EXECUTIVE SUMMARY

PROJECT SCOPE

The original Library Building built in 1967, and the flanking addition added in 1979 are proposed to be renovated in total across all 62,000sf over three levels. Project shall include complete re-organization of existing building program and occupants, modernization of building amenities and student services, along with complete upgrade of all building.

PROJECT NEED

Wayfinding & Circulation Improvements
Limited Student Study Spaces
Accessibility
Outdated Finishes
MEP & Infrastructure Issues
Access to Student & Academic Support Services
Acoustic Challenges
Classroom Sizing
Lack of Technology
Lack of Daylight
Additional Student Study

PROJECT IMPACT

- Creating campus-wide, quality study space
- Increase Overall Student Academic Success
- Drive an update to library collections’ management processes
- Develop Physical Resources To Support Library Staff Instruction And Interaction
- Provide a new home for the department of Equity & Inclusion and Academy of Math & Science
- Right-Sizing And Improving Academic Classrooms
- Consolidating Access To Student Services
- Re-alignment of Faculty Office Space to allow more student focused spaces
- Improve Student Services Technology Support Spaces

AFFECTED AREAS

Renovation 62,000sf
Renewal 62,000sf
Demolition 0
New 4,190SF

ALTERNATES

Several Alternates in regards to project scope inclusion, phasing and funding were explored to determine the most efficient and effective project delivery to realize the goals of the Campus balanced against the least disruptive to the current Building occupants and functions while maximizing project funds.

- Library Only Renovation
- Lower Level Renovation
- Single Project Delivery
- 3+ Phasing Options

The Library Building consists of the original campus library constructed in 1967 and an addition in 1979. This building includes the college’s library, seven classrooms, staff and support areas for IT, including a TV studio, and offices for faculty, human resources department, Information Technology Services, Office of Students with Disabilities, TRIO, Equity & Inclusion, and Make-up Testing Services.

The project is proposing complete renovation of the original building, and expansion of interior mezzanine floor plate that would increase square footage, re-locate major circulation paths, including extension of elevator to mechanical penthouse, and provide necessary building infrastructure to support building energy efficiency, sustainability, and revitalize the learning commons with an investment in the dated building.

PHASE I

Increased accessibility renovating all building restrooms, and supplementing count of available facilities at all floors. Relocation of main stair system and elevator, including extending elevator to penthouse for increased maintenance access. Clarifying building wayfinding to increase accessibility to building housed student services.

Supplementing MEP infrastructure to support existing systems for local building systems as well as campus-wide systems to increase energy efficiency, sustainability, and meet needs of today’s academic programs and space requirements.

Exterior envelope renovations including replacement of existing window systems, and introduction of new glazing at existing wall locations throughout the building to increase daylighting.

Classroom re-organization and up-grades to provide right sized spaces, and modernizations necessary for current teaching and learning needs. Student service oriented departments are additionally consolidated to one centralized location to increase equity and provide locations for services not currently housed on campus.

PHASE II

Library renovation, including mezzanine extension, re-envisioning of current library and functions with focused on student centered study spaces and overall learning resources.
PHASE I:

PROJECT COSTS BREAKDOWN

Construction Costs: $14,825,000
Project Costs: $3,175,000
Total Phase I Cost: $18,000,000

FUNDING

GO HEAPR Conversion (18'): $4,400,000
HEERF Funding: $1,400,000
Campus Funding: $12,200,000

PHASE II:

PROJECT COSTS BREAKDOWN

Construction Costs: $9,860,000
Project Costs: $2,365,000
Inflation: $2,575,000
Total Phase II Cost: $14,800,000

FUNDING

2024 Capital Bonding Request

Overall Project Cost: $32,800,000

PROJECT SCHEDULE

PROJECT TEAM PROCUREMENT:

Designer Selection: December 2022
Owner’s Rep & CMA RFP: December 2022
Contract Procurement: January 2023

PHASE I:

Design Phase: February - November 2023
Construction Start: December 2023
Construction Completion: August 2024
FFE / Move-in: Sept - Oct 2024

PHASE II:

Capital Bond Funding: July 2024
Construction Documents: July - December 2024
Construction Start: January 2025
Construction Completion: August 2025
FFE / Move-in: Sept - Oct 2025

