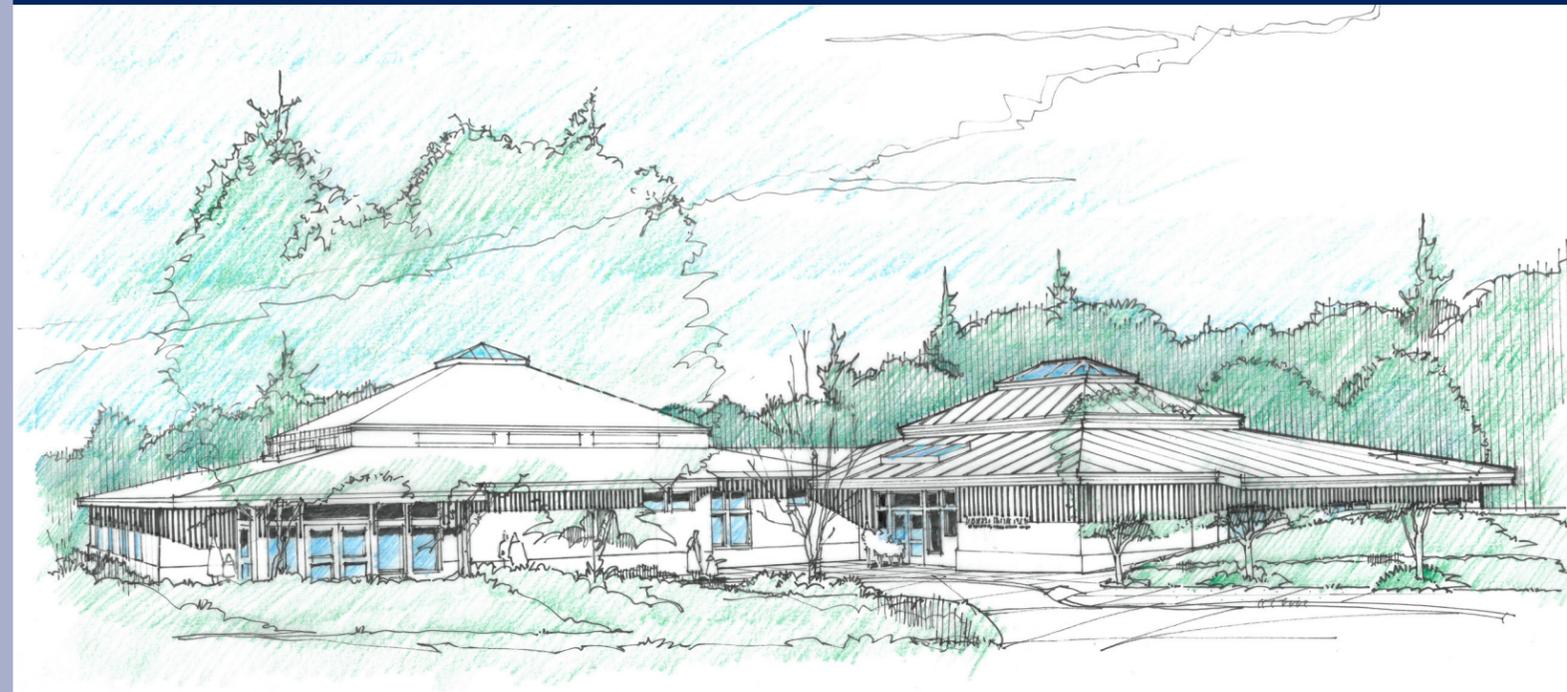
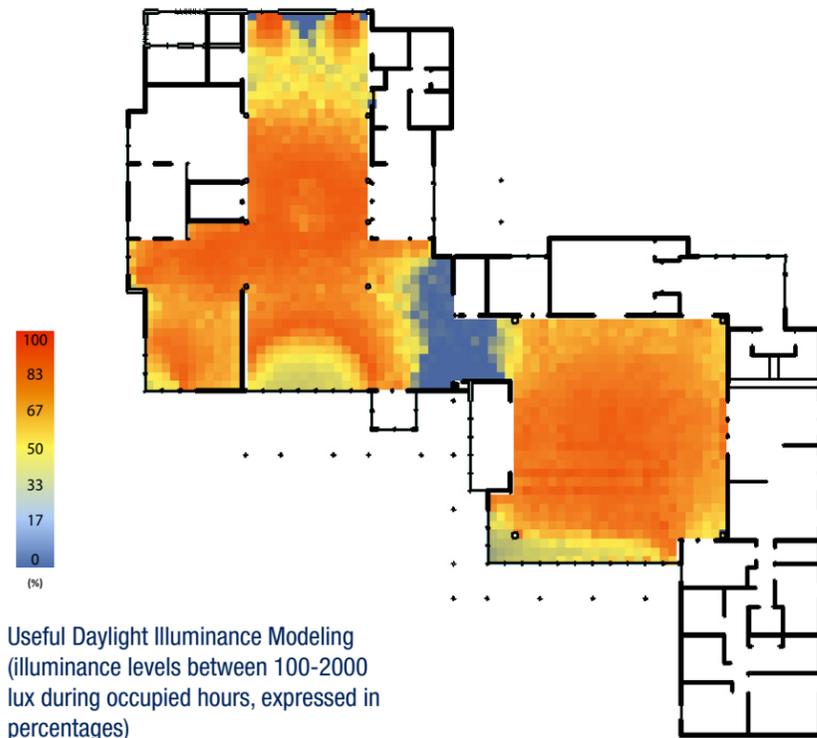


