

ICfL Webinar 7 | April 2024

## Case Study Spotlight #1 Renovations and Redesign

Schlow Centre Region Library (1 of 2)

A grayscale photograph of a man and a woman in a library. The man is leaning over, looking at a book held by the woman. They are in front of bookshelves filled with books.

## Webinars @ A Glance

1. **Remodels, Expansions & Rebuilds 101 (ARCHIVED)**
2. **Needs Assessment (ARCHIVED)**
3. **Funding – Public & Private (ARCHIVED)**
4. **Architects, Contractors & Bidding (ARCHIVED)**
5. **Construction Administration (ARCHIVED)**
6. **Moving & (Re)opening**
7. **Case Study Spotlight #1: Renovations & Redesigns (4/4/24)**
8. **Case Study Spotlight #2: Fundraising in Action (5/2/24)**



# Repair & Renovation

Case Study: Schlow Centre Region Library, State College, PA

# Story & Takeaways

- Damage
- Assessment
- Recovery
- Communications
- Finances

40.8 °N, 77.89 °W

# State College, PA Weather History

☀️ 59° STATE COLLEGE REGIONAL AIRPORT STATION | CHANGE ▾

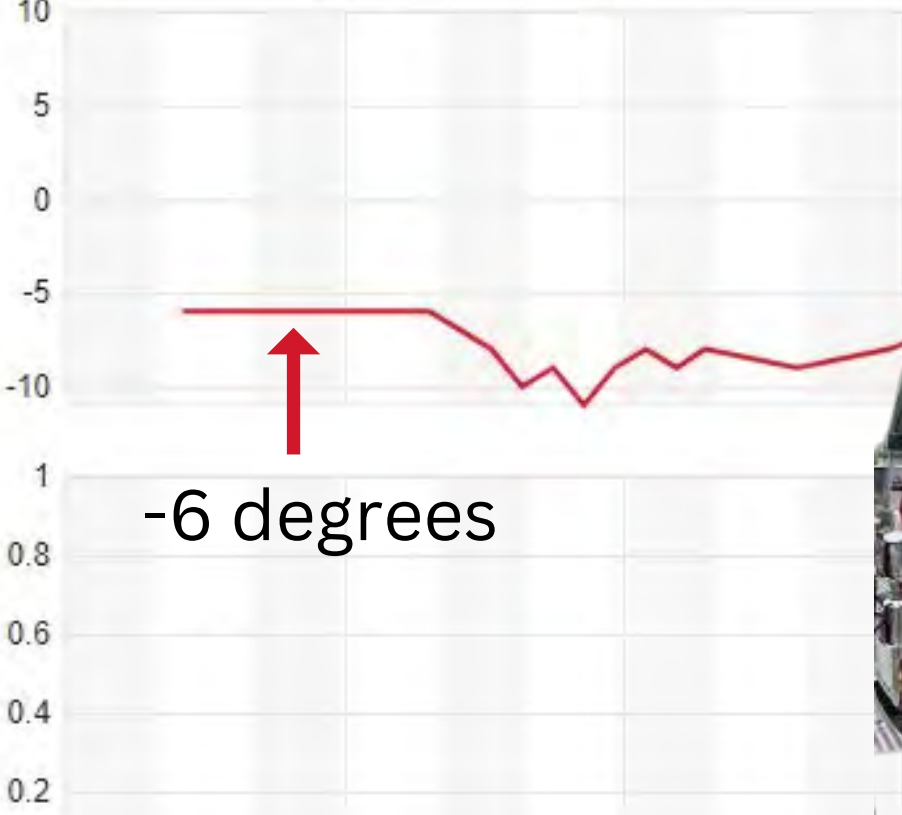
TODAY      HOURLY      10-DAY      CALENDAR

