

DR. MARTIN LUTHER KING, JR. BRANCH

RESULTS OF DESIGN COMPETITION



NEW MARTIN LUTHER KING, JR. BRANCH TIMELINE

September 17, 2015: Board of Library Trustees authorizes Library to negotiate with developer for the construction of a new MLK branch

- Established contract parameters of:
 - Minimum of 15,000 square feet
 - Architecturally iconic design
 - Meeting space for approx. 300 people
 - Drive-up window
 - Library service be uninterrupted
 - 50+ free parking spaces

August 29, 2016: Board of Library Trustees approves agreement for development and relocation of the Martin Luther King, Jr. branch

- Authorizes contract language allowing developer to retain air rights over library building which increased developer's contribution by \$2M

NEW MARTIN LUTHER KING, JR. BRANCH TIMELINE



May 2017: CPL accepts a \$93,000 grant from the Cleveland Foundation to conduct a design competition

June 13, 2017: Board of Library trustees authorizes Library to consider alternate location which would entail the library being partially tucked underneath apartment building

October 2017: CPL issues Request for Qualifications and Design Brief, and receives over 350 inquiries from design firms around the world

November 2017: Statements of Qualifications from 31 design firms are received by CPL from seven states and three countries outside the United States

NEW MARTIN LUTHER KING, JR. BRANCH TIMELINE

January 2018: Interviews are conducted of nine semi-finalist design firms selected by five-member Selection Committee with advice from a ten-member Advisory Committee

February 2018: Selection Committee, with assistance and recommendations from Advisory Committee, selects top three design teams to participate in the Design Competition:

- Bialosky Cleveland & Vines Architecture
- MASS Design Group & LDA Architects
- SO-IL & JKURTZ Architects

March 2018: Two-day site visit and workshop conducted with three top firms

NEW MARTIN LUTHER KING, JR. BRANCH TIMELINE

- **May 9, 2018:** Designs are presented by three top firms to members of the Board of Trustees and the Advisory and Selection Committees
- **May 10, 2018:** Designs are presented by three top firms to students from Cleveland School of the Arts and to the general public
- **May 14, 2018:** Advisory and Selection Committees meets to discuss and score design submissions, Selection Committee makes preliminary ranking
- **May 18, 2018:** Independent consultant completes analysis of budgets submitted by teams

THREE FINALIST TEAMS

● **BIALOSKY**
CLEVELAND + **VINES** ARCHITECTURE

● **MASS.** + 
LDA architects
Celebrating 20 Years

● SO – IL + **KURTZ**
ARCHITECTS

BIALOSKY

CLEVELAND



VINES ARCHITECTURE

- Founded in 1951
- Based in Cleveland
- Led by Jack A. Bialosky, Jr.
- Projects include Tri-C Metro Campus Center, Muskingum University campus library, and Edgewater Beach House



- Founded in 2008
- Based in Raleigh, NC
- Led by Victor Vines
- Projects include Harvey B. Gantt Center for African-American Arts + Culture, Charlotte, NC and the Tenley Friendship Library, Washington, D.C.



MASS.

+



- Founded in 2008
- Based on Boston, MA
- Led by Michael Murphy
- Projects include numerous social justice projects including The Memorial for Peace and Justice in Montgomery, AL

- Founded in 1995
- Based in Cleveland
- Led by Dominick Durante
- Projects include historic preservation, and institutional buildings including the Richmond Heights City Hall and Beachwood Community Center



SO – IL +

KURTZ
ARCHITECTS

- Founded in 2008
- Based in Brooklyn, NY
- Led by Jing Liu
- Projects include the CTF Museum in Hong Kong and the Jan Shrem and Maria Manetti Museum of Art in Davis, CA



- Founded in 2016
- Based in Cleveland
- Led by Jonathan Kurtz
- Projects include Stirn Hall at Hawken School and Bertram and Judith Kohl Building at Oberlin College

DESIGN PARAMETERS

The following design requirements were set forth in the Library's Request for Qualifications:

- Building size of 20,000 square feet over 1 or 2 floors
- Building is situated beneath 5-10 story apartment building
- Building provides access to plaza
- LEED Silver or better
- ADA-compliant and barrier-free
- Flexible interior space capable of being reconfigured
- Central open space capable of service as "public square"
- Central meeting space for 300-400 people
- 125 seat auditorium
- Use of perimeter shelving
- Spaces to house separate collections for adults, children, teens, etc.
- Smaller meeting room with kitchenette

