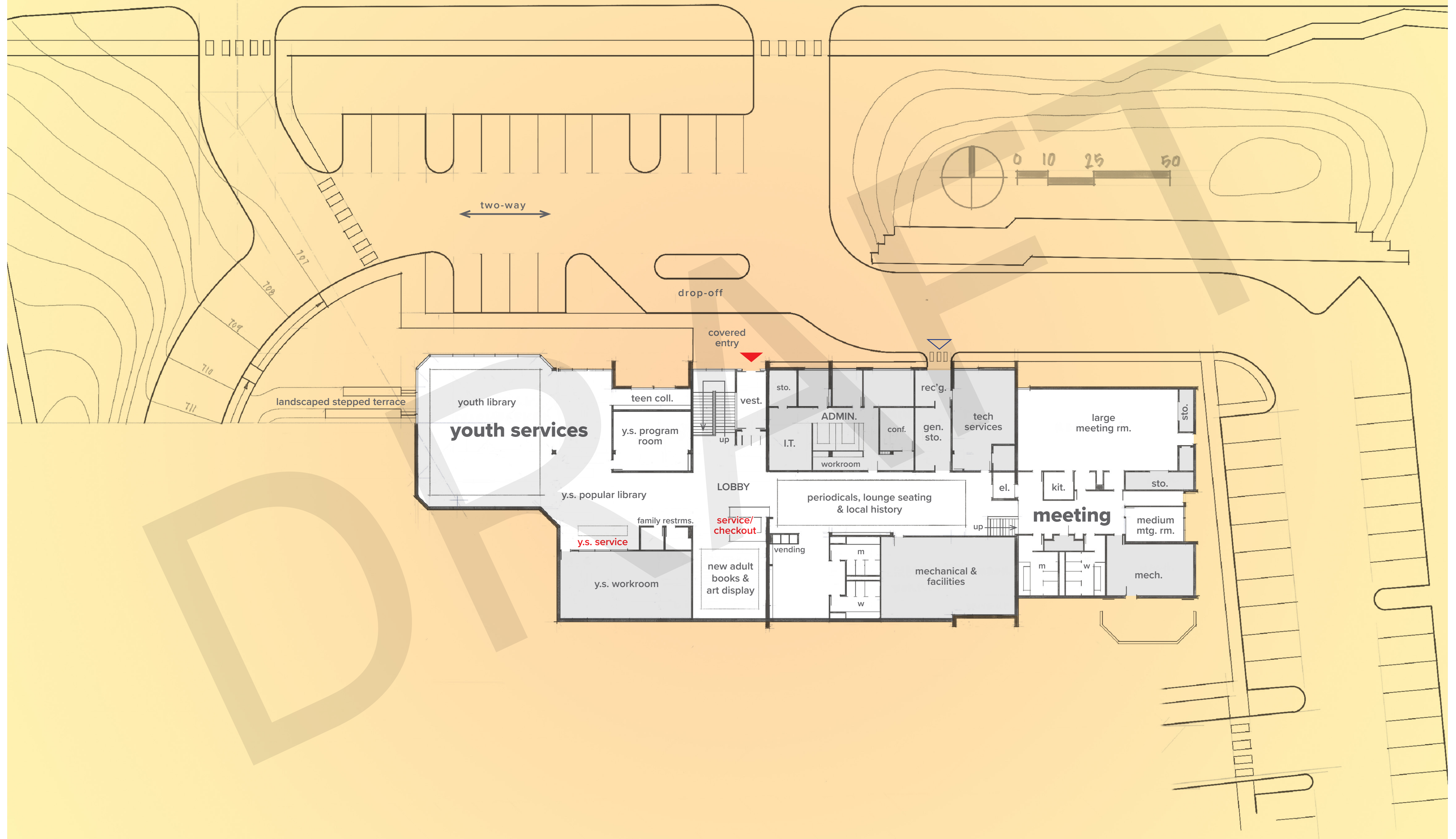
west entry concept UPPER FLOOR



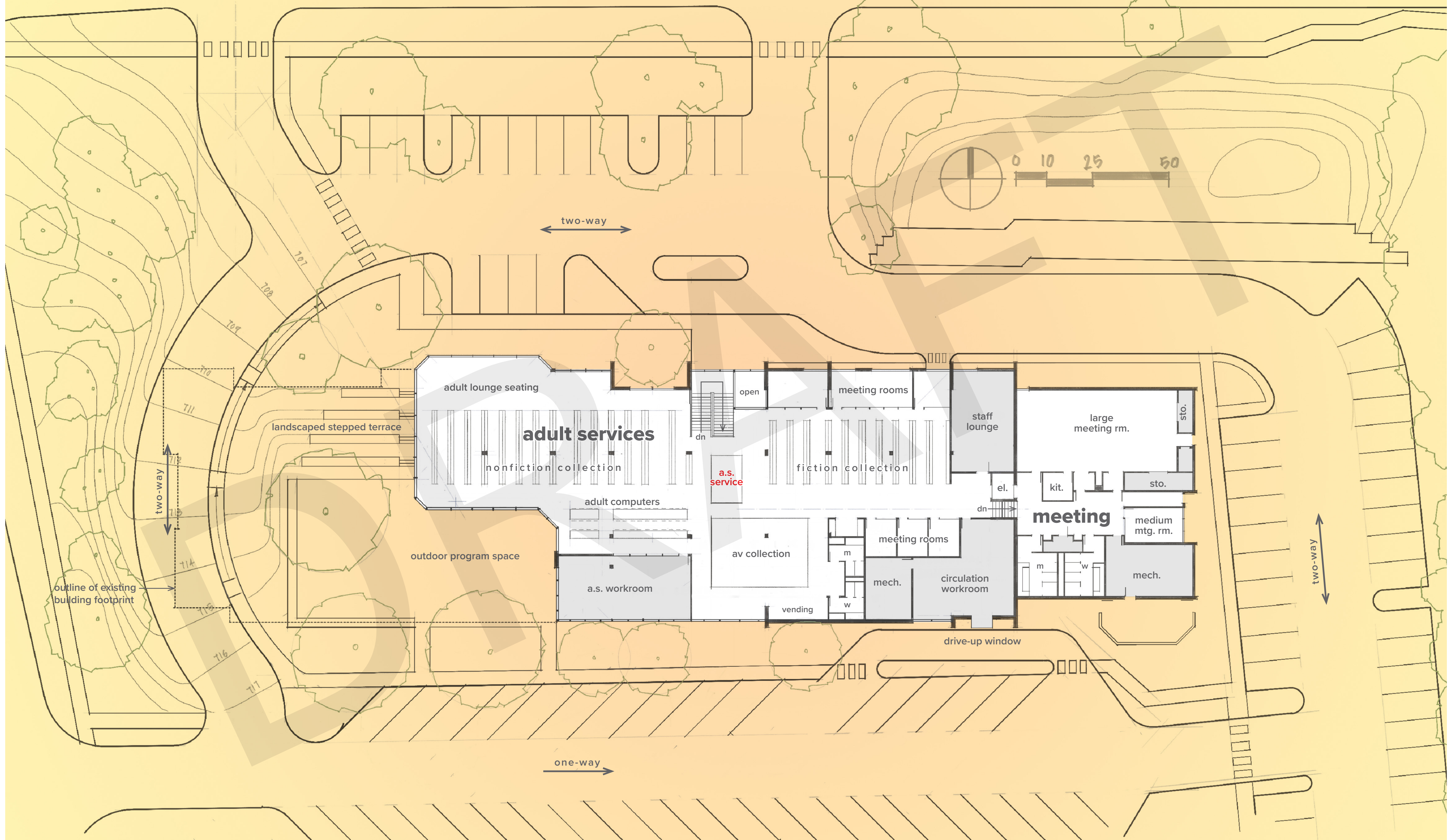
west entry concept LOWER FLOOR



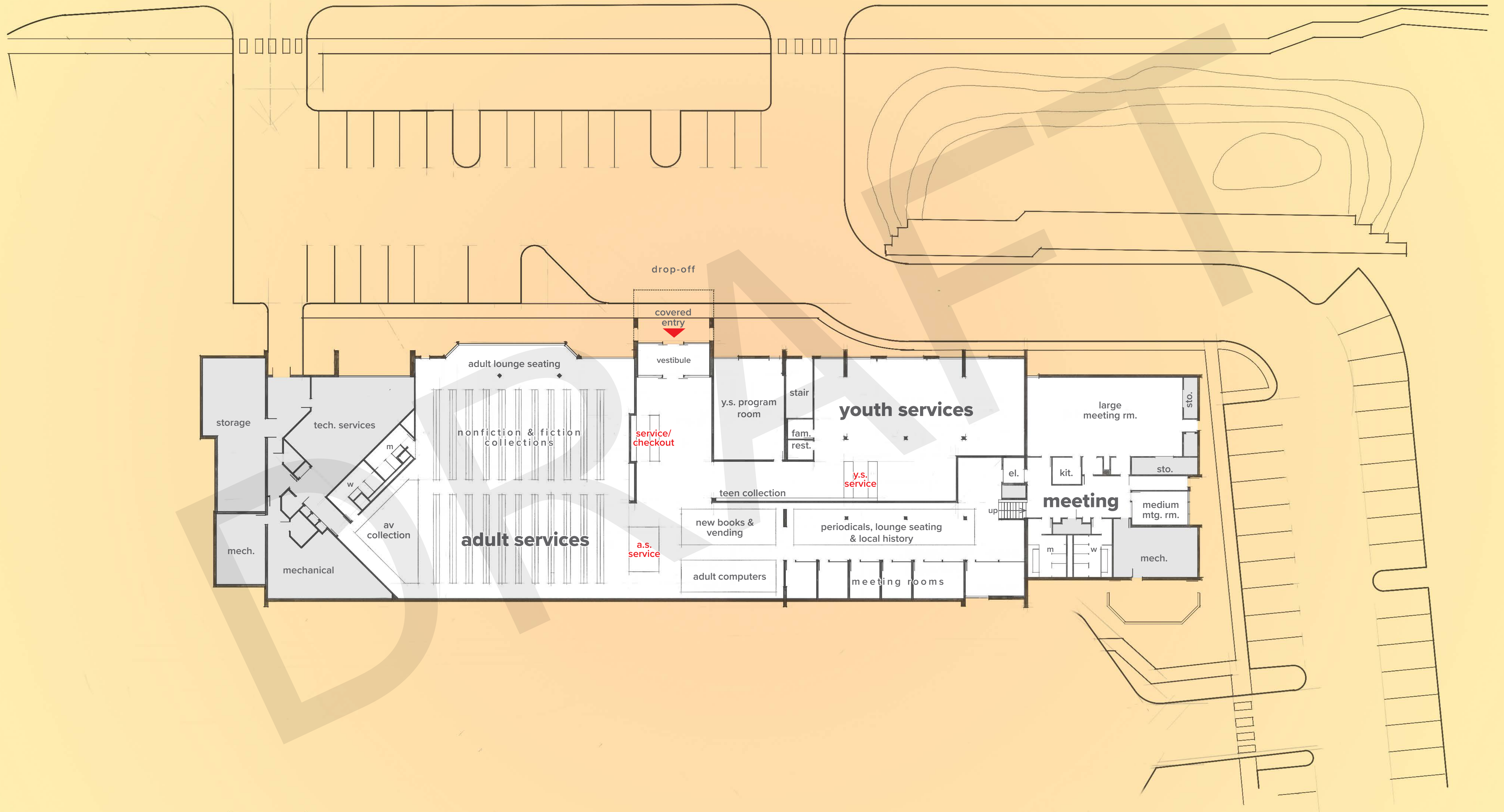
north entry concept LOWER FLOOR



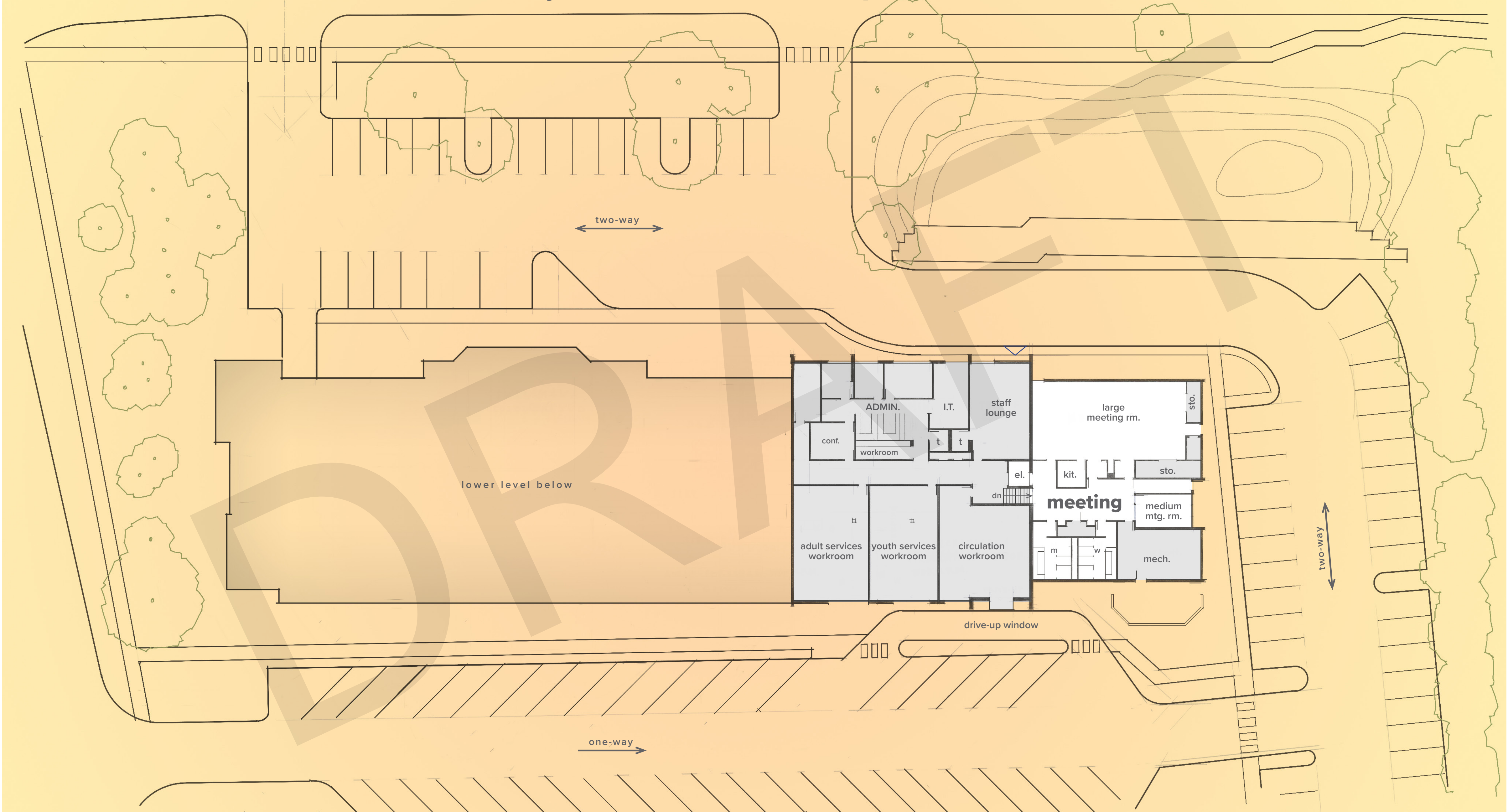
