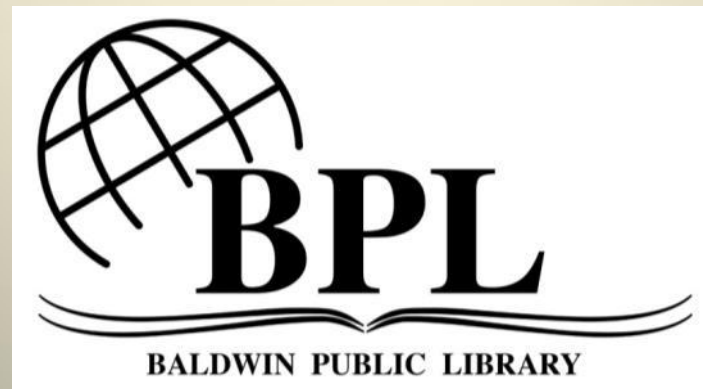


# Future of the Baldwin Public Library Building

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Long-Range Planning Session of the  
Birmingham City Commission

Presented by Doug Koschik & Matt Church  
January 21, 2012



# Introduction

- Today is starting point for conversation about the Library building and its future.
- More details are in written plan.
- Building is owned by City of Birmingham, which is responsible for maintenance of physical plant.
- Library's strategic plan calls for development of building plan.
- Survey responses show desire for improvement in building appearance and functionality.
- Last *comprehensive* renovation and addition took place 30 years ago.

## **Overall goals**

- Provide enough space for a library of this size and caliber
- Arrange space in a logical, usable manner
- Make building aesthetically pleasing

## **Specific space needs**

- Youth: More space
- Teen: Dedicated area
- Adult: More space for study & seating with perhaps slightly less space for collections
- Study rooms: Increase number

# Benchmarks with peer libraries

Library	Population	Square Footage	Number of Study Rooms	Square Footage per Capita	Study Rooms per 10,000 Population
Ann Arbor	163,590	162,900	17	1.0	1.0
Baldwin	35,350	40,174	2	1.1	0.6
Bloomfield Township	41,070	102,205	20	2.5	4.9
Clinton-Macomb	169,833	105,400	5	0.6	0.3
Farmington	90,112	90,000	6	1.0	0.7
Grosse Pointe	51,060	61,000	4	1.2	0.8
Novi	55,374	59,314	9	1.1	1.6
Southfield	75,814	124,495	19	1.6	2.5
Troy	80,980	50,000	0	0.6	0.0

## **Improvements Needed**

- Handicapped accessibility
- Interior and exterior lighting
- Main entrance aesthetics
- Sound issues
- “Wayfinding,” including signage

## **Other ideas**

- Martin Street entrance
- Café
- Permanent used bookstore

## **Three options identified**

- Continue current practice of ongoing maintenance and modest, discrete improvements
- Comprehensive renovation and repurposing of existing footprint (Fanning Howey)
- Full-scale building expansion and renovation (Saroki)