Located at the East side of Normandale Community College, the Library Building was built in 1967 as part of the original four buildings on campus around the central courtyard. Growth of the campus required infill of the courtyard corners connecting all buildings in a continuous loop. A 1979 project connected the Library building to College Services at the south and Activities Building at the north. There is no adjacent parking or pedestrian grade access to the building other than from the east side of the courtyard. The main circulation patterns are at the main level from the south and the continuous below grade tunnel to the north and south. The Pre-Design will address issues throughout the entire footprint of the building across all three floors and the mechanical penthouse.
The Library Building provides the main study space on campus but has seen few improvements since an addition was added in 1979. The following key elements represent significant issues related to the current conditions of the building:

**Wayfinding and Circulation**
- Navigating the Library building has always been an on-going obstacle for students in accessing the functions of the building. The Library is connected to the College Services building at the first and second floors on the south side, but is only connected to the north Activities Building at the lower level via pedestrian tunnel. The building has direct access to the courtyard at the west elevation on second floor. It is one of the only buildings without adjacency to outdoor pedestrian paths and parking requiring all patrons to access the building primarily from the south College Services. This limited access is amplified by the second level pedestrian ‘loop’ not being completed to the north to Activities Building. The non-continuous nature of the loop at the second level, which is the only entrance to the Library itself, requires patrons to intentionally seek out the library.
- In addition, this is difficult as there is limited signage and no opportunity to view the contents of the library unless there was some level of prior awareness. The entrance is dimly lit, and its continually surrounded by solid walls. The hidden nature of the library was reflected candidly by the student population in the Design teams’ feedback exercises, with a larger than expected number of students admitting they were unaware of where the library was and had never been there. The buildings’ only elevator is original to the building and undersized for current needs, and accessibility requirements. It does not connect the penthouse to the other floors causing all maintenance access and equipment to be carried up a small mechanical access stair from the mezzanine level.

**Acoustic Challenges**
- The main library space suffers from acoustical noise transfer between rooms on the mezzanine level to the main space. Classrooms and faculty offices on the lower level are not acoustically separated from one another and present significant challenges.
- Acoustical problems affect all floors of the library in varying capacity. The main second floor library space is overlooked by the mezzanine with a two-level space, that is open, but also noise travels to all areas of both spaces incredibly effectively with the volume of hard surfaces and lack of sound absorbing materials. In addition, all walls within the lower level are only extended to the ceiling system connecting all spaces at these levels, within each construction era.

**Limited Capacity for Student Study Spaces**
- Study rooms, originally designed as listening rooms, are too small for groups of students. With increase in volume of online classes, this has been the number one request of students on-campus. Supervision of the study rooms is a challenge given existing adjacencies to staff spaces, making them difficult to monitor and has caused on-going issues with students.

**Classroom Sizing**
- There is a limited amount of larger classrooms on campus and the Library’s larger classrooms are consistently scheduled, even with the inherited limitations, such as viewpoint issues from structural columns, and limited teaching resources integrated.

**Accessibility**
- The building has numerous accessibility concerns including the following:
  - Aisle width between collections meets minimum ADA requirements of 36” clear but does not meet the recommended width of 42”.
  - Accessible restrooms are not available from within the library footprint. There is currently no gender-neutral restrooms available in the building.
  - Vertical circulation via the existing elevator is problematic. The buildings’ only elevator is original to the building and undersized for current needs, and accessibility requirements. Students must first request a key from staff and then leave the secured library space in order to access the elevator to the mezzanine level, and students must currently request permission to use the elevator to access the mezzanine where academic classrooms are located.

**Lack of Technology**
- The Library was not designed for the advent of modern technology and lacks even basic access to power or data throughout the building. There has been no large-scale modifications to these systems in general which has additionally contributed to the ability to setup all spaces with additional integrated technology access and equipment.

**Outdated Finishes**
- Finishes throughout the building are dated, worn, not comfortable, and generally not conducive to student studying or as supportive student amenity spaces.
FACILITIES ISSUES (CONT'D)

**Lack of Daylight**
The lower level of the building includes classrooms and faculty offices without access to daylight due to almost half of the building being below grade. At elevations where natural light is an option, there are still limited openings to the interior spaces. The lack of daylighting highly contributes to the character of the building being dark, and dingy. All Faculty, Staff, and students have commented across all engagement that the lack of daylighting is one of the most hindering aspects of the building for efficiency and long-term work environment.

