

Astoria Library Study
City Council Presentation
May 25, 2016



chadbourne + doss architects



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Scope of this Study:

Study six potential library locations, create a “test fit” plan for each based on the 2013 Library Needs Assessment (ie. “Metz Study”) program and goals and examine their pros and cons.

Meeting Objective:

Focus on the major differences between options so City Council can make an informed selection.



CITY OF ASTORIA

chadbourn + doss architects



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NARRATIVE

ASTORIA HAS OUTGROWN ITS LIBRARY FACILITY WHICH HAS NOT CHANGED MUCH SINCE IT WAS BUILT IN 1962. THE WORK COMMISSIONED HERE FOLLOWS THE RUTH METZ LIBRARY RENOVATION STUDY REPORT COMPLETED IN 2013, AND ATTEMPTS TO ADDRESS FINDINGS CONCLUDED IN THAT REPORT.

THE PROJECT TEAM HAS BEEN TASKED WITH INTERVIEWING STAKEHOLDERS ON THE NEEDS OF THE PROJECT AND A WIDE RANGE OF OPINIONS WERE GIVEN WITH MANY ISSUES RAISED, SOME OF WHICH ARE SUMMARIZED HERE:

- CITY HAS A SENSITIVITY TO HIGH COSTS
- EXISTING LIBRARY BUILDING IS VERY LIMITED
- DESIRE FOR A STATE-OF-THE-ART LIBRARY
- PRESERVATION OF THE ASTOR LIBRARY BUILDING
- PRESERVATION OF THE MERWYN
- NEED FOR MORE AFFORDABLE HOUSING DOWNTOWN
- NEED FOR MORE POLITICAL CONSENSUS

THE PROJECT TEAM'S SCOPE IS TO EXAMINE 6 OPTIONS FOR A NEW LIBRARY AND TEST THEIR VIABILITY AND ESTIMATED COSTS. THE OPTIONS GIVEN ARE:

- A. RENOVATE EXISTING LIBRARY AND BASEMENT
- B. RENOVATE LIBRARY WITH ADDITION TO PARKING LOT
- C. RENOVATE LIBRARY AND MERWYN (WITH HOUSING)
- D. RENOVATE LIBRARY ADDITION INTO MERWYN SITE
- E. NEW LIBRARY IN HERITAGE SQUARE
- F. NEW LIBRARY IN HERITAGE SQUARE WITH HOUSING

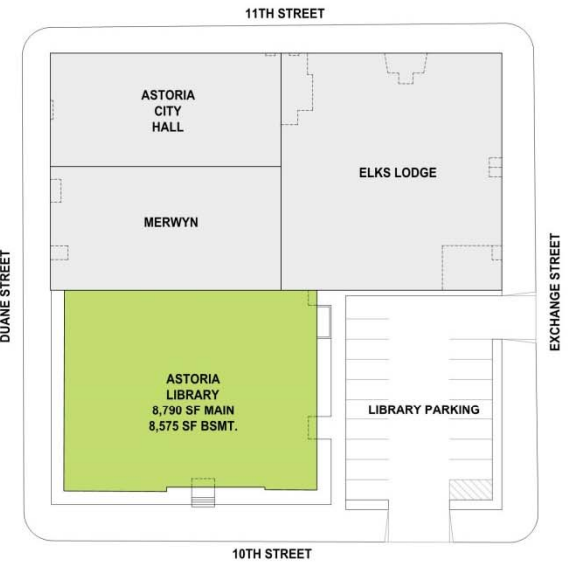
WHILE PLANS AND SECTIONS HAVE BEEN PROVIDED FOR THE FIRST FOUR OPTIONS, THESE APPROACHES ARE MERELY "TEST FITS" THAT SHOW PRELIMINARY OPPORTUNITIES AND CONSTRAINTS. BY NO MEANS ARE THESE OPTIONS FINAL OR THOROUGHLY WORKED OUT TO MEET ALL CODE ITEMS, LIBRARY NEEDS, AND BUILDING REQUIREMENTS. THE OPTIONS PROVIDED ARE MEANT TO BE COMPARED WITH EACH OTHER IN ORDER FOR THE CITY TO DETERMINE THE MOST APPROPRIATE APPROACH MOVING FORWARD IN PROVIDING A BETTER LIBRARY FOR THE COMMUNITY.

OPTION A

RENOVATE ASTOR LIBRARY AND EXPAND INTO BASEMENT



VIEW FROM NORTHWEST



SITE PLAN

1"=20'-0"

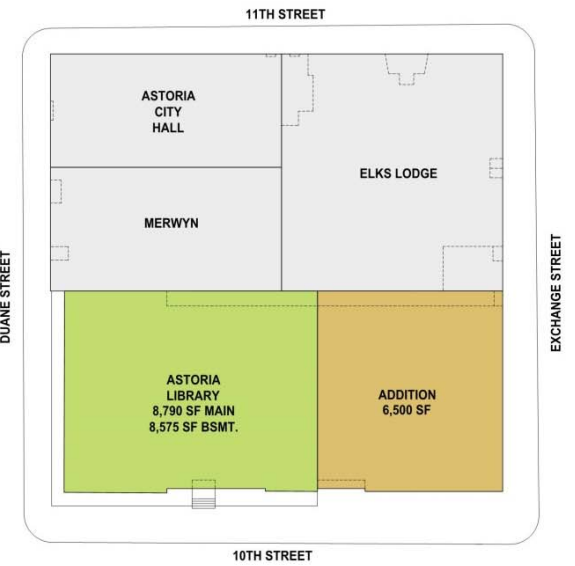


OPTION B

RENOVATE ASTOR LIBRARY AND EXPAND INTO SOUTH PARKING LOT



VIEW FROM SOUTHWEST



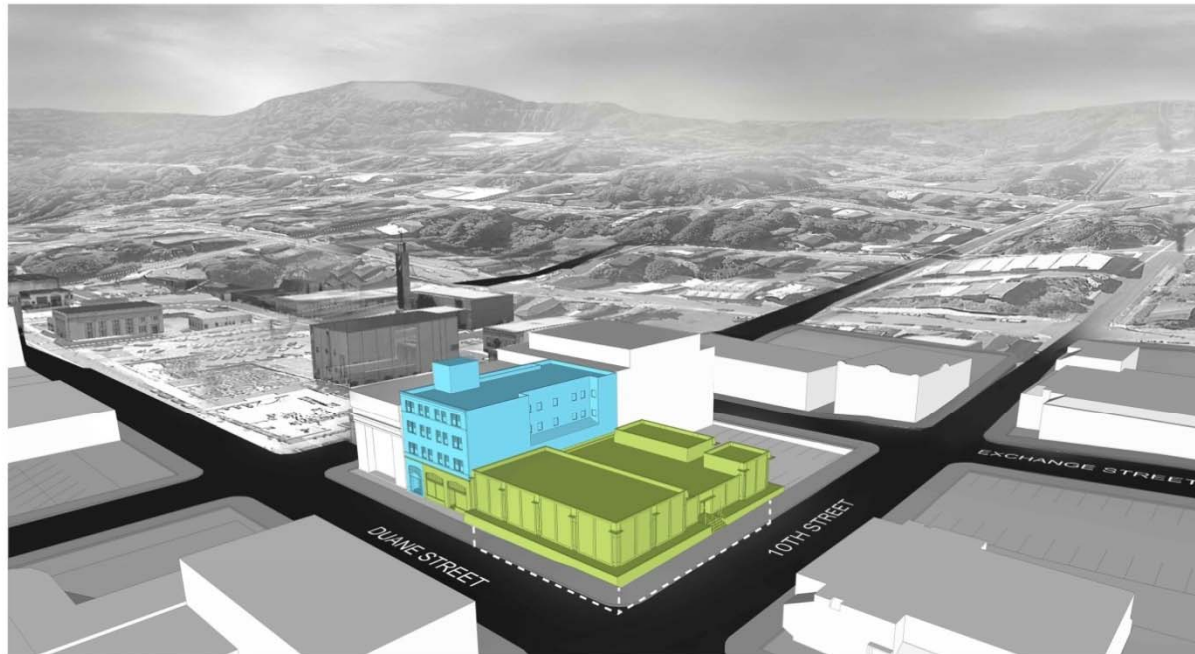
SITE PLAN

1"=20'-0"



OPTION C

RENOVATE ASTOR LIBRARY AND EXPAND INTO RENOVATED MERWYN WITH HOUSING ABOVE



VIEW FROM NORTHWEST



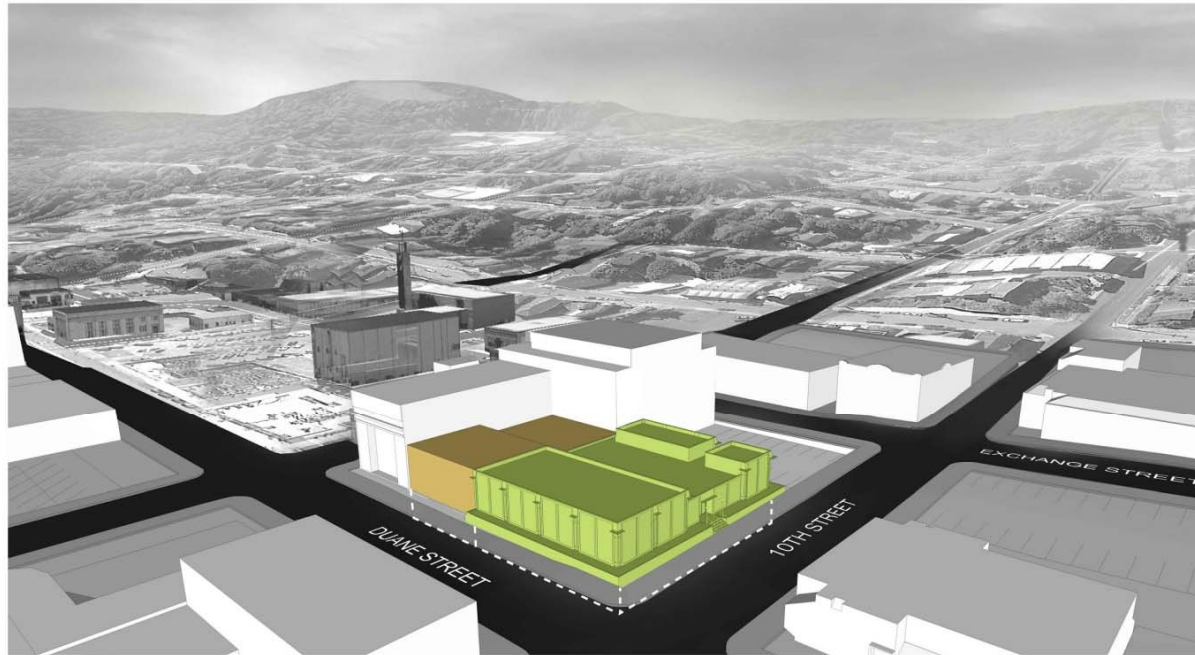
SITE PLAN

1"=20'-0"

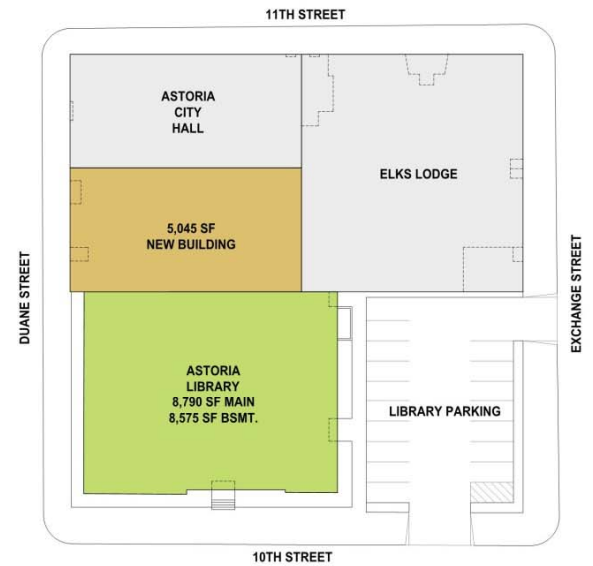


OPTION D

RENOVATE ASTOR LIBRARY, DEMOLISH MERWYN, AND NEW ADDITION ON MERWYN SITE



VIEW FROM NORTHWEST



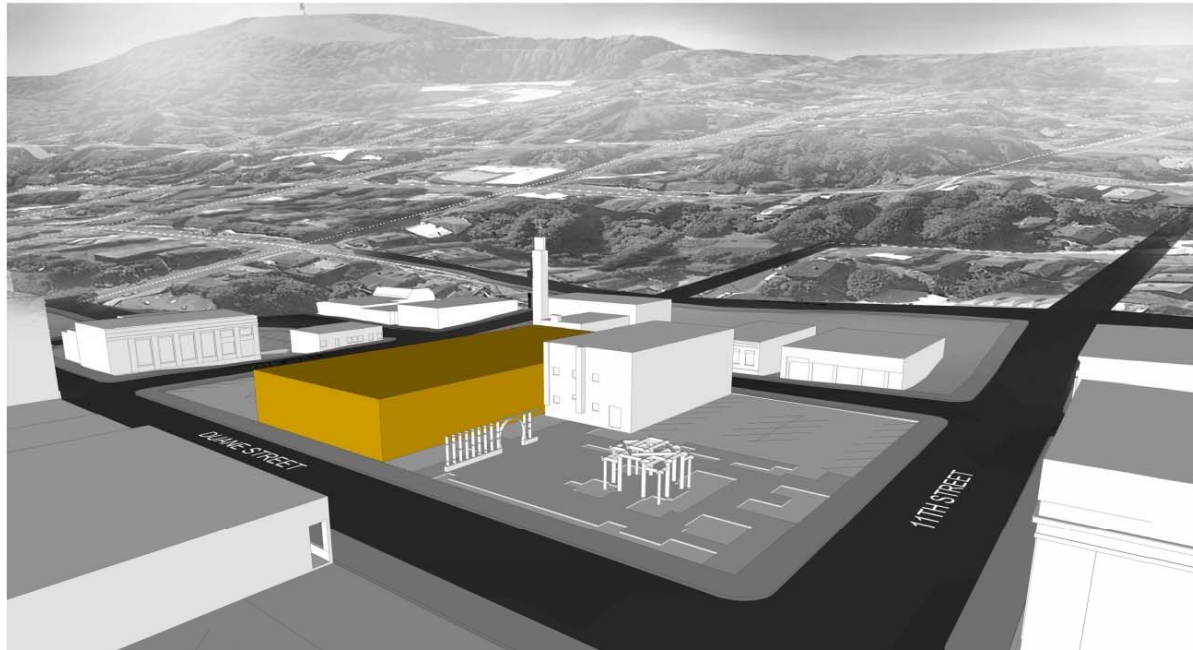
SITE PLAN

1"=20'-0"



