

# Mount Pleasant Public Library

August 18, 2022



MAIN LIBRARY



BRANCH LIBRARY

# Master Plan Report



1239 Broadway  
Penthouse  
New York, NY 10001



# 1.0 Executive Summary



## Executive Summary

### Introduction

In some ways, the modern public library, as a physical place, is more a descendant of the ancient Athenian Agora than the ancient Library of Alexandria. While the ancient Library was a center of scrolls and scholars, the Agora was a center of culture and community life. The Agora's physical design reflected that distinction. It had flexible, open, and linked spaces behind an open porch, inviting interaction and activating participation. Local citizens and travelers freely came together to exchange goods, services, and knowledge. The Mount Pleasant Public Library advances that legacy with its current mission, vision, and values to "be a vital part of the community of Mount Pleasant and Pleasantville." Aristotle, who valorized the value of civic life in the Agora, would approve.

Today, a prime center of community life for so many municipalities is the free public library, inviting all ages and backgrounds of people to gather, learn and grow. The public library's physical place is a special home of free and equal opportunity. It is a shared community resource offering a special value proposition—What other public place can leverage its fractional percentage of a town's public real estate, to attract, serve, and educate 100% of its population?

This master plan report, contains proposed design concepts and related costs, showing how to leverage the main and branch library properties to improve their function, look, and feel. The driving intent of the architectural and engineering improvements are to:

1. fix what is wrong while accentuating the facilities' inherent qualities
2. visualize functional and experiential opportunities within their footprints and settings
3. manifest the library's mission, vision, values through architectural design
4. showcase the power of these places to better serve community needs and aspirations
5. provide staff with more useful and enjoyable spaces
6. provide probable costs for physical improvements
7. help the Town and Village with the Library Board to propel a process (with a compelling vision) to fund and realize desired capital improvements

### MPPL Facilities Background

The Mount Pleasant Public Library facilities include two properties. The main library in Pleasantville is about a 22,000 square foot, two story building that finely represents the modernist architectural style of when it was built in 1965. The branch library is a more modest 2,800 square foot, single level tenant space at one end of the Mount Pleasant Community Center in Valhalla.

The physical plants of both libraries have not changed much since they were built. Yes, infrastructural improvements and replacements (mostly within the main library) of outdated HVAC equipment, carpet, roofing, lighting, and toilet rooms has been done over the last 18 years. Yet, layouts of interior walls, book stacks, enclosed rooms, staff areas and designated space uses are generally as they have always been, except for some recent shelving adjustments and lighting at the branch library.

### **How Libraries have changed in the 21<sup>st</sup> century**

While the space designs at MPPL have generally remained static, the uses and expectations of library services have dramatically changed in the last twenty years. For many, the digitization of media signaled the irrelevance of libraries, perceived as the stewards and storehouses of books. Libraries evolved to defy extinction, yet still embraced their distinction. By doubling down on their core identity as pivotal public places, they reprogrammed themselves into greater and more powerful places of lifelong learning and community gathering.

The internet and digital devices at the dawn of the 21<sup>st</sup> century did not put the public library out of business as many predicted. Instead, digital technologies spawned a dramatic transformation and enabled a new relevance for libraries. Libraries welcome anyone and everyone to gain digital literacy with open access to learn, use, and create with the latest technologies. Knowing how to effectively use digital technology has become a core skill set for the public and librarians, particularly in the wake of shifting job markets and the ongoing impact of Covid 19.

Technology is but one aspect of how libraries have evolved. Advancing beyond their tradition as quiet places of book collections, libraries are becoming flexible, participatory, and “high tech/ high touch” destinations, responsive to and inclusive of their distinct and diverse audiences.

The library no longer presents itself as a quick errand or a special event top but a place to be for long hours on any day. Libraries are no longer primarily for storing and retrieving information but are increasingly places for people to exchange and create ideas, enjoying free access and the company of others. As such, a new variety of desired social, support, work, collaborative, educational, and entertainment activities demand a new variety of spaces that can flex for a mix of solitary and communal activities. The evolved Library is timeless and timely. So, it needs spaces that are timeless and timely.

In response, many of today’s libraries include meeting rooms, cafes, teaching kitchens, conference centers, flexible program areas, maker spaces, tech labs, business centers, co-working offices, classrooms, media production studios, performance halls, outdoor terraces, and even a quiet place to curl up with a book. For example, one can train and receive a license to become a pilot, truck driver, or fork life operator at the Fayetteville, AR Public Library. The Westport (CT) Library launched its own music record label this year.



## **MPPL Master Plan initiative**

During this era of the evolving library, the current MPPL library team appears to have performed admirably over the years, serving the community well within existing facility spaces and configurations, albeit better suited for the 20<sup>th</sup> century. At the same time the team has embraced new technologies, expanded library services, and aptly pivoted during Covid. However, the MPPL recognized that its facilities were behind the times.