**Circulation Challenges**
Currently multiple College departments, including OSD, Make-up Testing and TRIO/SSS/Upward Bound are all accessed through the library itself, making access to finding the departments challenging. Academy of Math & Science, along with Equity & Inclusion have no centralized home with the campus housing their offices wherever space allows, further limiting access to these services. This also limits the ability of these departments to serve students when the library is closed.

**MEP Issues**
- HVAC: Original air handling units are inefficient and cannot provide effective air turnover and tempering to the larger volume spaces. There is a range of temperatures, some rooms are very cold, while others are hot contributing to on-going and constant complaints to building maintenance staff by patrons causing dedication of resources. The building’s heating and ventilation systems were designed as larger zones that do not allow the uses of each space to determine the temperature range.
- Electrical: Lighting is primarily fluorescent fixtures and most lack any effective controls for adjusting to time of day and daylighting levels. This is problematic for book studying and technology-based activities.
- Plumbing: The building is limited in its capability to expand its plumbing fixtures due to smaller building water supply. In addition, tempering of water to fixtures has been difficult and requires local heating in each location.

**Envelope Issues**
The existing exterior wall conditions all contain limited insulation, and the existing windows and glazing systems are well beyond their life expectancy, including a large skylight on the east elevation that leaks and allows in small insects seasonally.
A number of programs and departments, both student and faculty focused, are currently housed and/or being planned for relocation within the renovated library building. The following is a high-level description of each of those departments and programs.

**LIBRARY SERVICES & COLLECTIONS**

The eponymous department of the Building contains all staff and support for the Library Collections, and its core services, including Library instruction classes.

**Adjacencies / Spatial Issues:**
- Reference Desk / Circulation Desk within close proximity to main entrance and staff back of house area entrance.
- Offices toward the main collections area for cataloging and research.

**User Needs:**
- Centralized location for staff offices and workstations
- Break room // Print Station
- Dedicated Library Classroom
- Group Study and Deep quiet study areas for students

**INFORMATION TECHNOLOGY SERVICES**

ITS is responsible for campus-wide technology management to make different forms of technology easy, reliable, and accessible for students. Divided into multiple teams and units with different duties, the same goal of service is achieved with their diverse knowledge and experiences. The department operates a technology help desk that assists with on-demand issues, in addition to support of all campus network, and equipment, including all labs and teaching device assistance. Their role has become more prevalent with the pandemic and ever-evolving academic technological needs.

**Adjacencies / Spatial Issues:**
- Separate internal departments from each other with centralized small meeting space that feeds into larger total ITS group space.
- Each department needs access to local and large scale department storage
- Studio and audio controls rooms to remain within ITS

**User Needs:**
- Acoustics to meet with staff and students at desk areas
- Internal Department break room and mail area

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**FACULTY OFFICES**

Currently over 35 faculty offices are housed within the Library Building, including Psychology, Reading, Sociology, Business, and Social Sciences. The on-going Comprehensive Facilities Plan is currently working through relocation of several departments and individual offices to locate all similar departments in the same proximity. The final program reflects the final Faculty offices that shall remain. Staff break room, and mail room will still be necessary within the building to support the balance offices.

**Adjacencies / Spatial Issues:**
- Building break room and mail room adjacent
- Accessible off main circulation paths for Wayfinding & Signage

**User Needs:**
- Adequate acoustics for meeting with students
- Daylighting

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**HUMAN RESOURCES**

Human Resources is a faculty & staff based service department that is charged with finding, screening, recruiting, and training job applicants, and administering employee-benefit programs.

**Adjacencies / Spatial Issues:**
- Accessible off main circulation path
- Welcoming & Inviting; department sets standard for employee wellness
- Proximity to Equity & Inclusion
- Reception area with on-boarding stations & computer

**User Needs:**
- All offices must be private & enclosed
EQUITY & INCLUSION

As part of the Human Resources and Equity Division, the Equity and Inclusion department supports intentional equity work at the college by providing services and expertise, advocacy, resource mobilization and deployment, and capacity building to nurture equity-minded practitioners. This department includes Sirtfy, a program that recruits and supports Black, African American, and African men into Elementary and Secondary Education pathways.

