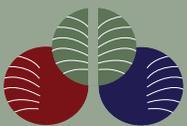


**A NEW JOINT LIBRARY FOR
FANWOOD AND SCOTCH PLAINS
CONCEPT DESIGN**

SEPTEMBER 2009

RTKL



SKETCH PROCESS



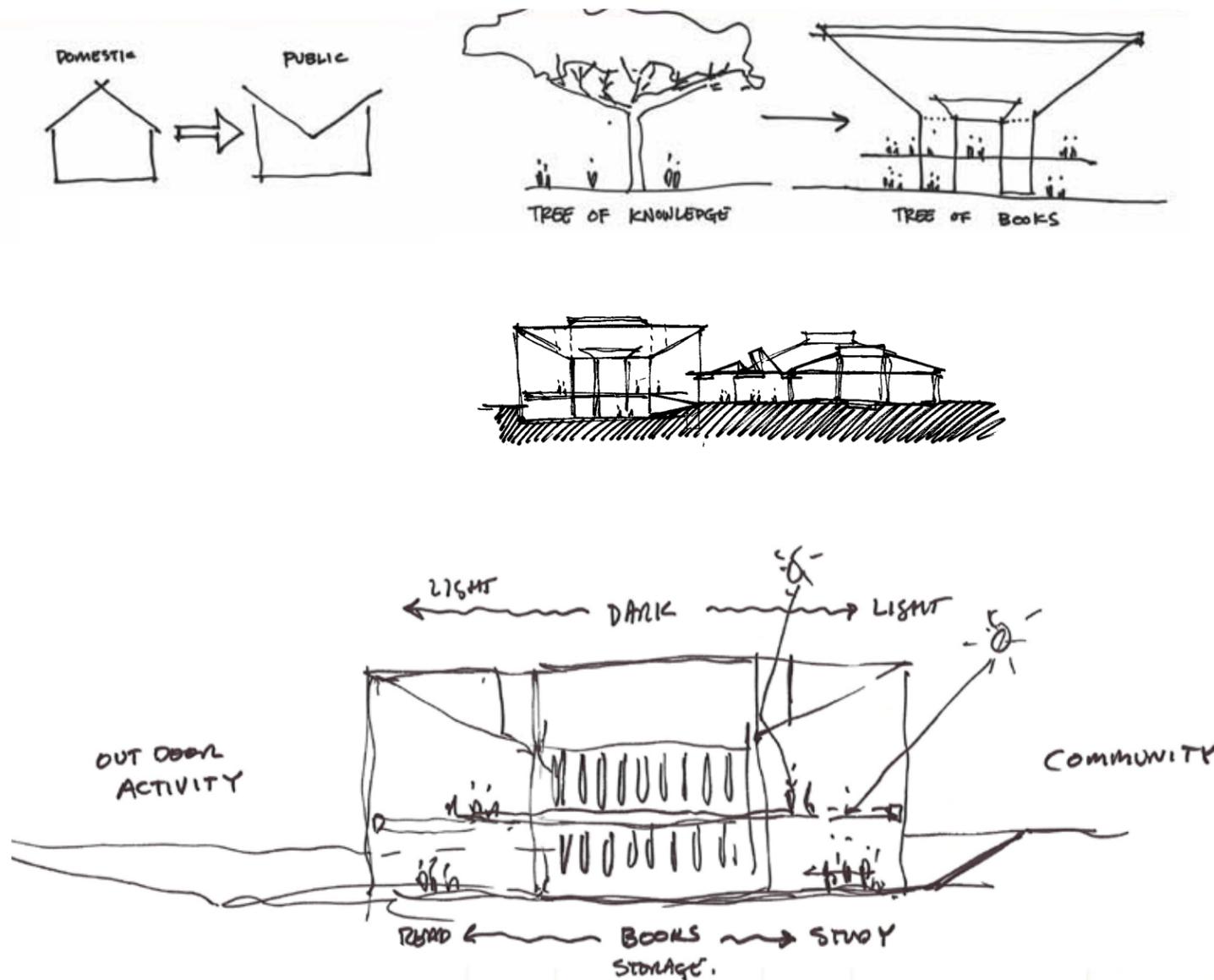
During the site feasibility study for this project a number of alternatives were considered for the creation of the joint library, including a new larger replacement library in Scotch Plains and several addition and renovation options for both the existing facilities. The scheme that was chosen was a multiple level addition and total renovation to the Scotch Plains Library, making the Fanwood building available to meet other municipal needs.

As the design team considered how best to add to the distinctive dual "pavilion" concept of the Scotch Plains Library, they realized that to accommodate the expanded program on the available site the new addition would have to be about twice as large as the current facility and 2 or 3 stories high. This raised concerns that the addition might appear too dominant or foreign and out of context with the low slung existing building. They believed it was important to respect and reflect the original design in the new structure without necessarily mimicking it.