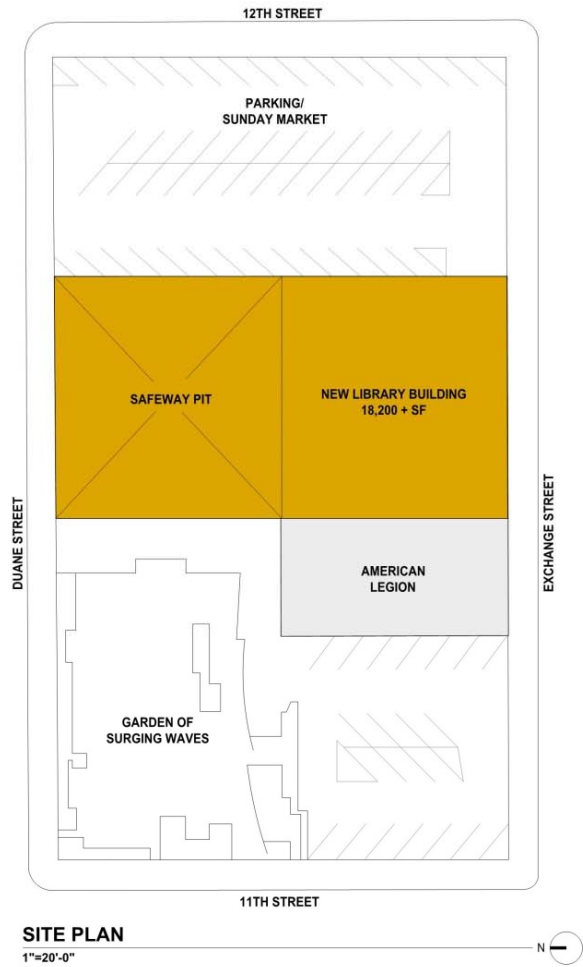
OPTION E

NEW LIBRARY AT HERITAGE SQUARE



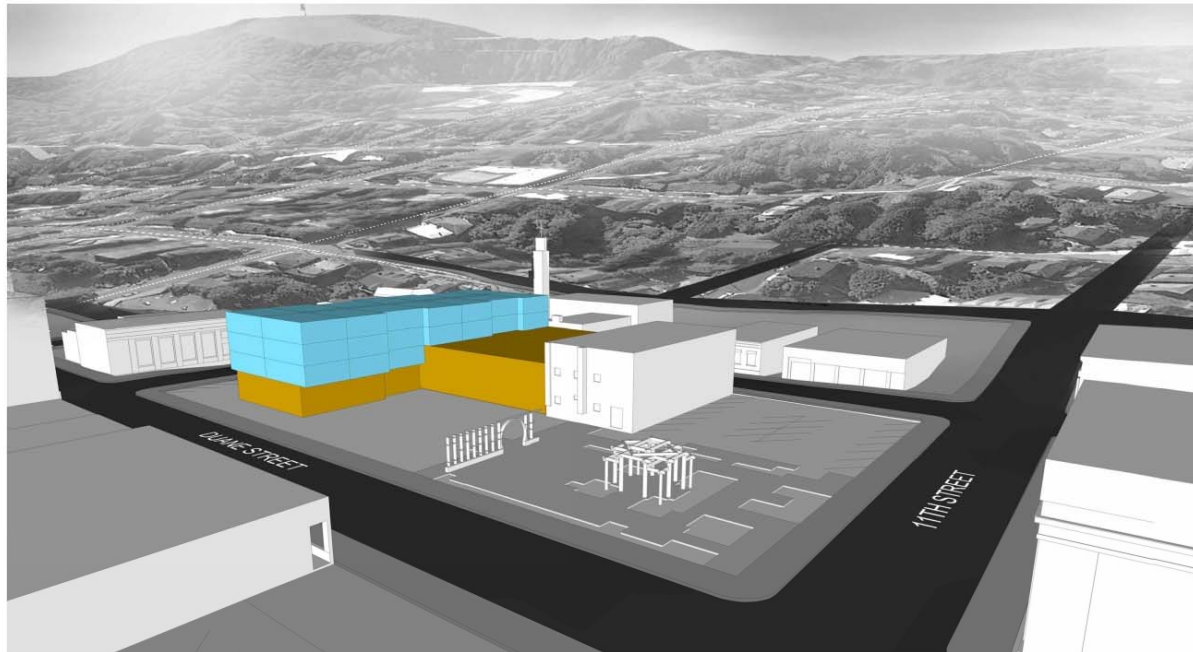
S.F.

of movino materials : optimized



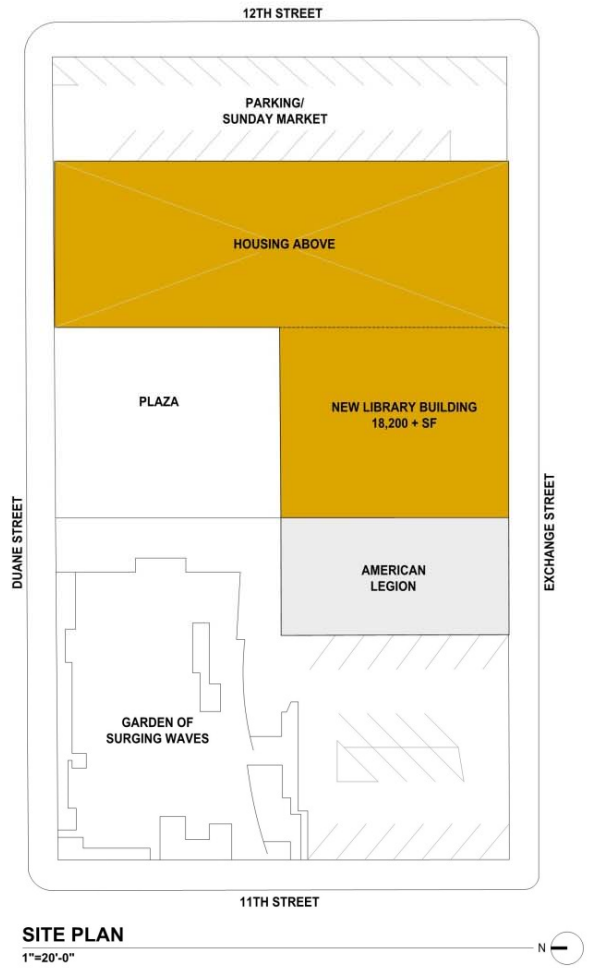
OPTION F

NEW LIBRARY AT HERITAGE SQUARE WITH HOUSING ABOVE

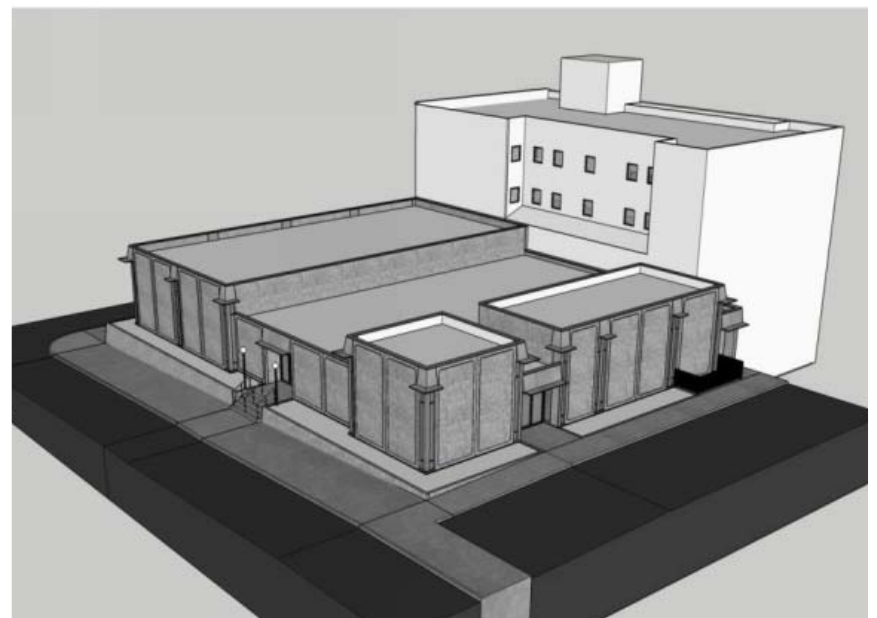
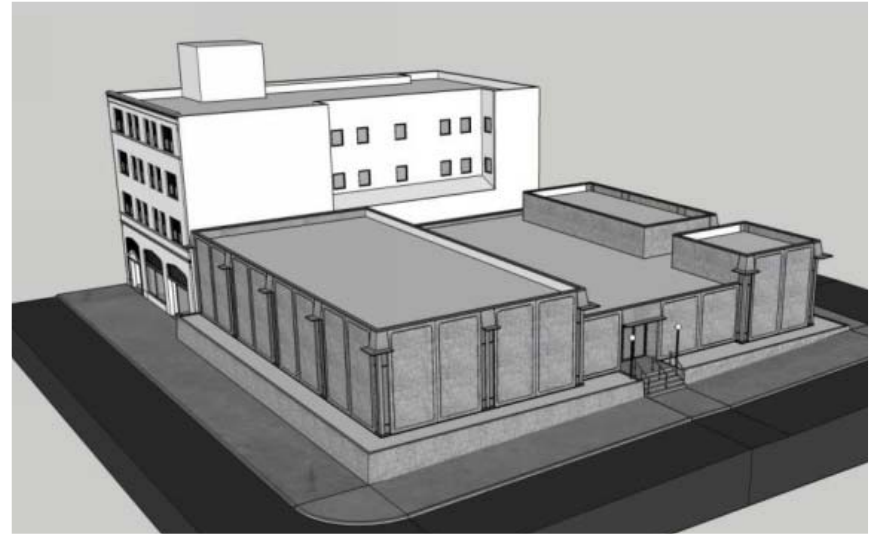


VIEW FROM NORTHWEST

of moving materials : optimized



Existing Buildings



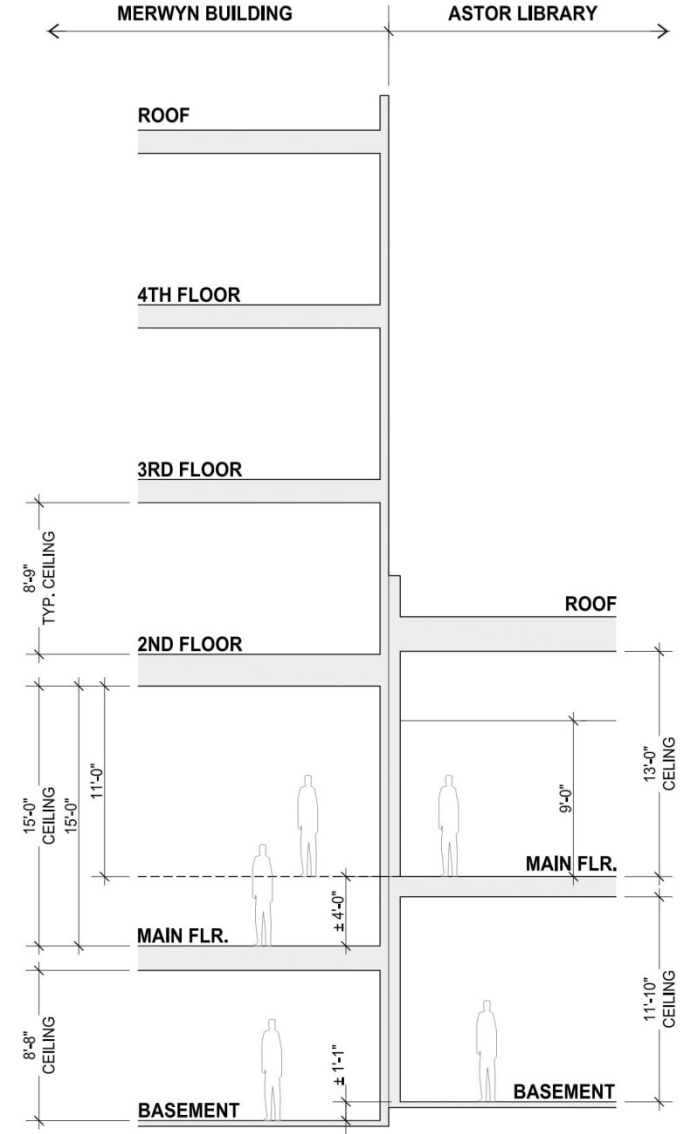
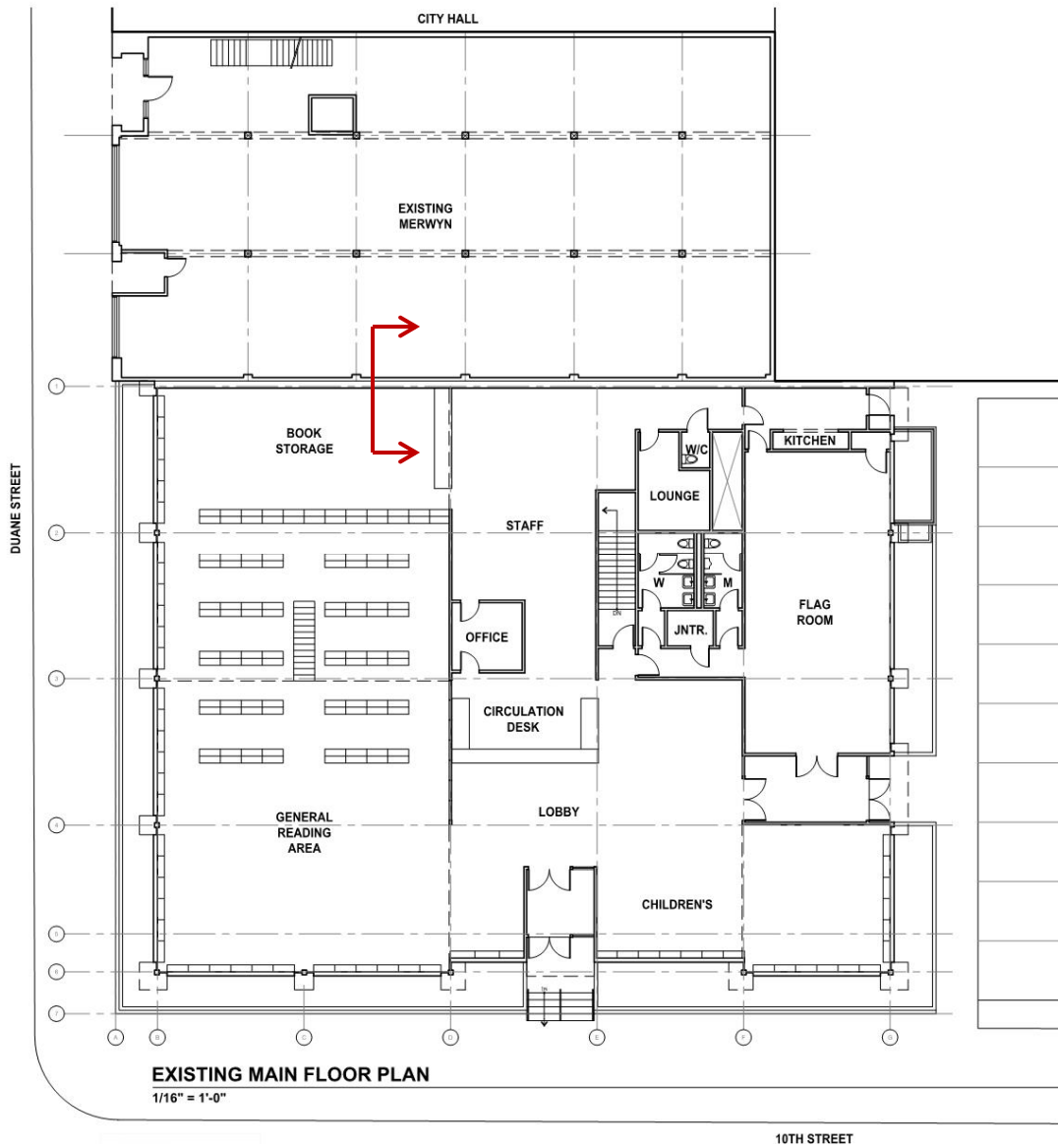
Existing Buildings



