



**SHEEHAN  
NAGLE  
HARTRAY  
ARCHITECTS**

INTERVIEW | 14 OCTOBER 2020





**1 firm and team**



1 FIRM AND TEAM

# Firm History

**135+**

Design professionals from 17 different countries.



**2**

Locations in the center of Chicago + London, serving a global practice.



**10**

Countries with major ongoing projects.

Founded **1966**

First Public Library **1993**

AIA Chicago Firm Award **2009**



**100+**

Industry design awards.



**120+**

Industry leading civic, institutional, educational, and business clients.



**80%**

Projects completed in the last five years achieved LEED Silver or higher certification.



**27**

States in which we are licensed.



**\$700M**

Average annual construction volume past three years.



# Key Personnel

Our team's Principals have worked together on public library projects for 30 years. Our entire team has worked together for 15 years.



**DON MCKAY**  
AIA  
DESIGN PRINCIPAL

**Constructed Public Libraries**  
DeKalb Public Library  
Fountaindale Public Library  
St. Charles Public Library  
Oak Park Public Library  
Warren-Newport Public Library

**Library Studies**  
All constructed libraries  
McHenry Public Library  
Park Ridge Public Library  
Plainfield Public Library  
Shorewood Troy Public Library  
Villa Park Public Library



**ERIC PENNEY**  
AIA, LEED AP ED+C  
TECHNICAL PRINCIPAL

**Constructed Public Libraries**  
DeKalb Public Library  
Evanston Public Library  
Fountaindale Public Library  
Oak Park Public Library  
St. Charles Public Library

**Library Studies**  
All constructed libraries  
McHenry Public Library  
Park Ridge Public Library  
Shorewood Troy Public Library  
Plainfield Public Library  
Villa Park Public Library



**AMY SCHMIEDING**  
AIA, LEED AP ED+C  
PROJECT MANAGER

**Constructed Public Libraries**  
DeKalb Public Library  
Fountaindale Public Library  
St. Charles Public Library  
Warren-Newport Public Library

**Library Studies**  
Plainfield Public Library  
Villa Park Public Library



**MAGDA HEBAL**  
AIA, LEED AP BD+C  
INTERIOR DESIGNER

**Constructed Public Libraries**  
DeKalb Public Library  
Fountaindale Public Library  
Oak Park Public Library  
St. Charles Public Library  
Warren-Newport Public Library

**Library Studies**  
Plainfield Public Library



**HANNAH PREVEDEL CANNON**  
LEED AP BD+C  
PROJECT ARCHITECT

**Constructed Public Libraries**  
DeKalb Public Library  
Fountaindale Public Library  
St. Charles Public Library  
Warren-Newport Public Library

**Library Studies**  
Plainfield Public Library



# Potential Subconsultants

Sheehan Nagle Hartray has completed similarly complex projects with all of our potential subconsultants.



**SALAS O'BRIEN**  
MEPFP ENGINEER



**GRAEF**  
STRUCTURAL ENGINEER



**ERIKSSON ENGINEERING**  
CIVIL ENGINEER



**SHEN MILSOM WILKE**  
IT & AV CONSULTANT



**ALTAMANU**  
LANDSCAPE ARCHITECT





# 2 library experience



## 2 LIBRARY EXPERIENCE

# Completed Libraries

## Evanston Public Library

Evanston, IL

New Construction, 138,000 SF  
Completed 1994  
Children & Teen Renovation 2007

Estimated Cost: \$16.0M  
Actual Cost: \$15.4M

AIA Chicago Interior Architecture Award

Chicago Building Congress Award of Recognition

Illinois/Indiana Masonry Council Excellence in Masonry Award

American Library Association Interior Design Honor Award

Woodworks North-Central Institutional Wood Design Award





## 2 LIBRARY EXPERIENCE

# Completed Libraries

## Oak Park Public Library

Oak Park, IL

New Construction, 138,000 SF  
Completed 2004  
Lobby Renovation 2013  
Add Study Rooms 2015

Estimated Cost: \$20.5M  
Actual Cost: \$19.5M

Chicago Building Congress Best in Class Design  
Midwest Construction Magazine Best Library Award





# Completed Libraries

## Warren-Newport Public Library

Gurnee, IL

Renovation, 47,000  
Expansion, 5,000 SF  
Completed 2011

Estimated Cost: \$7.3M  
Actual Cost: \$7.2M





## 2 LIBRARY EXPERIENCE

# Completed Libraries

## Fountaindale Public Library

Bolingbrook, IL

New Construction, 110,900 SF  
Completed 2012  
Meeting Room Renovation 2020

Estimated Cost: \$34M  
Actual Cost: \$23.2M (bid during recession)

- AIA Chicago Distinguished Building Award
- American Society of Interior Designers Design Excellence Award
- Brick in Architecture Award