An initiative to produce a master plan grew out of MPPL intentions to do more extensive restorations and renovations with the main library in 2018, when construction plans were suspended with the discovery of extensive existing ACM conditions and the related high costs of abatement. This in turn led to discussions of “how the Library Board could make informed decisions about recommending capital improvements” that would holistically fulfill the Library’s Strategic Plan 2019-2021, amended during Covid. The library team and board identified facility deficiencies (particularly with the main library) that included no acoustic separations between age groups, no proximate space for children’s programs, no separate quiet rooms to meet and work, and not enough flexible areas for programs. Accordingly, and in concert with the Town and Village leadership it was decided to prepare a Master Plan for the Library, including the main and branch, and to task a selected architectural firm and team to:

1. assess the existing facilities
2. establish use functions for these facilities going forward
3. develop responsive design concepts
4. prepare probable costs

HMA2 architects, in collaboration with Legacy Engineers and AP Construction, were hired to provide master planning services and began the work in earnest by late March 2022. The ensuing master planning process involved weekly meetings and planning progress presentations (in person at the Library and on zoom) with a designated core Design Team that included representatives from the Library: John Fearon and Martha Masiti; from the Town: David Smyth, Sue Maskeil-Closi; from the Village, David Vinjamuri; and from HMA2: Henry Myerberg, Christine Sheridan, and Maarten Wessels.

Milestone meetings of progress were held with the Library Board and Library staff. In addition, the Library sponsored an interim informal gathering of board, town, and village representatives. At these meetings HMA2 presented progress and finalized master plan concepts for review and comment.

**Master Plan Design Concepts:** Outline descriptions**Branch Library**

Master Plan of the Branch Library to demonstrate similar features of the Main as follows:

1. Create flexible program and everyday area with surrounding book stacks
2. Include two small, enclosed meeting rooms for flexible staff and public use
3. Provide acoustically separate children's area, that has nearby access to exterior terrace
4. Create entry with focus and visibility onto various public activities. Patron service station is readily visible but not front and center.
5. Access to new outdoor terrace and pergola with outdoor sign/logo
6. Accentuate natural wood finish and tone for interior framing and trim.
7. Build outdoor pergola and terrace off of central flexible area, visible from entry.

Distinct features of the branch library design concept:

1. Create café area and seating with and access to library and with separate access to recreation center
2. Provide access to "On holds" adjacent to entry

**Main Library**

Master Plan of the Main Library to make better use of the existing vintage 1960's building and property with the following adaptations within the current building footprint and surroundings as follows:

**First Floor**

1. Consolidate and improve entry on the parking lot side. Delete entry on Bedford side to make better use of the available real estate for public. Relocate staff entry canopy to be the main entry canopy.
2. Existing stair hall to be openly visible (yet fire separation protected) to invite and showcase public activities on first floor and peak at lower level. New entry doors to adult area on hold open devices face the vintage book stack structure.
3. Create floor opening to lower level at location of existing circulation desk, to bring daylight and visibility to lower level.
4. Delete existing inefficient staff circulation desk which obstructs visibility and welcoming sense of arrival. Redesign and relocate to the side, adjacent to new main interior entry.
5. Children. Provide acoustic and secure separation between children and adjacent public areas. Add dedicated toilet room for children's area. Include access to



- outdoor terrace and adjacent program where staff technical services are presently located but are to be relocated.
6. Accommodate young adult collections and informal seating area at south side center area opposite stack structure, understanding that young adults can gather in acoustically separated perimeter meeting rooms and/or program room area where existing director's office is located. There will be sufficient glass into these rooms for natural surveillance as needed.
  7. Provide new and compact meeting rooms along perimeter of existing adult area. Doors with sidelights.
  8. Staff. Consolidate and relocate staff offices and patron service stations to south/west side of the library to improve adjacency and visibility to public areas.
  9. Book stack structure. Reduce bulk of book stack structure that presently overwhelms the space and blocks visual connection to windows on north and south side. Reduce and relocate portions of book collections to make room for lounge and work areas at ground level and balcony level. Add accessible lift to balcony level.
  10. Add banks of meeting rooms along windows on west side and northeast and northwest corners of adult area.
  11. Create area for self-serve café at location of existing north side entry vestibule (which is to be removed).
  12. Exterior terrace. Add terrace and pergola on the north side, as public amenity, for outdoor café/lounge area and adjacent fenced off children's program area. Maintain diagonal pedestrian pathway across north front of side.
  13. Exterior amphitheater. Excavate ground level to create tiered outdoor terraced seating that extends from stage front at expanded opening at existing staff lounge up to sidewalk along Romer Avenue.

**Lower Level**

1. Open lounge, exhibition, and seating area to floor above at center area between stair hall and program room.
2. Remodel main central program room with glass operable entry doors and sidelights.
3. Create adjacent book collection and informal work and meeting areas
4. Convert existing staff room at east end to flexible program space that opens onto outdoor amphitheater. Relocate staff lounge and restroom on the southeast side.
5. Maintain existing toilet rooms, mechanical, and useful storage spaces.
6. Preserve existing 'kitchen pantry' cabinets and room.

# 2.0 Deliverable Report





## Deliverable Report

### 2.1 Facility Assessment:

- a) Existing Library: Architect, MEP engineer and structural engineer have conducted review of existing facilities. Pertinent assessment items are within Report of Findings.
- b) Walk through: Completed with Design Group on April 7<sup>th</sup>. Assessments are within Report of Findings.