Daily      We

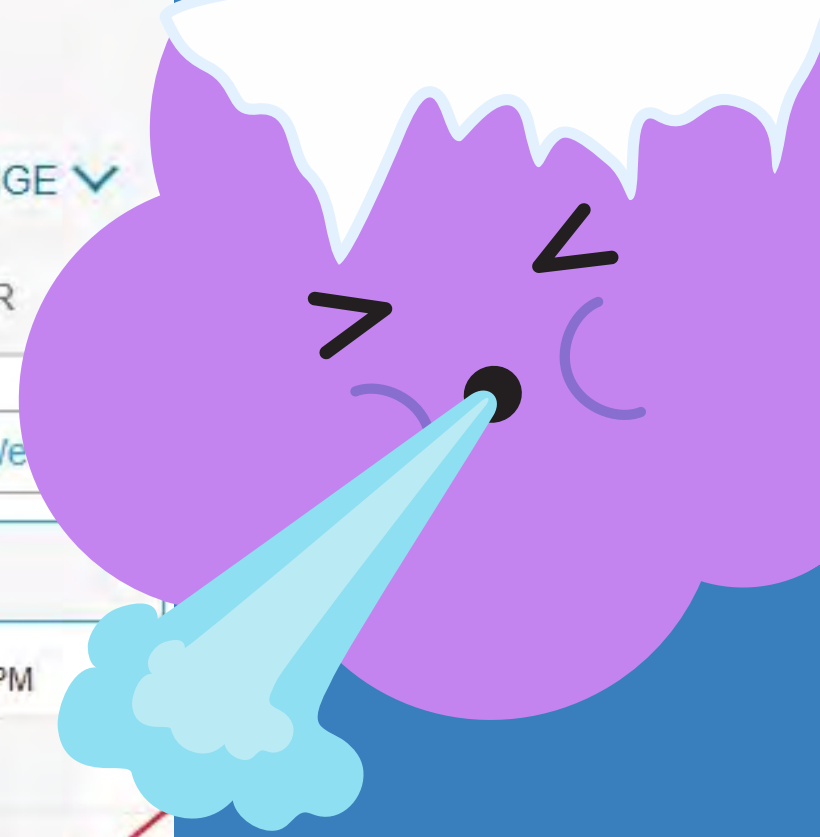
February ▾

16

12AM      3AM      6AM      9AM      12PM