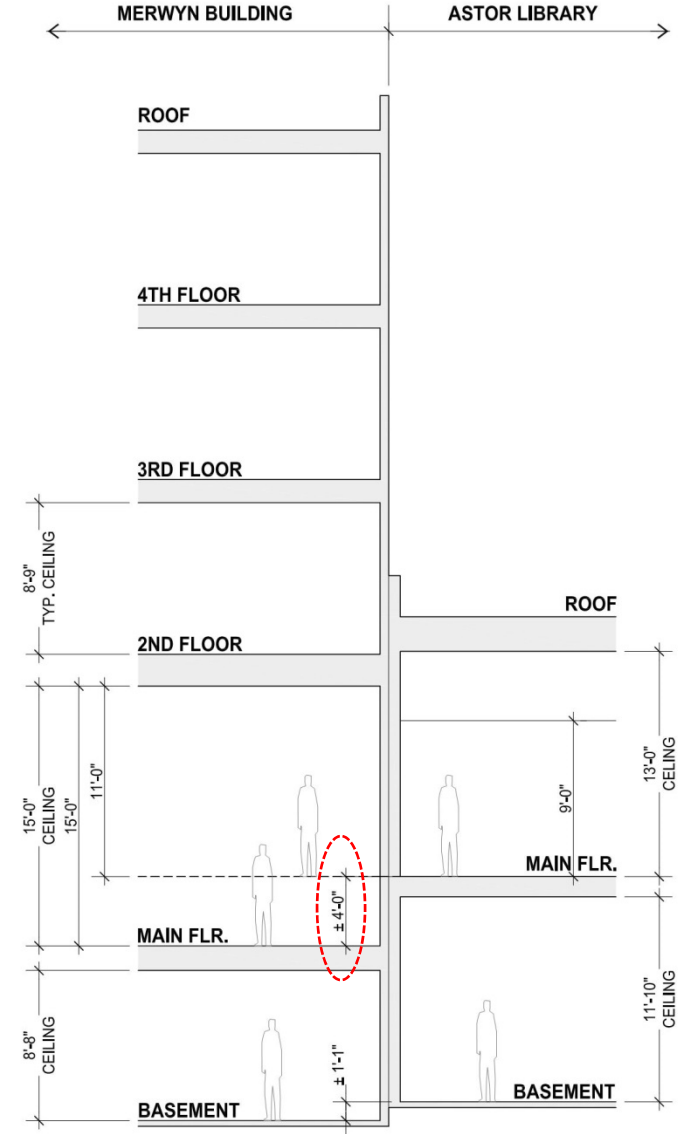
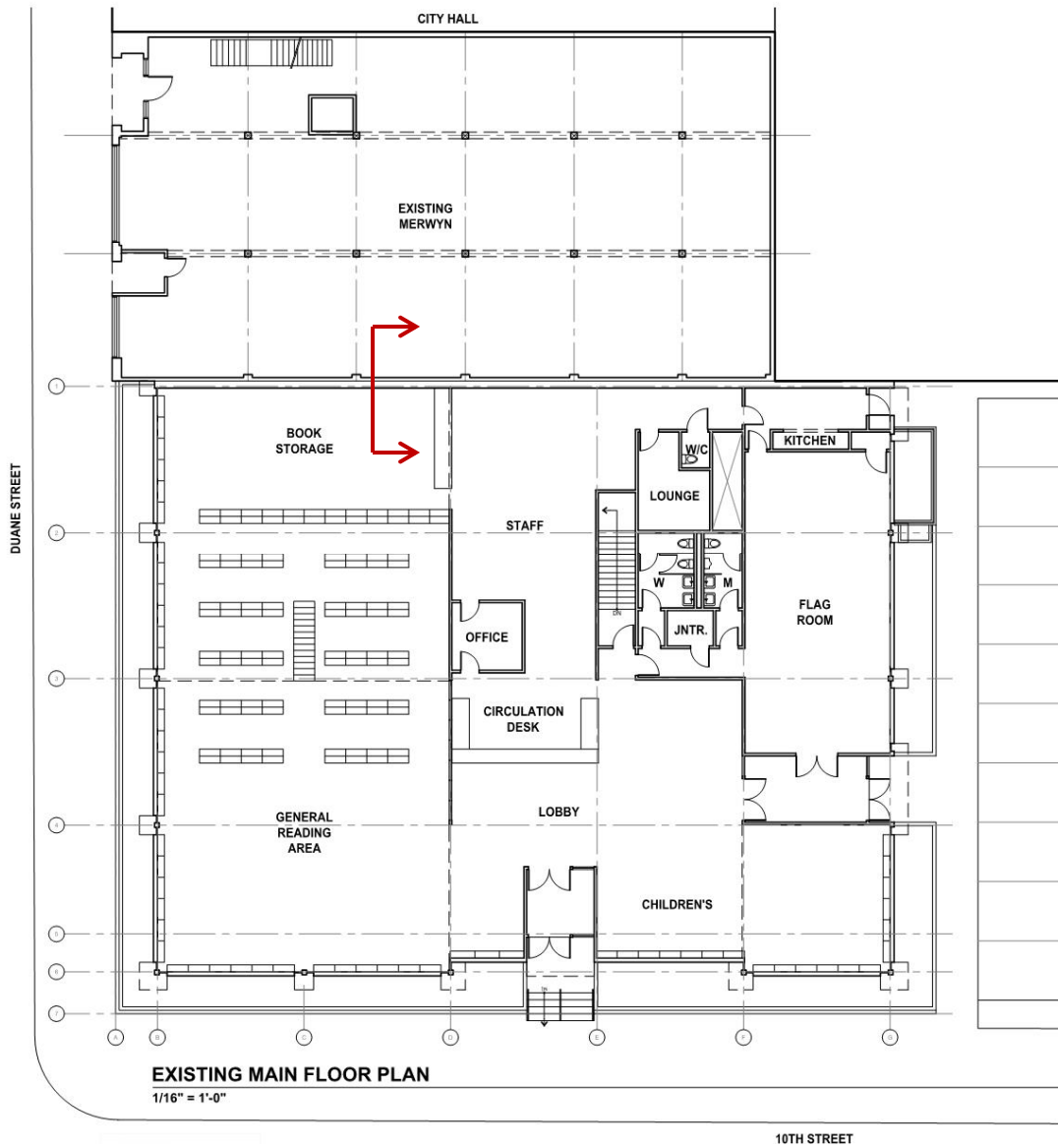
Astor Library Building



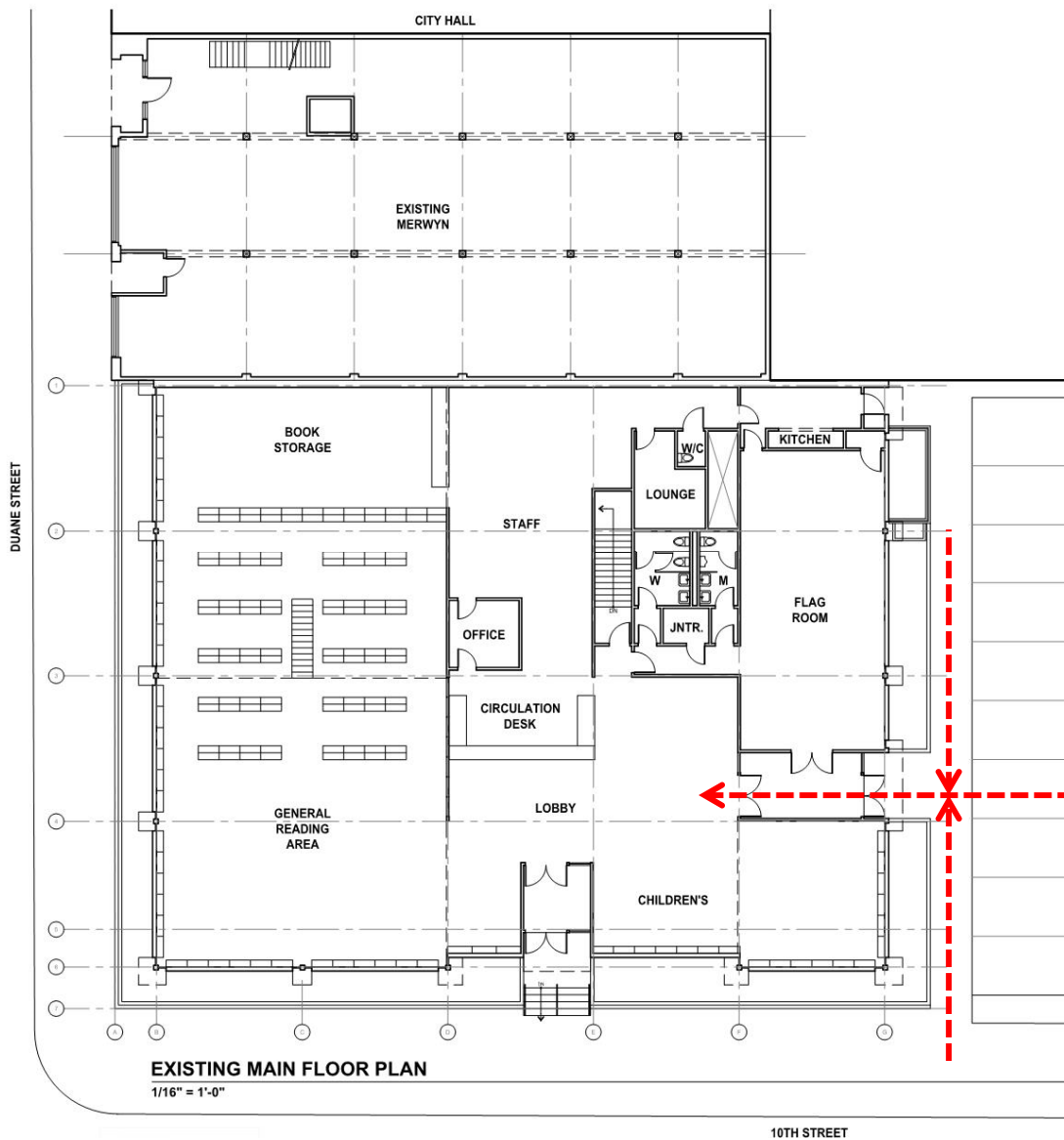
Merwyn Hotel Building



Existing Buildings : Ground Floor Plan and Section

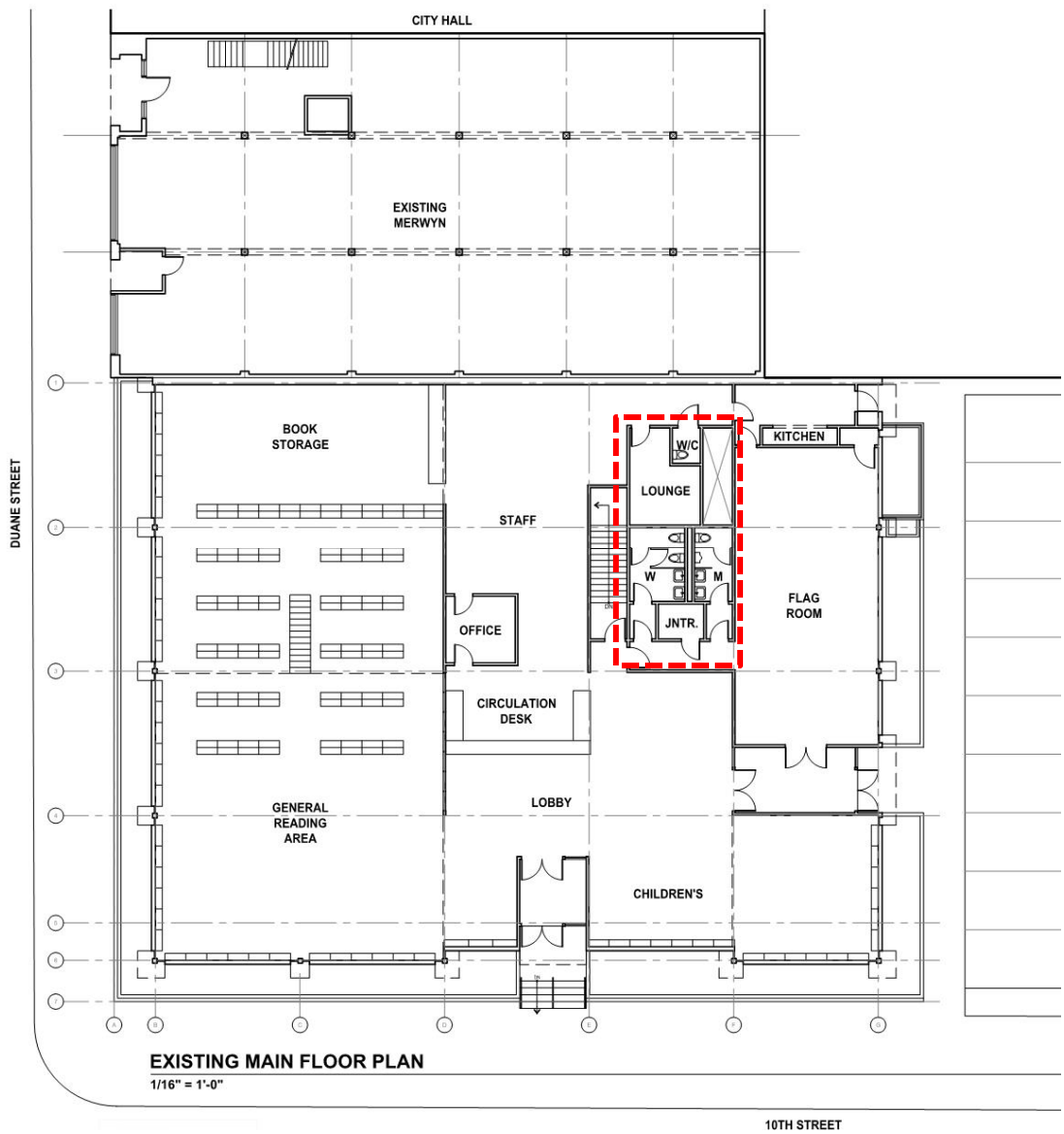


Existing Buildings : Ground Floor Plan and Section



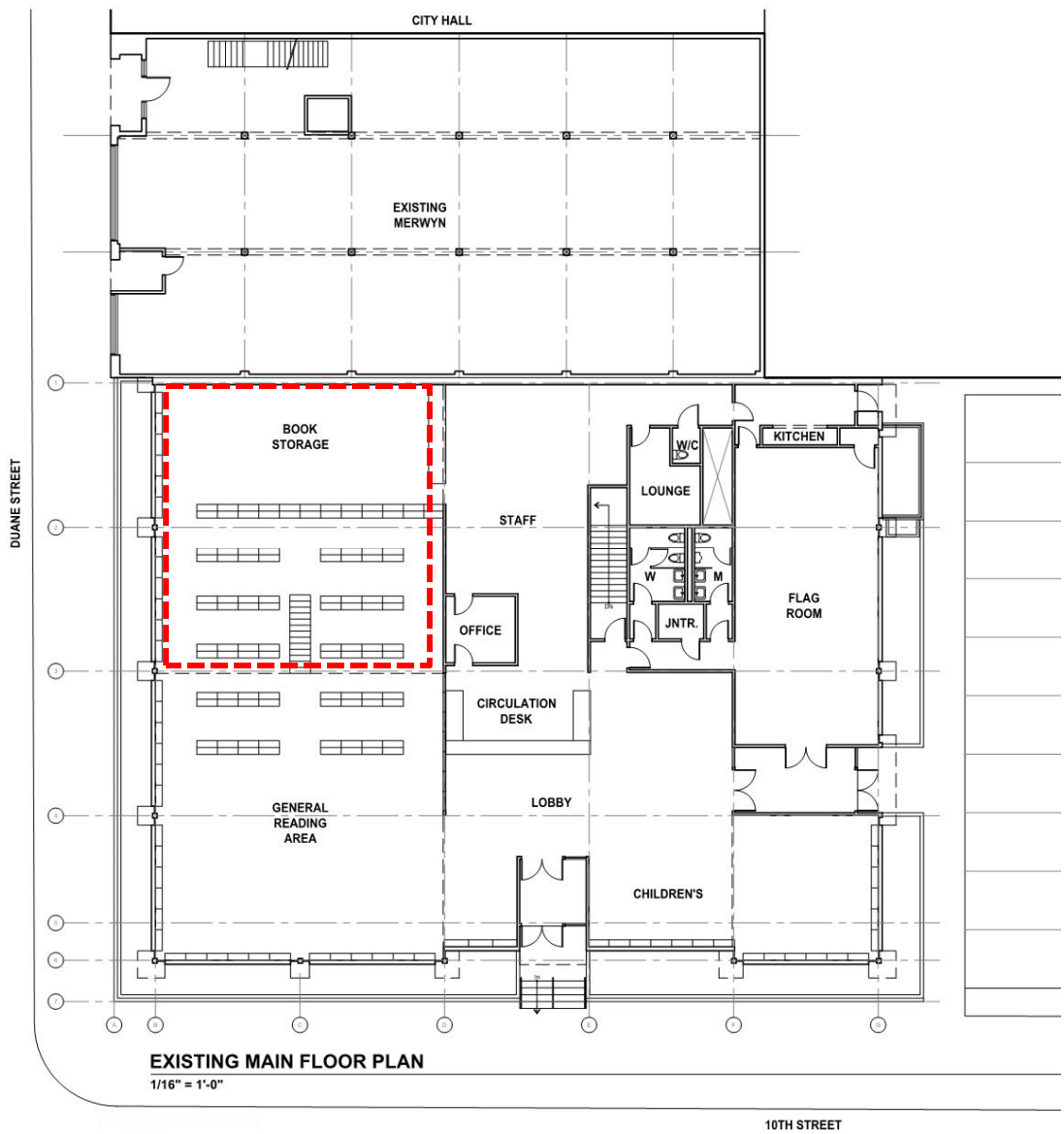
- Path to the entry doors is not ADA compliant