# **Building Plan by Fanning Howey**



**Martin St.**

**Chester St.**

**S Bates St.**

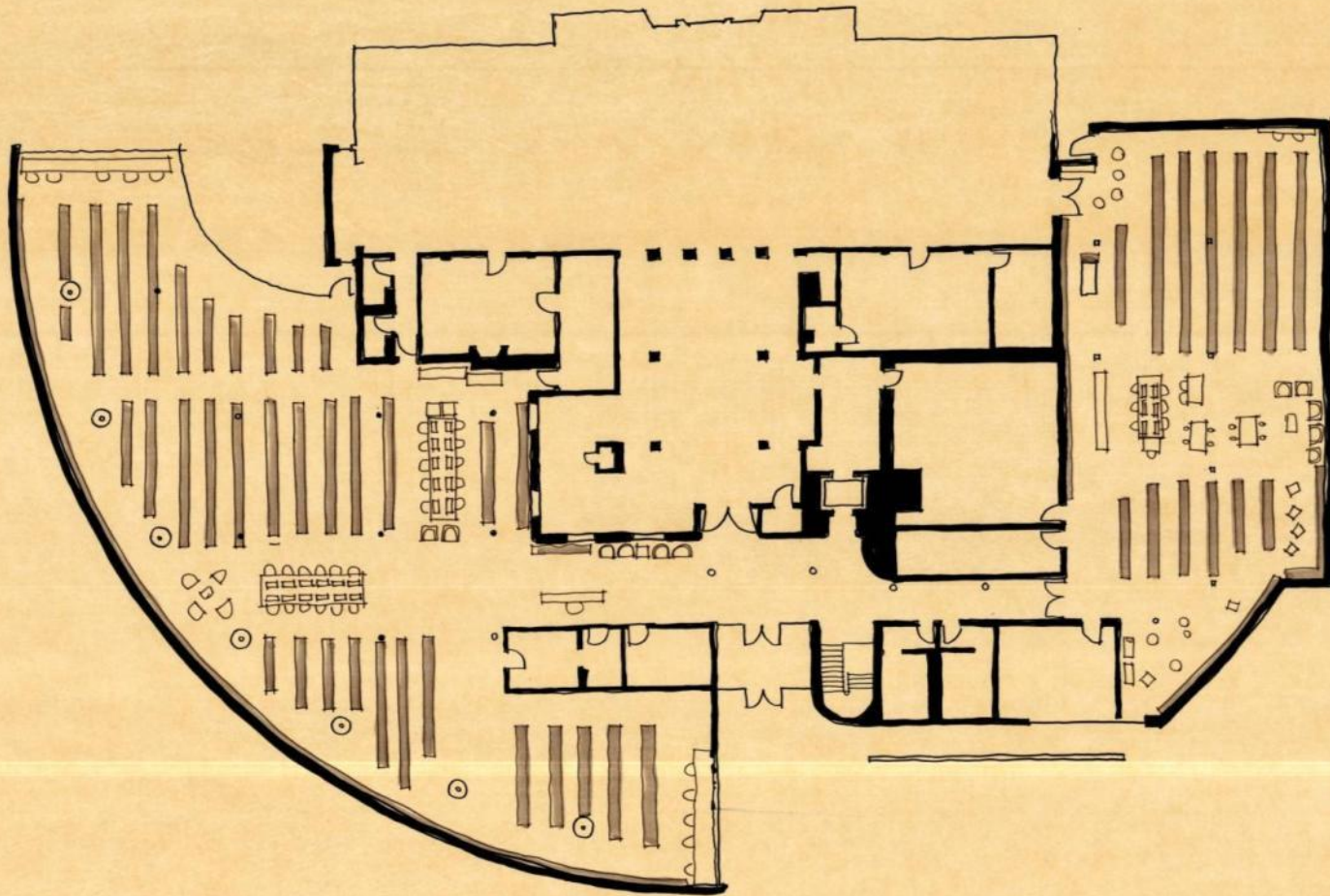