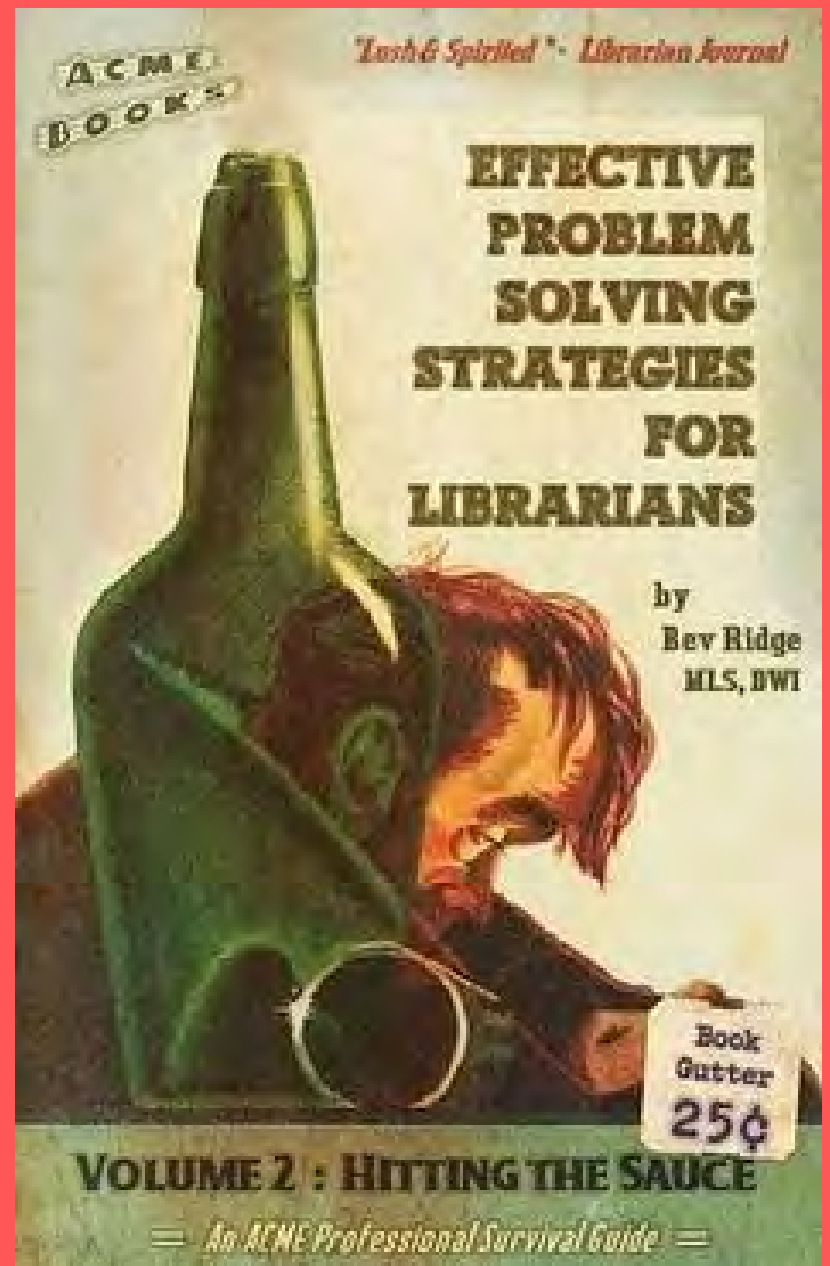


-6 degrees





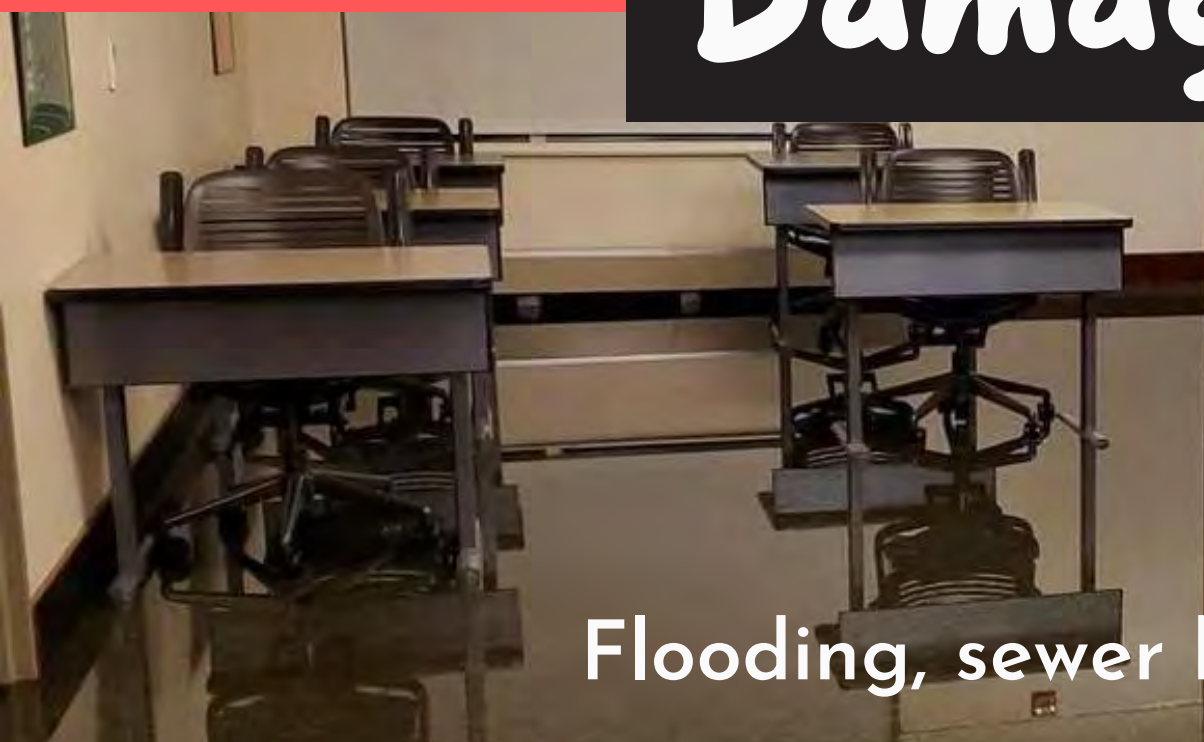