Existing Building : Deficiencies



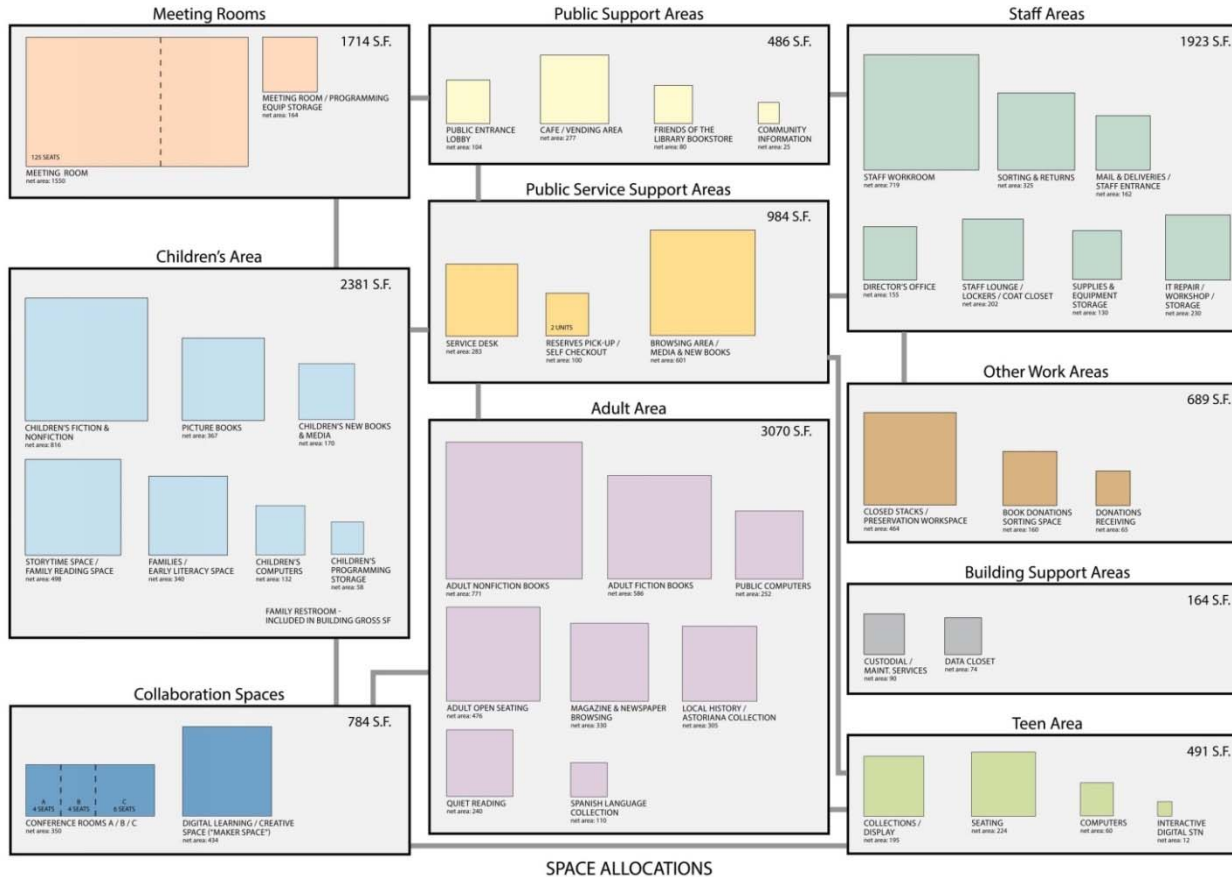
- Path to the entry doors is not ADA compliant
- Bathrooms are not ADA Compliant

Existing Building : Deficiencies



- Path to the entry doors is not ADA compliant
- Bathrooms are not ADA Compliant
- Mezzanine is not accessible

Existing Building : Deficiencies



SPACE ALLOCATIONS

Wall Thickness, Pathways, Elevator, Stairways, Restrooms
 (30% of Programmed area) = 5,436 S.F.
 TOTAL BUILDING AREA = 18,122 S.F.



Ruth Metz Associates
 Kathryn Page Associates
 FFA Architecture and Interiors
 Kross consulting

LIBRARY PROGRAM FROM 2013 METZ REPORT

PROJECT VALUES

- Public Access
- Economic Redevelopment
- Community Focused
- Sustainable
- Innovative
- Adaptability
- Historically Representative and Significant

IMPORTANT COMMUNITY NEEDS

- Life long learning opportunities for all ages.
- Places for children and families to engage in activities that develop the language and literacy skills of young children so that they can be ready for school.
- Positive options for teens that will spark a nurture their self-development, creativity, and self-esteem.
- Beauty, light, spaces, and activities to help residents counter the negative side of the prevailing climate. spaces and activities the bring people together to help break their isolation.

NEW LIBRARY PROGRAMING CONCEPTS

- Open and welcoming space
- Acoustical zoning (separate quiet spaces)
- Self explanatory layout / visibility
- Operation with minimal staff
- Flexible spaces and furniture
- Browsable and accessible collections
- Technology integration
- Functional staff work space

DESIGN DIRECTIVES

- Children's area should be visible from reading room for children's safety
- Current Flag Room is undersized for desired community meeting space
- Meeting Space needs to be access after Library hours
- Minimize number of points of entry
- Maximize site lines from circulation desk and avoid hidden spaces for safety

OPTION A

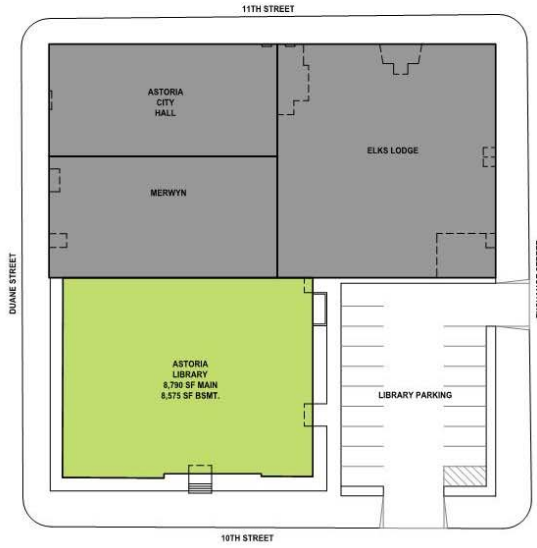
RENOVATE LIBRARY AND
EXPAND INTO BASEMENT



VIEW FROM NORTHWEST

DEVELOPMENT LEGEND

- REMODEL
- ADDITION
- NEW LIBRARY
- HOUSING



SITE PLAN

1"=50'-0"



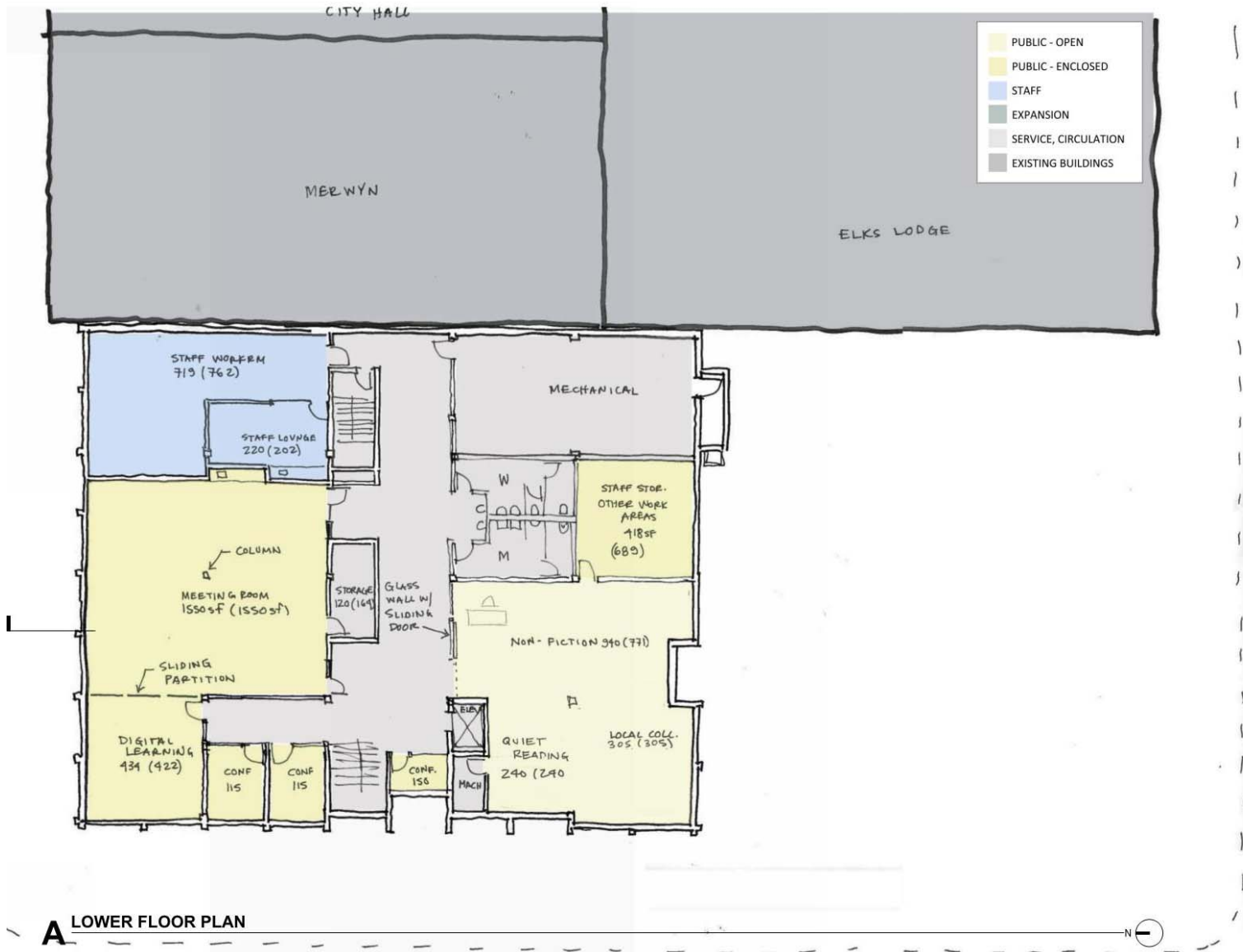
OPTION A

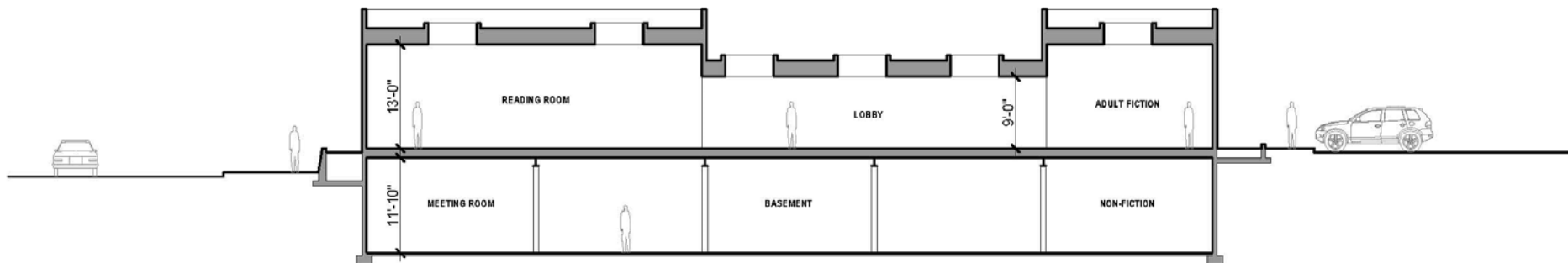
RENOVATE LIBRARY AND
EXPAND INTO BASEMENT



OPTION A

RENOVATE LIBRARY AND
EXPAND INTO BASEMENT





AA BUILDING SECTION

1/16" = 1'-0"

OPTION A

RENOVATE LIBRARY AND EXPAND INTO BASEMENT

PROS

- parking lot directly adjacent to library : provided
- potential to save construction costs without an addition or a new building
- existing library building : saved and reused
- 2nd means of egress can be provided for a separate Merwyn development

CONS

- operational costs for staffing, security, and efficiency of moving materials: will increase annually over time (two floors)
- library operations during construction: need to be closed or moved
- total program area (18,000 sf): not met
- some of the new library needs and goals : can't be met due to layout compromises
- layout efficiencies as measured by the flow of materials and people throughout the building : not optimized
- entries : multiple , may be confusing
- lines of sight : blocked to some degree
- public and staff safety : compromised
- natural light and views to surroundings : minimal without major changes to the building facades
- fate of merwyn building : not addressed
- duane street revitalization : minimal contribution without major changes to the building facade
- new exciting architectural expression : not provided
- new housing units : not provided

AREA CALCULATIONS

EXISTING LIBRARY MAIN FLOOR	8,865 S.F.
EXISTING LIBRARY LOWER FLOOR	8,565 S.F.
	17,430 S.F.