**W Merrill St.**

Google earth

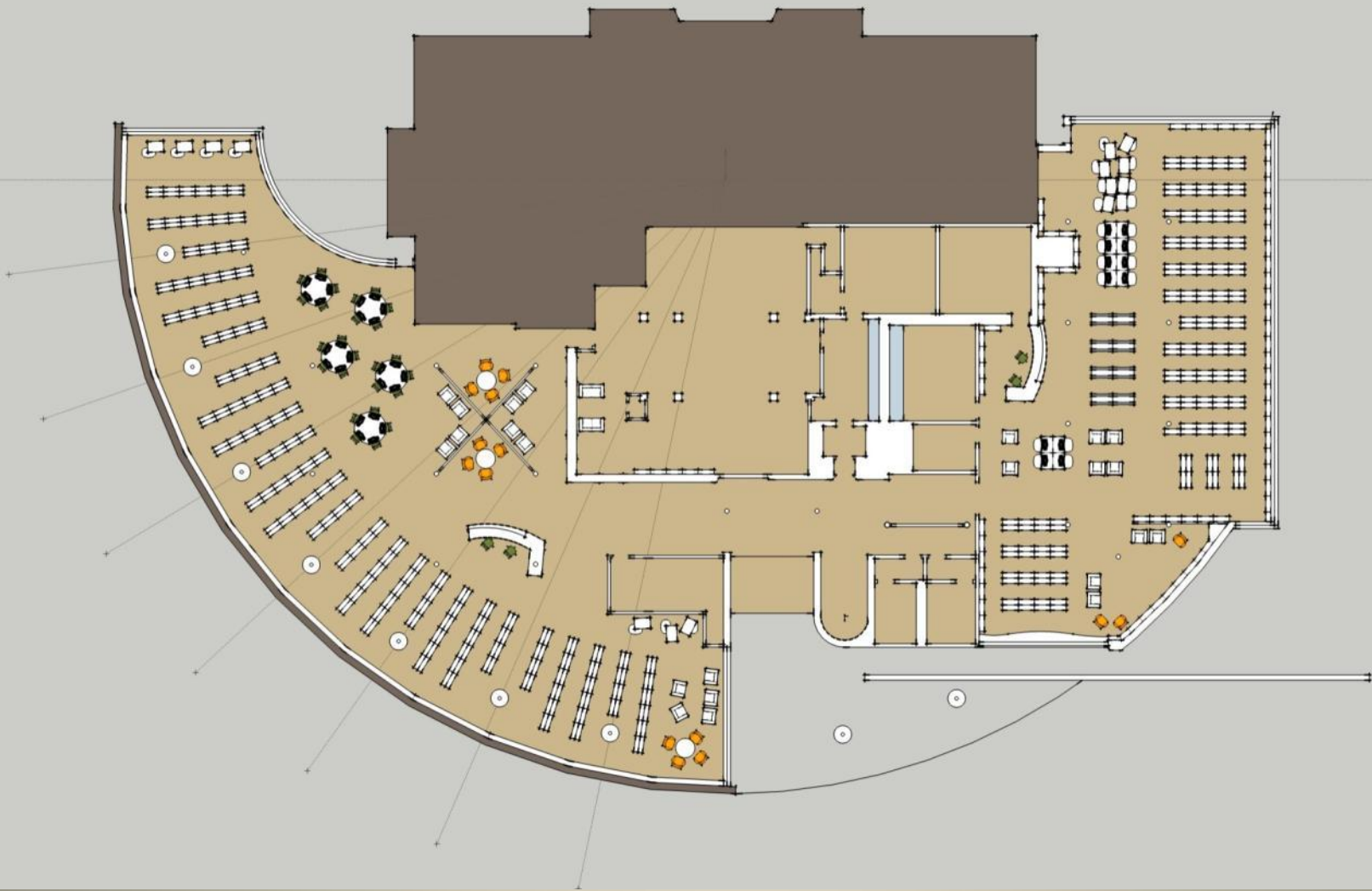
Eye alt 1359 ft



# Current layout



# Proposed layout