The following sketches were developed during their efforts to create a design concept that effectively integrates the new addition with the existing Library. The design of the new addition shares the geometric and structural organization of the original facility, with its square plan symmetrically organized around four central points of support. The current Library has low pitched roofs that rise to a flat

central section, creating a high reading space in the middle of each wing, which are surrounded by book stacks and enclosed within low brick masonry walls with relatively small windows. This gives the Library an inward focus, a residential scale and "domestic" character that looks appropriate given its proximity to the residential neighborhood across Forest Road. In contrast, the addition will transform the Library, giving it a more powerful "public" image and "civic" scale, in keeping with its mission, the surrounding 2-story commercial development of downtown Scotch Plains, and its proximity to the City Hall complex and public park across Park Avenue.

The cross-section sketches show how the addition's sloped upper ceiling rises up and outwards toward the surrounding community from four central "book tower" supports, like a "tree of knowledge". As in the current Library the addition will have some brick walls, but it will also have tall expansive windows facing Bartle Avenue and a new parking lot to provide dramatic views to and from the Library and to more effectively "market" the wonderful resources within it.



PLANNING

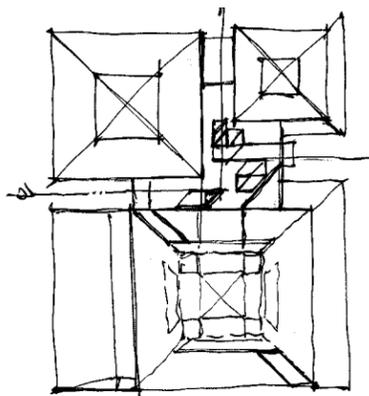


The new addition wing will be connected to the existing library wings by an inviting light-filled Lobby at the entry level, and a new basement passage directly below. This creates a triptych composition where the addition is the dominant element, but not overpowering. This arrangement also addresses several site challenges and programmatic requirements, which are illustrated in the concept plan sketch and the site plan.

- The new Lobby will provide convenient public entries both from Bartle Avenue and from the new parking lot at the center of the block. This will be an engaging “mixing bowl” environment filled with eye-catching displays and exhibits and comfortable café-style seating – a place where you won’t have to worry about talking to the staff or other library users.
- This easy to understand plan addresses an important goal identified in user surveys – that everything you’re looking for would be easy to find as soon as you entered the Library – with excellent visibility and sight lines and clearly defined routes to all three pavilion wings.
- Each pavilion will have a specific programmatic focus and identity.
- The smallest of the original pavilions will be a meeting complex wing that can be accessed without disturbing the quieter areas of the Library, and which can be used even after the rest of the facility is closed.

- The larger of the existing wings will house youth services, giving children their own special protected place in the Library; another important goal identified in the surveys.
- And the new and largest pavilion will be the adult (and teen) services wing.

To soften the visual impact of the addition pavilion’s height its lower level is set a half floor below the new entry and main floor of the existing library, reducing its height above the street by about seven feet. The site directly adjacent to the Library will slope down to provide natural light and views to the lower level of the addition, and also to the basement of the existing Library wing, which will house the Technical Services staff work spaces. The center of both public floors of the new wing will be occupied by book and media displays, and public workstations and will be surrounded by book stacks and cozy study/reading alcoves and corners not unlike those now found in the Fanwood Library. But as one moves from these densely occupied areas of the new wing toward the perimeter the space becomes lofty and filled with natural light – providing a dramatic counterpoint to the more inward focused and protective spaces within the existing library.



THE SITE



SITE PLAN WITH MAIN LEVEL OF ADDITION

The Scotch Plains Library is currently set behind a large surface parking lot and faces the rear of the stores on the opposite side of the lot. The proposed site plan illustrates how the new addition will give the Library a much stronger presence on Bartle Avenue near its intersection with busy Park Avenue and as seen from Forest Road, another heavily used vehicular route. This will help to connect the Library to Downtown pedestrian traffic and will create a better defined street edge for Bartle Avenue, while maintaining convenient access to public parking on both sides of this Street.

The Administrative offices of the Library will be housed in a partial third level of the addition. This reduces the footprint of the new wing so that there will be sufficient area for comfortably wide walks and street trees and landscaped areas for outdoor reading and play, and for special programs and events.