DESIGN PARAMETERS

- At least 4 quiet study rooms
- Restrooms with direct line of sight from circulation desk
- Meeting spaces and restrooms are accessible for after-hours use
- Space for at least 30 public computers and laptop bar
- Mixture of lounge and table seating
- Vending area with casual seating
- Staff work area behind circulation desk
- Three portable service desks
- Shipping and receiving entrance with storage space
- Book drop is required, drive-up window is desired optional feature
- 24-hour lobby for book drop and holds
- Space provided for bicycle racks
- Adequate entrances for patrons coming from Euclid Ave. and parking garage
- Space is provided to house Anisfield-Wolf Book Award collection
- Space is provided to house 20,000 books

BIALOSKY + **VINES** ARCHITECTURE
CLEVELAND



Exterior

BIALOSKY + **VINES** ARCHITECTURE
CLEVELAND



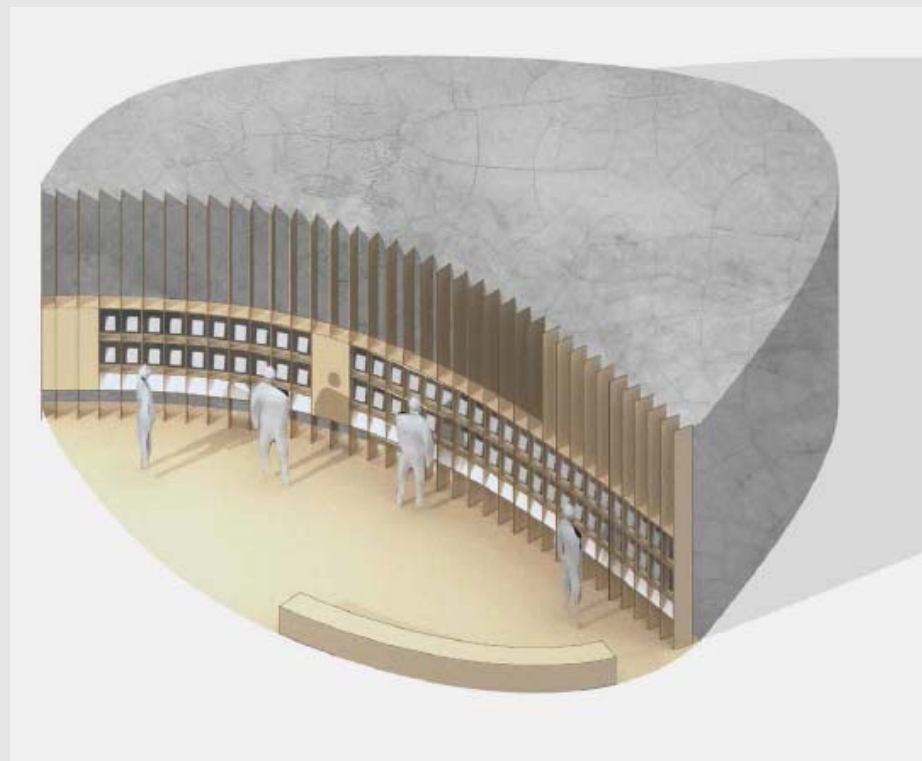
Exterior from plaza with view of 1st floor interior

BIALOSKY + **VINES** ARCHITECTURE
CLEVELAND



Interior

BIALOSKY + VINES ARCHITECTURE CLEVELAND



Anisfield-Wolf Book Award Collection

BUILDING FEATURES

- 24,438 square foot building
- Library consists of two levels
- A covered drive-through service window is located on the west side of the library
- A 24-hour lobby is located on the Euclid Avenue side of the library
- First floor of library opens to outdoor plaza, allowing for programming
- Auditorium and separate meeting spaces
- Helix stairway connects first and second floors
- Second floor glass façade is designed to look like interlocking hands
- Anisfield-Wolf Book Award collection housed on second floor
- Apartment building is raised above library, allowing natural light to fill the interior of the library

MASS.

+



Exterior



Exterior from street with view of 1st floor interior

MASS.