- c) Report of Findings

MAIN LIBRARY Challenges:

1. Poor acoustic separation between quiet and more active spaces
  - No acoustic separation of children from adult areas
  - No places or rooms for public quiet meeting rooms
2. Staff Office Spaces are too large and not adjacent to public functions
  - Separate offices are inflexible and not current with modern library standards.
  - Staff entry canopy looks like a public entry
3. Prime entrance from parking area is neither accentuated nor welcoming
  - Temporary canopy is not well marked
  - Procession of many doors and glass framed walls are unwelcoming
4. Circulation desk is inefficiently laid out and bulky
5. Two level stack structure:
  - Upper balcony level is not ADA accessible
  - Holds too many non-circulating parts of the collection
  - Too bulky—blocks large windows at ends and crowds its double height space
6. Children's area does not have sufficient and adjacent program space
7. Too few places (if any) for quiet meetings
8. Lower Level is uninviting without sense of daylight
9. Staff Lounge space on lower level is underutilized
10. Inadequate water service size for fire protection sprinkler system
11. Single glazed window units are not efficient with energy use

MAIN LIBRARY Opportunities

1. Great Vintage 1960's architecture and distinctive aesthetic palate:
  - distinct pattern of window mullion divisions
  - Solid and distinctive rubble stone facing inside and out
  - Solid wood panels and doors are well made

- Green terne metal roof structures nicely obscure mechanical equipment
  - Steel kitchen cabinet system is lower level is fit for future use
  - Wood end panels of stacks are high standard quality, fit for re-use
  - Railing system and pattern are suitable and adaptable for future use
2. General: Great Opportunity to leverage what you have. Building has good bones and ample space to be better flexed and utilized. Does not need to be bigger.
  3. Outdoor space facing Bedford Road could be used programmatically by Library, separately for children and adults.
  4. Main level has large areas of perimeter windows and nice views
  5. Stack structure can be reduced, as the module of structure include vertical supports that are on a 3' x 5'-3" (approx.) grid.
  6. Structural floor support and roof system of 21 ft x 21 ft column grid permits flexible arrangement of partitions.
  7. Utilize perimeter windowed areas of first floor for enclosed meeting and work areas, while keeping large portions of windows for open public use.
  8. Staff entry canopy can be relocated to adjacent proposed main entry
  9. Utilize locations and reasonably current Mechanical systems, including boiler, air handling equipment, condensers, etc.
  10. Capture current staff offices for flexible programming space (for children and other community needs) and relocating staff to the south side and west side of building. Relocate patron service station adjacent to staff area.
  11. Access lift to upper balcony of stack structure.
  12. Create a public work and lounge area at balcony level, particularly facing east.
  13. Improve energy performance of perimeter enclosure with thermal pane insulated glazing and added insulation at furred wall surfaces.
  14. Delete Bedford Street side entry to gain useable space
  15. Bring in daylight and orientation to lower level
    - Opening in floor where current circulation desk is positioned
    - Open up wall at current staff lounge to become indoor/outdoor program space

#### BRANCH LIBRARY Challenges

1. Inefficient use of space
2. Circ desk obstructs flexibility
3. Children's area is not acoustically separated
4. Not welcoming
5. No exterior identity

#### Branch Library Opportunities

1. Warm and friendly wood structure



2. Large window and access to exterior
3. Relation to Rec Center
4. Existing mechanical system distribution is flexibly along perimeter

d) Owner provided drawings: has been provided and reviewed by HMA2

## **2.2 Existing Conditions Drawings:**

- a) Background Drawings: plans, elevations and sections have been completed by HMA2 and modeled in Revit software for 2d and 3D views.
- b) See above
- c) HMA2 has delivered pdfs to the Owner

## **2.3 Mechanical System Analysis (for Main and Branch):**

- a) Assessment of Existing Conditions
  1. Much of the current mechanical equipment is suitable for ongoing use and function
  2. Mechanical Rooms are suitable and applicable for ongoing use
- b) Establishment of Design Criteria
  1. Plan for non-fossil fueled electric boiler
  2. Heat Recovery
  3. Energy performance and efficiencies
  4. Fresh and filtered air quality
- c) Development of scope and phasing
- d) HAZ MAT (by others)
- e) Review of findings

## **2.4 Programming**

- a) Review of previously shared ideas: completed with Design Group
- b) Brief of Functional needs: completed with Library team. Moreover, the master plan floor plans manifest the program

### Main Library

1. Overview:
  - Increase flexibility and range of functions within existing library footprints.
  - Achieve more value out of every square foot. Leverage what you have.
  - Increase visibility within library--improve orientation and activate participation.
  - Transform lower level into a desirable public destination
  - Extend interior functions into exterior gathering, programming, and lounge spaces
2. Consolidate one main and welcoming entry from parking side.
3. Reduce bulk and size of stack structure
4. Capture former Bedford side entry vestibule for useable library space, while creating access to outdoor terrace

5. After hours public access to program space/s where staff entry is presently located
6. Young Adult area, including informal work and gathering, program and enclosed study spaces
7. Expand Children's area, particularly for programs (interior and exterior). Create acoustic separation from other areas of library.
8. Additional program areas for adults
9. Adult and general open and flexible areas for work, study, reading and lounging
10. Reduce extent of paving where possible and increase landscape areas where possible
11. Consolidate staff work areas and flexible staff stations. Create and relocate separate staff and service entry.
12. Work with and maintain existing mechanical and utility spaces
13. Provide collection of enclosed meeting rooms, with glass doors/visibility from public areas
14. Accommodate 50% of current collections, some on lower level (such as local history)
15. Café station area with adjacency to outdoor area
16. Toilets
  - Maintain existing toilet rooms
  - Relocate staff toilet to lower level
  - Verify code compliance of quantities (postmaster plan), but add toilets at lower level as required