VIEW FROM NORTHWEST

COST SUMMARY

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
17,430 sf remodeled	\$5,769,330	\$7,181,160
	\$331/SF	\$412/SF

OTHER PROJECT COSTS:

-temporary library during construction phase	TBD
-added operational costs for multiple floors	TBD

OPTION A

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OPTION B

RENOVATE LIBRARY AND EXPAND INTO SOUTH PARKING LOT



VIEW FROM SOUTHWEST

DEVELOPMENT LEGEND

- REMODEL
- ADDITION
- NEW LIBRARY
- HOUSING



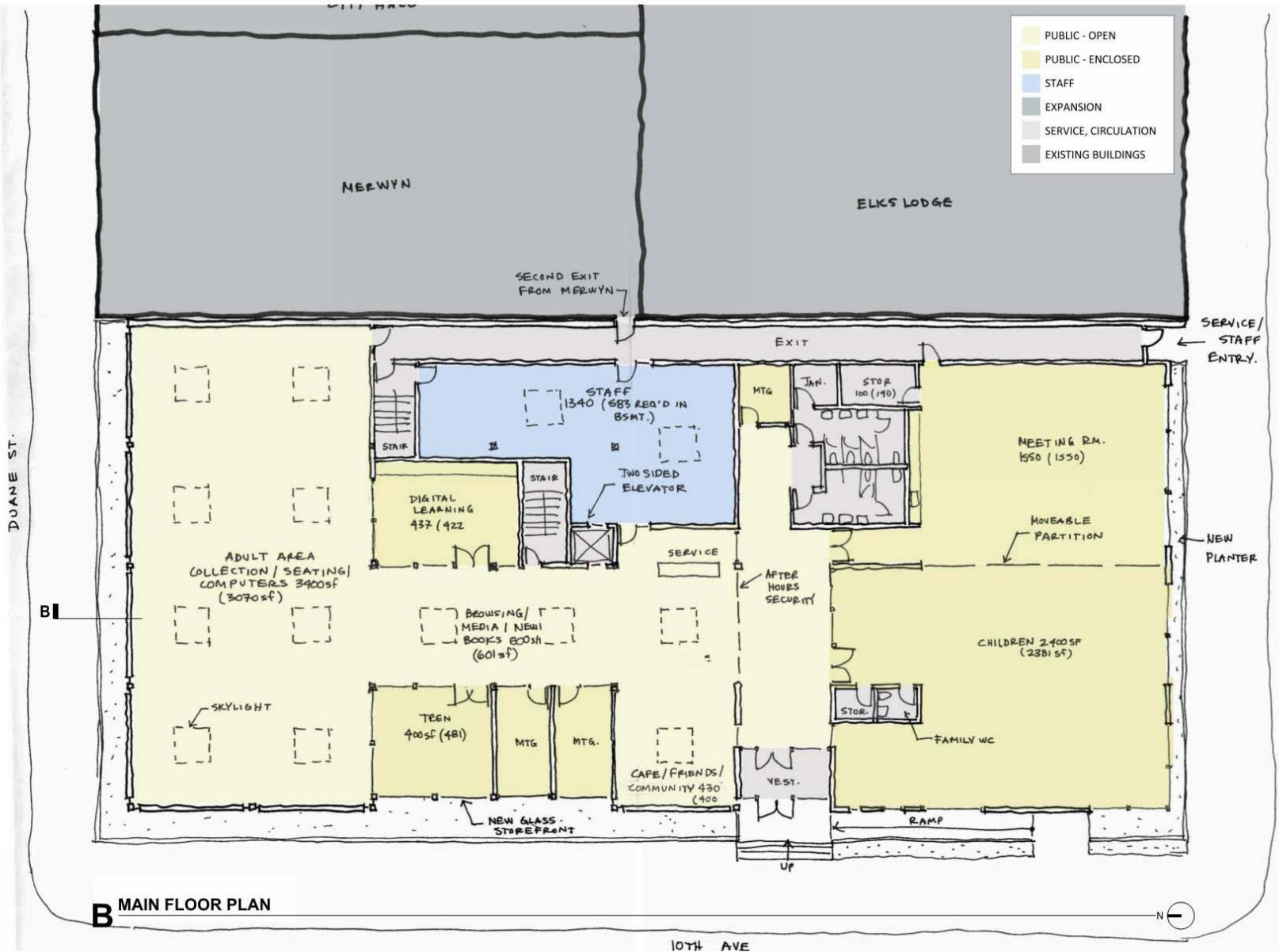
SITE PLAN

1"=50'-0"



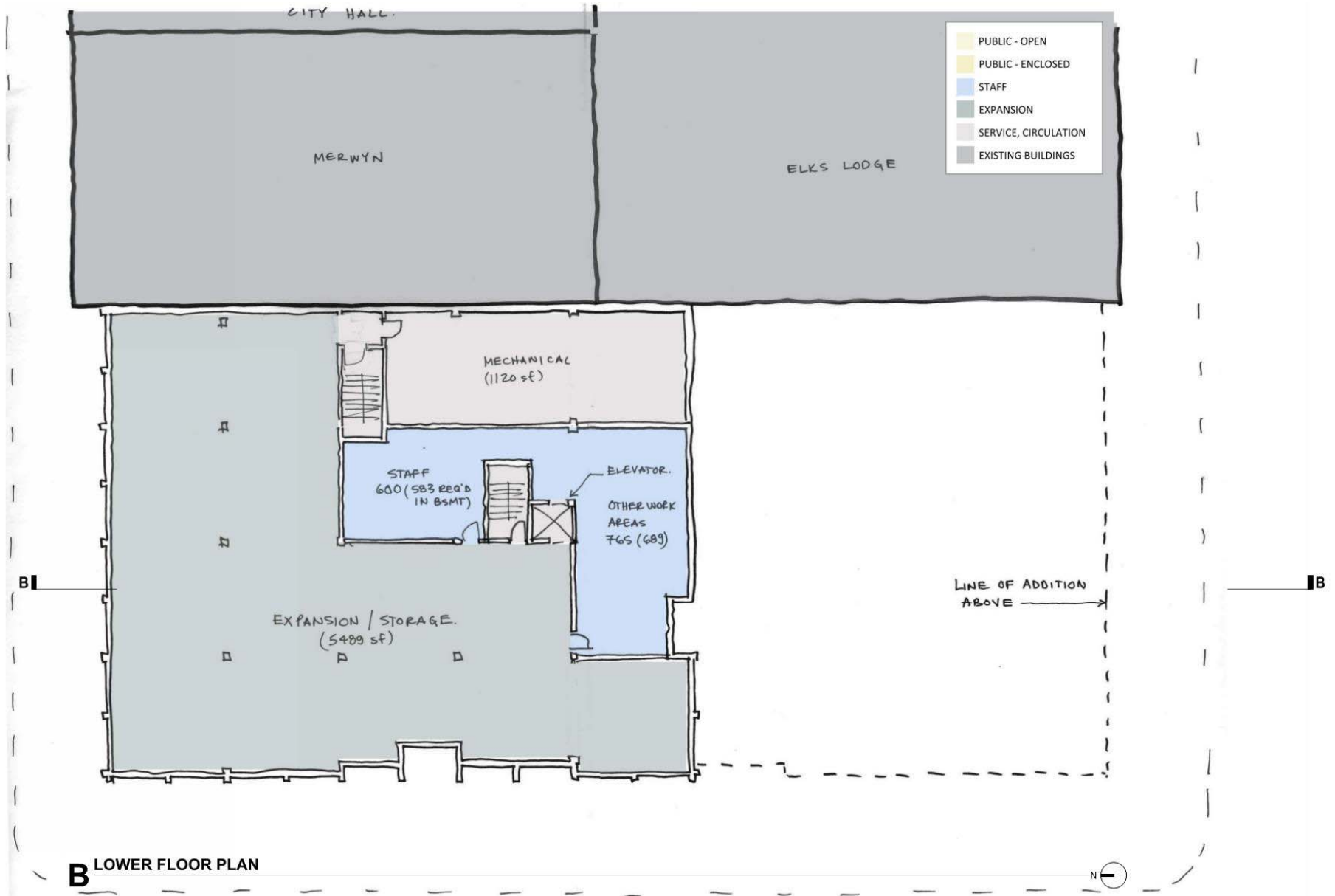
OPTION B

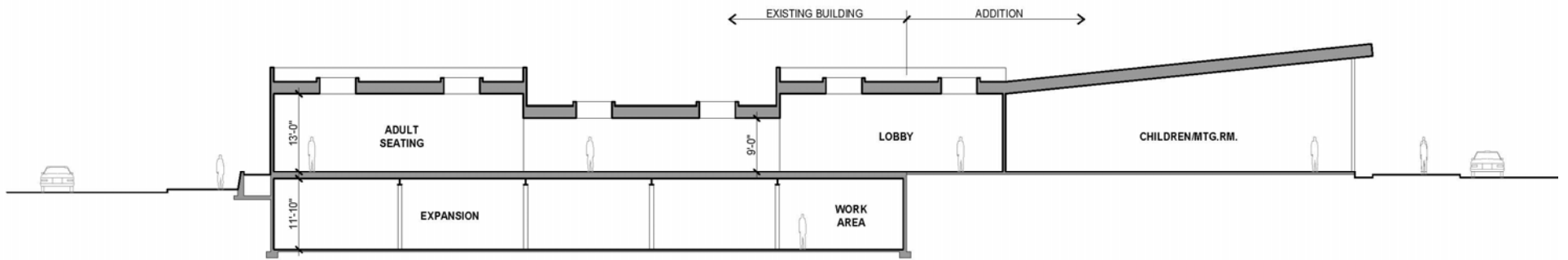
RENOVATE LIBRARY AND EXPAND INTO SOUTH PARKING LOT



OPTION B

RENOVATE LIBRARY AND EXPAND INTO SOUTH PARKING LOT





BB BUILDING SECTION
1/16" = 1'-0"

OPTION B

RENOVATE LIBRARY AND EXPAND INTO SOUTH PARKING LOT

PROS

- program area (18,000 sf) : met
- entries : singular, clear, welcoming
- natural light and views to surroundings : can be achieved without major changes to the existing building (in new addition)
- new exciting architectural expression : provided in addition
- existing library building : saved and reused

CONS

- parking directly adjacent to the library: not provided
- operational costs for staffing, security, and efficiency of moving materials: will increase annually over time (two floors)
- library operations during construction: need to be closed or moved
- layout efficiencies as measured by the flow of materials and people throughout the building : not optimized
- some of the new library needs and goals : can't be met due to layout compromises
- lines of sight : blocked to some degree
- public and staff safety : compromised (not as much as a,c,d)
- fate of Merwyn building : not addressed
- contribution to Duane street revitalization : minimal without major changes to the building facade
- new housing units : not provided

AREA CALCULATIONS

EXISTING LIBRARY MAIN FLOOR	8,865 S.F.
EXISTING LIBRARY LOWER FLOOR	8,565 S.F.
NEW SOUTH ADDITION	6,500 S.F.
	23,930 S.F.



VIEW FROM SOUTHWEST

COST SUMMARY

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
17,430 sf remodeled + 6,500 sf addition	\$9,093,400	\$10,433,480
	\$380/SF	\$436/SF

OTHER PROJECT COSTS:

-temporary library during construction phase	TBD
-relocation of parking	TBD

OPTION B

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OPTION C

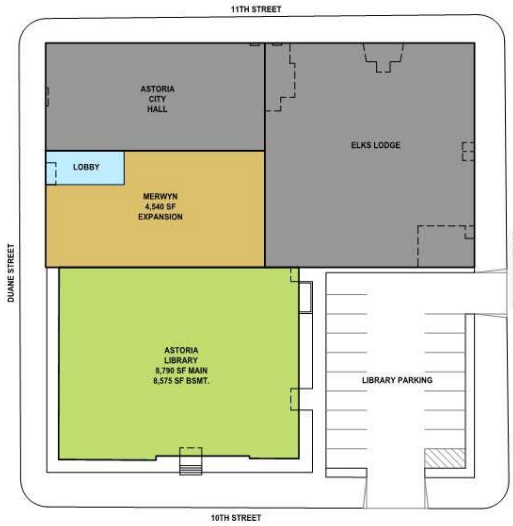
RENOVATE LIBRARY AND EXPAND INTO RENOVATED MERWYN WITH HOUSING ABOVE



VIEW FROM NORTHWEST

DEVELOPMENT LEGEND

- REMODEL
- ADDITION
- NEW LIBRARY
- HOUSING



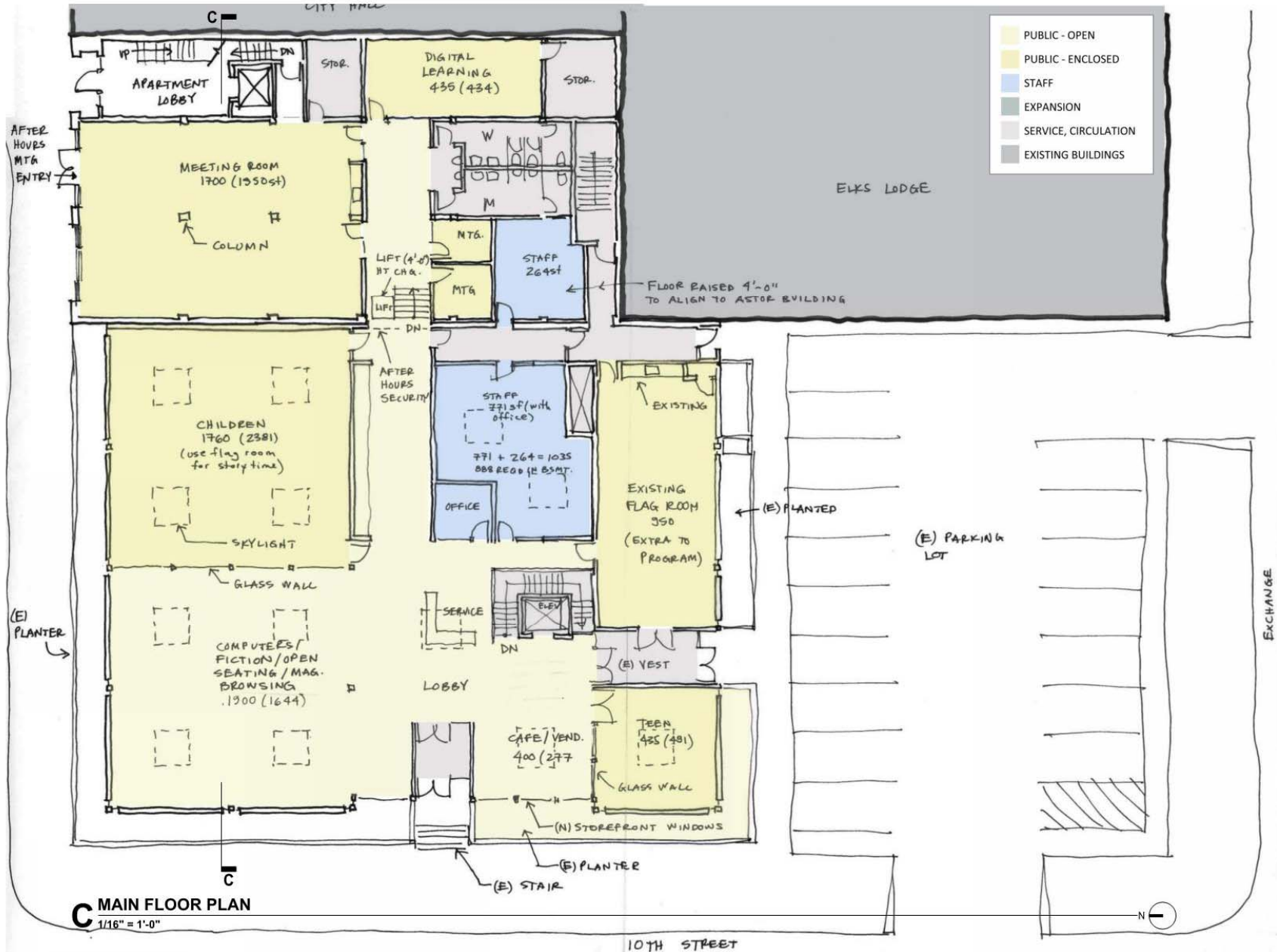
SITE PLAN

1"=50'-0"