Adjacencies / Spatial Issues:
» Accessible off main circulation path
» Welcoming & Inviting
» Proximity to Human Resources
» Several offices have need for privacy & confidential conversations

User Needs:
• Acoustic isolation for neighboring rooms

ACADEMY OF MATH & SCIENCE

The Normandale Community College and Foundation established the program to support full-time students enrolled in science, technology, engineering and mathematics disciplines (STEM) and students in the Normandale Teacher Education program who intend to become a secondary STEM educator.

Adjacencies / Spatial Issues:
» Centralized department office
» Opportunity for department growth
» Accessible off main circulation path

User Needs:
» Natural daylight
» Acoustic isolation from neighboring rooms

MAKE-UP TESTING CENTER

The Make-up Testing Center provides for make-up testing, placement testing, proctoring and accommodating specialty testing needs as part of the Office for Students with Disabilities. OSD monitors the Center as part of their core services.

Adjacencies / Spatial Issues:
» Directly accessible from OSD offices for monitoring purposes
» Open group testing and individual private testing areas with Variety of testing station styles

User Needs:
» Enhanced handicapped accessible
» Acoustic isolation between all spaces
» Enhanced lighting capabilities; specifically dimming

The Office for Students with Disabilities (OSD) is Normandale’s program to provide accommodations for students with disabilities. The goal of the program is to offer students with documented disabilities equal access to Normandale courses, programs and events through appropriate and reasonable accommodations. The disability areas accommodated through the Office for Students with Disabilities include but are not limited to: learning disabilities, hearing and vision losses, physical and psychological disabilities, attention deficit disorders, brain injuries, Autism/Aspergers, and other health related disabilities.

Adjacencies / Spatial Issues:
» Accessible off main circulation path with department dedicated entrance
» Centralized to other student services within the building for referring students to neighboring departments and assistance.

User Needs:
» Enhanced user Accessibility considerations for all disabilities.
» Adjustable height furniture

TRIO/Student Support Services Program helps students focus on academic and personal development to build strong foundations to stay in college, transfer and/or graduate. This department provides comprehensive academic support, integrated learning courses, learning communities, academic English enhancement and leadership development for low to moderate income, first generation college students and students with disabilities.

A part of the TRIO umbrella is the Upward Bound program, operating since 1992. Their core focus at NCC has been to assist high school students in preparation for higher education. Serving roughly 66 students from four partnering high schools: Richfield, Shakopee, Southwest and Washburn, members participate in a variety of activities ranging from tutoring to field trips to college visits, after school, on Saturdays and during the summer. Upward Bound (UB) is funded by a U.S. Department of Education grant program that has been helping students prepare for college and careers since 1965.

Adjacencies / Spatial Issues:
» Accessible off main circulation path with department dedicated entrance
» Proximity to OSD & Equity/Inclusion would be preferred.
» Separation from front of house reception/lounge and back of house office spaces

User Needs:
» Will never be remote; staff must be there in person
» Natural Daylighting
The renovation of the Library Building is in alignment with all four current Capital Budget guidelines as follows:

1. **Update Academic Spaces.** The Board seeks strategic improvements and modernization of existing campus spaces to support current and emerging academic and student needs of a region and the state of Minnesota. The system’s number one priority remains asset preservation to best support long term facility stewardship and financial sustainability.

   The renovation of the library building includes six new workhorse academic classrooms on Normandale's campus, used by a variety of departments and accommodating the largest need in terms of classroom capacity on campus. Technology improvements to the academic classrooms will foster active learning and allow for continued adaption of hybrid learning modalities.

2. **Ease Barriers to Student Success.** Improve opportunities for student success by updating support services, academic advising, and tutoring spaces and prioritize space that improves transferability between our colleges and universities and access to baccalaureate programming.

   The renovation to the library building includes improving access to multiple student services, reducing barriers and increasing access for students as they navigate their degree on campus.