#### Branch Library

1. Overview: Increase flexibility and interaction with Rec Center
  2. Children's area: acoustically separate
  3. Parton service area
  4. Two small meeting rooms (for 2 -4 people)
  5. Flexible adulty and program area with shelving to accommodate popular and current collections.
  6. Café with after-hours access to rec center. Able to be enclosed and separated from open areas of Library. Wall for periodicals. Self-serve with capability for optional vendor service.
  7. Outdoor lounge and program area, secured and accessed from within library.
- c) Staff meeting: completed
- d) Space allocation: as evidenced in the various schemes developed since April
- e) Collections: Plan to accommodate 50% of current collection
- f) Technology
1. Improve WIFI capability and capacity
  2. Video monitors instead of projection screens
  3. Laptop dispensers
- g) Site components
1. Outdoor program area for children
  2. Outdoor lounge, work, and program for adults

3. Enhance and expand green areas
4. Maintain diagonal walk path at main library on Bedford Road side
5. Outdoor amphitheater at east side of Main Library

## **2.5 Master Plan Concept (for Main and Branch)**

- a) Review with Library board were done at milestones via zoom and in person at Main Library
- b) Development of design concepts: Done--weekly development reports and presentations by HMA2 since April with Design Group
- c) Conceptual Site Plan: completed
- d) Diagrammatic Floor Plan: completed
- e) Interior Sections and Elevations: completed
- f) Mechanical Conceptual design: in process
- g) Scope of Master Plan Statement: within this report
- h) Consideration to prepare mockups such as
  1. Increase visibility across aisles of main stacks
  2. Remove portions of balcony shelving for lounge and study areas
  3. Test out new flexible furniture systems
- i) 3D digital renderings: submitted and completed
- j) Concept Plan for temporary use of Branch: completed with design concept
- k) Delivery of digital documents: has been routinely done (generally weekly)

## **2.6 Master Plan Project Budget**

- a) Statement of probable cost:
  1. Architect worked with AP construction to prepare hard costs that are broken down to include: demolition, new construction, MEP and Fire Protection Systems, and site work, including allowances for escalation, and schedules for design, engineering, and construction work for main and branch.
  2. Architect provided budget allowances for furniture and equipment cost
  3. Owner to further evaluate use of construction manager going forward for pre-construction services and construction.

## **2.7 Final Report:**

- a) To be approved by MPPL board
- b) To be shared and reviewed with Town and Village

# 3.0 Design Drawings and Renderings







New outdoor pergola



New outdoor pergola- café area



Site Axon- new



Site Axon- Existing





New outdoor pergola- café area



New outdoor pergola- café area





New outdoor pergola- Children's area



New outdoor pergola- Children's area





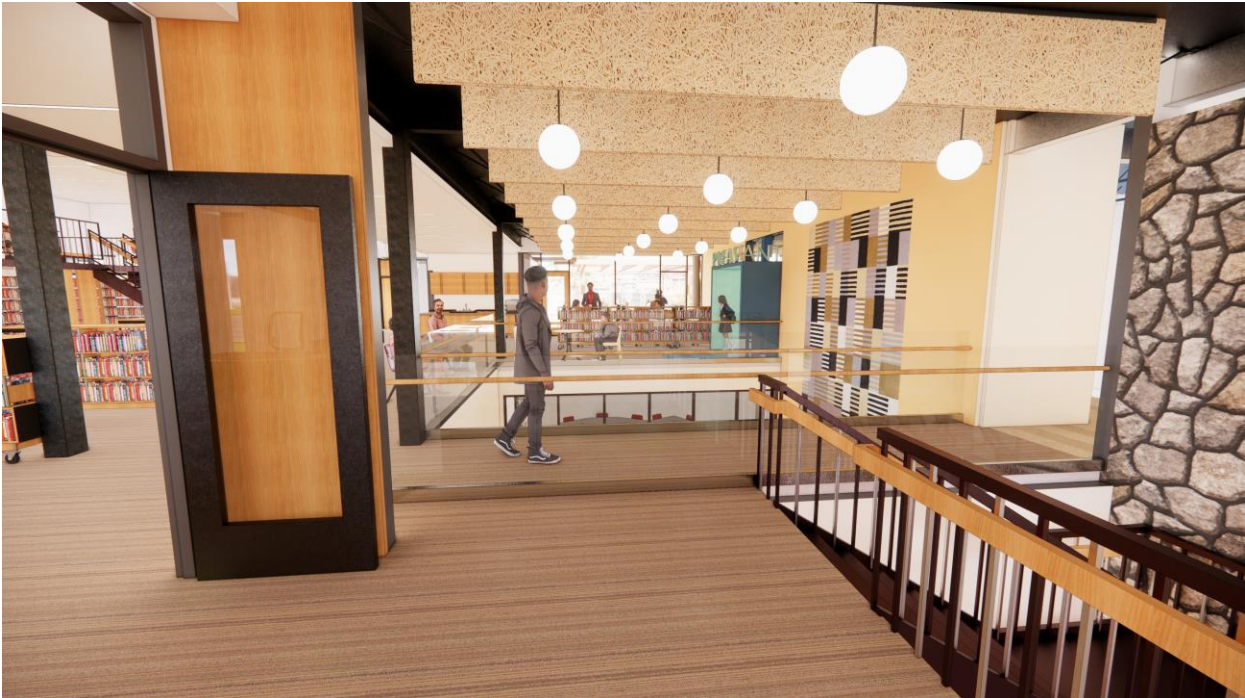
Indoor program space connected to outdoor tiers