2 LIBRARY EXPERIENCE

# Completed Libraries

## DeKalb Public Library

DeKalb, IL

Historic Restoration, 19,000 SF

Expansion, 48,000 SF

Completed 2017

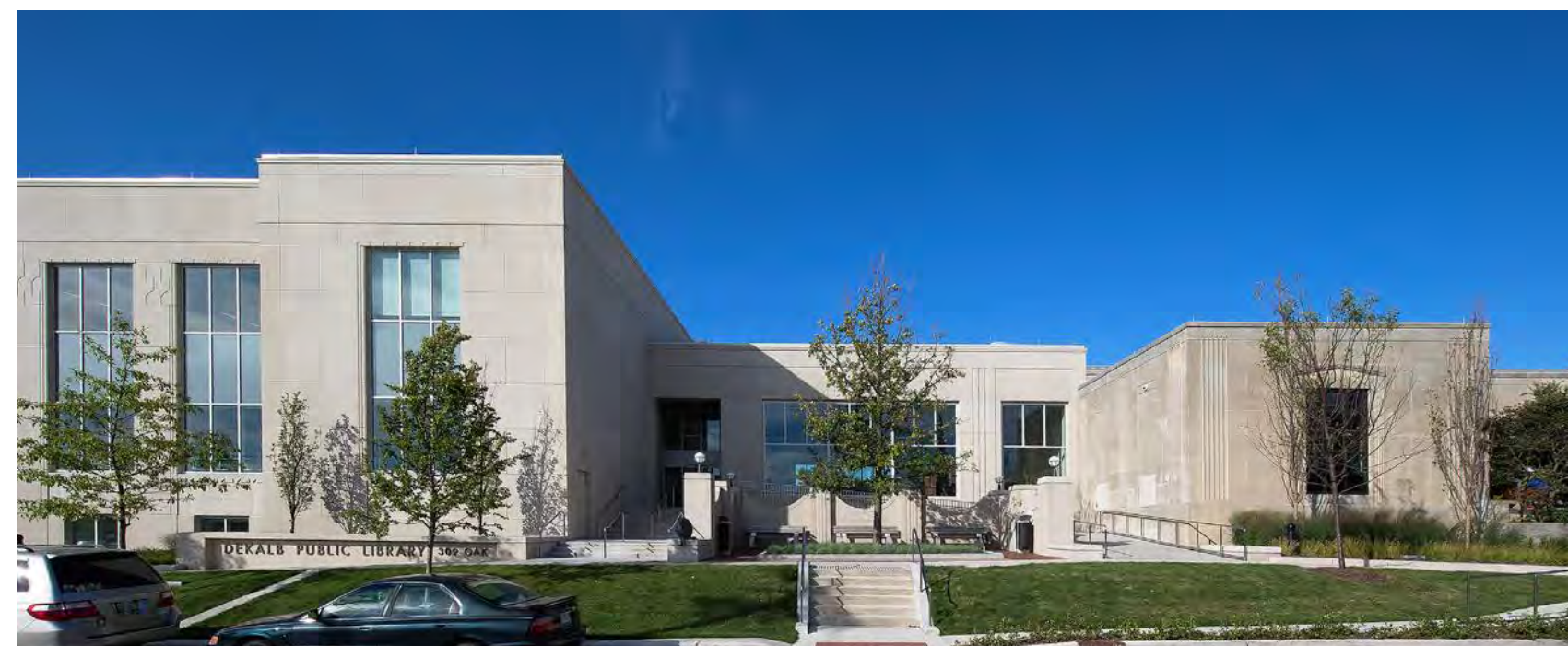
Estimated Cost: \$18.5M

Actual Cost: \$18.4M

AIA Illinois Mies Van Der Rohe Award for Design Innovation

Association of Licensed Architects Design Award

Illuminating Engineers Society Design Award





2 LIBRARY EXPERIENCE

# Completed Libraries

## St. Charles Public Library

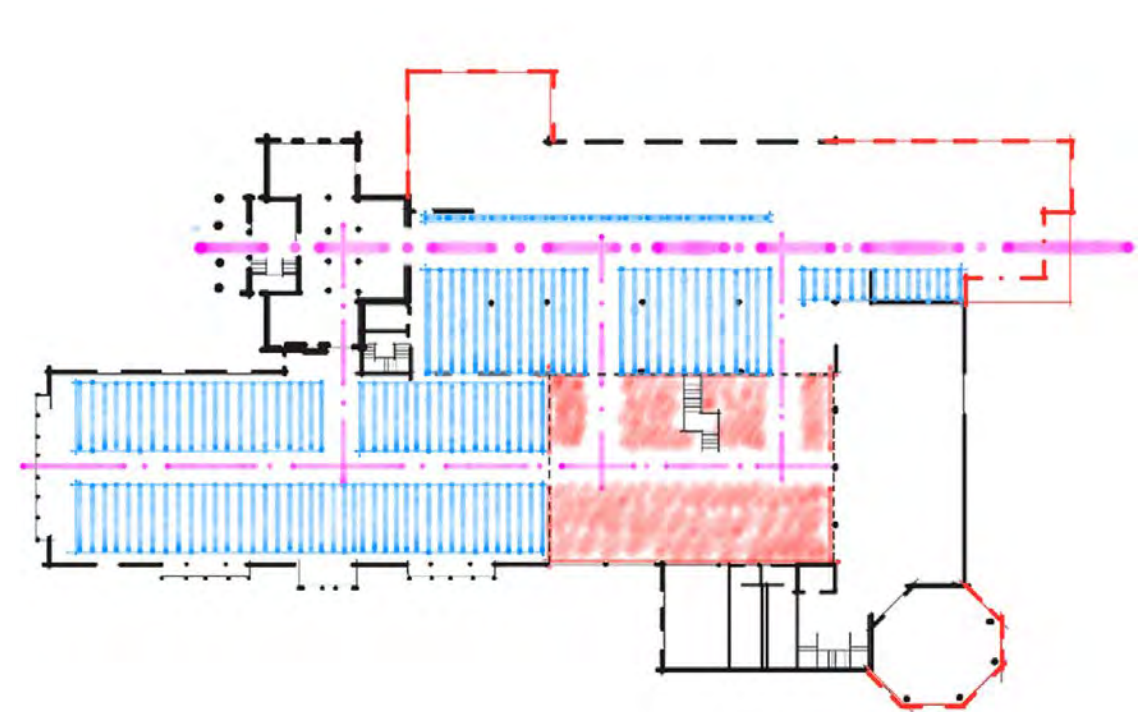
St. Charles, IL

Renovation, 57,000 SF

Expansion, 8,000 SF

Completion 2021

Estimated Cost: \$16M





# Project Challenges

The challenges, solutions and lessons learned shown here were selected for their relevance to Lisle Library District.

CHALLENGE	SOLUTION	LESSON LEARNED
<b>Unify library interiors</b> in buildings with earlier additions.	Clear interior circulation patterns that allow users to <b>navigate building intuitively</b> without relying on signage.	Re-consider <b>original building circulation patterns</b> , which often offer clue for clarifying circulation.
Improve library services within <b>fixed, limited budget.</b>	<b>Multiple design approaches</b> that balance budget and space needs.	<b>Establish correspondence</b> between budget, space needs and design from earliest stages of project.
<b>Adapt existing building</b> to new library service and design trends.	<b>Leverage underutilized spaces</b> for new library features.	Existing buildings often have <b>underlying features</b> that can foster new activities.
<b>Storm water management</b> on tight site.	Multiple strategies including <b>both overland and buried solutions.</b>	<b>Involve civil engineer early</b> in design process.



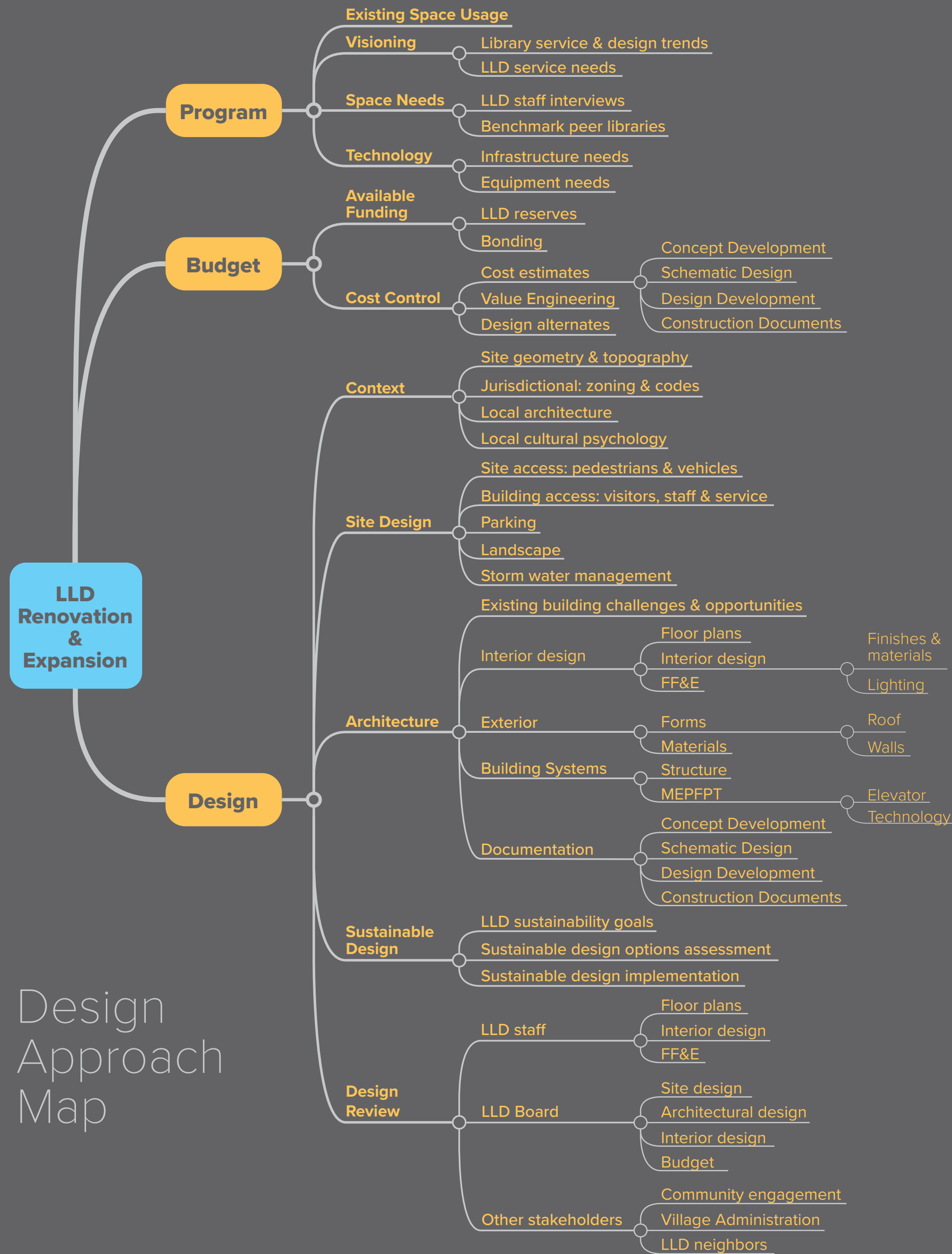
# 3 lisle library district

Local History Ramp - Generous Gift of Kiwanis Club of DeKalb



# Design Approach

Our **comprehensive design approach** establishes and maintains a correspondence between Program, Budget and Design.