3. **Prioritize Energy Efficiency and Renewable Energy Infrastructure.** Build for the future with flexible and adaptable spaces that prioritize energy efficiency and integrate renewable energy sources as a long-term strategy to enhance environmental and financial sustainability.

   Full replacement of the mechanical, electrical, and lighting systems of the building showcase the investment in this building to prioritize energy efficiency. See other sections of this document for more information on the impact of the MEP replacement in terms of deferred campus maintenance and alignment with longterm sustainability goals on Normandale's campus.

4. **Limit New Square Footage.** Preserve and maintain the space we have by reinvesting in campus infrastructure and prioritizing renovation over adding new square footage; additional square footage should be considered only in unique situations where options for reutilization or replacement of existing space have been exhausted.

   The renovation of the library building adds significant programming, including the department of Equity and Inclusion and increased space for student study, without adding new square footage to the building. The existing library has been rightsized to accommodate current needs while allowing for the expansion of other needed programs in the building.

The renovation of the library building is in alignment with Normandale’s three strategic goals, as follows:

- **Goal 1: Achieve racial equity in educational outcomes by 2025;**
  The centrally-located student resources in the library building - including access to the library services, OSD, the department of Equity and Inclusion, TRIO/SSS/Upward Bound, the Academy of Math and Science – all aim to serve Normandale’s increasingly diverse student body.

- **Goal 2: Achieve Associate Degree completion or baccalaureate transfer rate of 50% or better for degree seeking students by 2030**
  Key to completion of this goal is access to services that students need as they navigate their degree completion. All of the student-centered services in this renovation project are working to assist students with this degree completion rate.

- **Goal 3: Support and sustain a pervasive culture that is culturally competent and service oriented.**
  An important goal for this renovation project is to improve accessibility of the building and create access to services that are easier to find and navigate. Improving wayfinding and reducing both physical and perceived barriers to service will allow students to more easily access and benefit from the services offered in the building.
EXISTING CONDITIONS

ISSUES RESOLUTION SUMMARY

Circulation, Wayfinding & Signage
Circulation through the building is difficult to locate and move from floor to floor, which is further confused by lack of signage and unintuitive floor plans that require patrons to wander around to find their location.

» Circulation Clarity: Relocating the existing central public stairway along the main circulation paths at the first and second levels, and opening it up to be visible along both main paths will increase patron clarity and understanding on where to access vertical circulation points as well as connections to adjacent buildings.

» Elevator Relocation: The existing elevator has not been upgraded since original construction, and does not consistently function. The existing cab is too small to support larger sized equipment and general building maintenance, coupled with the lack of service elevator. The Facilities department houses the large volume of their campus supplies in the Library building and struggles to get these supplies efficiently to the storage area. In addition, the existing elevator does not extend to the mechanical penthouse, and is only accessible by ships ladder stair from the mezzanine level. Relocation of the elevator will push it along a more prominent circulation path, and allow it to extend to the penthouse, while not impeding on the existing penthouse footprint that would require extensive mechanical relocation.

» Signage Updating: The building at large lacks any cohesive and consistent signage for patrons. This has been a constant comment from students and their perceived inability to understand the circulation paths connecting the corridors internally, to other buildings and the other floors. Increased and graphically consistent signage would assist all patrons in accessing and efficiently utilizing the services of the building.

Technology Integration
The building completely lacks the level of electrical and network systems necessary to support modern technology in a higher education setting. The building will be completely retrofitted to accommodate all Faculty, Student and staff needs, particularly focusing on the student focused study areas, individual and group, to facilitate a range of mediums, and styles of learning, and research.

Security & Monitoring
There are currently limited to no security and monitoring capabilities due to the limitation of the existing electrical and technological infrastructure. This is necessary to ensure a safe environment is able to be maintained at all hours of operation, and shall be fully integrated into the final building systems.

Finishes & Furniture
All the existing furniture and finishes within the building have had no significant updates since building construction. Carrels, study stations, computer stations soft seating and other uncomfortable, dingy, and dirty. They do not promote an environment that students want to utilize for more than very short times.