M Andrew  
Patterson,  
Pinterest



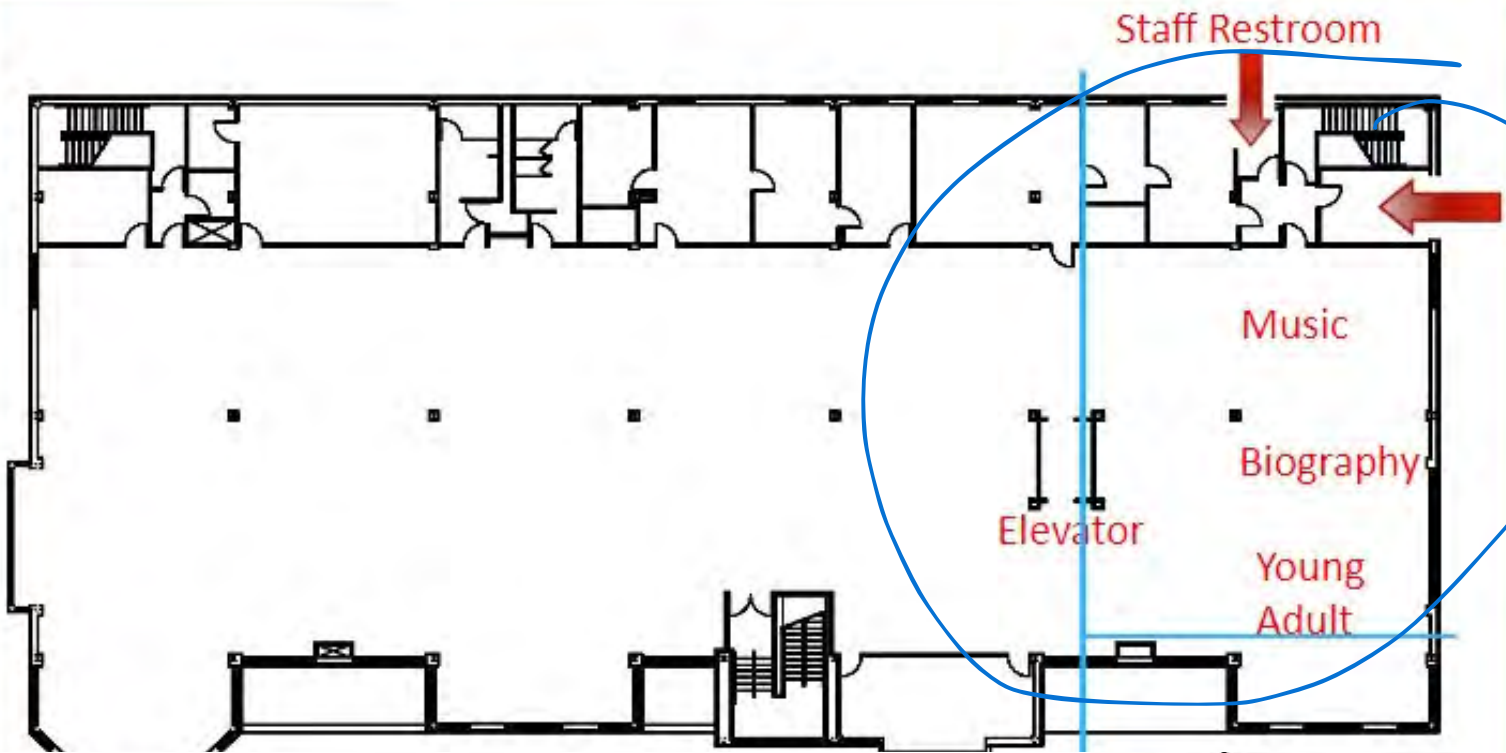
Personal Growth?!



