Southeast Library Community Meeting

August 4, 2016
Welcome

Peter McLaughlin
Hennepin County Commissioner

Lois Langer Thompson
Hennepin County Library Director
Meeting Agenda

1. Project History
2. Service Area Description
3. 2014 Community Engagement Process
4. 2013 Facility Assessment
5. Renovation: Opportunities & Challenges
6. Proposed Library Services
7. Next Steps
8. Questions & Comments
Southeast Library

Historical Timeline

• Library service history
  – East Side Branch: 1891
  – Pillsbury Library: 1904
  – Southeast Library: 1967

• Minneapolis Public Library referendum: 2000
• Hennepin County Library re-opening: 2008
• Facility assessment: 2013
• Community engagement process: 2014
• Services and site evaluation: 2015-2016
Southeast Library

Service Area Description
Southeast Library Service Area

Neighborhoods include:

- Cedar-Riverside
- Como
- Marcy-Holmes
- Prospect Park
Census data show that Southeast residents are highly concentrated in the 18-to-34 age bracket. Southeast has fewer children & seniors than neighboring areas.
Age of Cardholders in Service Area

Library use among Southeast residents closely correlates with size of age group.
Community Engagement Process
2014
Southeast Library
Public Engagement Project

Hennepin County Library and the University of Minnesota conducted a community engagement project to explore new ideas for improving library services.

- Process included an advisory committee, 4 community meetings, stakeholder interviews and surveys
- Utilized design thinking principles & processes
- Identified 12 findings
- Issued the report, “Envisioning a Crossroads Library”
What we learned:

- Community members value core library services
- Access to technology is a high priority
- Library is a “crossroad”
- Library should facilitate opportunities to create and collaborate
What we learned:

- Flexible library spaces support changing needs & a variety of activities
- Outdoor spaces are important
- Improving access to library services is a universal tenet
2013 Facility Assessment
Overview

A team of architects, engineers, building and construction consultants evaluated the property to determine:

**CONDITION**
Understand the physical condition of the building

**COMPLIANCE**
Determine code compliance & deficiencies

**FUNCTION**
Examine the capacity to serve as a 21st century library

**DESIGN**
Review issues affecting renovation or redevelopment
2013 Facility Assessment

Site Description

- Located in the Dinkytown core
- Site area of 21,842 sf includes 3650 sf of green space
- On-site parking on two levels
- Raised plinth improves views to street
2013 Facility Assessment
Building Description

- 12,960 sf total enclosed area
- One story with lower level and underground parking
- Exposed concrete structural system with perimeter concrete plaza

First Floor
- 5,789 sf

Lower Level
- 7,131 sf
2013 Facility Assessment

Building Description
Retain
Elements & systems in very good to serviceable condition that require only moderate refurbishment:

- Concrete retaining walls
- Structural system: foundation, columns, slabs & roof deck
- Exterior masonry walls
- Wood window system
- First Floor interior finishes

Replace
Elements & systems in poor condition that have exceeded their service life and require full replacement:

- Stormwater management system
- Sanitary sewer & water service
- Site paving & amenities: curbs, driveways, stairs & benches
- Roofing & waterproofing: plaza, parking deck & foundation
- Skylights
- Doors & hardware
- Lower Level interior finishes
- All mechanical, electrical & plumbing systems
2013 Facility Assessment

Code Compliance

The site and building can be brought into compliance with all major requirements of applicable codes, including:

- Accessibility
- Plumbing/Restrooms
- Fire Protection & Life Safety Systems
- Means of Egress
- HVAC
- Stormwater Management
Distinctive Style
The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

Brutalist Architecture

2013 Facility Assessment

Historic Significance
The property holds significance due to:

Distinctive Style
The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

Brutalist Architecture

Master Architect
The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

Ralph Rapson, Architect
2013 Facility Assessment

Functionality

Challenges include:

Footprint
First Floor usable area 4,350 sf

Floor Plan
Perimeter rooms, irregular configuration

Construction
Concrete columns, brick walls

Lower Level
Enclosed stairs, lack of natural light
Southeast Library Renovation Opportunities & Challenges
Marcy Holmes
University
Como
Cedar Riverside
Southeast Library
Prospect Park
Central Location within Service Area
Southeast Library
Bike Access
Green space & on-site parking are unique assets

Stormwater management can be enhanced with underground tanks below green space
On the Main Level, walls, interior glass & doors impede movement & block views...
...but some doors & walls can be removed to connect spaces, promote views and enlarge the functional area of the building...

Southeast Library
Potential Building Alterations

Main Level
Southeast Library
Potential Building Alterations

...providing 4,350 sf of open, usable floor area

Main Level

4,350 sf usable area
The Lower Level is constrained by narrow corridors & small, dark spaces....
...but much of that construction is non-structural and not required by code or library function, allowing it to be removed...
Southeast Library

Potential Building Alterations

...to create a large volume of open, flexible space, with an estimated 4,000 sf of usable floor area

4,000 sf estimated usable area

Lower Level
Southeast Library
Potential Building Alterations

The total usable area of 8,350 sf provides space to meet core service needs + additional collaborative areas requested by the community.

Main Level

4,350 sf usable area

Lower Level

4,000 sf usable area
The building has **22 skylights** illuminating the Main Level.

Designers may explore ways to admit natural light & establish connection to the Lower Level.
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Proposed Library Services
What we heard:
Improving access to library services is highly valued

What we propose:
Expand service hours to 48 hours/week/6-day operation

- More hours increases access to collections both in the library and through the HCL request and interlibrary loan systems
Southeast Library
Proposed Library Services

What we heard:
Community members value core library services

What we propose:

- Community-based collections and services tailored to fit patrons’ needs
- Improved access to technology
- Customer service
- Reading/quieter spaces
What we heard:
Library spaces should be flexible and accommodate a variety of activities.

What we propose:
• Collaborative work spaces
• Multipurpose room for 30-40 people
• Variety of smaller meeting rooms
• Opportunities for a maker space
Southeast Library
Proposed Library Services

What we heard:
Library should facilitate opportunities to create & collaborate

What we propose:

• Library collaborates with area residents to promote programming and artistic endeavors
• Library partners with U of M and Augsburg College for community-based programming
Southeast Library

What’s next?

• Designer selection process
• Preliminary project timeline
Established by the HC Board in 1979

Advisory body of 7 members appointed by HC Board, along with HC Library Director & Facility Services Director

Assists the county board to select architectural and engineering consultants

DSC process for the SE Library architect selection scheduled for Fall 2016


Designer selection committee

Currently, the Hennepin County Designer Selection Committee (DSC) is not soliciting for architectural engineering services on County projects. Please check back periodically for information on future projects at Hennepin County.

Committee background

The committee and its process was established by the Hennepin County Board in 1979 with subsequent modifications in 1983, 1994, 2002 and 2006. It is an advisory, non-statutory body that assists the county board and the county administrator in the selection of architectural and engineering consultants for major facility construction and remodeling projects. The committee has no approval authority, but does select consultants and recommends them to the county board for approval of contracts that are negotiated by county staff.

The committee solicits architecture and/or engineering consultants via the following methods:

- Minnesota State Register
- Finance and Commerce
- American Institute of Architects Project Announcement Newsletter
- American Society of Landscape Architects (ASLA)
- American Council of Engineering Companies (ACEC)
- This website

Recent projects

The project selection history (PDF) lists the projects that have recently gone through the committee process. The recommended firm is listed, along with the two alternate firms.
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