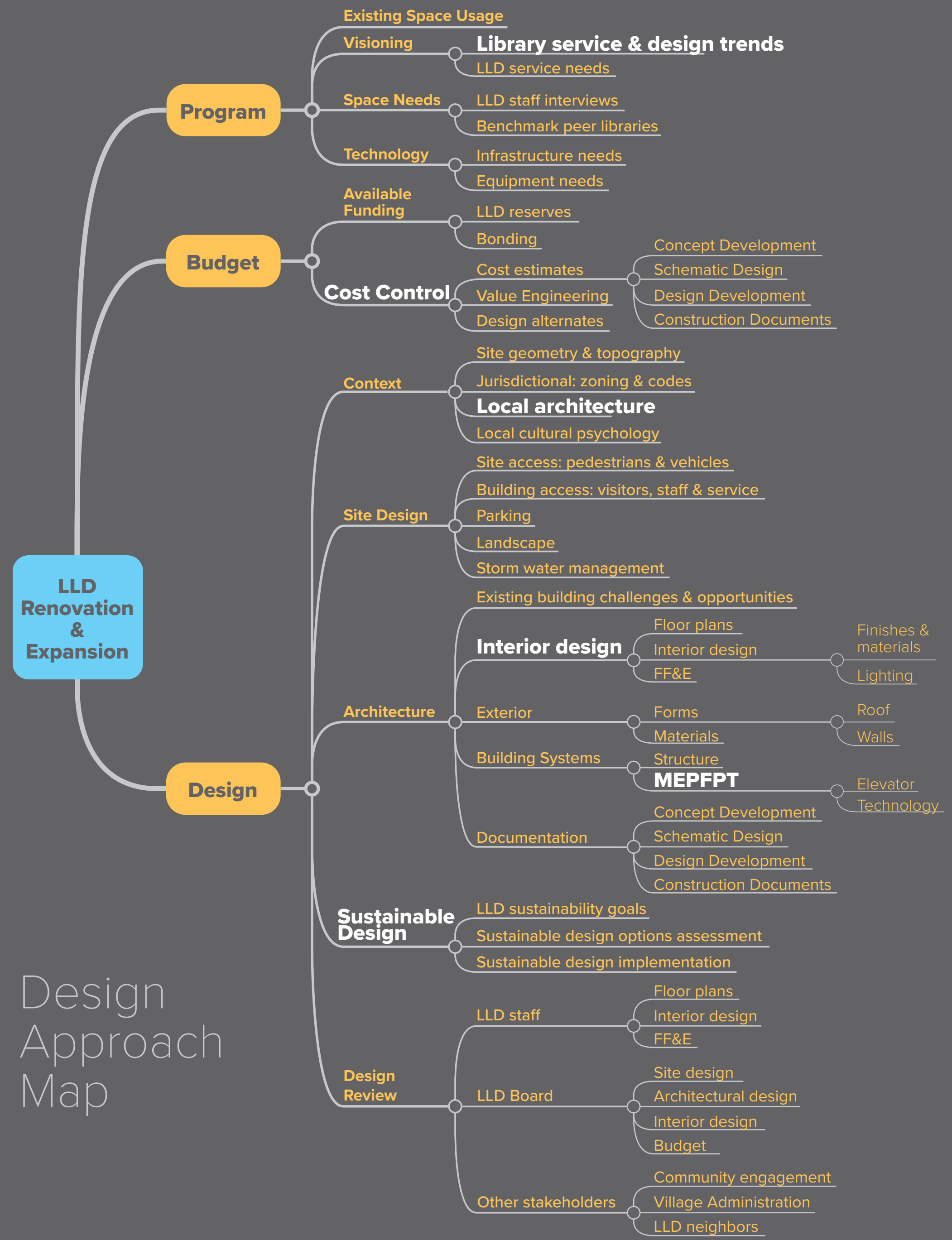
Of the three areas of focus, Design is the most complex.

Design Approach Map



# Design Approach

Our **comprehensive design approach** establishes and maintains a correspondence between Program, Budget and Design.



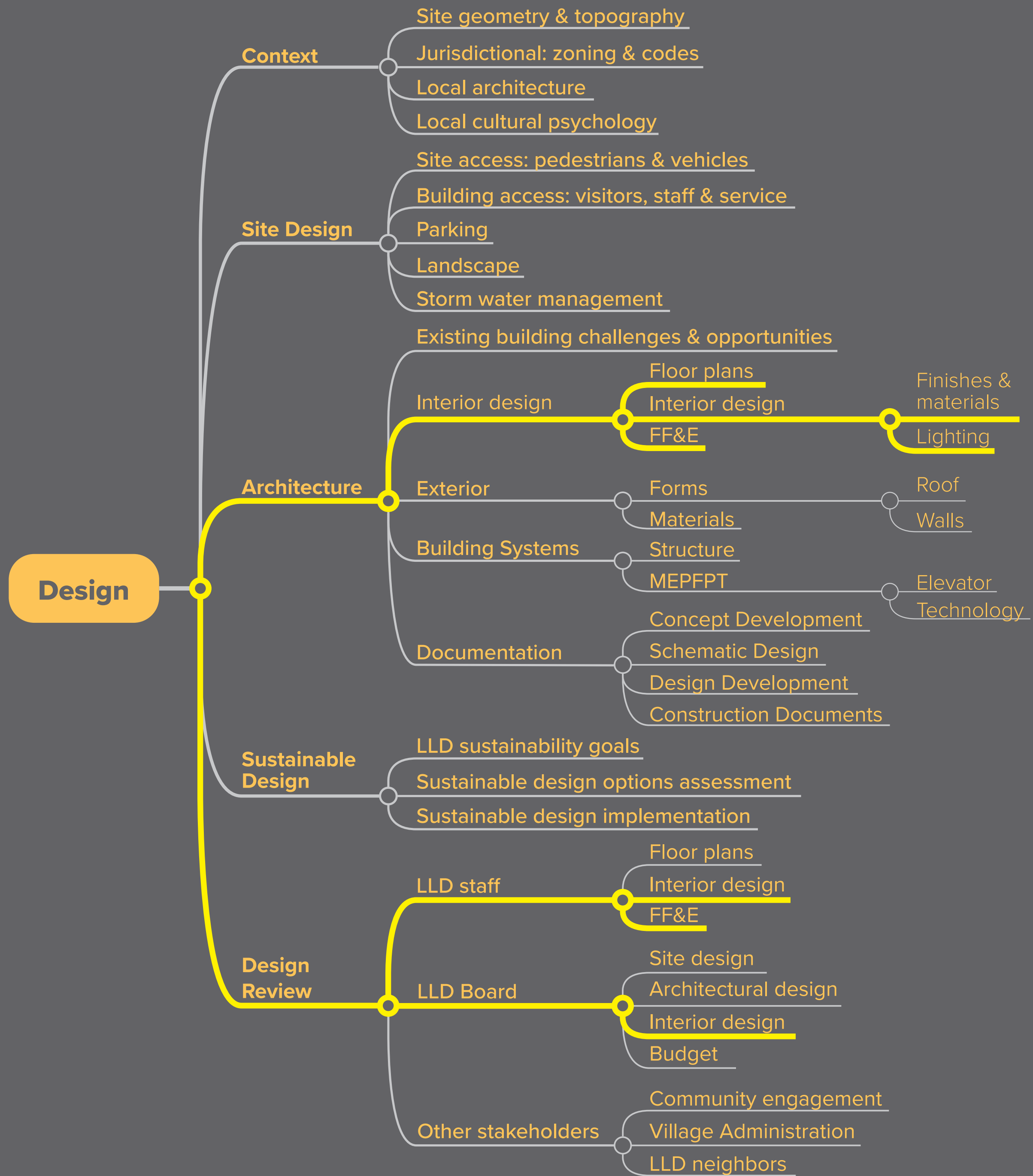
LLD staff & Board members bring different interests and skills to the design process—it is important to consider individual interests within the context of the entire design process.