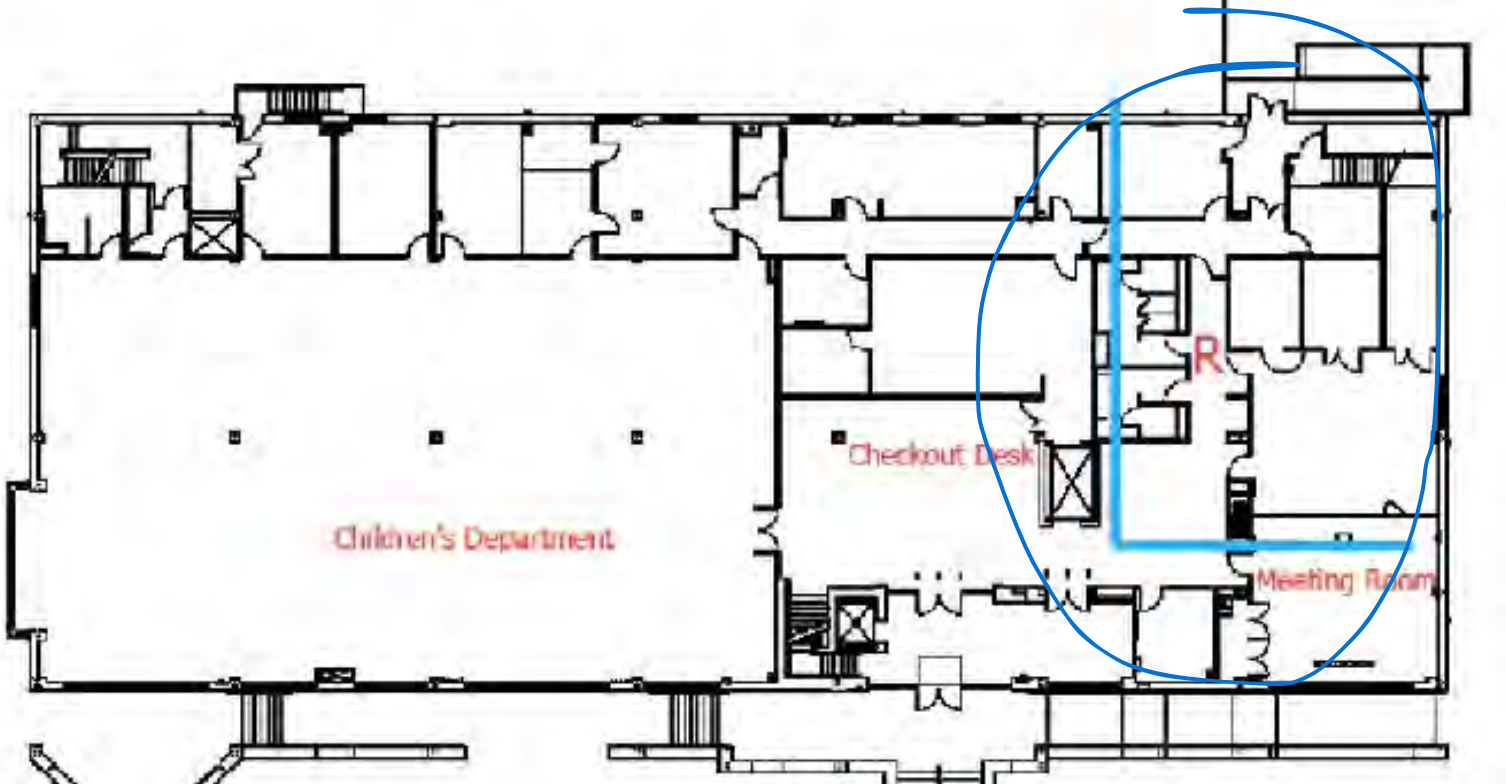
# Damage



Flooding, sewer backup



Top Floor



Main Floor





Freezing  
pipes =  
flooding,  
sewer  
backup

**Assessment**



Frozen Sprinkler Head



Assessment



# Recovery

- Closed library
- Teamwork
- Vendors & partners



# Recovery

- Lifting shelves
- Commercial dryers
- Weeding & shifting

“Here’s  
\$\$\$ to  
replace  
the lost  
books...”



“Who was  
dumb  
enough to  
allow a  
wet  
sprinkler  
system?!”

**CENTRE COUNTY**

**FROZEN PIPES BURSTING LEADS TO FLOODING**  
**SCHLOW LIBRARY IN STATE COLLEGE**

## Communications

Urgent \* Transparent \* Honest \*

Photos photos photos



**A. Insurance**



**B. Donations**



**C. Depreciation**

# Finances

Keep track of every  
gain and loss  
including staff time



DJ Lilly



Karen Lutz



Tom Brown