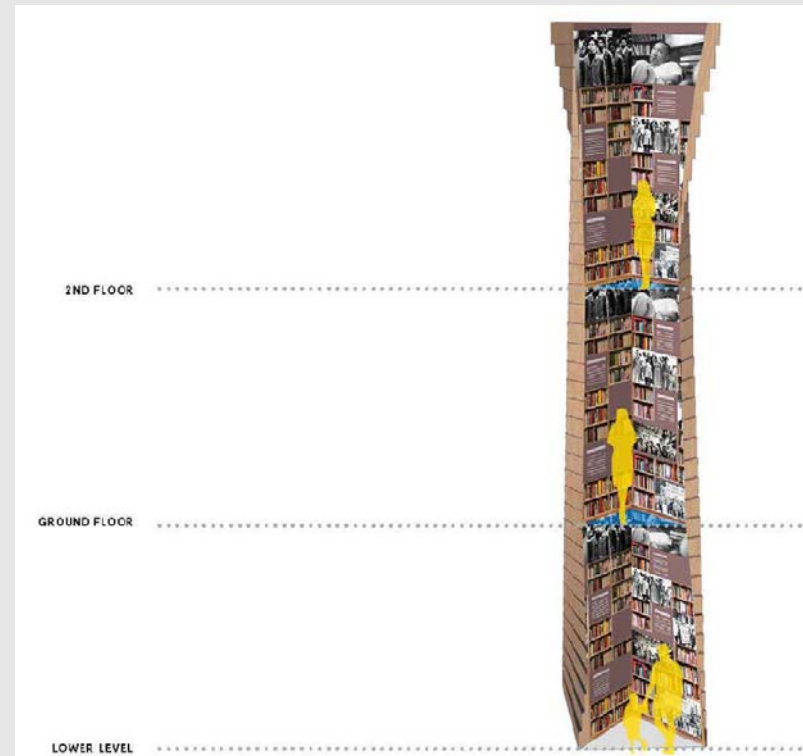
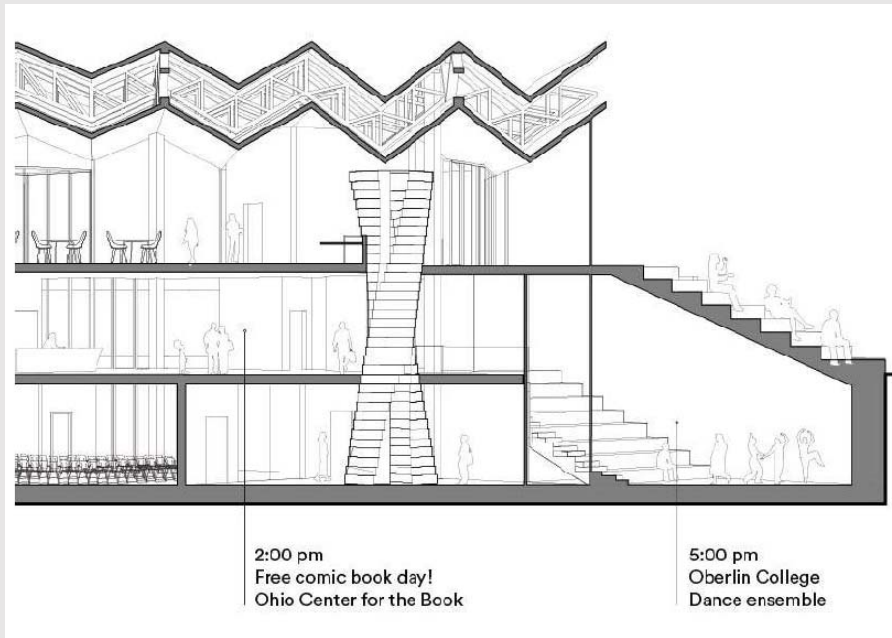
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Interior

MASS.

+



Anisfield-Wolf Book Award Collection



BUILDING FEATURES

- 20,754 square foot building
- Library consists of three levels
- Second floor houses collection and doubles as large meeting and event space when shelves are rolled out of the way
- Lower level houses auditorium with stage and meeting rooms
- Exterior of library is wrapped in mosaic glass designed to resemble underground railroad quilts
- Anisfield-Wolf Book Awards to be displayed using 3-story tall helix sculpture
- Design features outdoor seating steps on plaza side of building, allowing for outdoor programming
- Outdoor plaza features reflecting pool and portrait busts of community leaders

SO - IL + **KURTZ**
ARCHITECTS



Exterior

SO - IL + **KURTZ**
ARCHITECTS



Interior

SO - IL + **KURTZ**
ARCHITECTS



Interior with view of "mountaintop"

SO - IL + **KURTZ**
ARCHITECTS



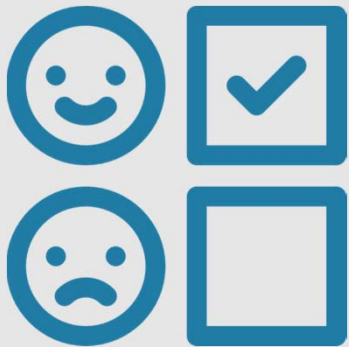
Anisfield-Wolf Book Award Collection

BUILDING FEATURES

- 22,550 square foot building
- Building consists of one floor with a mezzanine
- Main floor of the library is raised to resemble a table, a reference to the “table of brotherhood” in Dr. King’s “I Have a Dream” speech
- Mezzanine designed to resemble a mountaintop and houses Anisfield-Wolf Book Award collection in sculptural “forest of ideas”
- Library floor is designed to be open and flexible
- Design features a 24-hour lobby with entrances on Euclid Avenue and Reserve Court and is shared with residential building
- Seating stairs leading to mezzanine can be used as seating for large events, and a stage can be set up on library floor
- Meeting rooms are accessible from 24-hour lobby
- Design incorporates outdoor space on both sides of building independent of the proposed plaza