Design Approach Map



# Design Approach

**Interior design excellence** is critical and depends on full integration with other design elements.





### 3 LISLE LIBRARY DISTRICT

# Influencing Factors

## Internal Factors

- LLD space needs
- LLD service needs
- Existing building
- Site constraints

## External Factors

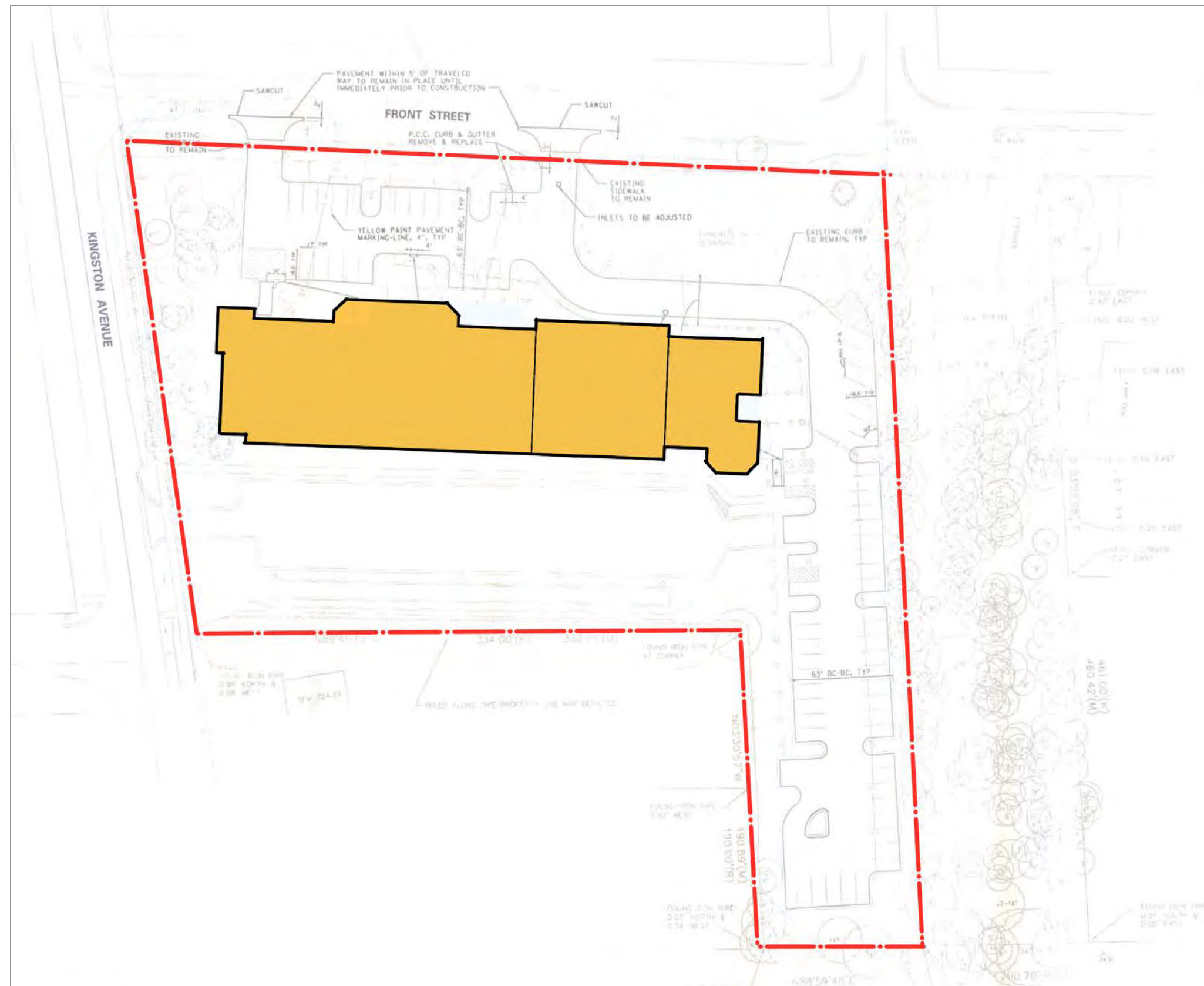
- Library service trends
- Lisle civic architecture
- LLD neighbors

## COVID Factors

- Access to AV technology & equipment
- Access to safe meeting rooms

## SNHA Factor

Design that reflects the Lisle Library community values and identity.





# Phased Construction

## Impacts of Phasing

### PROS

Allows uninterrupted operations at current location

### CONS

Increases construction duration and disruptions to daily library operations

Increases costs

Decreases available library services during construction

Challenging working environment for staff

### MITIGATING STRATEGIES

Address potential phasing from earliest stages of design

Budget for phasing

Consider temporary relocation

**Minimize number of phases**

Prioritize safety



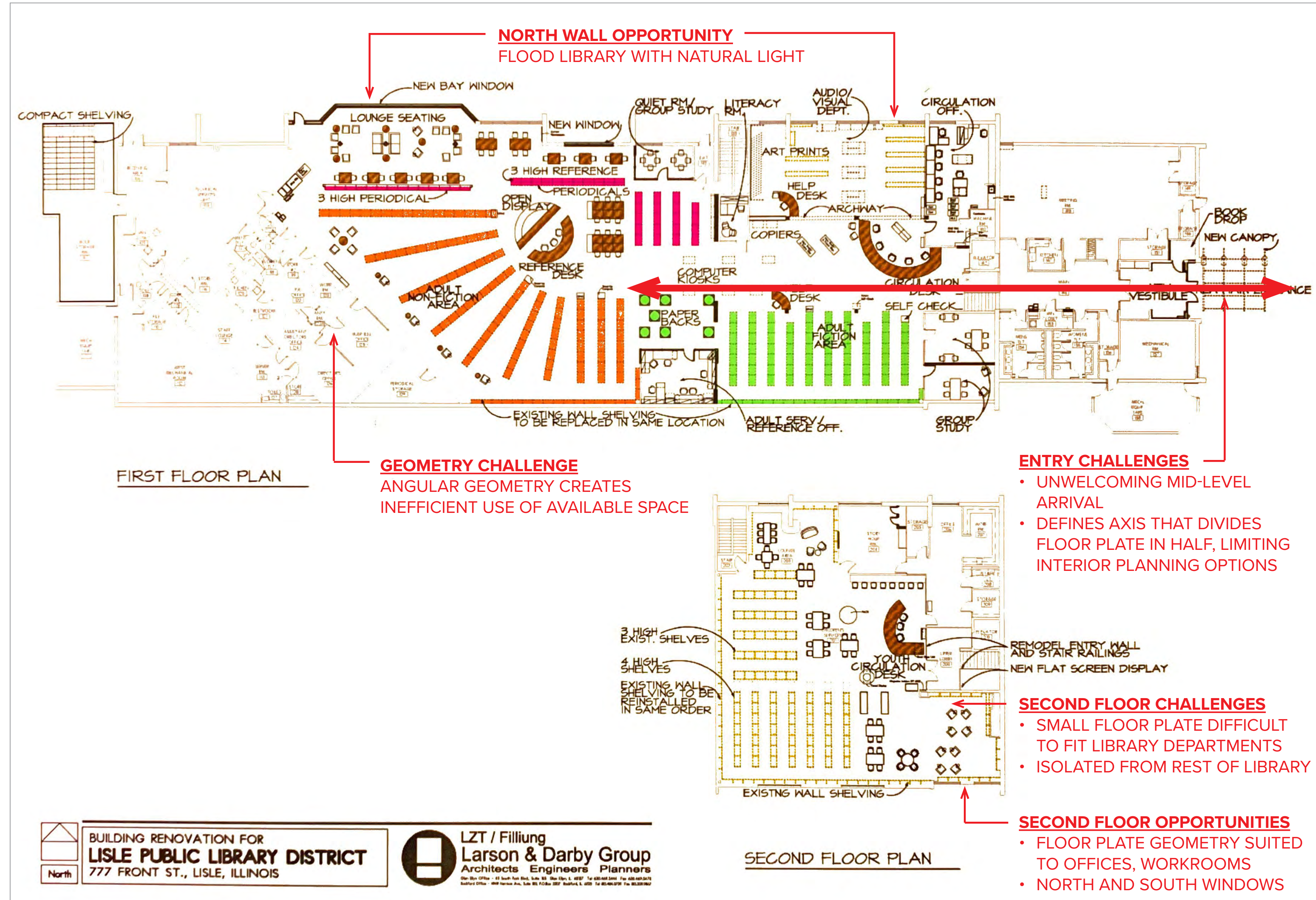
3 LISLE LIBRARY DISTRICT  
\$8.5M-9M Options