north entry concept UPPER FLOOR



north entry renovation concept LOWER FLOOR



north entry 'renovation concept' UPPER FLOOR




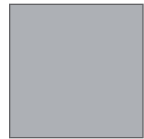

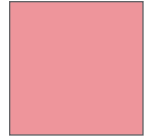
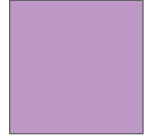
CONCEPTS

**South Entry
Concept**

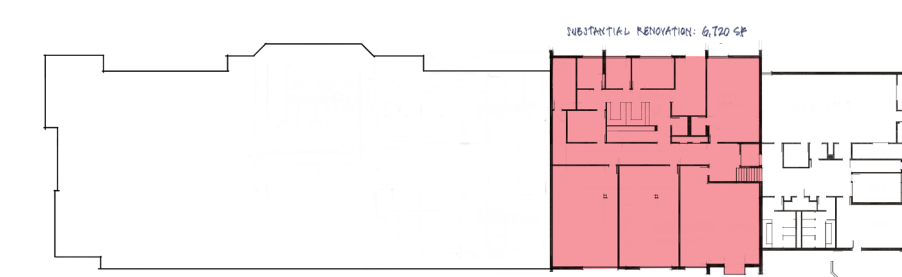
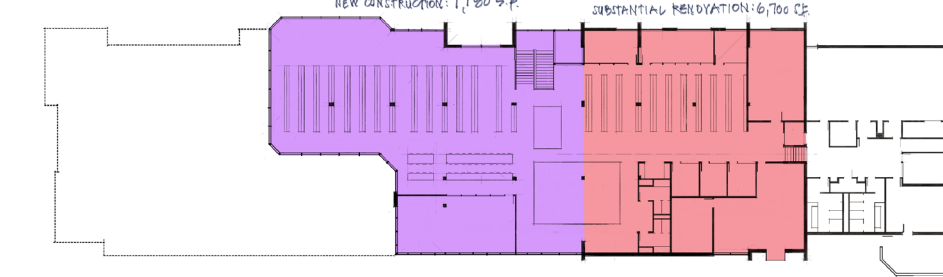
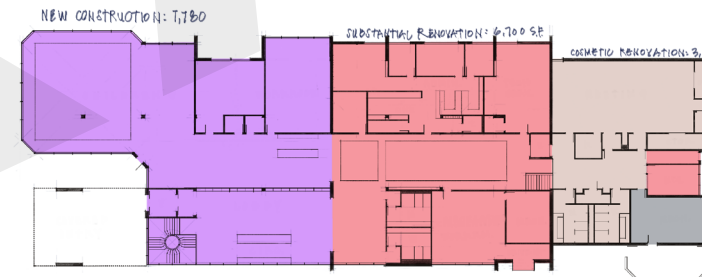
**West Entry
Concept**

**North Entry
Concept**

**North Entry
Renovation Concept**

Building Demolition		7,810	7,810	7,810	0
Existing to Remain		600	600	600	3,550
Cosmetic Renovation		3,060	3,060	3,060	4,090
Substantial Renovat.		21,290	21,360	21,360	25,160
New Construction		7,850	7,780	7,780	0
Total Area		32,800	32,800	32,800	32,800

UPPER FLOOR



LOWER FLOOR

