

## CITY COUNCIL STUDY SESSION MINUTES

September 20, 2016

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in a Study Session at 5:30 p.m. in the Municipal Building Conference Room on the 20th day of September, 2016, and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray, and the Norman Public Library at 225 North Webster 24 hours prior to the beginning of the meeting.

PRESENT: Councilmembers Chappel, Clark, Heiple, Holman, Karjala, Mayor Miller

ABSENT: Councilmembers Castleberry, Hickman, and Allison

Item 1, being:

### PRESENTATION FROM MEYER, SCHERER & ROCKCASTLE, LTD., (MSR) REGARDING A DESIGN DEVELOPMENT PHASE UPDATE FOR THE CENTRAL BRANCH LIBRARY.

Mr. Matt Kruntorad, Meyer, Scherer & Rockcastle, LTD., (MSR), said the Central Branch Library design development is 100% complete. He said the schematic design established size, scale, shape, and programming needs of the facility, which helped with design development. He said the design development coordinated the building with systems and architectural details that included mechanical systems, plumbing, electrical, material selections, etc. The next step will be to finalize the approved design through refinement of building systems and details resulting in an articulated set of contract documents for bidding. He said total costs for the facility are estimated to be \$39,000,000, which includes land acquisition; site preparation; design; testing; demolition of houses on site; construction; furnishings; fixtures/equipment, etc. He said public art will be a separate piece of the project using the one percent (1%) of total project costs that is being set aside for the larger Norman Forward construction projects.

Mr. Kruntorad said this project is about a 21st Century Library that is diverse, resilient, inviting, sustainable, a service model, and innovative and these combined features provide flexibility and adaptability into the future. He highlighted amenities as 80,000 square feet of library; easy drop-off with multiple entries on the main floor; 24 hour library feature; managed stormwater runoff; minimal site maintenance; exterior plaza facing Andrews Park; adult computer stations; teen computer stations; children's area with early literacy reader alcoves and 2,000 square foot story time room; public meeting room with seating for 300 (can be divided into 100 or 200 seats); public meeting room with seating for 56; conference room with seating for 20; six collaborative study rooms; one shared staff/public meeting room for eight; digital classroom for 28; mobile service approach; tablet lending services; and variety in seating. Sustainable features include Leadership in Energy and Environmental Design (LEED) Silver (or higher) certification; total energy use reduced by 30%; geothermal system for heating/cooling; water consumption reduced by 30%; daylight staff and public area; Low Volatile Organic Compounds (VOC) paints, adhesives, sealants, and flooring materials; drought tolerant and native plants; and landscaped bioswales in parking lot to manage stormwater.

The primary access to the library will be on Acres Street across from Andrews Park that leads to a drop-off zone for easy access. A covered canopy to the center of the site is within close proximity to two-thirds of the parking spaces. Secondary access is near Highland Parkway, which may become the primary access for many people because it is easy to enter due to low traffic patterns. Legacy Trail will connect as

well to the south and north for easy access. Inside the site will be a separate, one-way service area drive that is part of the book drop site that gives easy access to the drive-up book drop for book returns. The library access areas are built around pedestrian, bicycle and vehicular paths that are all well connected.

Approaching the site, drought and environmentally tolerant native plants will be used for landscaping, which require very little maintenance. Trees and grasses will be planted in a plains and canyon type environment around the facility.

The outside of the building will be constructed of durable materials ranging from concrete, stone, glass, and brick pavers. The first floor of the building will be a dark red brick that has a pearlesque type finish and the upper floors will be constructed of a lighter, translucent, reflective glass and stainless steel panels that are meant to reflect light and pick up the mood of the sky or environment, i.e., sunny, cloudy, night, day, etc. He said stainless steel does not need a coating nor does it collect dirt like a painted service might and adds longevity. Some of the glass used for the upper floors will be opaque to reduce heat from the sun while allowing adequate daylight to reduce the energy load and raise the comfort level inside the library.

Inside the library, MSR has tried to incorporate intimate cozy spaces with more open, flexible, and adaptable spaces throughout. Raised floors provide longevity in terms of electrical changes or other changes that may come up in the future. Mr. Kruntorad said as you enter the library, there will be a large, open marketplace type area with easy wayfinding to stairs, elevators, and exits. The first floor will house a book store, café, and a secure children's space with a large story time room. Staff operations will also be on the first floor with smaller staff work areas on the second and third floors. The main stairs will be wide enough to accommodate people wanting to sit and read or chat, while still allowing access to the upper floors. The teen and adult areas will be located on the second floor and the third floor will house the meeting rooms as well as a history/genealogy room.

Councilmember Clark asked where the books on hold will be located within the marketplace and Mr. Kruntorad said when you enter the library, there is a service point where people can see everything from that point and the book holds and self-checkout kiosks will be located at the nexus of the circulation area.

Mayor Miller said there is primary collection on all floors and asked how that would be organized and Mr. Kruntorad said popular materials will be located on the first floor.

Mr. Kruntorad said interior space materials will fit in harmony with the particular areas of the library. There will be niches carved into the walls in various areas where people can sit and read. Materials used in the niches will gather the right light and give a sense of comfort and privacy while other areas will be more open giving a person a sense of being a part of activities taking place around them. He said transition between spaces will be done through some materiality of wood, coatings on glass, plywood panels, etc., allowing light to enter in a dappled way to soften the spaces and the ceiling. The color palette in the children's area will be more vibrant than in other areas. The teen area will have a more muted color, but all areas will have a wood base that follows through the entire library and that is where the colors will branch off of so each space will have its own unique color that still relates to the wood. The adult space will have a more blue/green hue; however, a lot of color will come from the furnishings, which have not been selected this early into the project because furniture gets discontinued and what could be selected today may not be available when needed. There will be a range of types of furniture throughout because what may be comfortable to one person may not be comfortable to another. In the open areas, larger form driven furniture will be used to help people feel more contained as they sit.

The ceiling in the children's area slopes up to allow natural light into the middle of the building. The story time room will have a door that collapses and is hidden. The story time room will be open most of the time giving the impression of a room within a room. The ceiling design feature will allow a view to the second floor so people on the second floor can see activities on the first floor children's and marketplace area. He said this draws the floors together and people tend to enjoy watching activities from an elevated level. He said this ceiling design has been popular in libraries as well as other types of buildings.

Ms. Joy Hampton, The Norman Transcript, asked if MSR knew for a fact that children are drawn to bolder colors while teens tend to enjoy a more muted palette and Mr. Kruntarod said yes, this is known to be true. He said if a person is not comfortable sitting in a certain area they will not sit there and that was built into the thinking process. Ms. Hampton asked if the Pioneer Library System (PLS) staff was part of the decision making on furniture and color schemes and Mr. Kruntorad said yes. He said the Library Ad Hoc Committee and PLS selected the colors and materials from swatches provided by MSR. He said the swatches could be made available to Council so they can see the textures and colors for themselves and Mayor Miller felt that would be helpful.

Items submitted for the record

1. Norman Pubic Library Central Summary Sheet
2. PowerPoint presentation entitled, "Norman Central Library Design Development Presentation," dated September 19, 2016

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The meeting adjourned at 6:35 p.m.

ATTEST:

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City Clerk

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Mayor