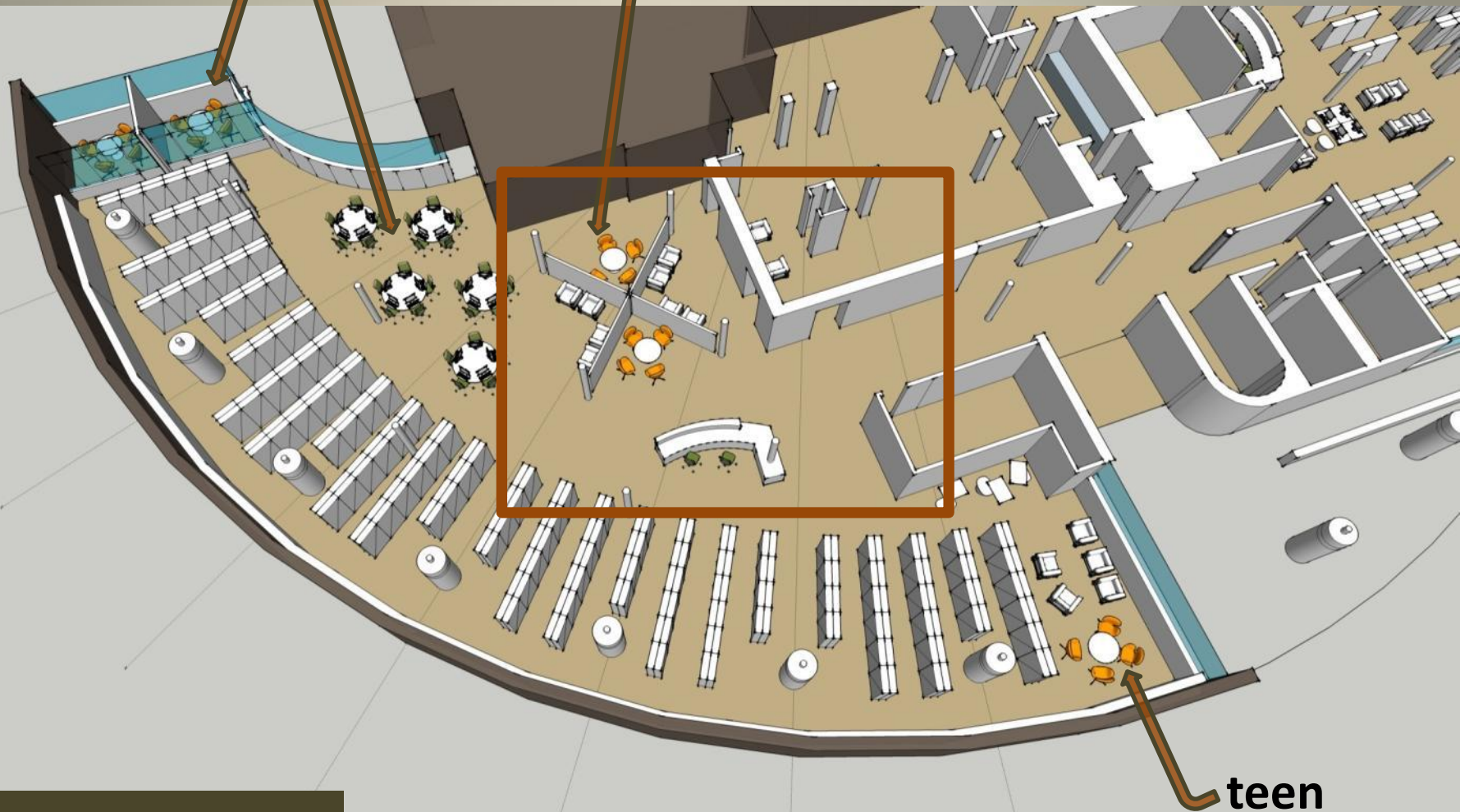
**Birkerts Addition**



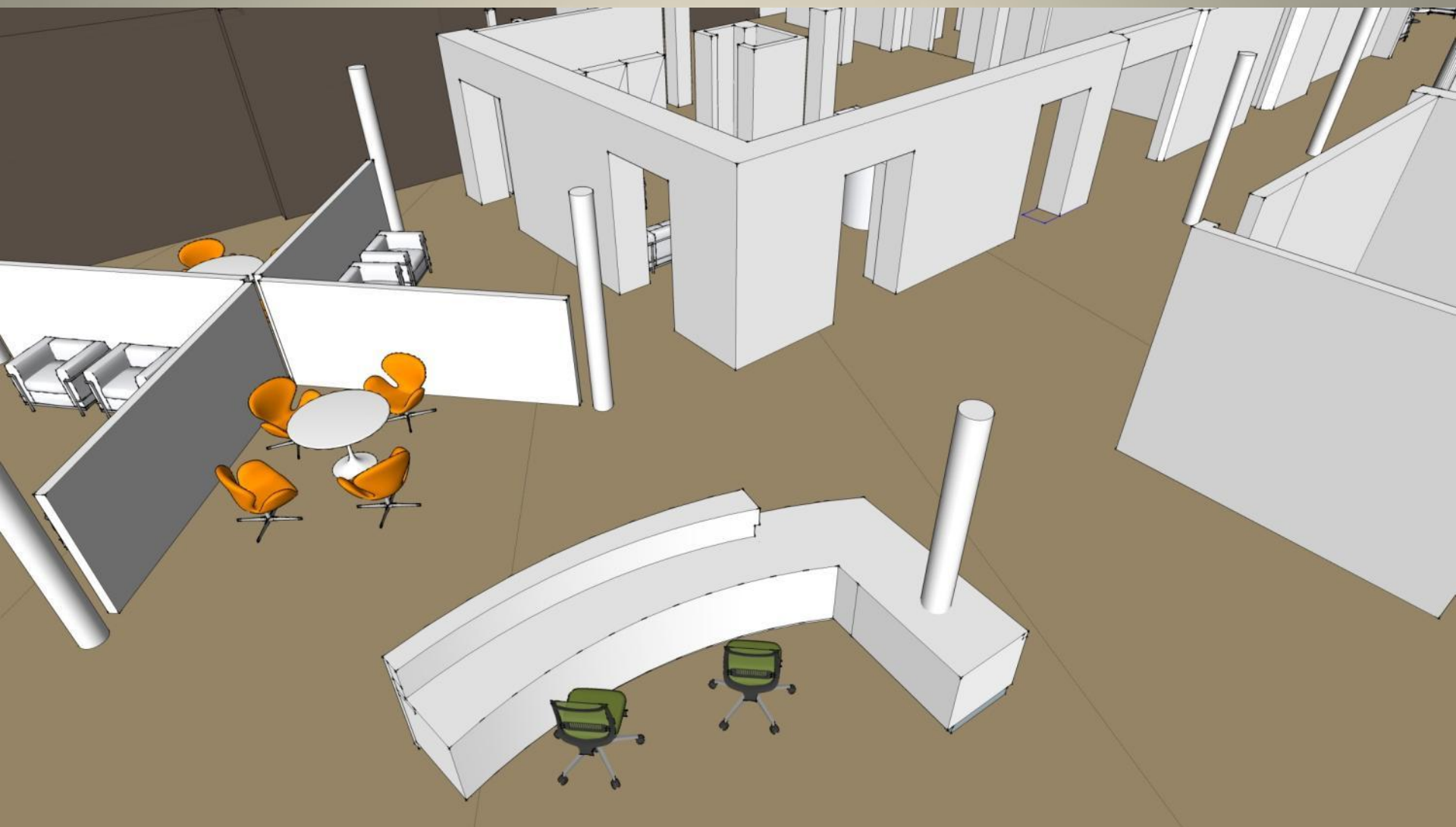
study rooms

computers

group workspace