Acoustics
Sound transfer was a constant issue brought up by every single group that our team met with. Within the main library space, there is no sound baffling and contains any excess of hard surfaces allowing sound transfer throughout the main floor and mezzanine of the Library. In addition, the lower level also experiences significant sound transfer between rooms due to the walls only extending to the bottom of the acoustic ceiling grid. Faculty and Staff report hearing exact conversations from rooms two over. The open space within the larger Library ‘living room’ will require replacement of the existing ceiling along with further considerations to the sound attenuation of the space including all surrounding walls surfaces.

Accessibility
The building lacks the necessary accessibility compliance and more important universal design considerations that go beyond the required accessibility code. A focus of the building re-design will be to incorporate options for range of disabilities at every point of service throughout the library and associated student service points. This includes considerations at study and testing areas, accessing library collections, maneuvering through the general floor plan, in addition to expanding the limited restroom facilities to include gender neutral facilities, and mother’s room.

Increased Energy Efficiency
» Project will replace 40-50 year old equipment and control systems which will reduce HVAC energy and operating costs by approximately 20% and improve indoor environmental quality by meeting code requirements for outdoor air ventilation, upgraded filtration systems and improved thermal and acoustic comfort.

» Lighting replacement and integration of lighting controls in conjunction with added daylighting will greatly reduce the energy needs of the existing building.

» Exterior wall systems and glazing will be replaced to provide higher insulating values, thereby reducing the energy to maintain constant temperatures throughout the seasons.
EXISTING CONDITIONS

ISSUES RESOLUTION

SUMMARY CON’T

Envelope Investment
- Window/curtainwall systems are past their life requiring replacement. The perimeter conditions will also be replaced including increasing the sill height to accommodate masonry & window sill flashing, which is currently taking on water at several locations. The window heads shall have flashing systems installed to mitigate some masonry deterioration at several conditions.
- Skylight Replacement at the second level east elevation roof is necessary due to the age of the system and on-going issues that include insect infiltration that has affected significantly affected the main library areas, requiring on-going facilities maintenance.

Deferred Maintenance Reduction
All of the above work will result in a reduction of the existing deferred maintenance backlog by almost 85% of the scheduled renewal costs.
EXISTING CONDITIONS

EXISTING BUILDING - GENERAL

The original Library Building was built in 1967 in similar construction time frame with the other core campus buildings - College Services (south), Science (west), and Activities (north) along central campus courtyard. As the College grew, built condition accommodated the growth with infill between these buildings, including the Library Building. An 1979 addition almost completely surrounds the square Library Building on the north, east and south elevations.

EXISTING BUILDING - EXTERIOR ENVELOPE

Wall Construction: The 1967 building construction contains an 8” CMU back-up wall with 2” insulation, 3/4” air space, and face brick veneer with 39” high vertical running bond accent band. The penthouse construction deviates slightly with no insulation for overall wall depth just over 1'-0". Foundation is poured concrete in min of 12” depths. The 1979 building is of similar wall construction, but is 8'-12” CMU foundation. Both concrete roof deck construction is flat, except for the penthouse which is tapered to the perimeter drainage.

EXISTING BUILDING - CIRCULATION

Existing circulation within the building and to other buildings has been an issue since construction. The following highlights some of the issues and current conditions:

» Circulation tower north of main entrance at west from second floor Library Lobby extending to first floor.
» Southeast stair tower adjacent to Mechanical room will remain in place.
» Mezzanine Stair Accent flanks north and south ends of the east elevation within the Library; both are scheduled to be removed to allow for mezzanine expansion.
» Mechanical penthouse access stair at south end of mezzanine floor.
» Elevator extends from first floor to Mezzanine, additionally not continuing to Penthouse.

EXISTING BUILDING - INTERIOR ENVIRONMENT

» Interior partitions within 1967 building have walls to ceiling and do not extend past ceiling causing significant acoustical issues.
» Existing 1967 building shell limits modification to existing floor plan and ability to provide necessary MEP systems at both sides of wall construction.
» The volume of existing hard surfaces makes sound attenuation throughout the building difficult to retrofit.

EXISTING CONDITIONS

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EXISTING BUILDING - EXISTING CONDITIONS

The existing restrooms facilities within the building are not based on current code required minimums. In addition, no facilities are provide at the main level, requiring students to access lower level restrooms or adjacent building locations with the mezzanine’s facilities not being accessible beyond standard academic hours.