	Renovation Only	Renovation & New Construction <b>STRATEGY 1</b>	Renovation & New Construction <b>STRATEGY 2</b>
Demolition	0 SF	(7,750) SF	(9,250) SF
Existing Area—No Work	0 SF	5,500 SF	7,500 SF
Existing Area—Renovation	32,500 SF	19,250 SF	15,750 SF
New Construction Area	0 SF	7,750 SF	9,250 SF
<b>Total Area</b>	<b>32,500 SF</b>	<b>32,500 SF</b>	<b>32,500 SF</b>
Bond Cost	\$150,000 1.5%	\$150,000 1.5%	\$150,000 1.5%
Site Development Cost	\$- 0	\$450,000 30,000 SF	\$645,000 43,000 SF
<b>Building Construction Cost</b>	<b>\$6,500,000</b> \$200/SF	<b>\$6,562,500</b> \$243/SF	<b>\$6,387,500</b> \$256/SF
Professional Services	\$910,000 14.0%	\$918,800 14.0%	\$894,300 14.0%
FF&E	\$682,500 \$30/SF	\$682,500 \$30/SF	\$682,500 \$30/Sf
<b>Subtotal</b>	<b>\$8,242,500</b>	<b>\$8,763,800</b>	<b>\$8,759,300</b>
Owner's Contingency	\$195,000 3.0%	\$196,900 3.0%	\$191,600 3.0%
<b>Project Cost</b>	<b>\$8,437,500</b>	<b>\$8,960,700</b>	<b>\$8,950,900</b>



3 LISLE LIBRARY DISTRICT  
 \$8.5M-9M Options

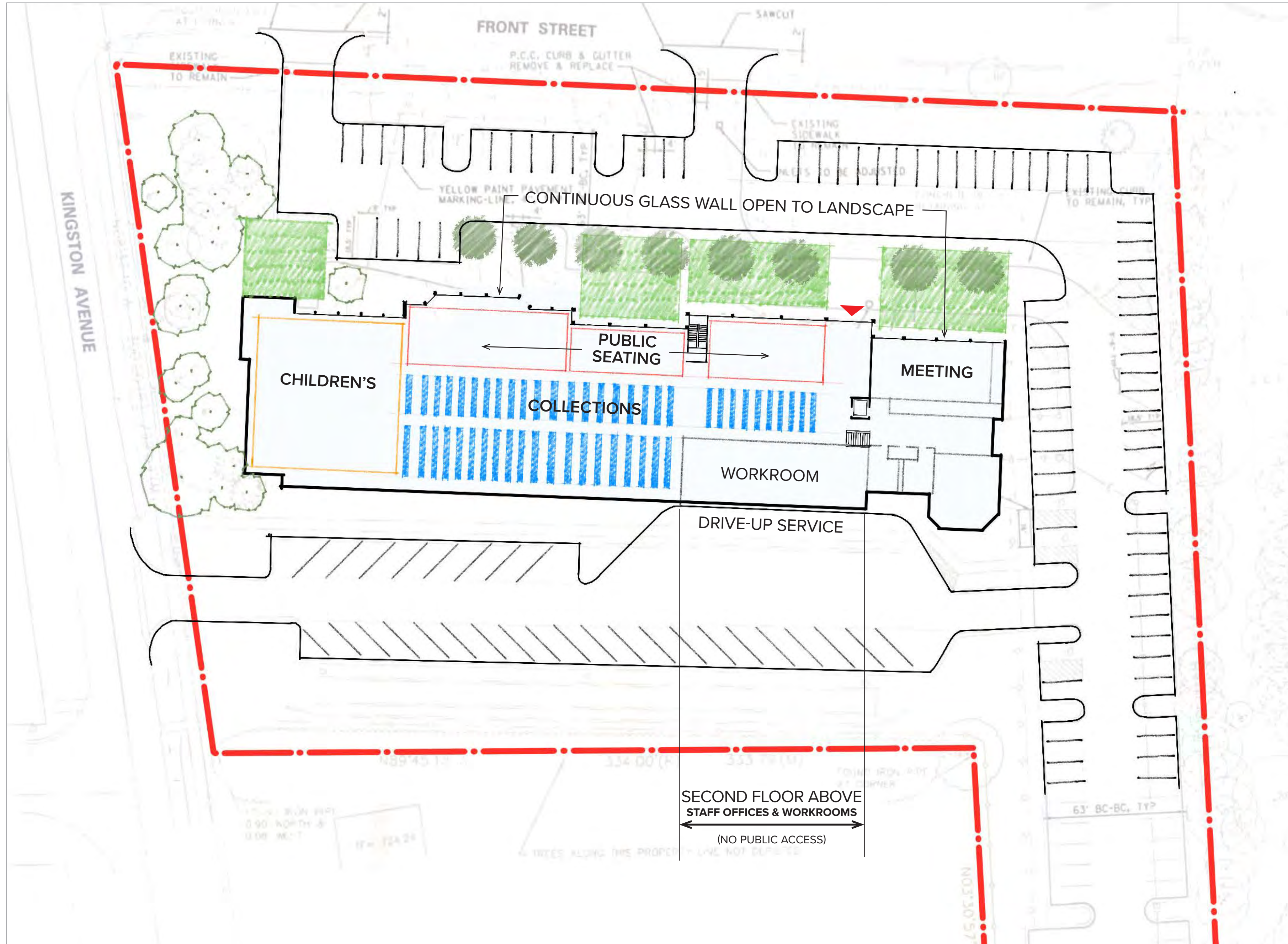
Renovation Only  
**CHALLENGES & OPPORTUNITIES**