There will be a convenient drop off/pick up lane and formal entry plaza on Bartle Avenue, as well as a landscaped entry plaza and a drive-up service window accessible from the new parking lot located in the center of the block. Vehicle

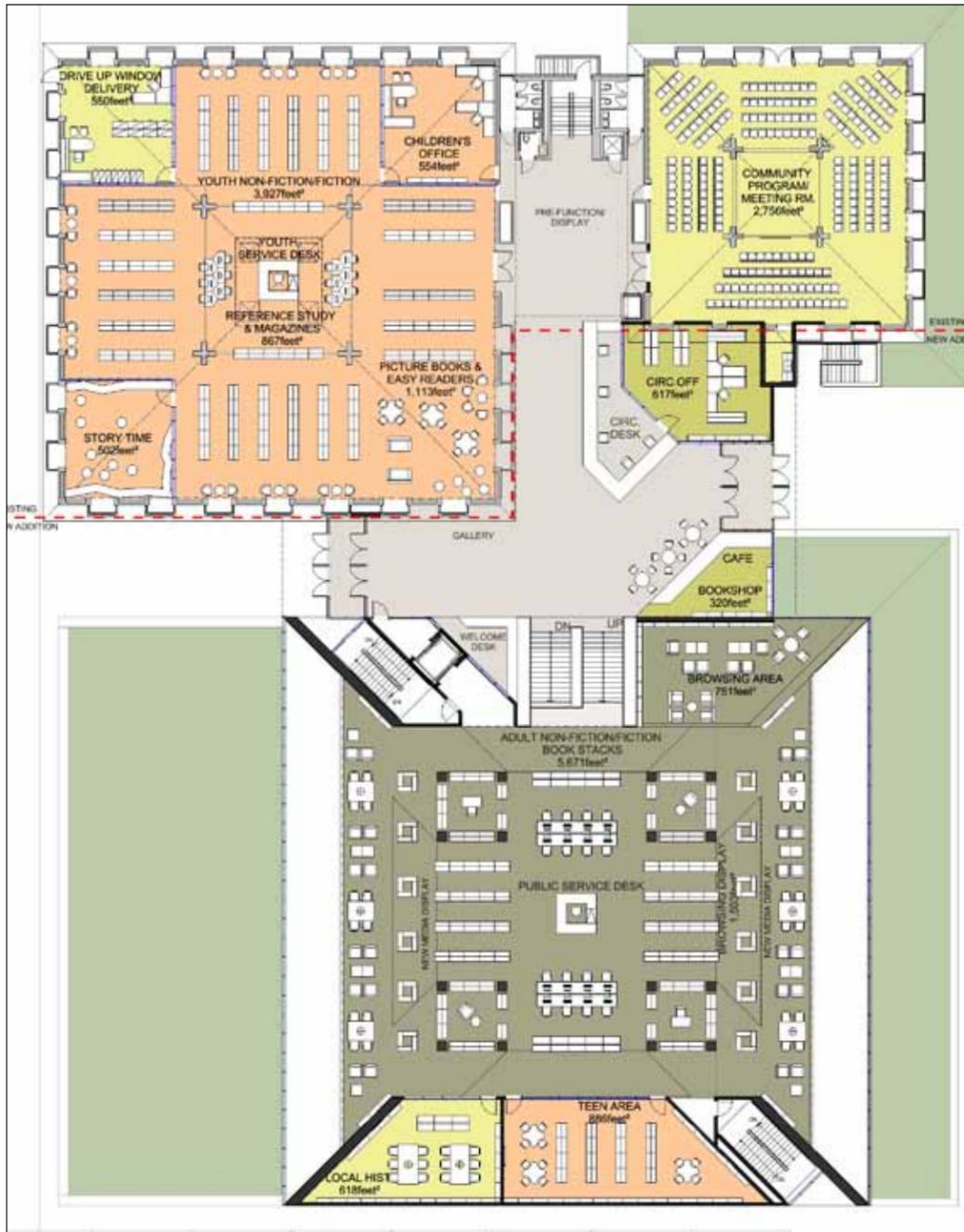
access and short term parking will continue to be provided to the rear of the business properties on Park Avenue, and the designers suggested that the Library consider creating a new vehicular entry to the site from Grant Street, possibly utilizing the existing Bank drive-up access lane.

PROGRAMMING & INTERIOR ORGANIZATION

ENTRY LEVEL & MAIN FLOOR OF THE ADDITION

The new Lobby will be a roomy extension of the existing Lobby, which now feels quite crowded and disturbs quieter areas nearby. A new centrally placed circulation desk and office will make it possible to have two entry points without compromising security. The Lobby will also house a Café/Bookstore, a volunteer-manned Welcome Desk to guide users, and ample space to display artwork and library exhibits. It will provide a pre-function area for the Community Meeting Room in the smaller pavilion, and a convenient gathering place at the entry to the larger Children's Wing. The Children's Wing will be zoned by age group and will have its own computer stations and accommodations for parents and caregivers. It will have a flexible story-hour and crafts corner, with the Large Meeting Room across