Outdoor tiers



Existing entrance



New entrance





Existing circulation desk



New atrium- increased visibility to lower level program area



Existing circulation desk



New atrium- increased visibility to lower-level program area





Existing lower level



New lower level atrium with visibility to main floor



Existing stair



New water feature fountain at the bottom of the stairs and fire-rated glass

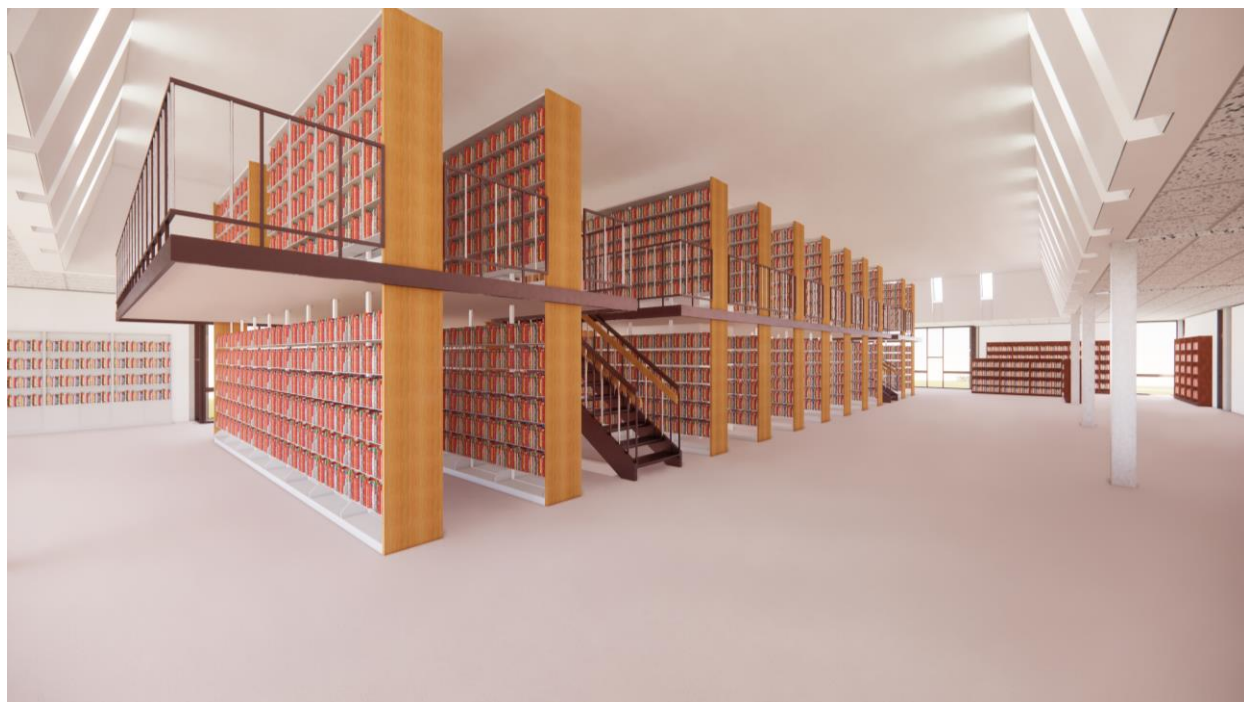




Existing stacks



New- stacks and mezzanine are cut back to open the space



Existing stacks

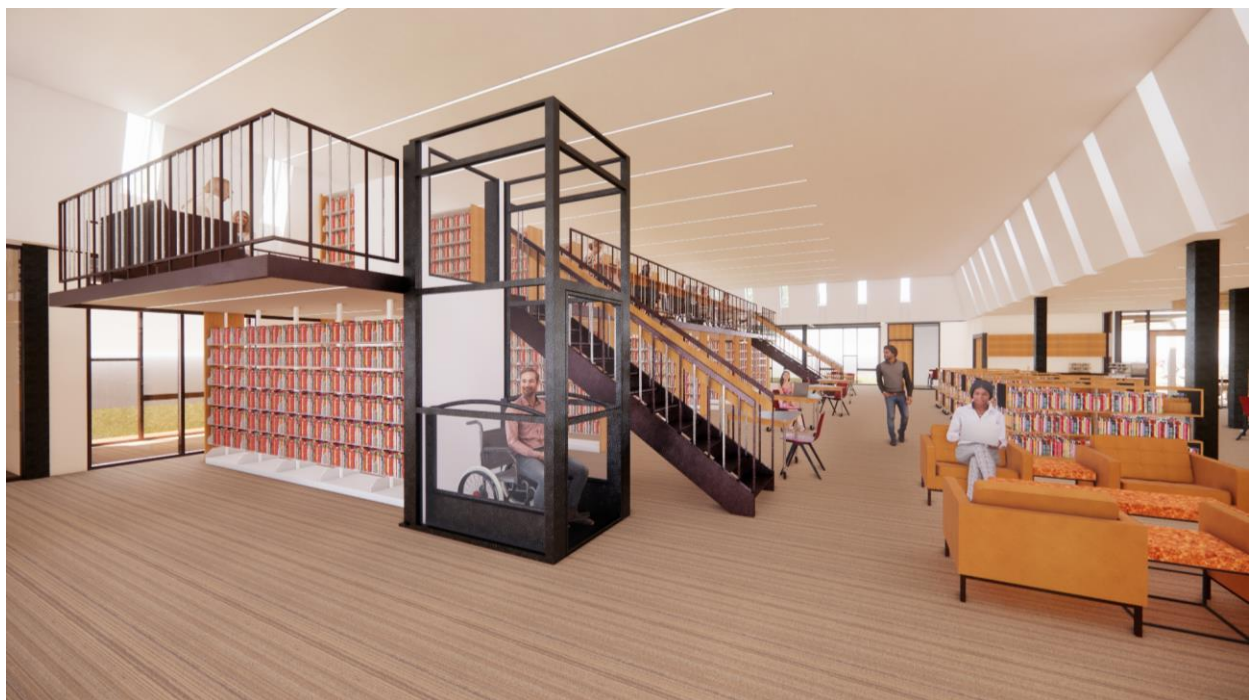


New- stacks and mezzanine are cut back to open the space