OPTION C

RENOVATE LIBRARY AND EXPAND INTO RENOVATED MERWYN WITH HOUSING ABOVE



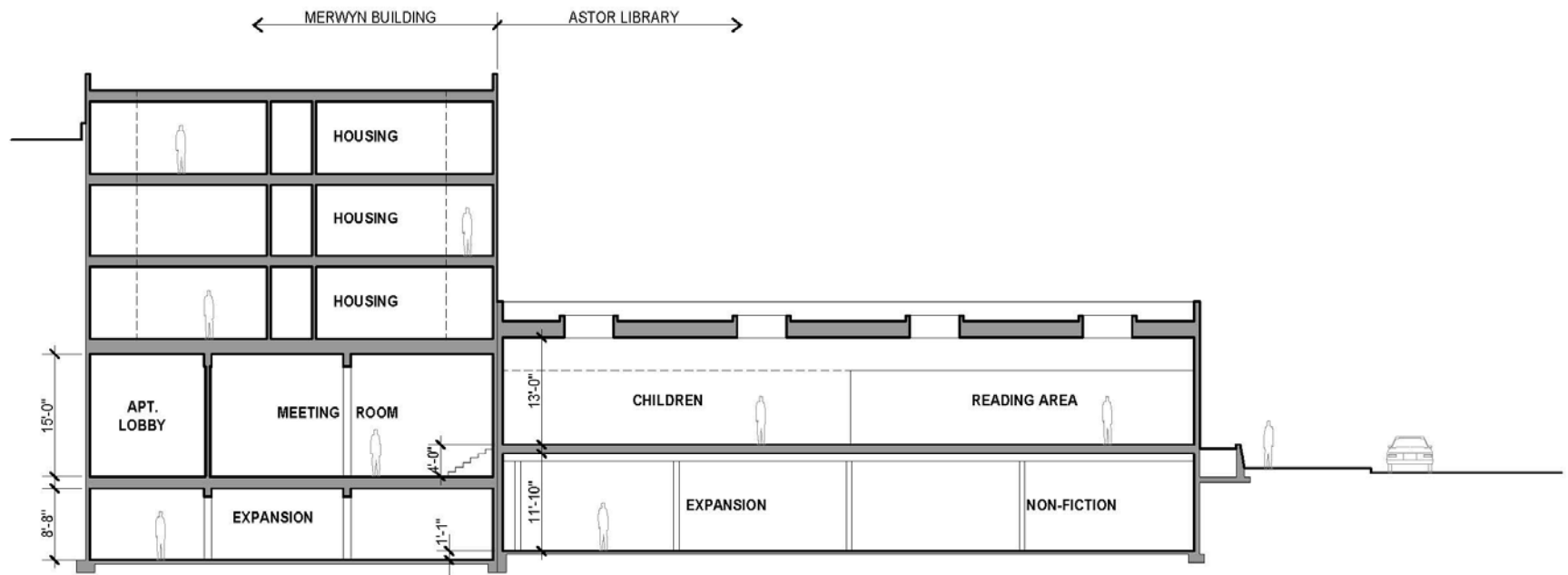
OPTION C

RENOVATE LIBRARY AND EXPAND INTO RENOVATED MERWYN WITH HOUSING ABOVE



C LOWER FLOOR PLAN





CC BUILDING SECTION
 1/16" = 1'-0"

OPTION C

RENOVATE LIBRARY AND EXPAND INTO RENOVATED MERWYN WITH HOUSING ABOVE

PROS

- total program area (18,000 sf) : met
- parking lot directly adjacent to library :provided
- Duane street revitalization : contributes
- existing library building : saved and reused
- existing Merwyn building : saved and reused
- new housing units : provided

CONS

- parking for housing : not provided
- cost of acquiring or leasing Merwyn site : added
- complexity of mixed use (housing and library) : added
- operational costs for staffing, security, and efficiency of moving materials: will increase annually over time (two floors)
- library operations during construction: need to be closed or moved
- some of the new library needs and goals : can't be met due to layout compromises
- layout efficiencies as measured by the flow of materials and people throughout the building : not optimized
- entries : multiple , may be confusing
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- public and staff safety : compromised
- natural light and views to surroundings : minimal without major changes to the building facades
- new exciting architectural expression : not provided
- universal design : compromised with need for lift between buildings

AREA CALCULATIONS

EXISTING LIBRARY MAIN FLOOR	8,865 S.F.
EXISTING LIBRARY LOWER FLOOR	8,565 S.F.
REMODELED MERWYN MAIN FLOOR	4,150 S.F.
REMODELED MERWYN BASEMENT	5,135 S.F.
LIBRARY TOTAL	26,715 S.F.
LOWER FLOOR LOBBY FOR HOUSING	500 S.F.
3 FLOORS OF HOUSING	10,630 S.F.
HOUSING TOTAL	11,130 S.F.



VIEW FROM NORTHWEST

COST SUMMARY

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
17,430 sf remodeled Astor	\$6,658,260	\$7,669,200
9,285 sf remodeled Merwyn (library space only)	\$3,546,870	\$4,085,400
26,715 sf total	\$10,205,130	\$11,754,600
	\$382/SF	\$440/SF

OTHER PROJECT COSTS:

-temporary library during construction phase	TBD
-added operational costs	TBD
-purchase of Merwyn	TBD
-grant administration	TBD

HOUSING CONSTRUCTION COSTS:	LOW	HIGH
11,130 sf	\$2,582,160	\$3,517,080
(~50 workforce microhousing units @ ~150 SF)	\$232/SF	\$316/SF

OPTION C

RENOVATE LIBRARY AND EXPAND INTO RENOVATED MERWYN WITH HOUSING ABOVE

PROS

- total program area (18,000 sf) : met
- parking lot directly adjacent to library : provided
- Duane street revitalization : contributes
- existing library building : saved and reused
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- new housing units : provided

CONS

- parking for housing : not provided
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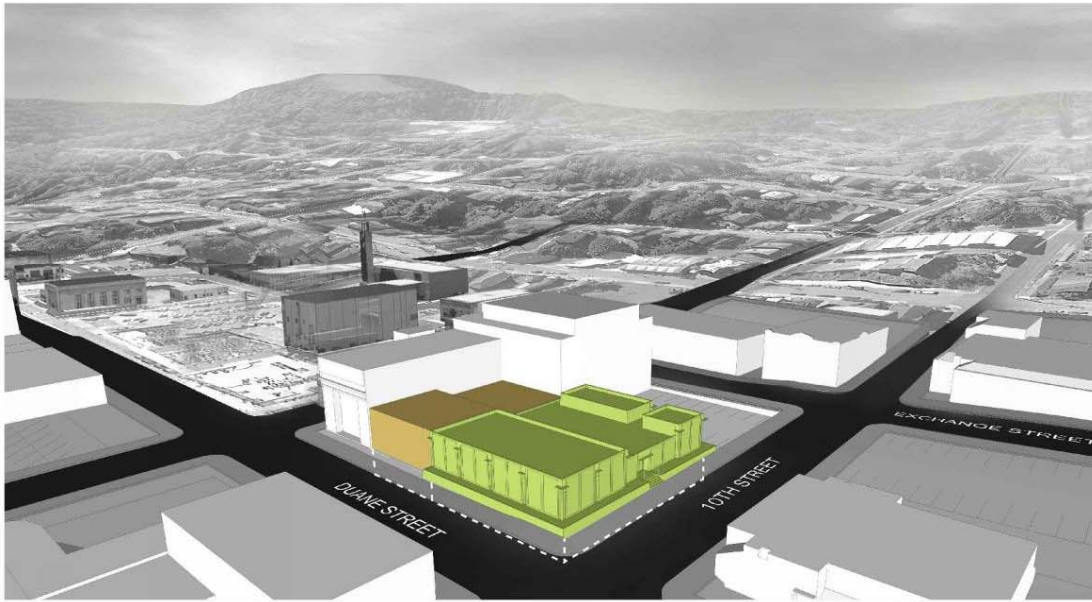
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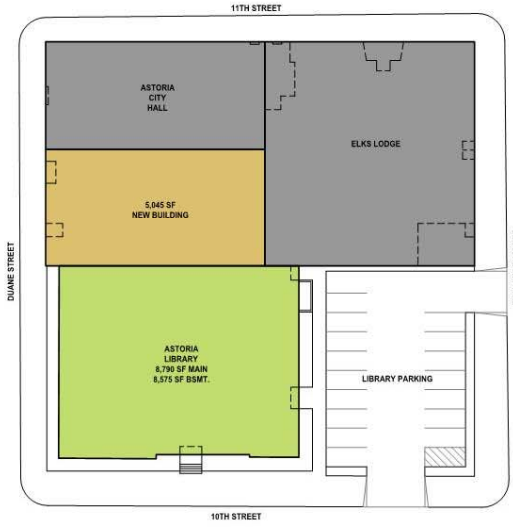
RENOVATE LIBRARY, DEMOLISH MERWYN, AND NEW ADDITION ON MERWYN SITE



VIEW FROM NORTHWEST

DEVELOPMENT LEGEND

- REMODEL
- ADDITION
- NEW LIBRARY
- HOUSING



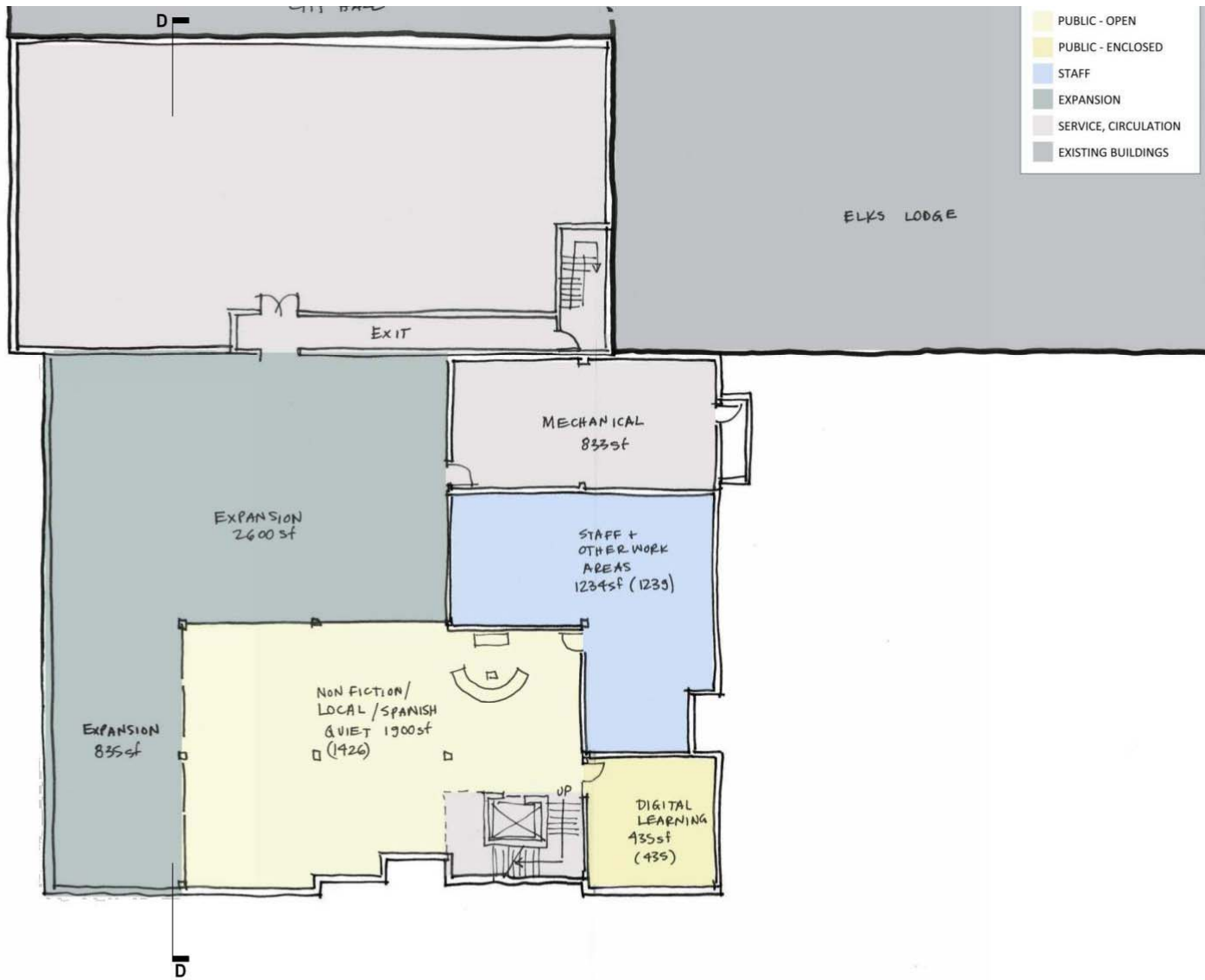
SITE PLAN

1"=50'-0"



OPTION D

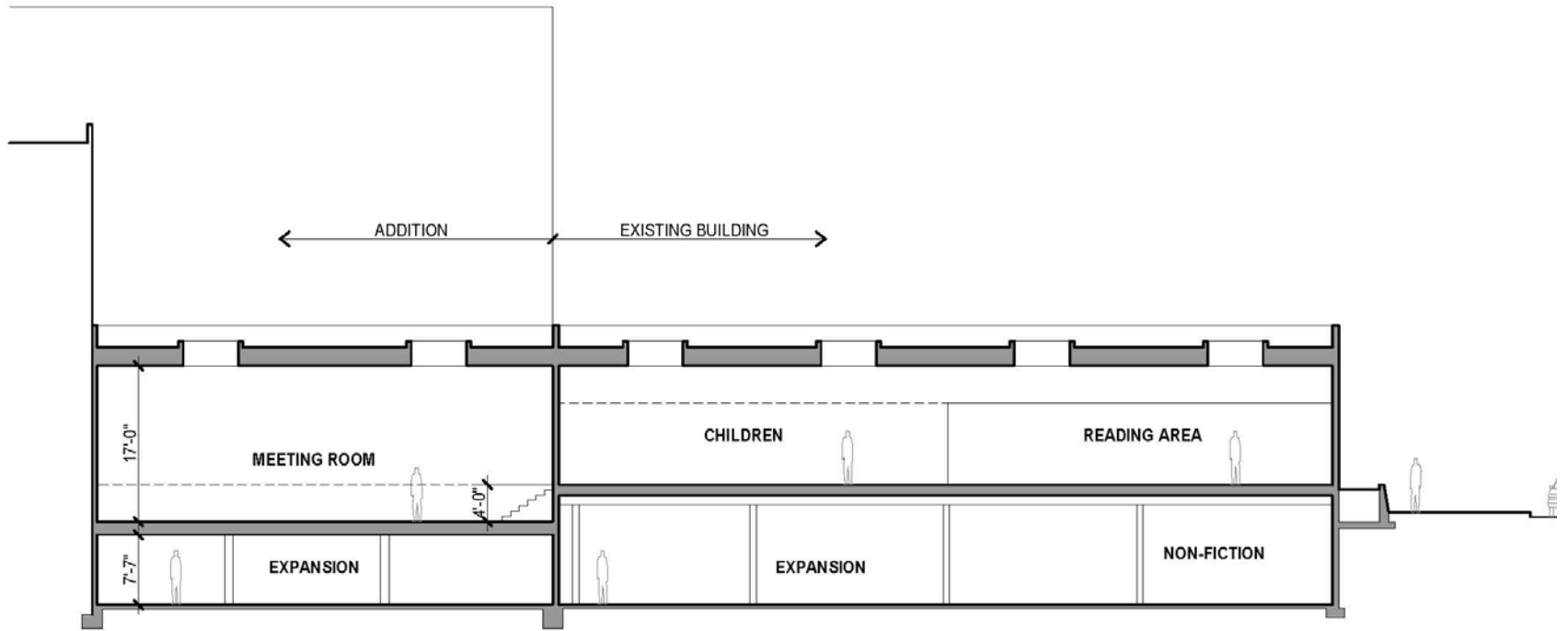
RENOVATE LIBRARY, DEMOLISH MERWYN, AND NEW ADDITION ON MERWYN SITE



- PUBLIC - OPEN
- PUBLIC - ENCLOSED
- STAFF
- EXPANSION
- SERVICE, CIRCULATION
- EXISTING BUILDINGS

D LOWER FLOOR PLAN





DD BUILDING SECTION
1/16" = 1'-0"

OPTION D

RENOVATE LIBRARY, DEMOLISH MERWYN, AND NEW ADDITION ON MERWYN SITE

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CONS

- cost of acquiring Merwyn building site : added
- cost of demolishing Merwyn building : added
- operational costs for staffing, security, and efficiency of moving materials: will increase annually over time (two floors)
- library operations during construction: need to be closed or moved
- some of the new library needs and goals: can't be met due to layout compromises
- layout efficiencies as measured by the flow of materials and people throughout the building : not optimized
- entries : multiple , may be confusing
- lines of sight : blocked to some degree
- public and staff safety : compromised
- universal design : compromised (with need for lift between buildings)
- site development potential(merwyn) : under utilized (also does not cover the party-wall conditions behind it)
- existing Merwyn building : demolished (not saved)
- new housing units : not provided

AREA CALCULATIONS

EXISTING LIBRARY MAIN FLOOR	8,865 S.F.
EXISTING LIBRARY LOWER FLOOR	8,565 S.F.
NEW ADDITION IN MERWYN SITE	5,045 S.F.
	<hr/>
	22,475 S.F.