MAIN LEVEL PLAN



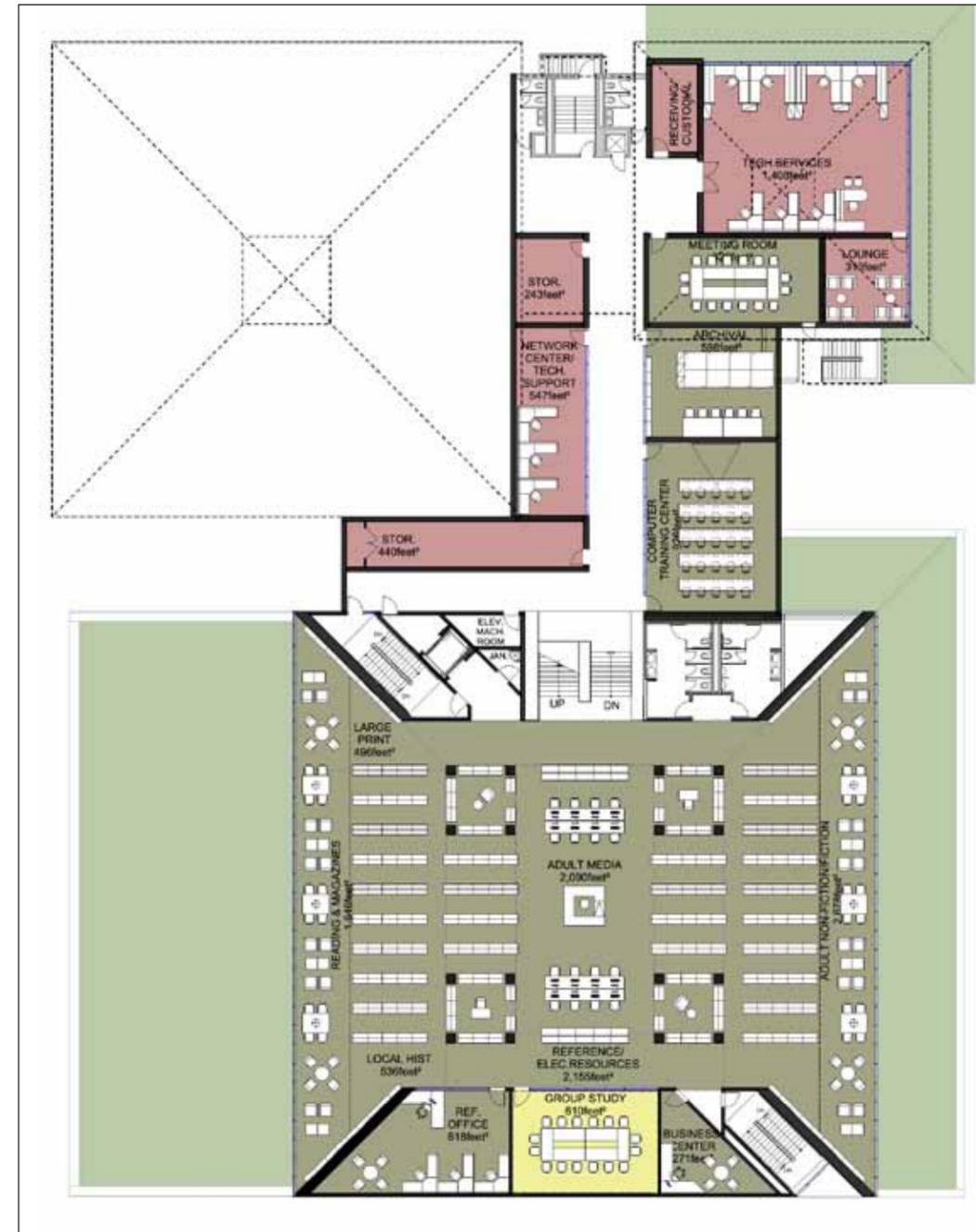
the hallway available for especially large and popular children's programs. One corner of this wing will provide a small area for a Drive-up Window and the receiving operations of the Technical Services Department.

The main floor level of the new Adult Services wing will be located half a level above the Lobby, directly accessible via a grand skylit open stairway and a convenient dual entry handicapped accessible elevator. There will be new books displays at the entry to this wing with a comfortable Browsing Area to the right overlooking the building entry. The Reader Services Desk and public computer workstations will occupy the center of the floor. The Teen Area and Local History Room will be clearly visible beyond this behind glass partitions and doors. Surrounding the central service area are the Adult Fiction & Non-Fiction book stacks and four "book tower" reading alcoves. Each of the book tower reading alcoves is surrounded by four columns and book shelving to create cozy private spaces for users. Beyond the book stacks are the lofty reading areas at the perimeter of the wing, which face out to Bartle Avenue and the new landscaped area and parking facilities at the center of the block.

LOWER LEVEL AND BASEMENT FLOOR PLAN

The lower floor of this wing is also accessed from the grand stairway and elevator. Directly ahead at the center of the floor are the Adult Media collections displays and multimedia workstations, and the Reference and Electronic Resources Area and a service desk. Beyond this there is a large glass-enclosed Group Study/Meeting Room, with the Business Center to the right and the Reference Office to the left.