» 9 Water Closets: 6 Men’s / 6 Women’s within first floor; 2 Men’s / 2 Women’s within Mezzanine floor; one unisex at Library Staff accessed areas. There are no gender neutral or family assisted restrooms available.
» 4 Lavatories: 3 Men’s / 3 Women’s within first floor; 1 Men’s / 1 Women’s within second floor and 1 at Library Staff area.
» Drinking Fountains: 2 at First floor; 1 - within Second floor (main lobby); 1 Mezzanine

ACCESSIBILITY

Significant hurdles are present within the Library building due to existing accessibility issues. Both main restrooms banks on the first floor and mezzanine level have been modified to be accessible as possible, but still contain non-compliant conditions.

There is not a continuous accessible route that accesses all building resources and areas.

All furniture, including computer stations, study carrels, and soft seating is not accessible or provide accessible options.

ACoustics throughout the existing building are problematic and was cited repeatedly as a major issue to the use and flexibility of the various spaces. Within the main Library space, the open mezzanine and the abundance of hard surfaces contribute to the overall sound transfer that prevents a lot of students utilizing the space from quiet or deep study.

In addition, the entire lower level demising walls were constructed to the acoustical ceiling grid with no separation at the head condition. The construction and lack of insulation prohibits the use of the majority of lower level spaces for study or private uses of the departments and faculty offices is currently houses.
EXISTING CONDITIONS

PHOTO DOCUMENTATION

1 & 2 - View from Main building entrance at west from courtyard. The low ceiling and limited lighting along with little to no signage prompt patrons that the Library is through the main doors, or any other services that are accessed through the single main entrance (OSD, Make-up Testing, etc.).

3. View south from main west entrance to College Services. Corridor along side of Library is solid wall with no signage and does not allow any hint of the activities behind the solid wall. The limited study space at the west elevation glazing is constantly full and does not adequately support the

4. Circulation Desk at main entrance is frequently congested and lacks any direction or signage at to services, and staff assistance.

5. View from inside doors of Library to Make-Up Testing entrance door. Other than above the door, there is no signage prompting patrons to service. In addition, collections gates at Library entrance were noted as metal detectors during engagement with students suggesting that they were not trusted, which was perceived as unwelcoming.

6. View of Library staff workstations and reserves collections behind the circulation desk.
1. View inside Library looking to entrance of Office for Students with Disabilities with limited signage, no glazing and unobtrusive entrance causing significant hurdles for students seeking their services.

2. View of existing student study space within the Library. Dated study seating and finishes, along with acoustic issues prevent most students from utilizing the space for more than a very short term study space and is much less utilized than the individual group study spaces.

3. View of open study spaces at the north side of the Library Building. Existing furniture, lack of daylighting, fluorescent fixtures and no acoustics prevent students from utilizing the space.

4. View of main Library collections floor in 1967 building from mezzanine level. Acoustic issues in this space are the most prevalent with sound traveling from the upper level study spaces down onto the main floor and from the main floor tunneling to the back areas of the mezzanine. General aesthetic of the space is dated and reflects a Library of 40 years ago and not a modern facility.

5. Library Staff 'breakroom’ within acquisitions and weeding stacks at north side of Library area. Besides being a make-shift space, food smells and lack of storage causes issues for the staff.

6. Acquisitions and weeding shelves within the Library back of house are underutilized and empty.
EXISTING CONDITIONS

PHOTO DOCUMENTATION

1. Main vertical circulation at the western side of the building is surrounded by walls on all floors further confusing students as to where the stair leads and what is at other levels.

2. View of typical corridor at lower level to Faculty offices and classrooms. Narrow and dimly lit, corridors lack any direction or wayfinding abilities.

3. Entrance to TRIO offices is accessed through Office for Students with Disabilities. Other than the signage at photo right, there is no way to determine where the offices are.

4. Classroom at lower level being used as a converted office space due to awkward size and shape.

5. View of Make-up Testing area. The only space that has been renovated within the 20 years, it still lacks some accessibility considerations to support neighboring department, OSD.

6. Main space of Information Technology Systems (ITS). The space is inadequately laid out for services, demo, and maintenance of equipment to support staff and students. Lack of storage causes most equipment to sit within the open ‘corridors’ of the workstations and offices.