3 LISLE LIBRARY DISTRICT  
\$8.5M-9M Options

Renovation Only  
**PRELIMINARY STRATEGY**



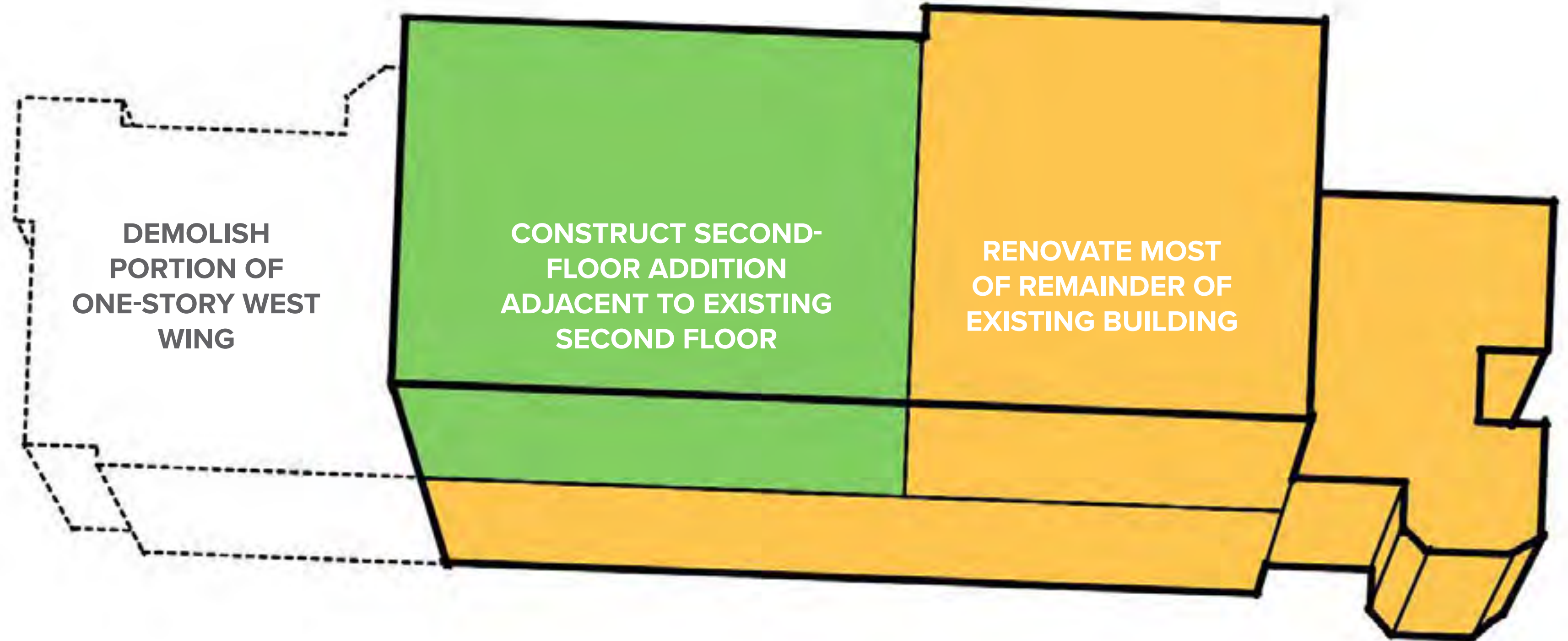






# \$8.5M-9M Options

## Renovation & New Construction **STRATEGY 1**




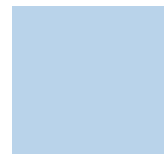


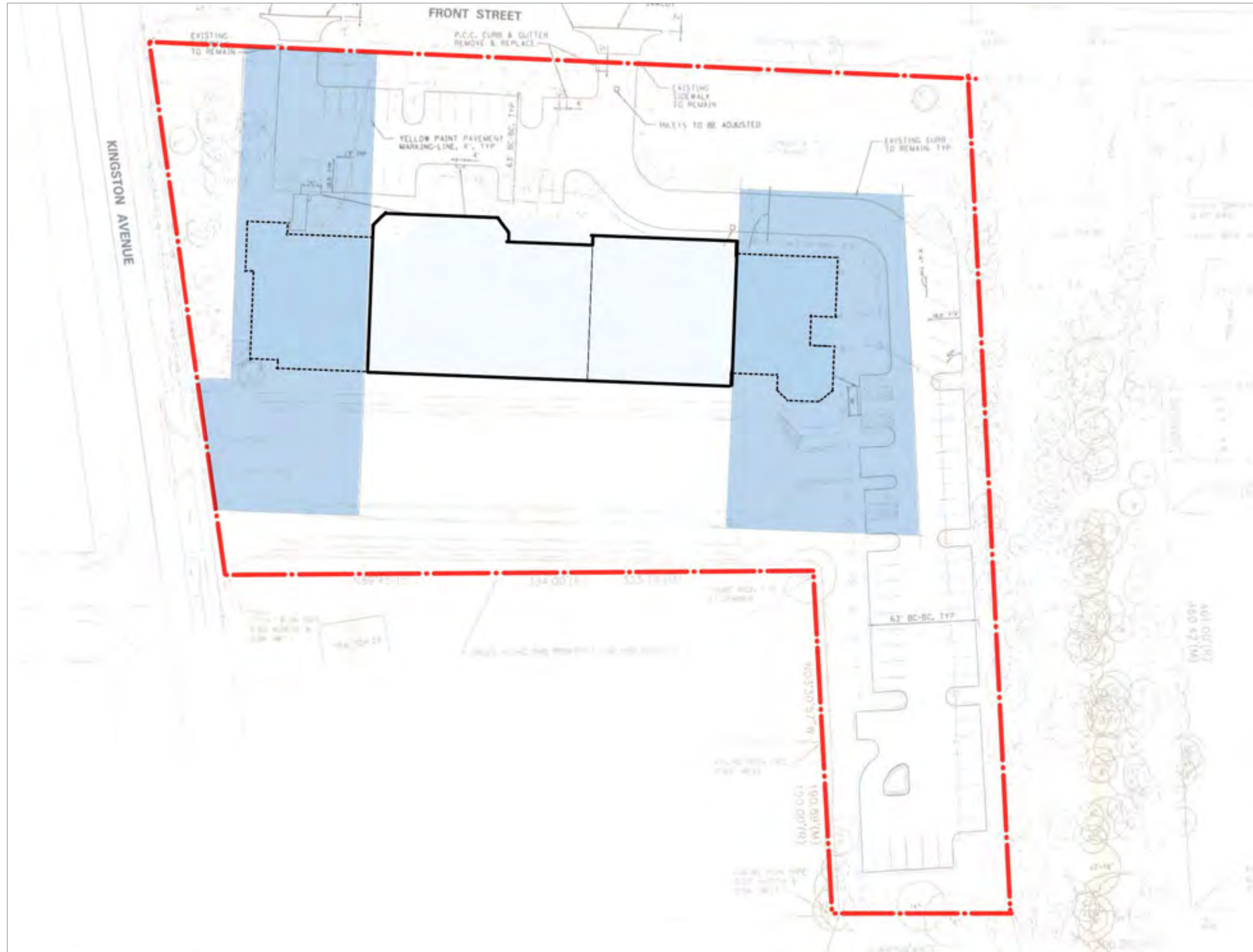
### 3 LISLE LIBRARY DISTRICT

# \$8.5M-9M Options

## Renovation & New Construction

### **STRATEGY 2**

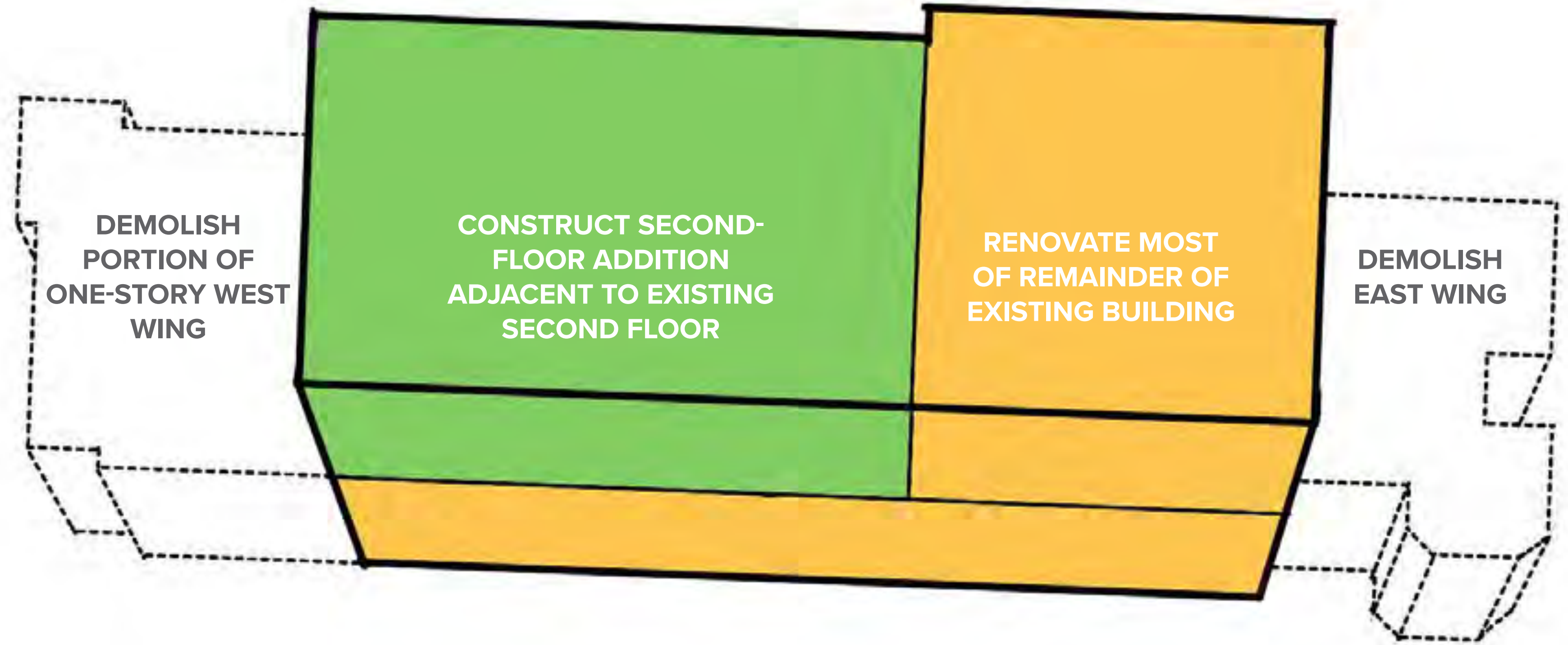
-  Existing building to be demolished
-  Site area to be modified