COST SUMMARY

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
17,430 sf remodeled Astor	\$6,536,250	\$7,494,900
5,045 sf addition to Merwyn site	\$1,891,875	\$2,169,350
	<hr/>	<hr/>
	\$8,428,125	\$9,664,250
	\$375/SF	\$430/SF

OTHER PROJECT COSTS:

-temporary library during construction phase	TBD
-added operational costs	TBD
-purchase of Merwyn	TBD
-demolition of Merwyn	TBD

OPTION D

RENOVATE LIBRARY, DEMOLISH MERWYN, AND NEW ADDITION ON MERWYN SITE

PROS

- total program area (18,000 sf) : met
- parking lot directly adjacent to library : provided
- new exciting architectural expression : provided (in addition)
- Duane Street revitalization : contributes
- existing library building : saved and reused

CONS

- cost of acquiring Merwyn building site : added
- cost of demolishing Merwyn building : added
- operational costs for staffing, security, and efficiency of moving materials: will increase annually over time (two floors)
- library operations during construction: need to be closed or moved
- some of the new library needs and goals: can't be met due to layout compromises
- layout efficiencies as measured by the flow of materials and people throughout the building : not optimized
- entries : multiple , may be confusing
- lines of sight : blocked to some degree
- public and staff safety : compromised
- universal design : compromised (with need for lift between buildings)
- site development potential(merwyn) : under utilized (also does not cover the party-wall conditions behind it)
- existing Merwyn building : demolished (not saved)
- new housing units : not provided

AREA CALCULATIONS

EXISTING LIBRARY MAIN FLOOR	8,865 S.F.
EXISTING LIBRARY LOWER FLOOR	8,565 S.F.
NEW ADDITION IN MERWYN SITE	5,045 S.F.
	<hr/>
	22,475 S.F.



COST SUMMARY

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
17,430 sf remodeled Astor	\$6,536,250	\$7,494,900
5,045 sf addition to Merwyn site	\$1,891,875	\$2,169,350
	<hr/>	<hr/>
	\$8,428,125	\$9,664,250
	\$375/SF	\$430/SF

OTHER PROJECT COSTS:

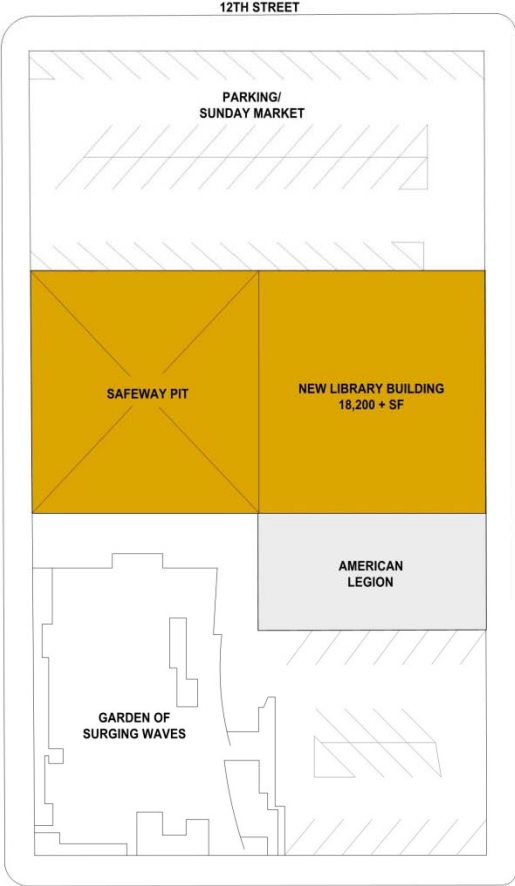
-temporary library during construction phase	TBD
-added operational costs	TBD
-purchase of Merwyn	TBD
-demolition of Merwyn	TBD

OPTION E

NEW LIBRARY ON HERITAGE SQUARE



VIEW FROM NORTHWEST



OPTION E

NEW LIBRARY ON HERITAGE SQUARE

PROS

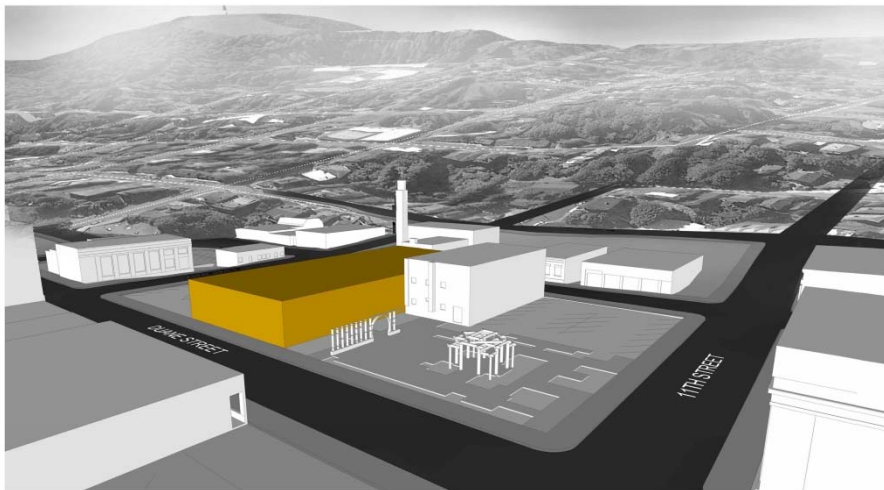
- sale of lease of library property : possible revenue
- total program area (18,000 sf) : met
- parking lot directly adjacent to library : provided
- operational costs for staffing, security, and efficiency of moving materials : optimized
- library operations during construction : unaffected
- all of the new library needs and goals : can be met
- layout efficiencies as measured by the flow of materials and people throughout the building: optimized
- main entry : singular, clear and welcoming
- lines of sight - optimized
- public and staff safety -optimized
- universal design - optimized
- new exciting architectural expression : provided
- Duane Street revitalization : contributes strongly and provides a catalyst for development in the area

CONS

- existing library : new use needed
- Merwyn building : not addressed
- new housing units : not provided
- compromised parking or open space layouts

AREA CALCULATIONS

NEW LIBRARY AREA	18,000S.F.
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VIEW FROM NORTHWEST

COST SUMMARY

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
new 18,000 sf library	\$8,784,000	\$10,188,000
	\$488/SF	\$566/SF
OTHER PROJECT COSTS:		
-temporary library during construction phase		N.A.
-sale or lease of Astor Library building		TBD

OPTION E

NEW LIBRARY ON HERITAGE SQUARE

PROS

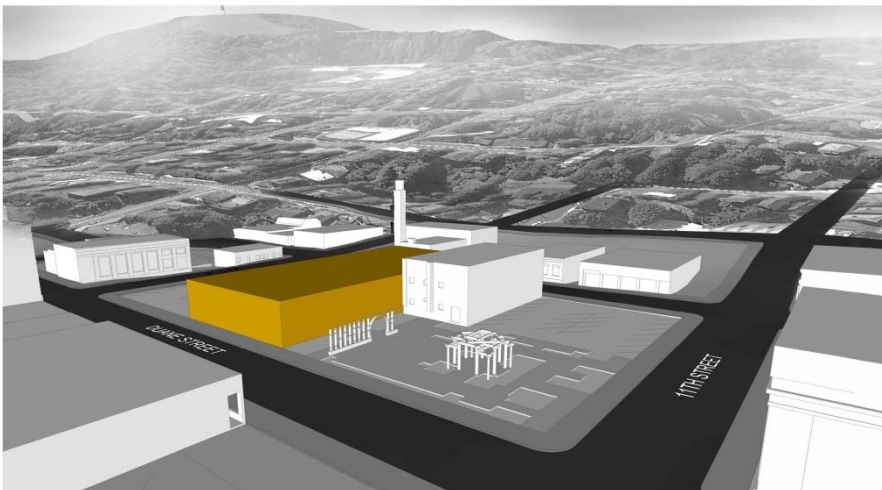
- sale of lease of library property : possible revenue
- total program area (18,000 sf) : met
- parking lot directly adjacent to library : provided
- operational costs for staffing, security, and efficiency of moving materials : optimized
- library operations during construction : unaffected
- all of the new library needs and goals : can be met
- layout efficiencies as measured by the flow of materials and people throughout the building: optimized
- main entry : singular, clear and welcoming
- lines of sight - optimized
- public and staff safety -optimized
- universal design - optimized
- new exciting architectural expression : provided
- Duane Street revitalization : contributes strongly and provides a catalyst for development in the area

CONS

- existing library : new use needed
- Merwyn building : not addressed
- new housing units : not provided
- compromised parking or open space layouts

AREA CALCULATIONS

NEW LIBRARY AREA	18,000S.F.
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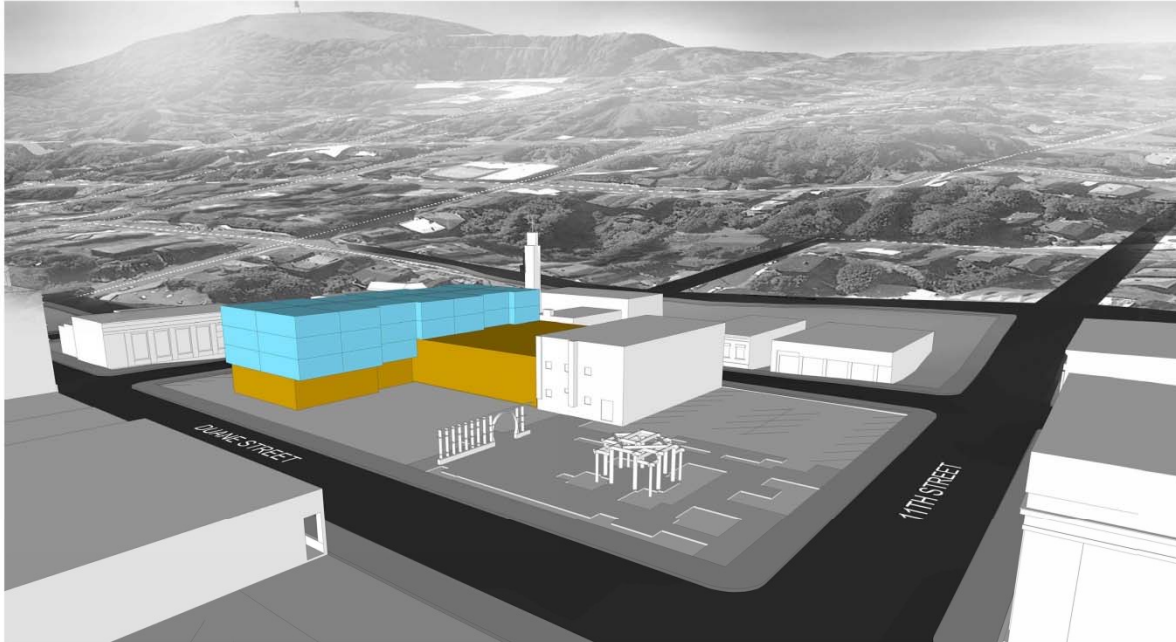
VIEW FROM NORTHWEST

COST SUMMARY

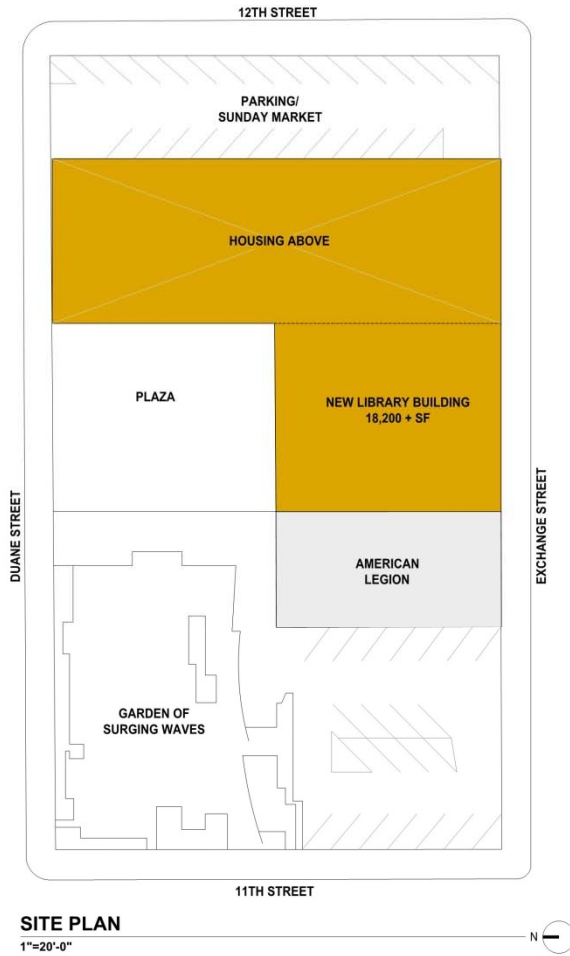
LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
new 18,000 sf library	\$8,784,000	\$10,188,000
	\$488/SF	\$566/SF
OTHER PROJECT COSTS:		
-temporary library during construction phase		N.A.
-sale or lease of Astor Library building		TBD

OPTION F

NEW LIBRARY ON HERITAGE SQUARE
WITH HOUSING ABOVE



VIEW FROM NORTHWEST



SITE PLAN
1"=20'-0"

OPTION F

NEW LIBRARY ON HERITAGE SQUARE WITH HOUSING ABOVE

PROS

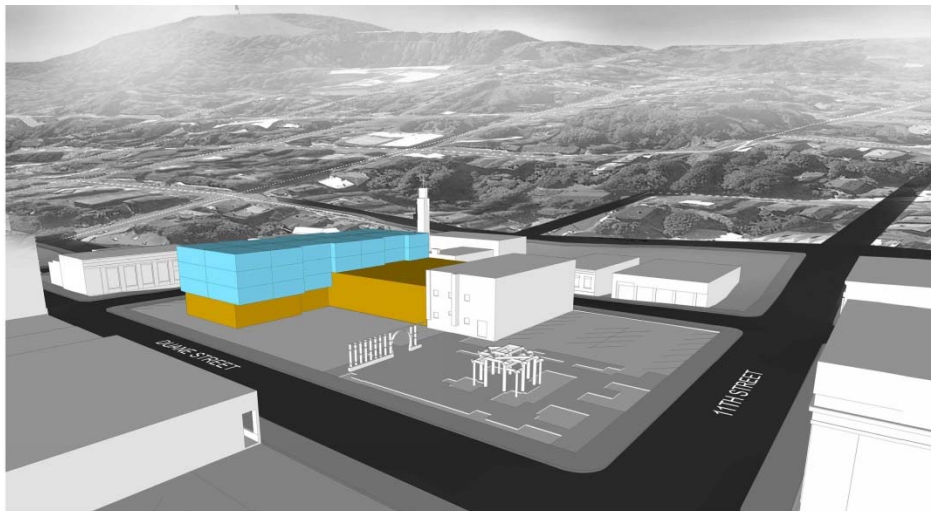
- sale of lease of library property : possible revenue
- total program area (18,000 sf) : met
- parking lot directly adjacent to library : provided
- operational costs for staffing, security, and efficiency of moving materials : optimized
- library operations during construction : unaffected
- all of the new library needs and goals : can be met
- layout efficiencies as measured by the flow of materials and people throughout the building: optimized
- main entry : singular, clear and welcoming
- lines of sight : optimized
- public and staff safety : optimized
- universal design : optimized
- new exciting architectural expression : provided
- Duane Street revitalization : contributes strongly, catalyst for development in the area
- new housing units : provided

CONS

- existing library : new use needed
- Merwyn building : not addressed
- complexity of mixed use (housing and library) : added
- compromised parking or open space layouts

AREA CALCULATIONS

NEW LIBRARY AREA	18,000 S.F.
NEW HOUSING AREA	~54,000 S.F.
	72,000 S.F.