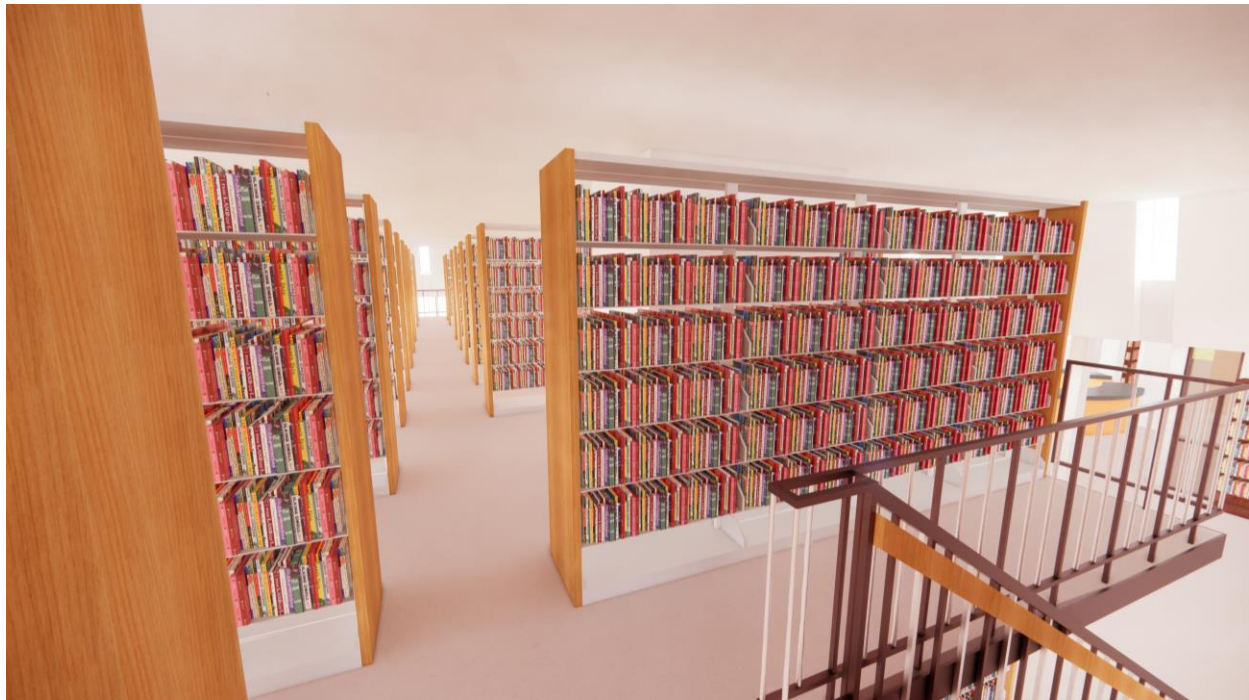


Existing stack area

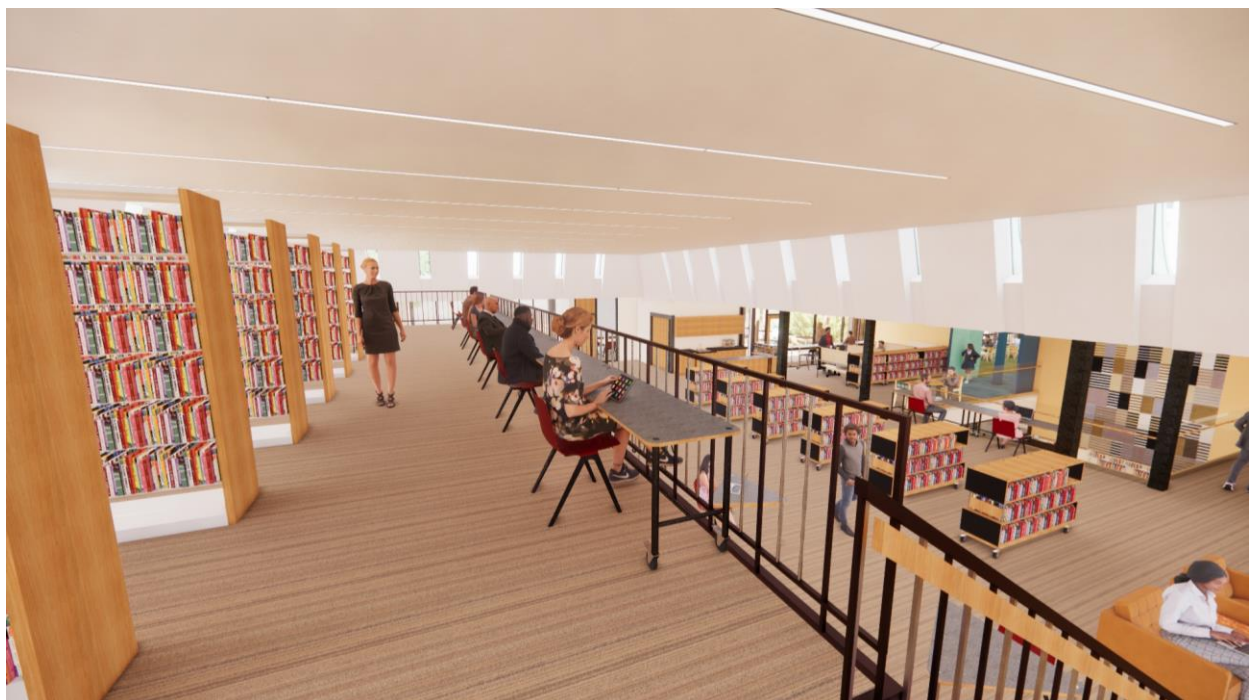


New- stacks and mezzanine are cut back to open the space. Handicap lift to mezzanine level.





Existing Mezzanine



New mezzanine- stacks and mezzanine are cut back to open the space. Tables line the edge of the mezzanine for patrons to perch and see happenings below.



Children's entrance



Open lounge and mezzanine on the left, new atrium on the right.





Children's Library. Mobile book stacks around the perimeter creates a flexible center



Children's Library with entrance to outdoor pergola





Children's Library.



