

# Preliminary Planning for Construction



*Chris Bischoff, KDLA*

*-- General --*

# Facilities Planning:

- Think long term
- Remember to plan for increased operational costs.
  - Staff
  - Utilities
  - Insurance
  - Etc.

## **Choices:**

- Cost, Speed, Quality ... Pick Two
- (Please pick Cost and Quality)

# Starting Points:

- Site
- Architect
- Financing
  - Cash
  - Bonds/KACo
  - USDA

# Meanwhile ...

Have all staff make note of needed functions:

- Current functions to be continued
- New functions to be added
- Current functions to be discontinued
- Current problems to be addressed

# Construction Phase

- 3 principal entities
  - Owner
  - Architect
  - Contractor

# Construction Process:

- Preliminary Planning
- Design
- Bidding
- Construction
- Punchlist & Cert. of Occupancy
  - Furnishing
- Move In
- Final Payments
- 11 Month Review

# **Construction Grants - Public Library Facilities Construction Fund (PLFC):**

- How the PLFC program works
- Current Status
- What to expect

**You've heard the saying "built like a brick ..."  
Here's a fine example. Note the excellent slate roof.**



*-- Specifics --*

# Data:

- Population Projections:  
KSDC -- Projections – Table 1  
[www.ksdc.louisville.edu](http://www.ksdc.louisville.edu)
- Facility Standards:  
<http://kdla.ky.gov/librarians/staffdevelopment/Documents/standards.pdf>

$$20,753 \times 0.7 = 14,527 \text{ sq. feet.}$$

	Census	Census	Projections				
	2000	2010	2015	2020	2025	2030	2035
<b>Kentucky</b>	4,041,769	4,339,367	4,509,429	4,672,754	4,820,390	4,951,178	5,063,331
<b>Counties</b>							
Adair	17,244	18,656	19,391	20,052	20,622	21,095	21,459
Allen	17,800	19,956	21,205	22,366	23,399	24,318	25,122
Anderson	19,111	21,421	22,538	23,555	24,486	25,255	25,875
Ballard	8,286	8,249	8,244	8,217	8,167	8,073	7,935
Barren	38,033	42,173	44,305	46,361	48,320	50,105	51,721
Bath	11,085	11,591	11,893	12,132	12,286	12,360	12,381
Bell	30,060	28,691	28,248	27,648	26,875	25,983	24,994
Boone	85,991	118,811	135,584	153,933	172,101	190,270	207,901
<b>Bourbon</b>	19,360	19,985	20,303	20,530	20,687	20,753	20,702
Boyd	49,752	49,542	49,608	49,446	49,000	48,378	47,635
Boyle	27,697	28,432	28,782	29,048	29,176	29,126	28,842

**The Exciting Part --  
Layout & Design!!!**

# Forward Thinking Features:

- Develop an open flexible floor plan
  - Efficient supervision & staffing
  - Allow programmatic changes over time
- Use furnishings & shelving to define spaces
- Avoid small, special-purpose rooms
- Avoid rooms appended to main building

# **Forward Thinking Features:**

- Focus on life-cycle planning

# Forward Thinking Features:

- Roof:
  - Don't concentrate water on the roof
  - No flat roof with roof drains
  - No parapet walls at the bottom of a slope