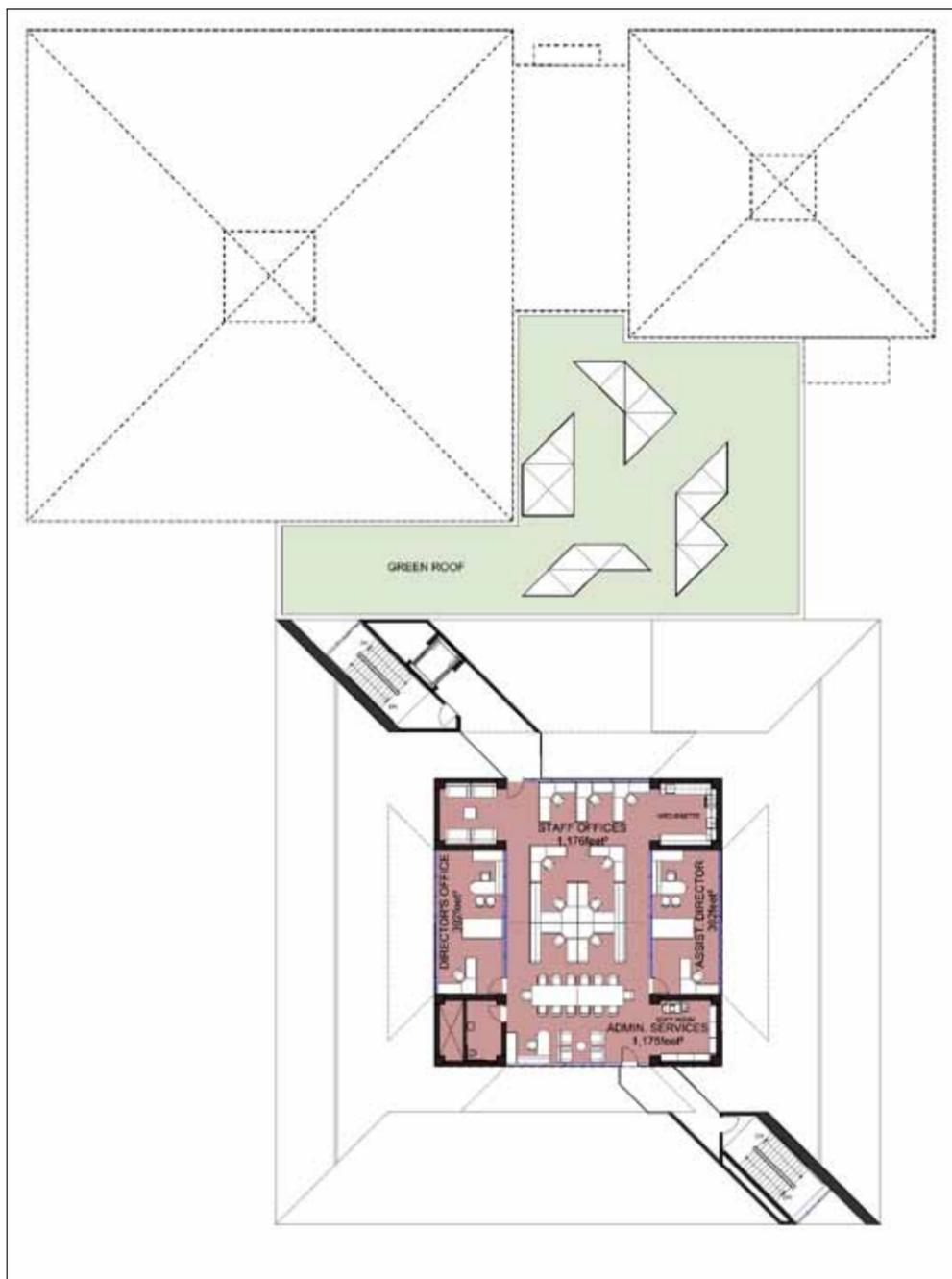
LOWER LEVEL PLAN



Like the Main Floor the central service area is surrounded by book stacks that hold the Reference, Non-Fiction and Media collections, and by four "book tower" reading alcoves. The Magazine and Book Reading Areas are located at the perimeter of the floor. The floor above these reading areas is set back 12 feet to create a spacious feeling and inspiring setting that connects both floors visually.

Returning to the grand stairway and elevator and down another half level is the section of the addition directly below the lobby. This is where the addition connects to the original basement level. These levels will house a Computer Training Room, Archives Room and another Meeting Room, as well as the Technical Services and Network Technology Support offices.