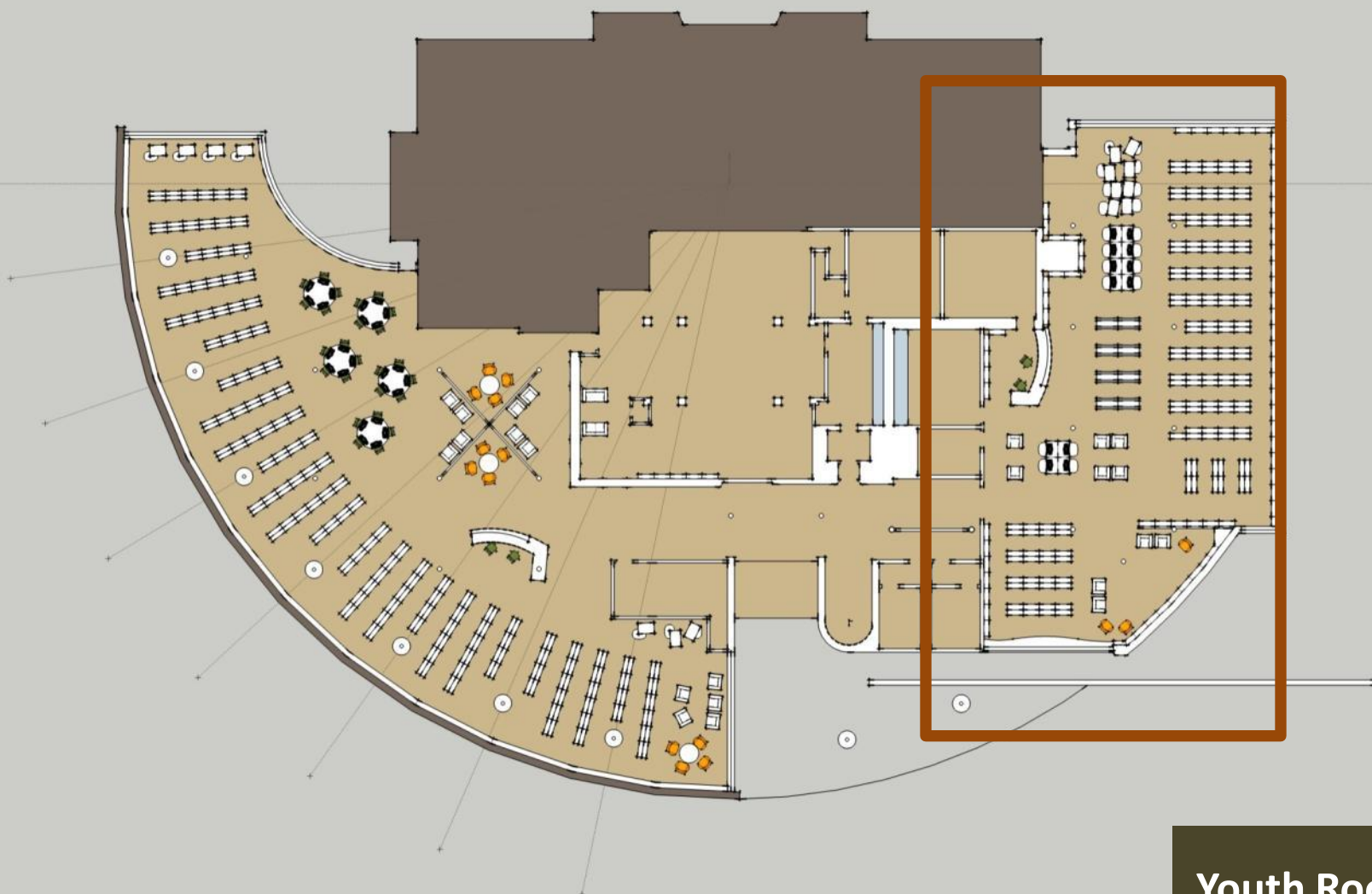
Birkerts Addition



Study rooms  
could be  
added by  
making  
several  
optional  
small  
additions.