**Team:**  
 OWNER  
 Orcas Island Library District  
 OWNER'S REP  
 Alliance Construction Management  
 ARCHITECT  
 HKP Architects  
 LANDSCAPE ARCHITECT  
 MIGISvR  
 MECHANICAL ENGINEER  
 Harris Group  
 CIVIL ENGINEER  
 MIGISvR  
 STRUCTURAL ENGINEER  
 Lund Opsahl  
 ELECTRICAL ENGINEER  
 K Engineers  
 GEOTECHNICAL  
 MTC  
 COST ESTIMATING  
 The Robinson Company  
 AUDIO/VISUAL  
 The Greenbusch Group, Inc.  
 ACOUSTICS  
 The Greenbusch Group, Inc.  
 HARDWARE  
 Adams Consulting & Estimating  
 ENVELOPE  
 Wetherholt & Associates  
 GENERAL CONTRACTOR  
 HBHansen Construction, Inc.

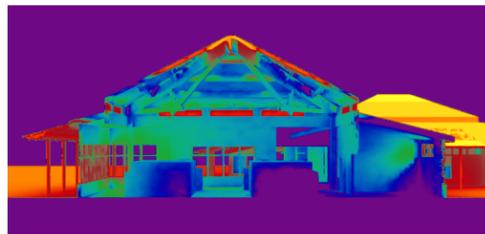


# ORCAS ISLAND LIBRARY EXPANSION

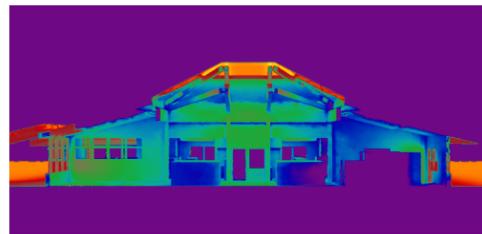
## Eastsound, Washington



Useful Daylight Illuminance Modeling  
 (illuminance levels between 100-2000  
 lux during occupied hours, expressed in  
 percentages)



Existing Reading Room Model



New Reading Room Model

### Daylighting

The light quality in the Existing Reading Room is one of the most cherished attributes of the original Library. It was important that the New Reading Room light levels were studied in depth to ensure an equally enjoyable space in the Expansion for patrons, staff, and volunteers alike.

HKP worked with the Integrated Design Lab to quantify the light quality in the Existing Reading Room and compare it to

different window and skylight iterations in the New Reading Room. The study provided illuminance comparisons between different window and skylight iterations which informed the size and location of windows and skylights in the Library Expansion.

The large skylight in the New Reading Room along with the south window wall provides a similar light level to the large skylight in the Existing Reading Room.

## SUSTAINABLE STRATEGIES

- low voc
- recycled content
- piles (reduces site impact and concrete use)
- natural materials
- high efficiency equipment
- LED lighting
- daylighting
- solar glazing (reduce heat gain and heat loss)
- local labor/products where possible
- native and drought tolerant plants
- no irrigation
- dual-flush toilets

Sustainable design principles have always been at the heart of HKP's design decisions, particularly when it comes to natural ventilation, passive solar strategies, light, views and material expression in the Pacific Northwest. HKP architects actively incorporates sustainable design principles in all of our work and we help clients understand the long-term benefits to our environment and to their operation and maintenance costs.

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### Project Overview

The Orcas Island Library Expansion effectively doubles the size of the existing Orcas Island Library, which was designed by HKP and completed in 1992. The Expansion connects at the west corner of the Existing Library and is tucked between the new Library Park Stairs to the south and the recontoured berm to the north.

The Expansion was designed to accommodate the noisier spaces of the Library, allowing for the Existing Library to serve as a quiet reading and work area. The new Circulation Desk was relocated to the southeast corner of the Expansion providing a central location with visibility to the existing Reading Room and the new Reading Room. The computer stations were relocated to a larger area adjacent to the new Circulation Desk to allow for staff assistance and more workstations.

The new Reading Room features exposed trusses, acoustical wood ceiling, and a large skylight complimenting the existing Reading Room's warm wood tones and ideal light levels.

A dedicated Young Adult Space off of the new Reading Room provides local Middle School and High School students with their first dedicated space, large enough to accommodate collections, work tables, and soft seating. A larger Children's Room sits in the southwest corner of the Expansion and is separated into three distinct spaces: a toddler play and reading area, book collections, and a flexible table and chair area to accommodate crafts.