# Public Gratitude

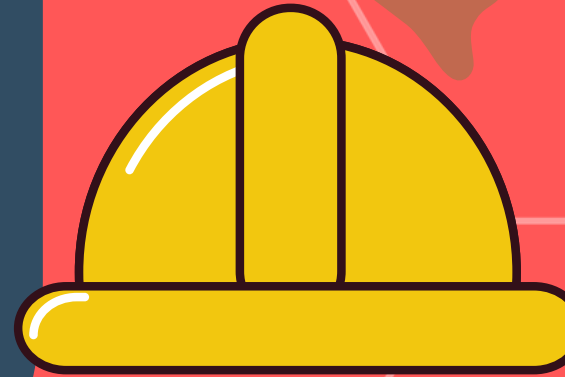
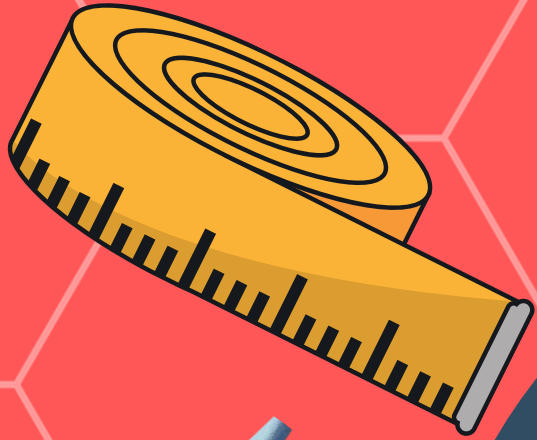


# Story & Takeaways

- Damage
- Assessment
- Recovery
- Communications
- Finances



Thank  
You &  
Good  
Luck!



# LIBRARY STRATEGIES

ICfL Webinar 7 | April 2024

## Case Study Spotlight #1 Renovations and Redesign

L.E. Phillips Memorial Library (2 of 2)



# AGENDA

Introduction of the Case Study

Facts & input- Timing - Rightsizing

Design Principles

- Connection
- Access
- Economy
- Resources
- Well-being



# Introduction of the Case Study



Then



**L.E. Phillips  
Memorial Public  
Library  
400 Eau Claire St  
Eau Claire, WI**

Now

# Comprehensive Look

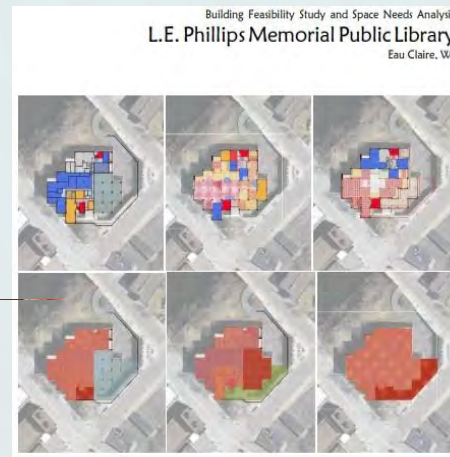
- ★ Building Feasibility Study
- ★ Facility & Site Asset Management Report
- ★ Building Feasibility-Space Needs Analysis
- ★ Campaign Readiness Study