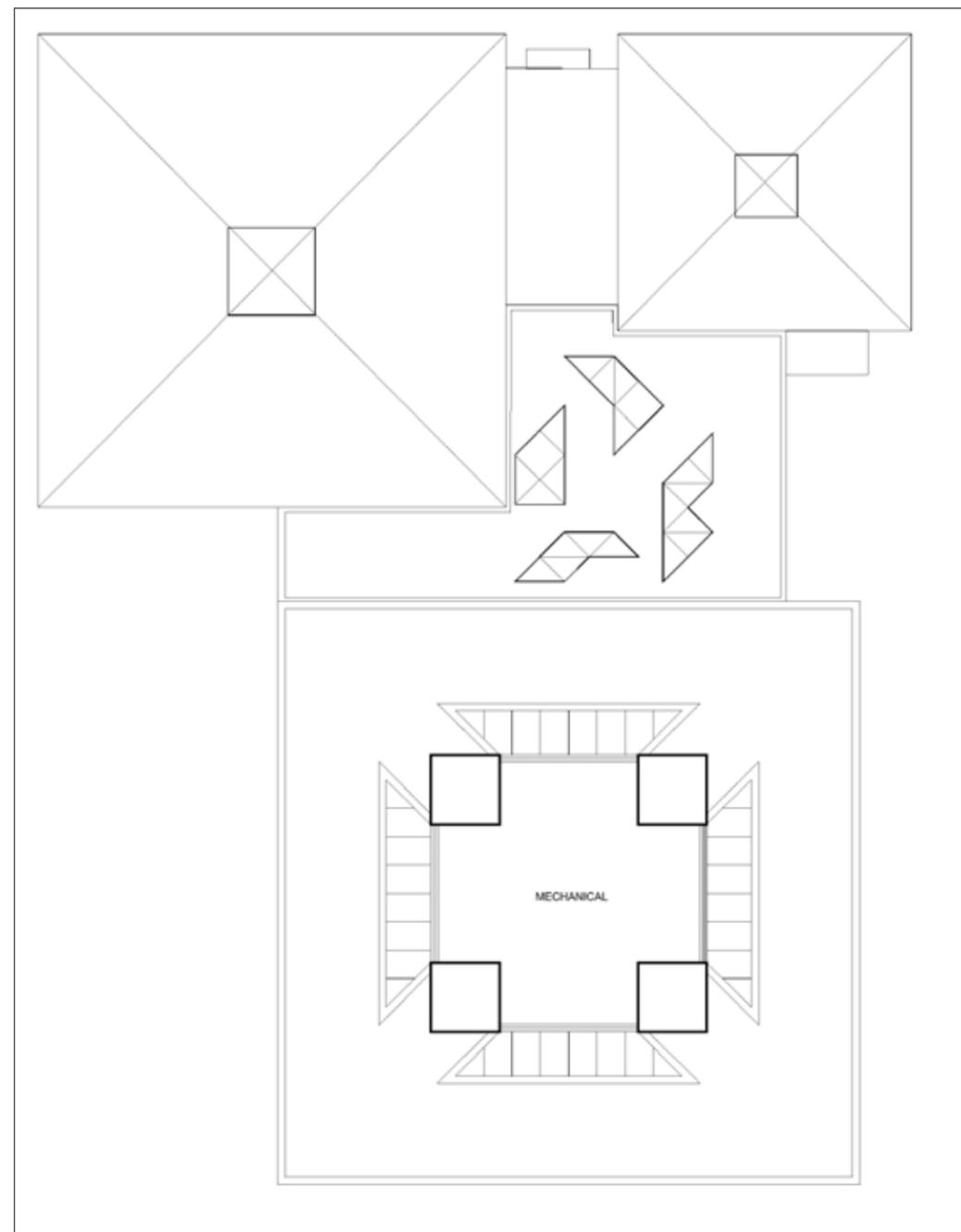
UPPER LEVEL PLAN



THE UPPER LEVEL FLOOR PLAN

This is a smaller floor level that is located over the center of the Main Floor. It houses Administrative Services and Staff Offices that do not have frequent contact with users, and it is accessed by the new elevator and the two fire stairs at the corners of this wing. Internal windows (borrowed lights) provide views of the public floors below and the natural light from four skylights on the roof above.

ROOF PLAN



THE ROOF PLAN

This plan shows the sloped roofs of the original Library wings and the flat roof of the new Lobby, which will have a "green roof" and several skylights to brighten the entry space and Café below. It also shows the four skylights that will bring natural light to the center of the new wing and the extension of the "book towers" and roof parapet that will screen the Library's new mechanical equipment. The consultants recommend that the balance of this roof area should also be a "green roof".