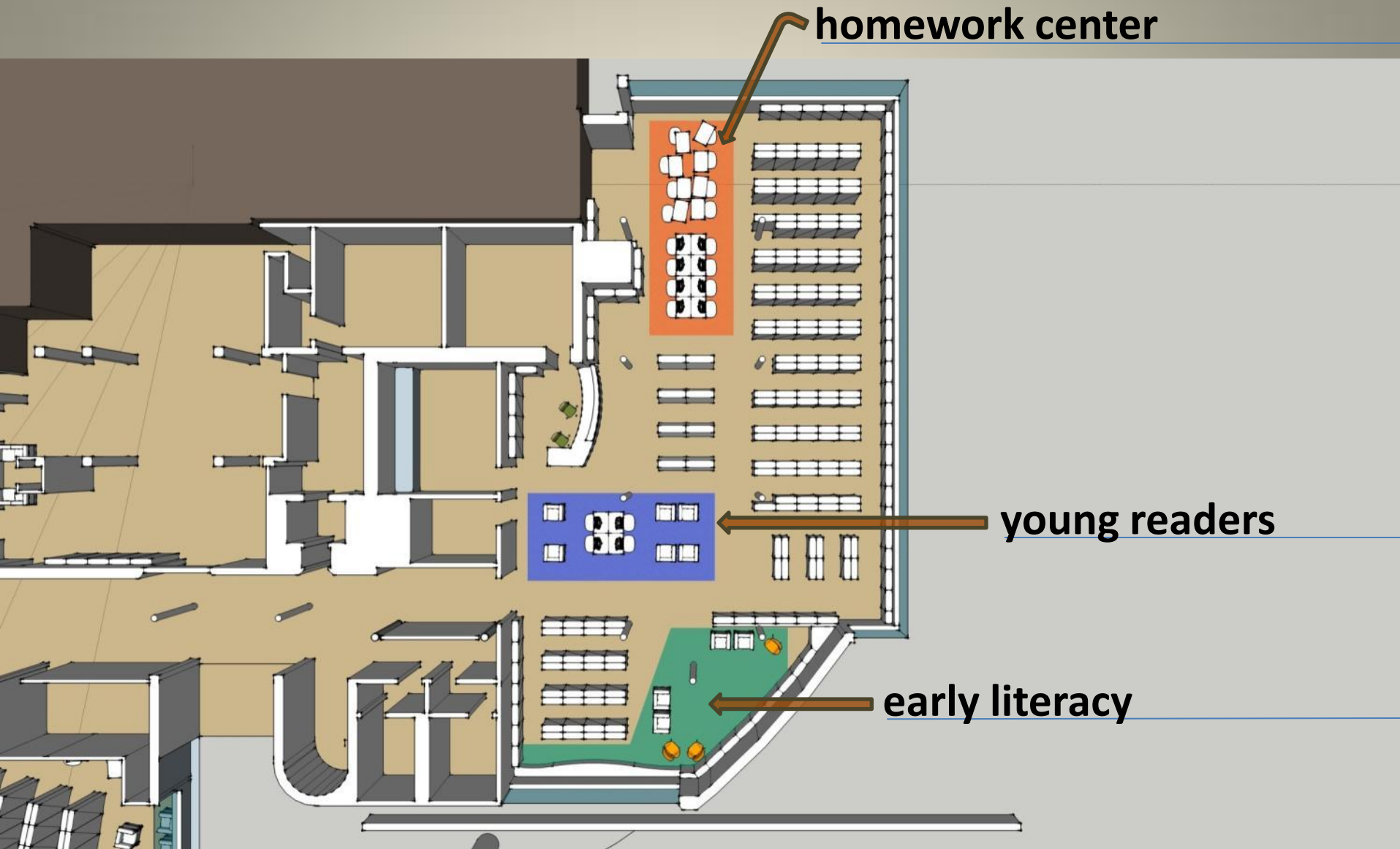


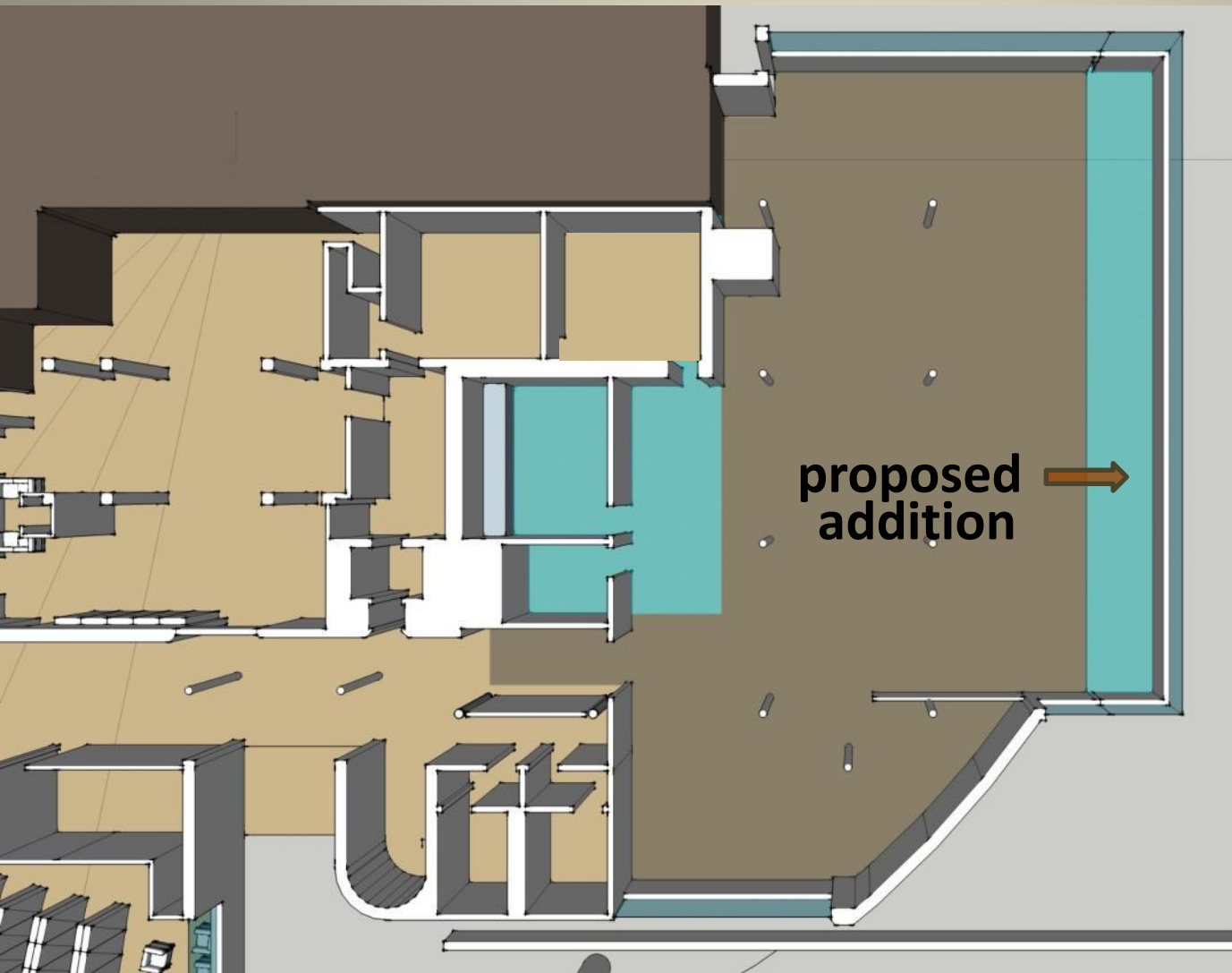




**Youth Room**







**proposed  
addition** →

**An optional small  
addition would  
have a major  
impact on  
seating areas and  
collection space.**

# Fanning Howey review

## *Achievements:*

- Functionality
- Aesthetics and appearance
- Wayfinding
- Opportunity for slight expansions
- Minor improvement of study room space
- Fiscally prudent plan

## *Concerns:*

- Little or no increase in square footage
- Handicapped access at front entrance
- Bookstore and café
- Martin Street entrance
- Study room space