VIEW FROM NORTHWEST

COST SUMMARY

	LOW	HIGH
LIBRARY CONSTRUCTION COSTS:		
new 18,000 sf library	\$8,784,000	\$10,188,000
	\$488/SF	\$566/SF
OTHER PROJECT COSTS:		
-temporary library during construction phase		N.A.
-sale/lease of Astor Library building		TBD
-sale of housing project to developer		TBD
HOUSING CONSTRUCTION COSTS:		
54,000 sf	\$15,660,000	\$17,820,000
(market rate 54-108 units @ 500-1,000 sf average)	\$290/SF	\$330/SF

OPTION F

NEW LIBRARY ON HERITAGE SQUARE WITH HOUSING ABOVE

PROS

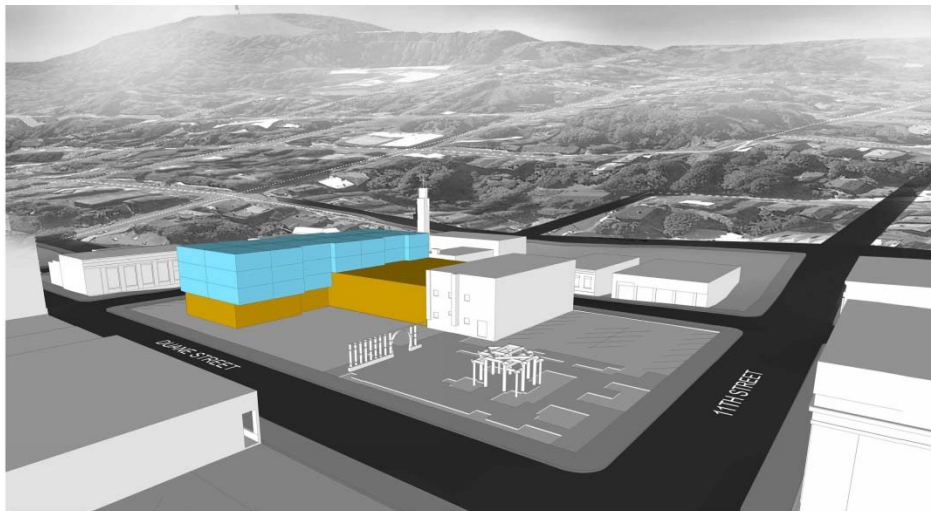
- sale of lease of library property : possible revenue
- total program area (18,000 sf) : met
- parking lot directly adjacent to library : provided
- operational costs for staffing, security, and efficiency of moving materials : optimized
- library operations during construction : unaffected
- all of the new library needs and goals : can be met
- layout efficiencies as measured by the flow of materials and people throughout the building: optimized
- main entry : singular, clear and welcoming
- lines of sight : optimized
- public and staff safety : optimized
- universal design : optimized
- new exciting architectural expression : provided
- Duane Street revitalization : contributes strongly, catalyst for development in the area
- new housing units : provided

CONS

- existing library : new use needed
- Merwyn building : not addressed
- complexity of mixed use (housing and library) : added
- compromised parking or open space layouts

AREA CALCULATIONS

NEW LIBRARY AREA	18,000 S.F.
NEW HOUSING AREA	~54,000 S.F.
	72,000 S.F.



VIEW FROM NORTHWEST

COST SUMMARY

	LOW	HIGH
LIBRARY CONSTRUCTION COSTS:		
new 18,000 sf library	\$8,784,000	\$10,188,000
	\$488/SF	\$566/SF
OTHER PROJECT COSTS:		
-temporary library during construction phase		N.A.
-sale/lease of Astor Library building		TBD
-sale of housing project to developer		TBD
HOUSING CONSTRUCTION COSTS:		
54,000 sf	\$15,660,000	\$17,820,000
(market rate 54-108 units @ 500-1,000 sf average)	\$290/SF	\$330/SF



OPTION A

RENOVATE ASTOR LIBRARY AND EXPAND INTO BASEMENT

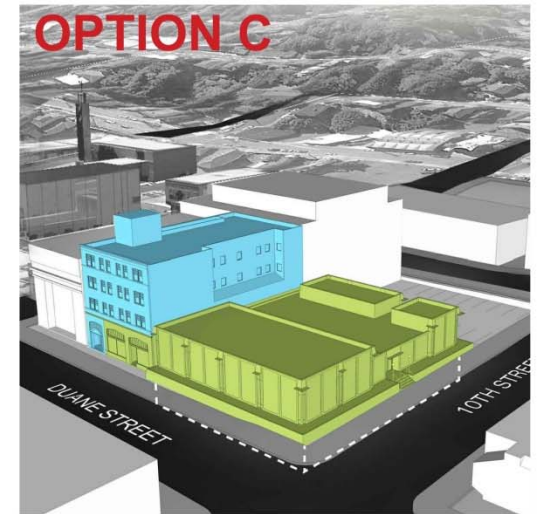
LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
17,430 sf remodeled	\$5,769,330	\$7,181,160



OPTION B

RENOVATE ASTOR LIBRARY, EXPAND TO SOUTH PARKING LOT

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
17,430 sf remodeled + 6,500 sf addition	\$9,093,400	\$10,433,480



OPTION C

EXPAND INTO RENOVATED MERWYN WITH HOUSING ABOVE

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
26,715 sf total	\$10,205,130	\$11,754,600

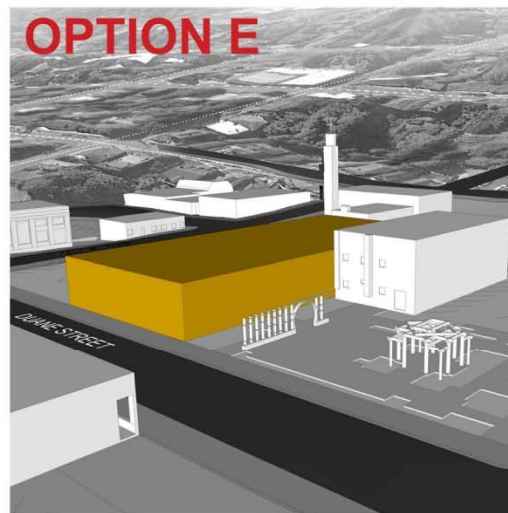
HOUSING CONSTRUCTION COSTS:	LOW	HIGH
11,130 sf	\$2,582,160	\$3,517,080



OPTION D

RENOVATE ASTOR LIBRARY, NEW ADDITION ON MERWYN SITE

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
22,475 total sf	\$8,428,125	\$9,664,250



OPTION E

NEW LIBRARY AT HERITAGE SQUARE

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
new 18,000 sf library	\$8,784,000	\$10,188,000



OPTION F

NEW LIBRARY AT HERITAGE SQUARE WITH HOUSING ABOVE

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
new 18,000 sf library	\$8,784,000	\$10,188,000

HOUSING CONSTRUCTION COSTS:	LOW	HIGH
54,000 sf	\$15,660,000	\$17,820,000

Next Steps

- Hold 30 day comment period
- Schedule deliberation in July
- Narrow list of options or select one to move forward
- Consider schematic design phase and continue refining funding strategy



chadbourne + doss architects



HACKER

Thank You!



chadbourne + doss architects



HACKER

City of Astoria

Library Option Study

	Option A		Option B		Option C		Option D		Option E	
	TOTAL SF	17,430	TOTAL SF	23,930	TOTAL SF	26,715	TOTAL SF	22,475	TOTAL SF	18,000
COMPONENT COST SUMMARY	\$ / SF	Cost - \$	\$ / SF	Cost - \$	\$ / SF	Cost - \$	\$ / SF	Cost - \$	\$ / SF	Cost - \$
3. Floor and Roof Structure	\$ 35.26	\$ 301,491	\$ 26.65	\$ 637,730	\$ 40.08	\$ 959,092	\$ 36.58	\$ 822,042	\$ 87.26	\$ 1,570,720
4. External Cladding	\$ 4.70	\$ 112,369	\$ 24.31	\$ 581,713	\$ 21.02	\$ 502,957	\$ 15.07	\$ 360,529	\$ 38.45	\$ 920,192
5. Roofing and Waterproofing	\$ 2.30	\$ 55,000	\$ 12.37	\$ 296,000	\$ 4.01	\$ 95,850	\$ 15.19	\$ 363,400	\$ 21.35	\$ 511,000
SHELL 1 - 5	\$ 42.26	\$ 468,860	\$ 63.33	\$ 1,515,443	\$ 65.10	\$ 1,557,899	\$ 66.83	\$ 1,545,971	\$ 147.07	\$ 3,001,912
6. Interior Partitions	\$ 74.40	\$ 636,082	\$ 24.95	\$ 597,012	\$ 28.92	\$ 692,000	\$ 26.58	\$ 597,310	\$ 37.92	\$ 682,565
7. Interior Finishes	\$ 43.74	\$ 373,961	\$ 18.06	\$ 432,154	\$ 31.20	\$ 746,542	\$ 17.58	\$ 395,033	\$ 19.68	\$ 354,211
INTERIORS 6 - 7	\$ 118.13	\$ 1,010,043	\$ 43.01	\$ 1,029,166	\$ 60.11	\$ 1,438,542	\$ 44.15	\$ 992,343	\$ 57.60	\$ 1,036,776
8. Equipment and Specialties	\$ 113.88	\$ 973,650	\$ 28.13	\$ 673,075	\$ 26.12	\$ 624,950	\$ 26.67	\$ 599,350	\$ 26.83	\$ 483,000
9. Vertical Transportation	\$ 25.85	\$ 221,000	\$ 13.46	\$ 322,000	\$ 11.24	\$ 269,000	\$ 10.06	\$ 226,000	\$ 7.89	\$ 142,000
EQUIPMENT & VERT. TRANS 8 - 9	\$ 139.73	\$ 1,194,650	\$ 41.58	\$ 995,075	\$ 37.36	\$ 893,950	\$ 36.72	\$ 825,350	\$ 34.72	\$ 625,000
10. Plumbing	\$ 10.00	\$ 174,300	\$ 10.00	\$ 239,300	\$ 10.00	\$ 267,150	\$ 14.00	\$ 314,650	\$ 14.00	\$ 252,000
11. HVAC	\$ 40.25	\$ 701,558	\$ 56.25	\$ 1,346,063	\$ 56.25	\$ 1,502,719	\$ 48.25	\$ 1,084,419	\$ 50.25	\$ 904,500
12. Electrical	\$ 32.85	\$ 572,596	\$ 37.04	\$ 886,461	\$ 40.54	\$ 1,083,066	\$ 37.73	\$ 848,076	\$ 39.80	\$ 716,321
13. Fire Protection	\$ -	\$ -	\$ 5.90	\$ 141,187	\$ 5.50	\$ 146,933	\$ 5.50	\$ 123,613	\$ 5.50	\$ 99,000
MECHANICAL AND ELECTRICAL 10 - 13	\$ 83.10	\$ 1,448,453	\$ 109.19	\$ 2,613,011	\$ 112.29	\$ 2,999,867	\$ 105.48	\$ 2,370,757	\$ 109.55	\$ 1,971,821
BUILDING 1 - 13 - DIRECT COST	\$ 383.22	\$ 4,122,006	\$ 257.11	\$ 6,152,695	\$ 274.87	\$ 6,890,258	\$ 253.19	\$ 5,734,421	\$ 348.94	\$ 6,635,509
14. Sitework and Utilities	\$ -	\$ 203,895	\$ 8.10	\$ 354,490	\$ 8.43	\$ 414,390	\$ 14.48	\$ 325,390	\$ 20.00	\$ 360,000
Building and Site Costs	\$ 383.22	\$ 4,325,901	\$ 265.21	\$ 6,507,185	\$ 283.30	\$ 7,304,648	\$ 267.67	\$ 6,059,811	\$ 368.94	\$ 6,995,509
Contingency	20%	\$ 865,180		\$ 1,301,437		\$ 1,460,930		\$ 1,211,962	Reduced to 10% for new	\$ 699,551
General Conditions and Requirements	18%	\$ 908,439		\$ 1,366,509		\$ 1,533,976		\$ 1,272,560		\$ 1,346,635
Fee- OH&P	6%	\$ 365,971		\$ 550,508		\$ 617,973		\$ 512,660		\$ 542,502
Bonds and Insurance	2%	\$ 64,889		\$ 97,608		\$ 109,570		\$ 90,897		\$ 104,933
Escalation	3%	\$ 155,732		\$ 234,259		\$ 262,967		\$ 218,153		\$ 230,852
TOTAL LIBRARY CONSTRUCTION COST - JUNE 2017	\$ 383.60	\$ 6,686,112	\$ 420.29	\$ 10,057,506	\$ 422.61	\$ 11,290,064	\$ 416.73	\$ 9,366,044	\$ 551.11	\$ 9,919,981
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
HIGH/ LOW Cost per SF analysis	\$ 331.00	\$ 412.00	\$ 380.00	\$ 436.00	\$ 382.00	\$ 440.00	\$ 375.00	\$ 430.00	\$ 488.00	\$ 566.00
<i>Based upon efficiencies - LOW*</i>										
<i>Based upon unforeseen conditions - HIGH**</i>										

COSTS ABOVE REFLECT DIRECT CONSTRUCTION COSTS ONLY, AND ARE NOT INCLUSIVE OF THE FOLLOWING: Owner's Soft Costs , Sales tax, Permits

The high-low method above uses the highest and lowest potential values for the proposed construction activities as outlined for each option. It attempts to acknowledge the variables for both savings and increases. Because the options are provided as programmatic, efficiencies have not yet been explored and incorporated within the costs above. As well, in each option, further site investigation is necessary to reduce unforeseen conditions.

Housing Options

HIGH/ LOW Cost per SF analysis
 Based upon Work-force Housing -
 Based upon Developer requirements -HIGH**

Option C		Option E (F)	
TOTAL SF	11,130	TOTAL SF	54,000
LOW	HIGH	LOW	HIGH
\$ 232.00	\$ 316.00	\$ 290.00	\$ 333.00