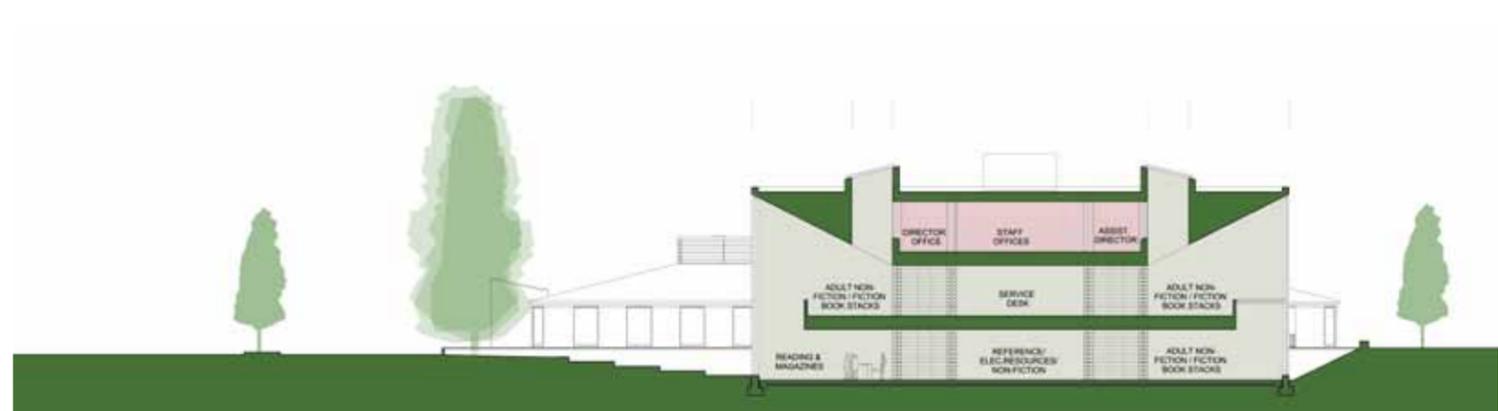
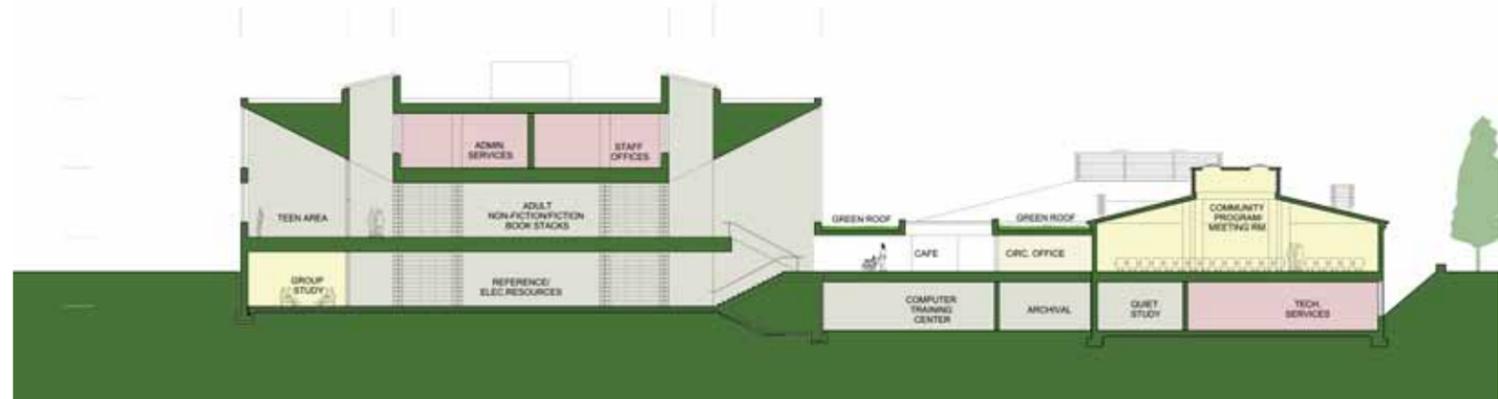
PROGRAM DISTRIBUTION SECTIONS & PERSPECTIVE RENDERINGS



These computer generated perspectives and building sections illustrate the distribution of the entire Library program vertically by floor level and provide a sense of the spatial quality and interest that will be created in the new pavilion wing.

The last pages of this booklet provide a color rendered perspective of the new Library addition and the existing wings as seen from Bartle Avenue. This shows that the bold new

addition will fit comfortably along side the existing building to create the "new" Joint Library Complex – a place that will enliven both the Library and Downtown by showcasing the many resources and wonderful new user environments it offers to everyone in Fanwood and Scotch Plains.