## Preliminary estimates of construction costs

The following estimates of probable range of construction costs are based on the areas being proposed for renovation or new construction. These are not detailed estimates based on a specific design, since there is as yet no detailed design. Rather, they incorporate assumptions about the level of quality (good institutional quality, but not extravagant) and extent of renovation required. We include some specific known items in addition to the area-based cost range. These construction cost estimates do not include an estimate of fees, furniture and moveable equipment—as a rule of thumb these add about 25% of the construction cost for new construction.

Some of the renewal costs identified by CR-BPS would no longer be needed if a remodeling and addition occurs in a timely manner. Some costs would be part of the renovation, others, such as re-roofing an area that is to become a floor, would not be needed at all.

Option 1: New Library	90-100,000 gsf	\$26,000,000 to \$29,000,000
Option 2a Renovation only	61,000 gsf	\$8,300,000 to \$9,000,000
Option 2b: Renovation, minor expansion	66-68,500 gsf	\$9,450,000 to \$10,250,000
Option 3a: Renovation and vertical expansion	89-92,000 gsf	\$15,250,000 to \$16,000,000
Option 3b: Renovation with both vertical and horizontal expansion	up to 102,000 gsf	\$18,250,000 to \$20,000,000



# Timing

## **Sense of Urgency**

rising building costs + aging building systems

## **State of economy + Funding cuts**

federal, state, county & municipal levels

## **Community Support/Competition**

innovative - active - engaged - collaborative



# Rightsizing

*With building  
projects  
bigger isn't always  
better*



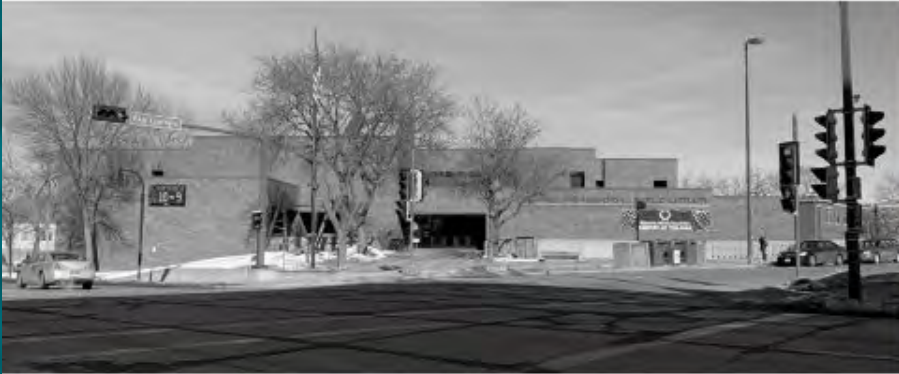
# Design Principles

- Connection
- Access
- Economy
- Resources
- Well-being

# Strengthen Connections:

- community plaza
- the river
- rooftop provides city views





before



# **Design for Access**

**Plentiful gathering spaces and  
native plantings create a  
welcoming entrance to the library.**



# Access

teaching kitchen  
art equipment  
STEM-based  
education



# Design for Economy

- No extras
- Upfront costs / ongoing costs
- Flexible spaces
- Meet goals & aspirations





*The Innovation Lab supports cooking lessons, science experiments, group meetings, and event catering.*

#### **Design for Economy**

Initial planning included a 41,000 square-foot addition, which was beyond the library's project budget. Through careful programming and planning, the design team rightsized the addition to 6,700 square feet, while still meeting the library's aspirations and goals.