Several group rooms located around the expansion provide three additional meeting rooms to serve the Community. A dedicated Friends of the Library display in the Lobby consolidates their collection of books and merchandise.

### PROJECT FACTS

**Square Feet:**  
 Existing: 6,883 GSF  
 New: 5,971 GSF  
 Total: 12,854 SF

**Location:**  
 Eastsound, WA

**Construction Cost:**  
 \$3,172,406  
 \$531/SF  
 including site

**Grand Opening**  
 June 23, 2017

**HKP's History with the Orcas Island Library District**



Original Library Exterior



Original Library Interior

Original Construction Cost: \$685,000

Completed: 1992

Designed By: The Henry Klein Partnership's (HKP Architects) Henry Klein and Al Terry.

HKP appreciates this opportunity to once again provide services to the Orcas Island Community.

**Community Workshops**



**Community Outreach**

HKP and the Library worked together to seek input from the Orcas Island community through several means. A series of Community Meetings were held throughout programming and schematic design to present design concepts and schemes, and gather community input. Online surveys were distributed to Children, Young Adults, and Adults to discover visions for the Library Expansion and learn what is most appreciated about the Existing Library.

The Community expressed a desire to maintain an exterior pathway around the building, connecting the Library Park to the New Lobby. In addition, there was interest in improving the Library Park Stairs to provide a uniform stairway with additional landings for seating.

Online survey results highlighted the important part the Library plays in the community, serving as a gathering and meeting space welcome to all. This supported the need for small and large group meeting rooms, in addition to a large open reading room.

An appreciation for the warm wood tones and light quality in the Existing Library reinforced the use of wood acoustical ceilings in the New Reading Room and adjoining spaces.

how would you define **SUCCESS** for the library expansion?

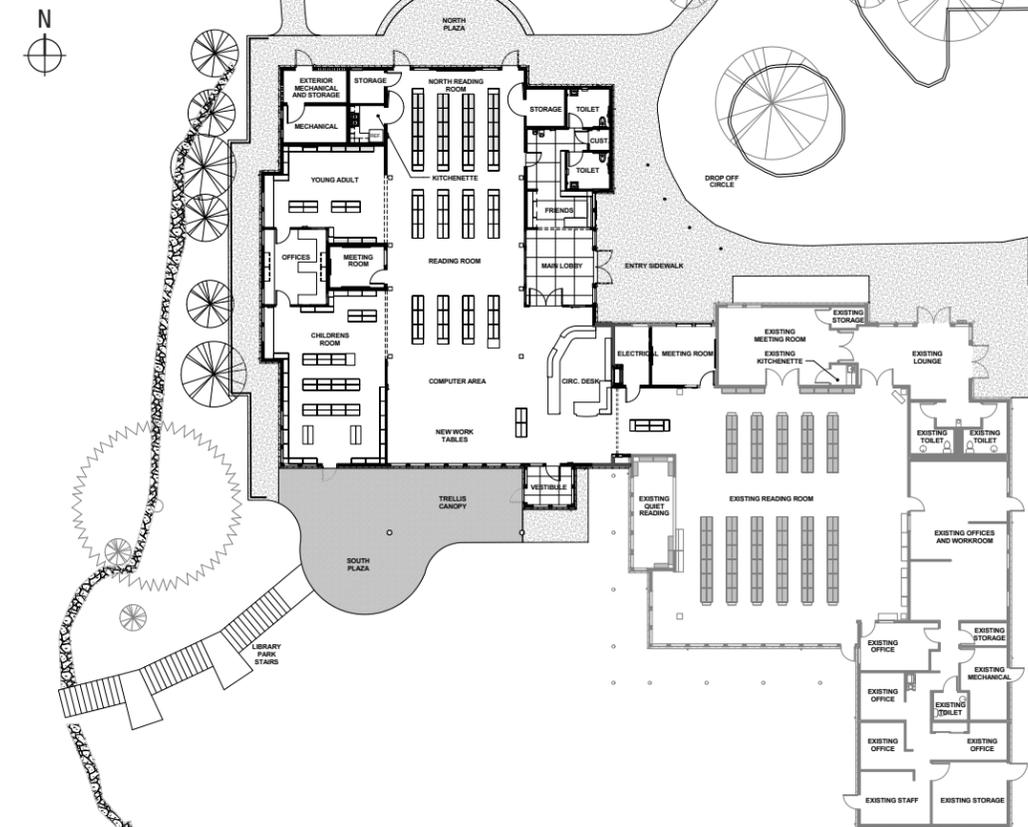
in one word, describe your **VISION** for this project

what is your **FAVORITE** thing about the existing library?

**Construction Photos**



**Floor Plan**



**FUN FACTS**

**Linear Feet of Books:**  
Existing: 3,457  
New (Additional): 1,287  
Total: 4,744

**Computer Stations:**  
Existing: 9  
New (Additional): 3  
Total: 12

**Pin Piles:**  
Quantity: 221  
Average Length: 16'  
Steel pin piles were used to provide stable loading on the existing unsuitable soils, reducing the amount of excavation and the amount of concrete typically used for deep foundation walls.