ESTIMATE

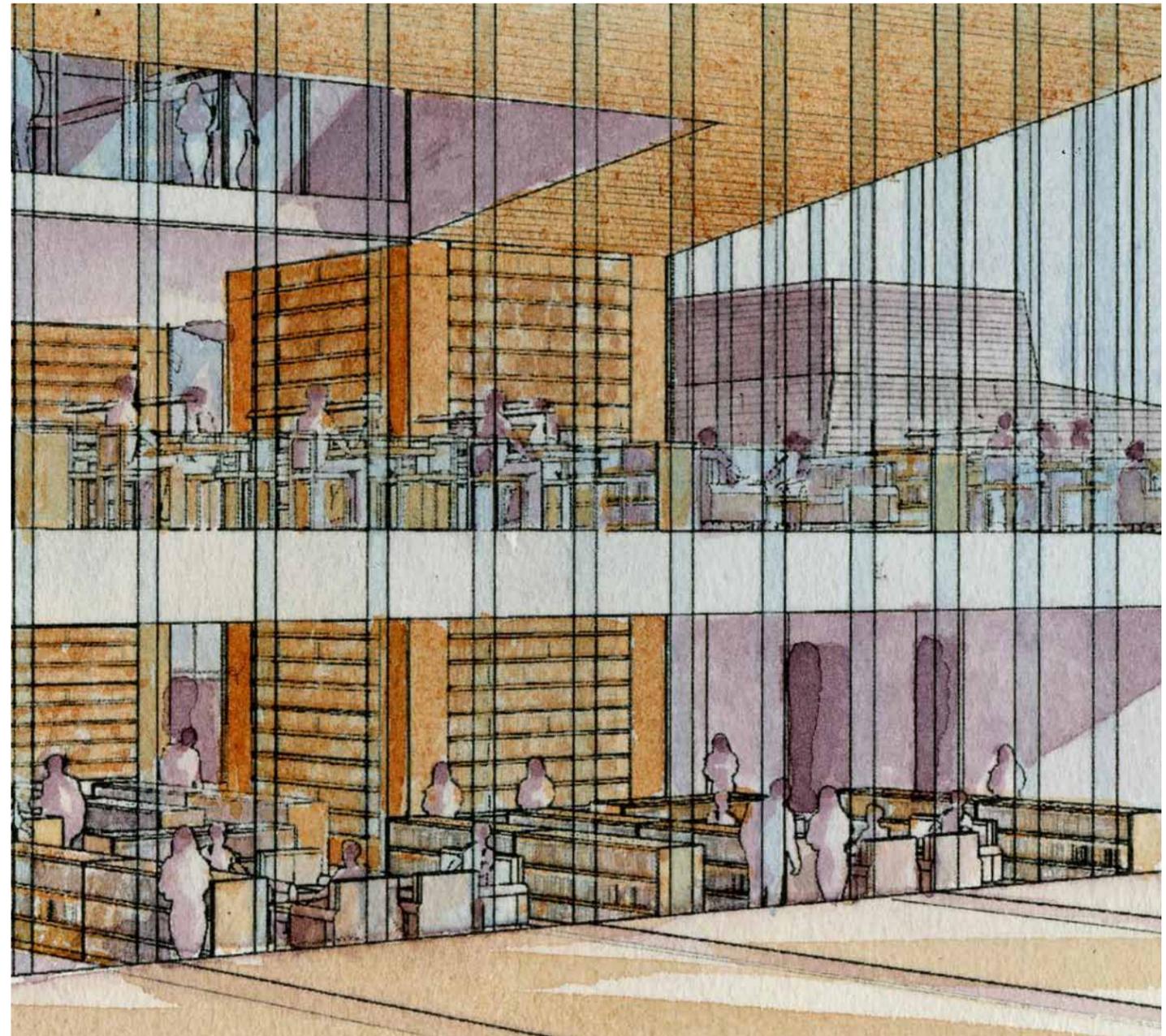


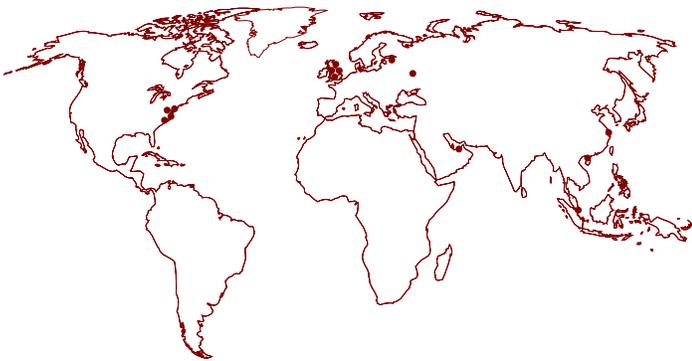
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 SITE CONCEPTS DEVELOPMENT OPTIONS Date: 8/28/2009
 FANWOOD & SCOTCH PLAINS, NEW JERSEY Page: 1
 Revised:

DETAILS - ORDER OF MAGNITUDE COST ESTIMATE

Account	Description	Quantity	Unit	Unit Cost	Amount
SCOTCH PLAINS NEW CONSTRUCTION					
	Renovate Existing Library Building	17,419	SF	\$ 150.00	\$ 2,612,850
	Temporary Protection/Phasing Existing Library	1	LS	50,000.00	50,000
	New Building, 3 Story	37,368	SF	365.00	13,639,320
	Site Development, Outdoor Reading, Playground	1	LS	750,000.00	750,000
	Surface Parking Reconfiguration (for 72 cars)	72	Car	2,500.00	180,000
	Subtotal				\$ 17,232,170
	Contingency 10%				1,723,217
	Subtotal				18,955,387
	Escalation to Midpoint (1.5 Years @ 5%/year)			7.5%	1,421,654
	TOTAL CONSTRUCTION COST				\$ 20,377,041
	Soft Cost/Fees/Furnishings/Project Contingency/IT			30%	6,113,112
	TOTAL PROJECT COST				\$ 26,490,153





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