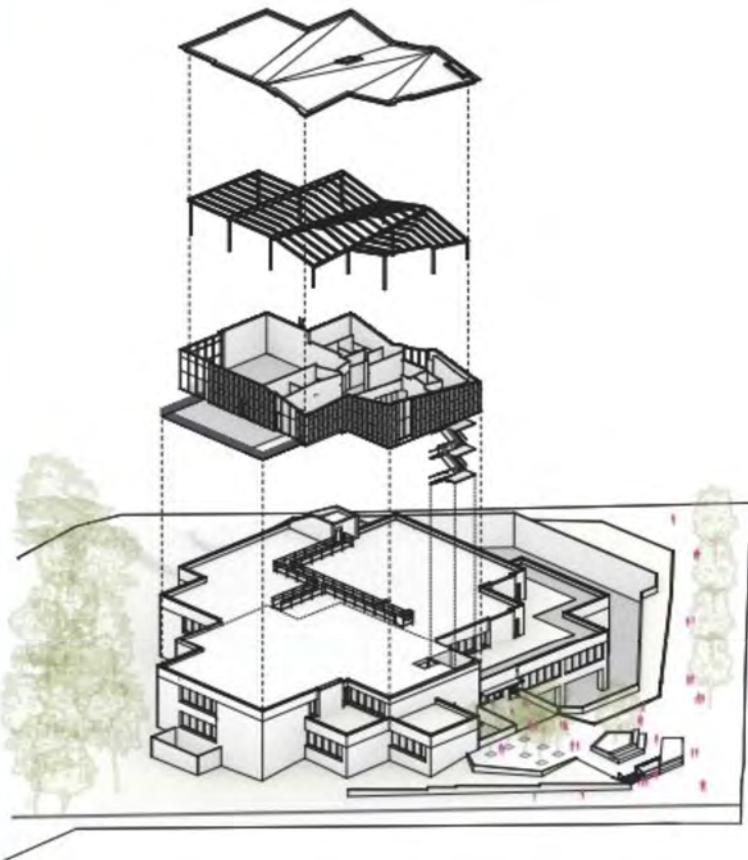
Flexible, multi-use spaces for library programs support a building that is bustling with activity all hours of the day, minimizing spaces that sit empty with infrequent use. The Innovation Lab supports cooking lessons, science experiments, group meetings, and event catering. The art gallery doubles as an event space. The Dabble Box hosts art, crafts, and technology programming, as well as drop-in activities.



"When it became clear that our projected budget was not attainable, MSR Design went to work to present viable options without compromising the integrity of our goals or the quality we envisioned. Through the creative use of spaces and careful examination of our priorities, we successfully rightsized the scope of the L.E. Phillips Memorial Public Library renovation and expansion."

—Pamela Westby, Former Director, L.E. Phillips Memorial Library





*Plentiful gathering spaces and native plantings create a welcoming entrance to the library.*

#### **Design for Resources**

The interior program directly shaped the rooftop addition massing in an effort to build only what was needed and nothing more. The roof pops up where tall ceilings are needed and tucks down where lower heights are adequate. Energy and daylight modeling informed the massing to maximize passive strategies.

The design features fully reusing the existing concrete building structure and masonry walls. The new interior material palette reuses the existing masonry and concrete floor slabs of the original structure, reducing the need for new finish materials. The design team salvaged and repurposed oak paneling from the original board room for wall

# Design for Resources



# Design for Resources

before



after



Lower shelves and clear sightlines across each floor allow for easy wayfinding for visitors. New windows create connections to downtown and the Eau Claire River.

# Design for Well-being



**“The renovated library serves as the heart of the City...”**

“The renovated library serves as the heart of the city, creating a link to the Eau Claire River and downtown civic facilities and meeting the community’s goals of promoting lifelong learning, creating collaborative spaces, and supporting open access to diverse materials and resources.”

—Joe Vanden Plas, *In Business Magazine*





**WEBINAR 8**  
**Case Study Spotlight #2**  
**Fundraising in Action**

**May 2, 2024**

**REGISTER @**  
**[bit.ly/ICfLWebinar8](https://bit.ly/ICfLWebinar8)**





**THANK YOU!**