Toddler Area





Program Room- Flexible for multiple uses



Program Room- Story time

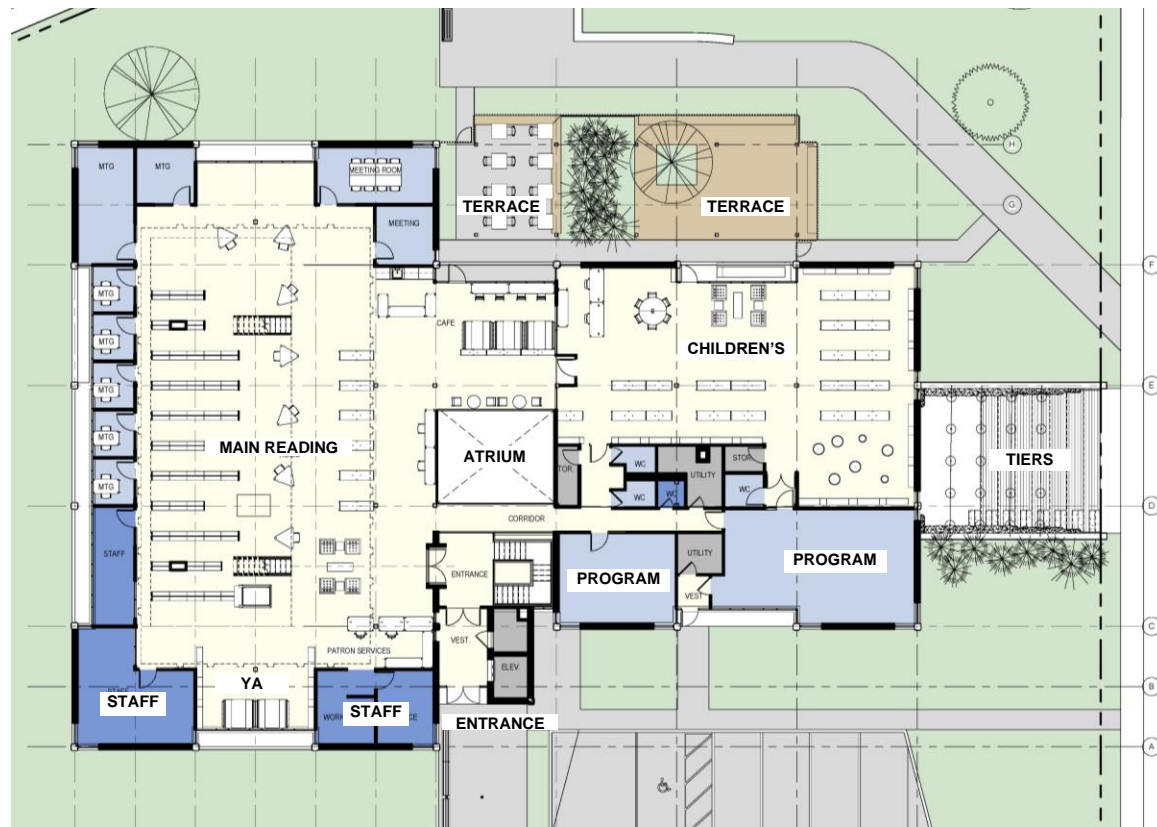




Program Room- Events



Lower-level plan



Main floor plan

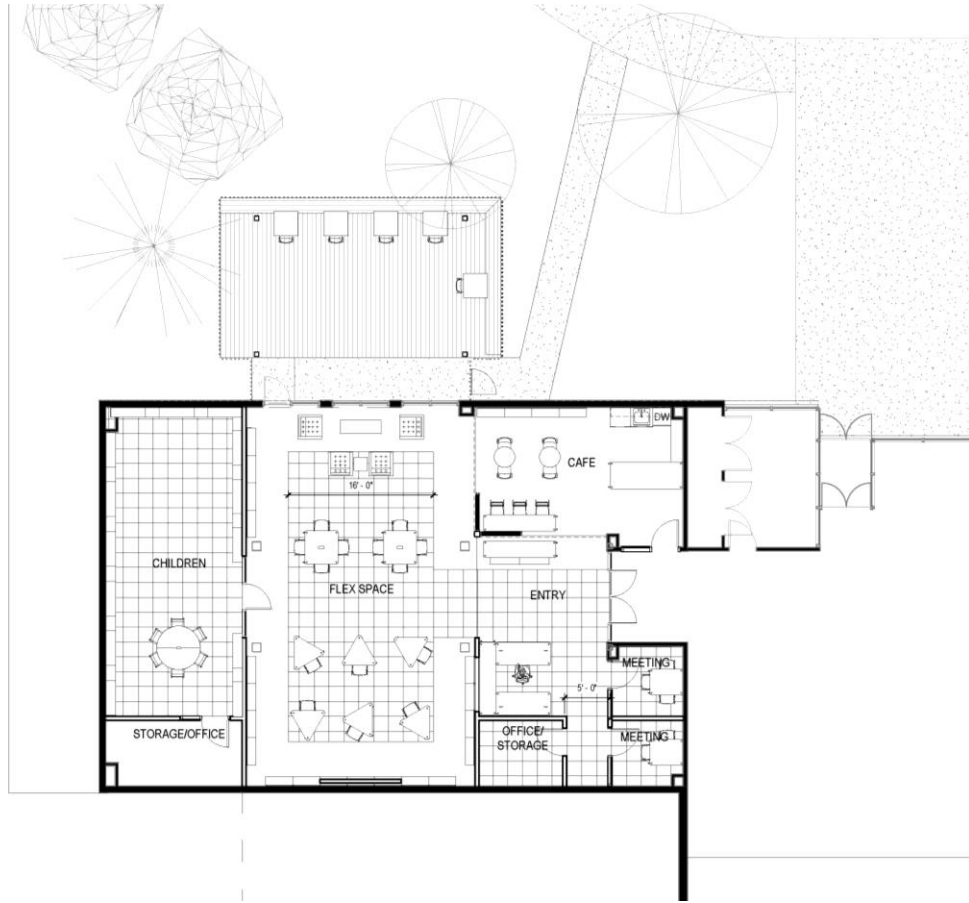


Mezzanine plan





Site plan



Branch library- floor plan



Branch library- New outdoor pergola





Branch Library- Main space



Branch Library- Main space





Branch Library- Flexible for multiple uses. Every day lounge.



Branch Library- Events



# 4.0 Probable Cost Statements





## MPPL Master Plan Options + Hard Costs

### BRANCH

- |  |               |
|--|---------------|
| <b>1. Full upgrade + reconfiguration</b>   | <b>0.96 m</b> |
| <ul style="list-style-type: none"> <li>• Children's area, flex/program space</li> <li>• Café and pergola porch</li> <li>• Curated collections</li> </ul> |               |

### MAIN (all options include ACM removal)

- |   |                |
|---|----------------|
| <b>1. Restore</b>   | <b>\$3.2 m</b> |
| <ul style="list-style-type: none"> <li>• new windows, ceilings, lights, drywall, paint</li> <li>• no change in layout/configuration</li> </ul>  |                |
| <b>2. Restore + improve children's area</b>   | <b>\$3.7 m</b> |
| <ul style="list-style-type: none"> <li>• _Otherwise same as Option 1.</li> <li>• Acoustic separation of children's area</li> </ul>  |                |
| <b>3. Full upgrade + reconfiguration</b>  | <b>\$6.8 m</b> |
| <ul style="list-style-type: none"> <li>• New meeting and program rooms</li> <li>• Expanded children's area and young adult area</li> <li>• Relocate + improve service desks + staff area</li> <li>• More public seating + flexible areas +</li> <li>• Reconfigure stack structure</li> <li>• Reconfigure and open up lower level</li> <li>• Pergola porch + amphitheater</li> </ul> |                |

### Notes:

#### Hard Costs and Schedule

- Estimates by AP Construction with HMA2
- Assumes next phases of design start fall 2022
- Branch Library Construction: 2023
- Main Library Construction: 2023-2024

#### Project Costs

- Add 25-35% for soft costs (design + engineering), furniture, equipment, technology

#### Escalation

- Add 5% escalation per year if project is delayed

#### Staging

- Add at least 12.5% for costs for Main Library
- Feasibility to be studied further with schematics