# \$8.5M-9M Options


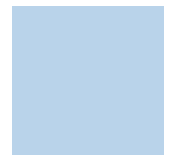

## Renovation & New Construction **STRATEGY 2**



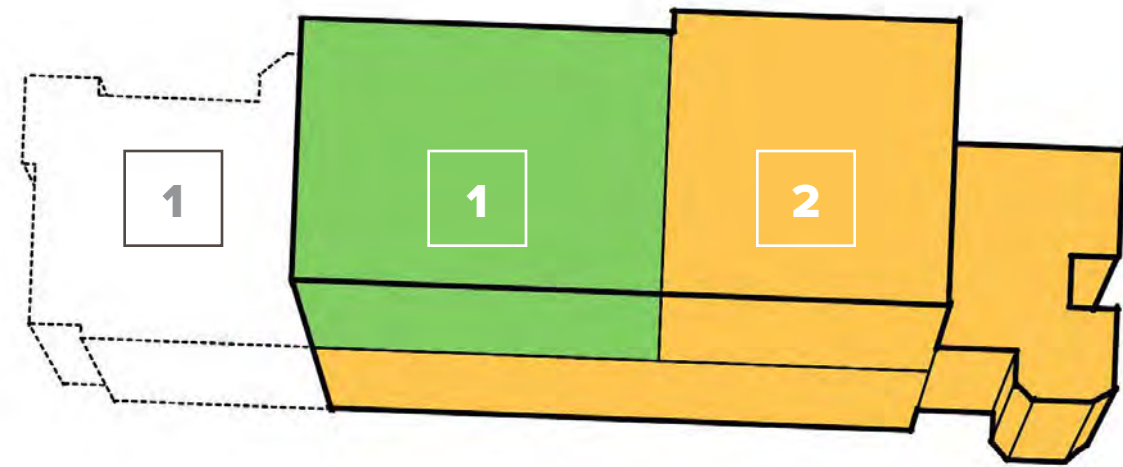
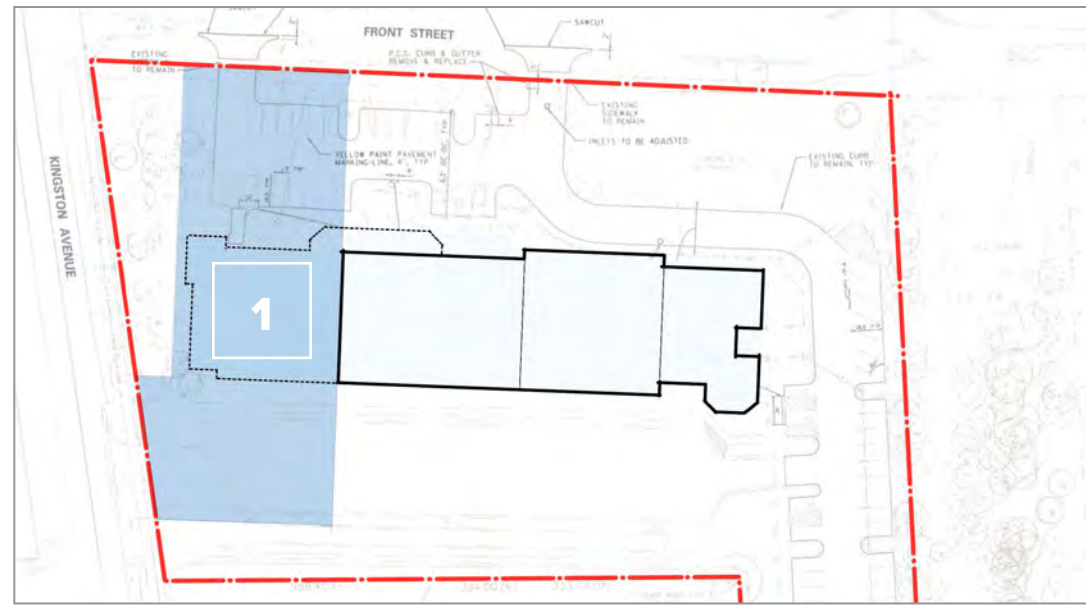


3 LISLE LIBRARY DISTRICT  
 \$8.5M-9M Options

These design strategies prioritize **roughly equal floor plates** that will give LLD that will maximize planning efficiency and flexibility.

-  Existing building to be demolished
-  Site area to be modified
-  Existing building to be retained
-  New building construction

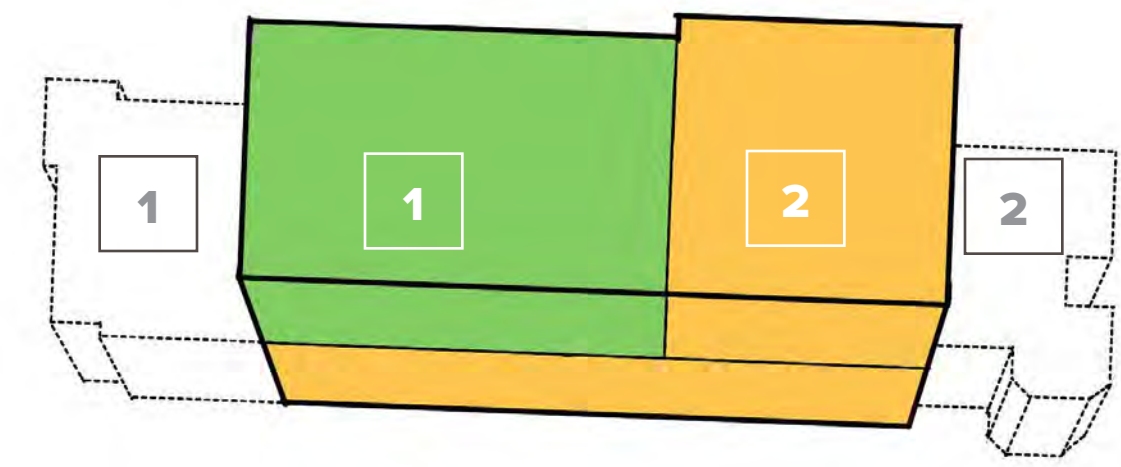
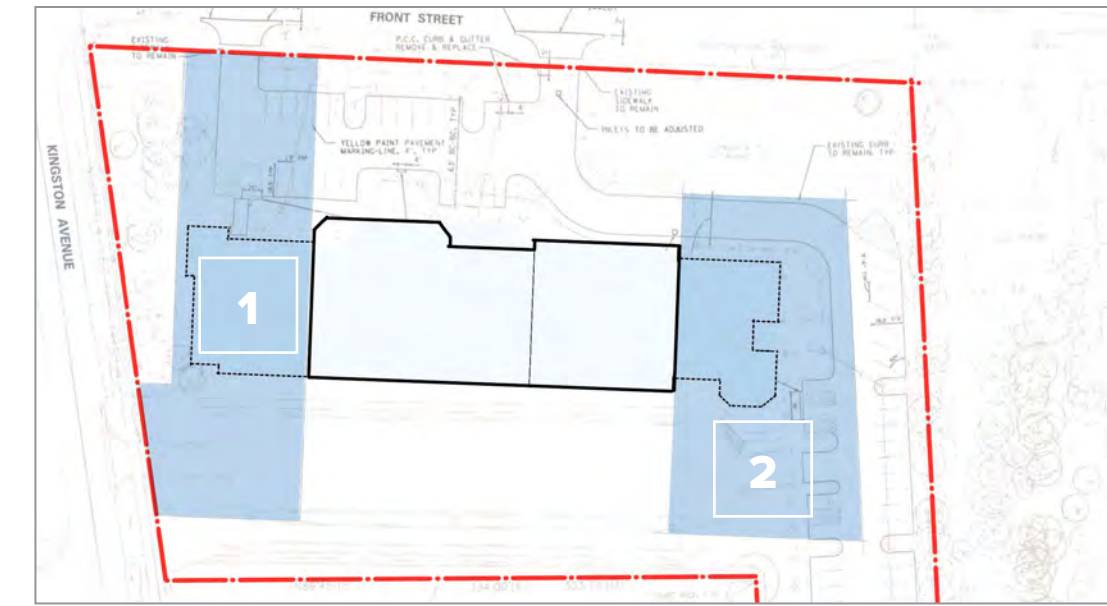
Renovation & New Construction  
**STRATEGY 1**  
 First Floor: 18,250 SF | Second Floor: 14,250 SF