# Preliminary cost estimates

Birkerts Addition renovation	\$1,350,000
Youth Room renovation	\$920,000
Entrance and exterior work	\$80,000
Total	<hr/> \$2,350,000

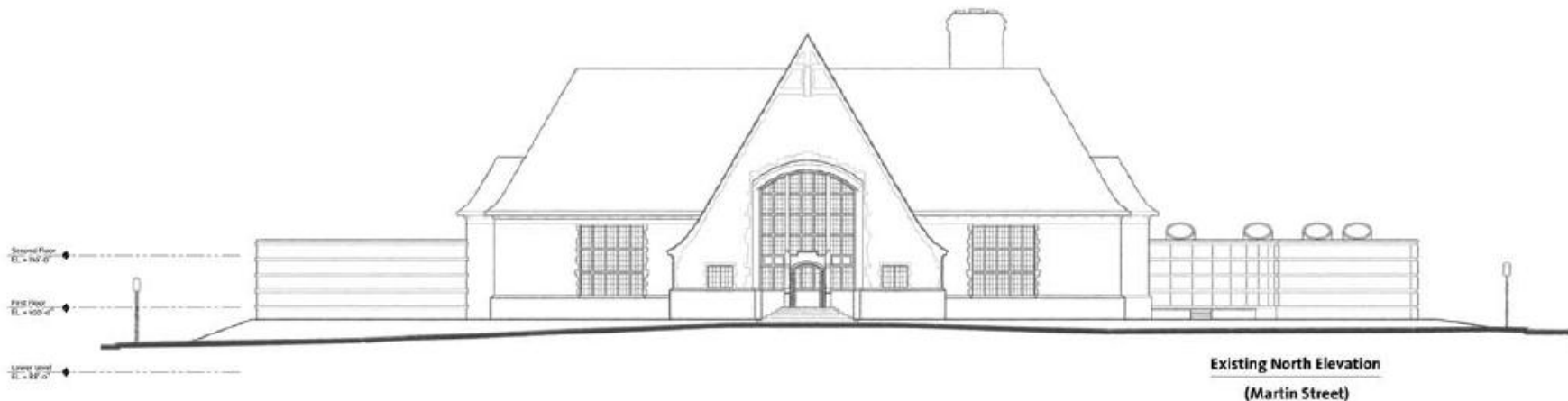
## *Small optional expansions*

*Adding 2.8% to building space*

Birkerts Addition study rooms	\$250,000
Youth Room expansion	\$275,000
Total	<hr/> \$525,000

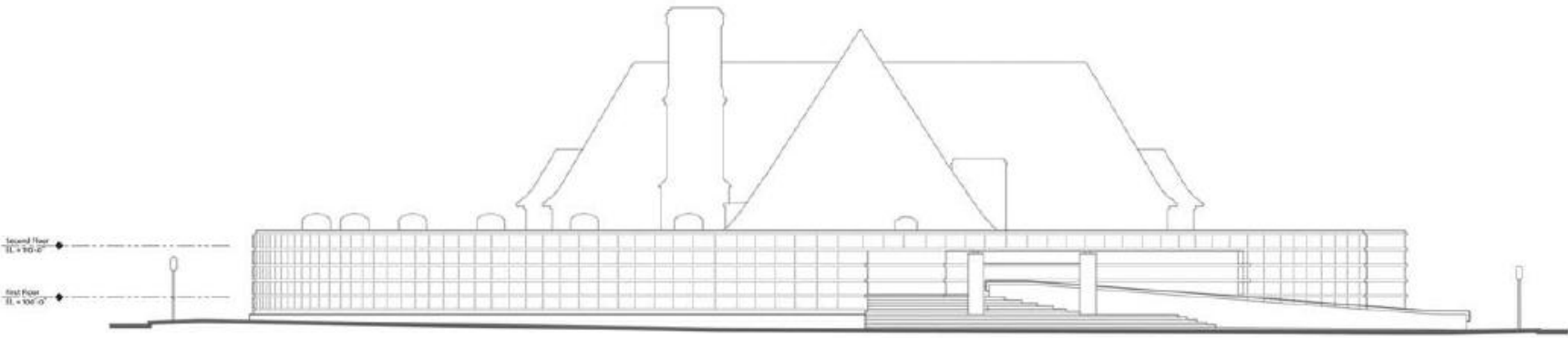
<b>Grand Total</b>	<b>\$2,875,000</b>
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# **Building Plan by Victor Saroki**



**Baldwin Public Library**  
Existing and Proposed Elevations

SCALE 3/32"=1'-0"



Existing South Elevation  
(Merrill Street)



Proposed South Elevation  
(Merrill Street)