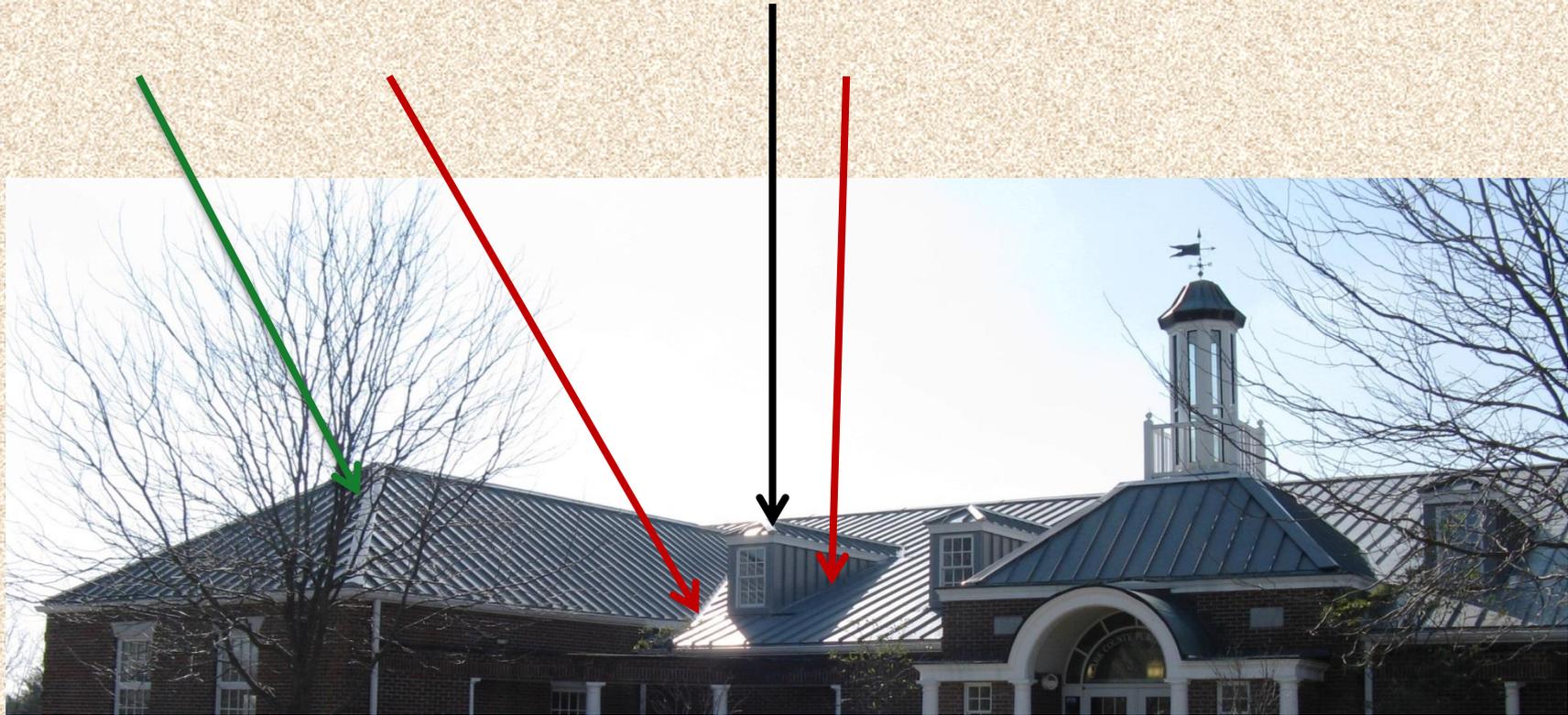
## Low-slope roof draining off the lower edge:



# Low-Slope Roof Draining Toward Parapet Wall with Scuppers:



# Overly Complex Roof:



**Don't do this!**



# Forward Thinking Features:

- Lighting:
  - Daylight is good
  - Too much daylight is not better
  - No skylights or other glare-producing windows
  - Be very careful with clerestory, arched , or tall windows

## Clerestory with Frosted Glass:



# Arch Head Windows:



# Forward Thinking Features:

- Include community gathering spaces
  - Formal: Meeting Rooms
  - Formal: Conference/Study Rooms
  - Informal: Soft Seating

## **Forward Thinking Features:**

- Keep options open for technology
  - Provide a central tech. closet with adequate A/C
  - Install conduit, floor boxes, overhead chases

# Forward Thinking Features:

- Specific items to consider:
  - Teen space
  - Green Features
  - Self-check
  - Charging Stations
  - Coffee or Vending (not a cafe)
  - Gaming
  - Children's themes (don't overdo)
  - Mother & child room
  - Public art
  - Pick-up Lockers
  - Drive-up windows

**Don't freak out, you will have professionals to assist with each stage of the process.**

- Architect
- Financial Advisor
- Furniture Vendor
- KDLA
  - Construction Issues: Chris
  - Grant Questions: Beth

**Questions?**

*Please call any time  
I may be of service!*

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