- Potential Phasing**
- 1** Partial demolition of one-story east wing  
 Construct second floor addition  
 New site entry including drop-off
  - 2** Renovate remainder of existing library
  - 3** Occupy entire reconfigured library

Demolition: **7,750 SF**  
 Existing Area—No Work: **5,500 SF**  
 Existing Area—Renovated: **19,250 SF**  
 New Construction Area: **7,750 SF**  
 Site Improvement Area: **30,000 SF**

Renovation & New Construction  
**STRATEGY 2**  
 First & Second Floors Equal: 16,250 SF Each



- Potential Phasing**
- 1** Partial demolition of one-story east wing  
 Construct second floor addition  
 New site entry
  - 2** Demolish west wing & improve east end of site  
 Renovate remainder of existing library
  - 3** Occupy entire reconfigured library

Demolition: **9,250 SF**  
 Existing Area—No Work: **7,500 SF**  
 Existing Area—Renovated: **15,750 SF**  
 New Construction Area: **9,250 SF**  
 Site Improvement Area: **43,000 SF**



# Preliminary Ideas

This example illustrates how a design idea can **address multiple project challenges**.



Existing



Proposed

## PRELIMINARY CONCEPT **Second Floor Addition**

- Creates new, visible, welcoming and universally accessible entry
- Creates more usable and adaptable floor plates
- **Greatly increases natural light into Library interiors**
- Improves vehicular circulation
- Opportunity to reinforce LLD civic identity





# 4 project schedule



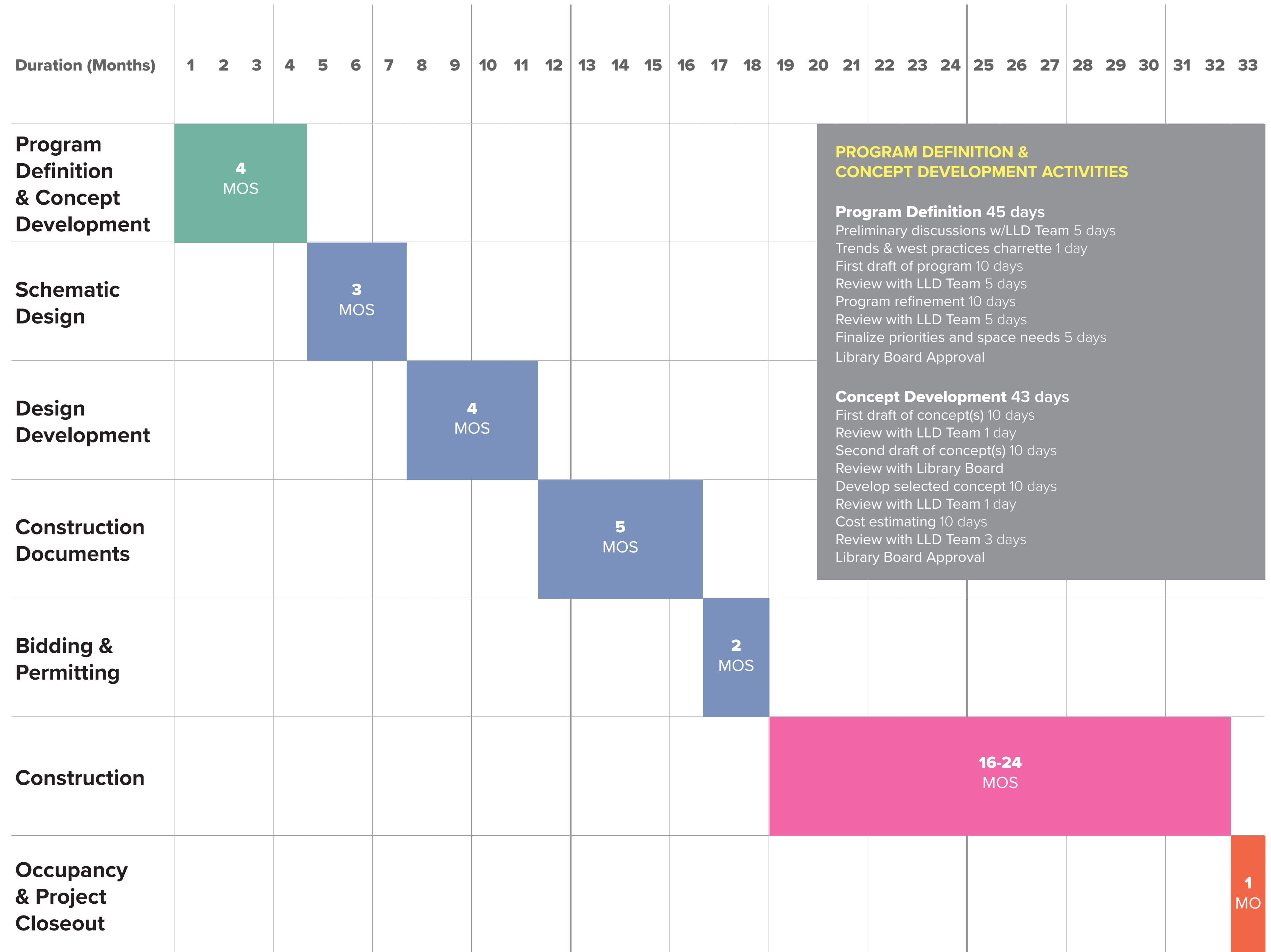


4 PROJECT SCHEDULE

Concept Phase

Duration

+  
Design, Bidding &  
Construction Durations







**5 design services**



# Concept Phase Deliverables

Our concept phase deliverables will document a correspondence between Program, Budget and Design.

## PROGRAM

### **Visioning statement**

Library service & design trends  
LLD service needs

### **Program definition**

Benchmark peer libraries  
Existing space calculations  
Existing collections analysis  
Space needs  
FF&E needs  
Technology infrastructure needs  
Technology equipment needs

## BUDGET

### **Project budget definition**

Available reserves  
Bonding capacity

### **Concept cost estimate (CCS)**

Potential value engineering  
Potential Alternates

## DESIGN

### **Context analysis**

Site geometry & topography  
Local zoning requirements  
Local (civic) architecture

### **Site design**

Pedestrian & vehicular access  
Drop-off and parking  
Drive-up service window  
Landscape  
Storm water management

### **Sustainable design**

Sustainable design options  
assessment & prioritization

### **Concept development**

Multiple planning options  
Concept design documentation

- Site & floor plans
- Building sections
- Building elevations
- Interior finishes

Rendering(s)



# Post-Concept Scope of Services

Actual professional services required will vary depending on selected design approach.

## BASIC SERVICES

- Architecture
- Mechanical, Electrical, Plumbing & Fire Protection Engineering
- Structural Engineering

## OTHER REQUIRED SERVICES

- Interior Design**
- FF&E Selection & Procurement
- Civil Engineering**
- Landscape Architecture
- A/V, Data & Technology Consulting**
- Security & Access Control Consulting
- Acoustics Consulting
- Lighting Design

## OTHER POTENTIAL SERVICES

- Signage Consulting
- Sustainable Design Consulting
- Systems Commissioning
- Elevator Consulting
- Temporary Relocation
- Zoning Approval Consulting



# Q & A