PUBLIC FEEDBACK

- Teams presented their designs at a public meeting on May 10, 2018
- Public was given the opportunity to ask questions to the teams and to make written comments to the Library regarding the designs



Bialosky & Vines

18 positive comments, 1 negative comment

MASS & LDA

48 positive comments, 2 negative comments

SO-IL & JKURTZ

15 positive comments, 5 negative comments

SCORING CRITERIA

Aesthetics

Architectural expression – interior and exterior

Design's ability to honor Dr. King and to elevate user experience

Urban fit with University Circle, Development

Functionality

Ability of the design to support library operations

Flexibility of design/use of multi-functional spaces

Inclusion of requested features:

- Flexible central open space
- Separate teen and children's areas
- Meeting room
- Dual entrances
- Drive-up window
- 24-hour lobby
- 125 seat auditorium
- Library is under 5-10 story apt. bldg.

SCORING CRITERIA

Achievement of Project Objectives

Does the design meet the following objectives?

- Space for Anisfield-Wolf Book Award Collection
- Connectivity between library and neighborhood
- Promotes public transit, bike-ability, and walk-ability
- Takes building program into account
- Incorporates space for outdoor programming

Budget

Adherence of submission to total project budget of \$10M

Budgets evaluated by independent estimator and adjusted accordingly

ADVISORY COMMITTEE'S EVALUATION

COMMITTEE MEMBERS

Lillian Kuri, Cleveland Foundation

Debbie Berry, University Circle, Inc.

Khrystalynn Shefton, Famicos Foundation

Denise VanLeer, Fairfax Renaissance Dev. Corp.

Irwin Lowenstein, ReThink Advisors

Dionne Broadus, CWRU

Diane Davis Sikora, Kent State University

Jeffrey Strean, Cleveland Museum of Art

Chris Nance, Greater Cleveland Partnership

Christopher Connell, Cleveland Clinic

Advisory Committee met on
May 14, 2018

Considerations were:

- Public feedback
- Responsiveness to the Library's requirements
- Each member voted for the team they thought best met the Library's requirements
- Budget was not taken into consideration

ADVISORY COMMITTEE'S RANKING

* Ranking was based on all scoring criteria except for budget

- 1 SO-IL & JKURTZ (5 votes)
- 2 MASS & LDA (3 votes)
- 3 Bialosky & Vines (0 votes)

SELECTION COMMITTEE'S EVALUATION

COMMITTEE MEMBERS

Felton Thomas, Jr., CPL Executive Director

Toni Parker, CPL District Manager and MLK Jr. Branch Manager

Alan Seifullah, CPL Board of Trustees

Eric Herman, CPL Capital Projects Manager

Chris Ronayne, University Circle, Inc.

- Selection Committee met on May 14, 2018 to score and rank the three designs
 - Scoring took into account the first three evaluation criteria

Aesthetics

Functionality

Achievement of Project Objectives

- Adherence to project budget was evaluated independently
- Scoring took into account the discussion and recommendation of the Advisory Committee

SELECTION COMMITTEE'S RANKING

- Ranking was based on all scoring criteria except for budget

1 SO-IL & JKURTZ

2 MASS & LDA

3 BIALOSKY & VINES

BUDGET EVALUATION

- Each team submitted a budget estimate of the cost to build their respective designs
- Budget estimates were reviewed by civil engineer Erin McGuinness, P.E. of McGuinness Unlimited, Inc.
- Original budget estimates were adjusted to take into account building costs, local market conditions, and other factors effecting construction estimates
- McGuinness Unlimited scored each of the budget estimates based on completeness and accuracy of budget and relationship of budget to the estimate

BIALOSKY & VINES: BUILDING COST

- Initial estimate of hard costs: \$8,730,000
- Adjusted estimate of hard costs: \$9,400,000
- Estimate of soft costs: \$3,133,333
- Estimated total project cost: **\$12,533,333**

- Amount **over** project budget: \$2,533,333 (25.33%)

MASS & LDA: BUILDING COST

- Initial estimate of hard costs: \$9,000,000
- Adjusted estimate of hard costs: \$9,700,000
- Estimate of soft costs: \$3,233,333
- Estimated total project cost: **\$12,933,333**

- Amount **over** project budget: \$2,933,333 (29.33%)

SO-IL & JKURTZ: BUILDING COST

- Initial estimate of hard costs: \$7,300,000
- Adjusted estimate of hard costs: \$7,200,000
- Estimate of soft costs: \$2,400,000
- Estimated total project cost: **\$9,600,000**

- Amount **under** project budget: \$400,000 (4%)

FINAL RANKING

- 1 SO-IL & JKURTZ
- 2 BIALOSKY & VINES
- 3 MASS & LDA