**Baldwin Public Library**  
Existing and Proposed Elevations





MARTIN STREET

S. BATES STREET

MERRILL STREET



CHESTER STREET

CHESTER STREET

MARTIN STREET

S. BATES STREET

MERRILL STREET



**Baldwin Public Library**  
**Lower Level Floor Plan**

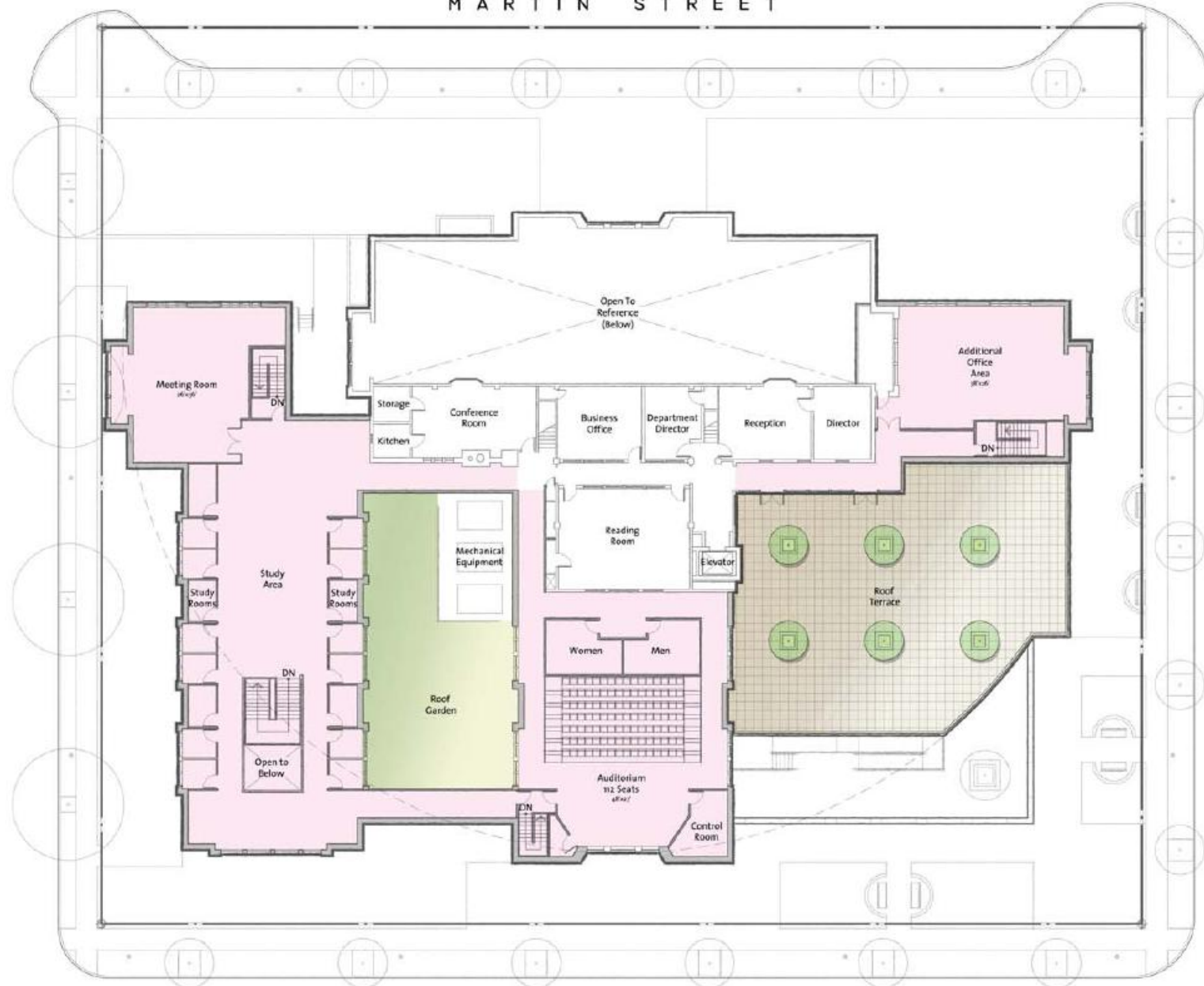


Victor Saroki & Associates  
ARCHITECTS PC

MARTIN STREET

CHESTER STREET

S. BATES STREET



MERRILL STREET



**Baldwin Public Library  
Second Floor Plan**

SCALE 1/8" = 1'-0"

**Victor Saroki & Associates**  
ARCHITECTS PC

# Saroki plan review

## *Achievements:*

- Handicapped access for both staff and public
- Added space, especially for study rooms
- Martin Street entrance
- Bookstore & cafe
- Light from southern exposure
- Aesthetics

## *Concerns:*

- Higher construction cost
- Needs additional heating/cooling capacity
- Higher ongoing expenses
- Needs additional staffing
- Architectural style

# Impact on space

Location	Existing Square Footage	Proposed Square Footage	Additional Square Footage	Percent Increase
Lower level	12,451	15,689	3,238	26%
Main floor	23,092	25,681	2,589	11%
Second floor	4,076	15,069	10,993	270%
Total for building	39,619	56,439	16,820	42%

- Saroki plan gives Baldwin 1.6 square feet per capita. Baldwin would still fall short of BTPL's 2.5 square feet per capita.
- Internal allocation of space must still be determined.

# Preliminary cost estimates

- No detailed cost estimates are available yet, but the costs should be expected to run upwards of \$10,000,000.

# Conclusion

- Opinion of Library Board: Currently inclined to support the more modest plan, which maintains current footprint, but should there be enough support for an expansion, the Board would be happy to work toward that goal.
- Subcommittee, with representatives from City Commission & Library Board, might be good idea.
- All interested parties need to have opportunity to express views.
- Process will take time.