

# NYIT LIBRARY

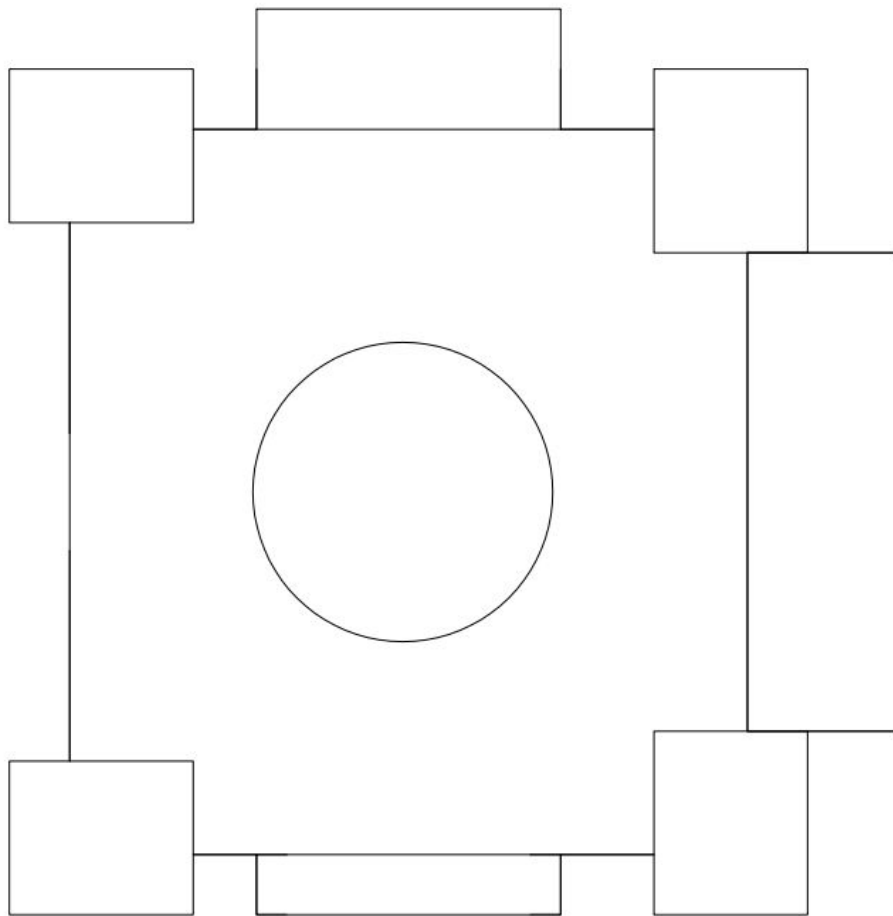
Michael Drinovac

# Central Concept

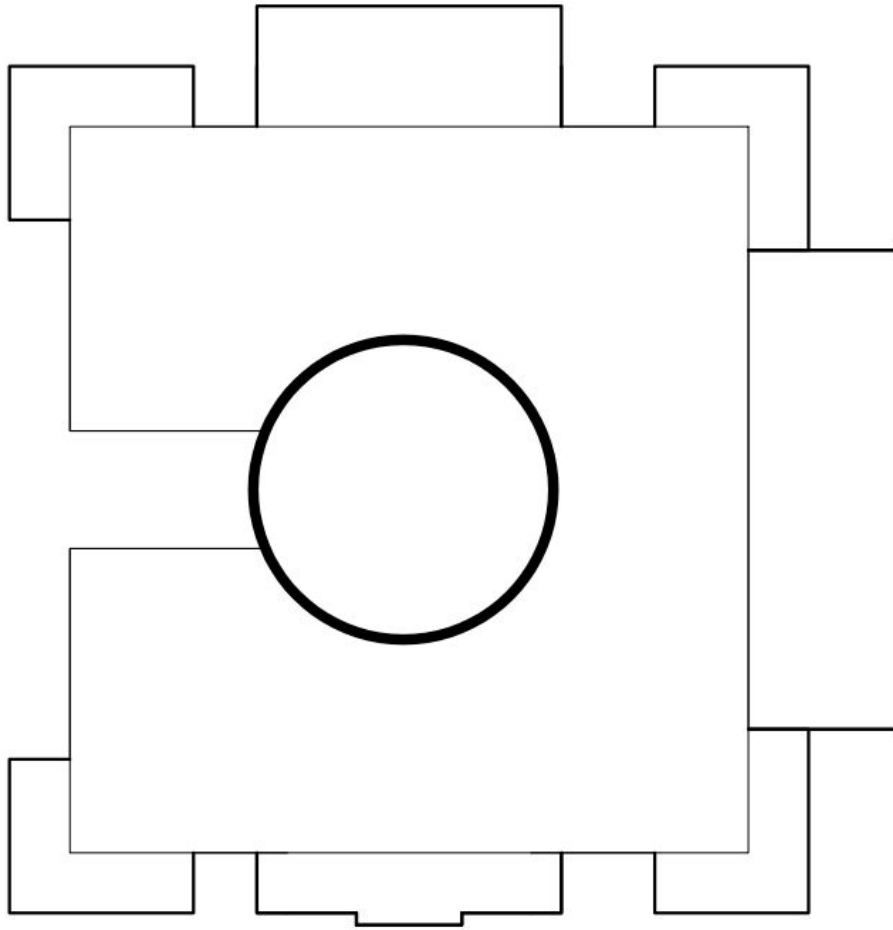
The concept I have chosen for this project is summed up in the word “transition”. Most of the buildings on the NYIT campus are made out of brick and have the same classic architectural style to them. For this building I wanted to incorporate the same style the rest of the campus shares, but also incorporate something unique and fresh. The main core of the building structure is made out of brick, but the additions that pop out of the base structure is made out of more modern materials. Using aluminum and large glass panes, the additions are curtain wall systems that give a nice wide view of the surrounding campus and the pond nearby.

The main focus of the building is the central piece that is cut out from the rest of the building making it an outdoor area. In the center is an existing tree from the campus that the building was built around. This area is surrounded by a curved curtain wall system that allows the outdoor area to transition into the indoor area. There is a large open outdoor entrance to this area on the SW side of the building that faces the pond.

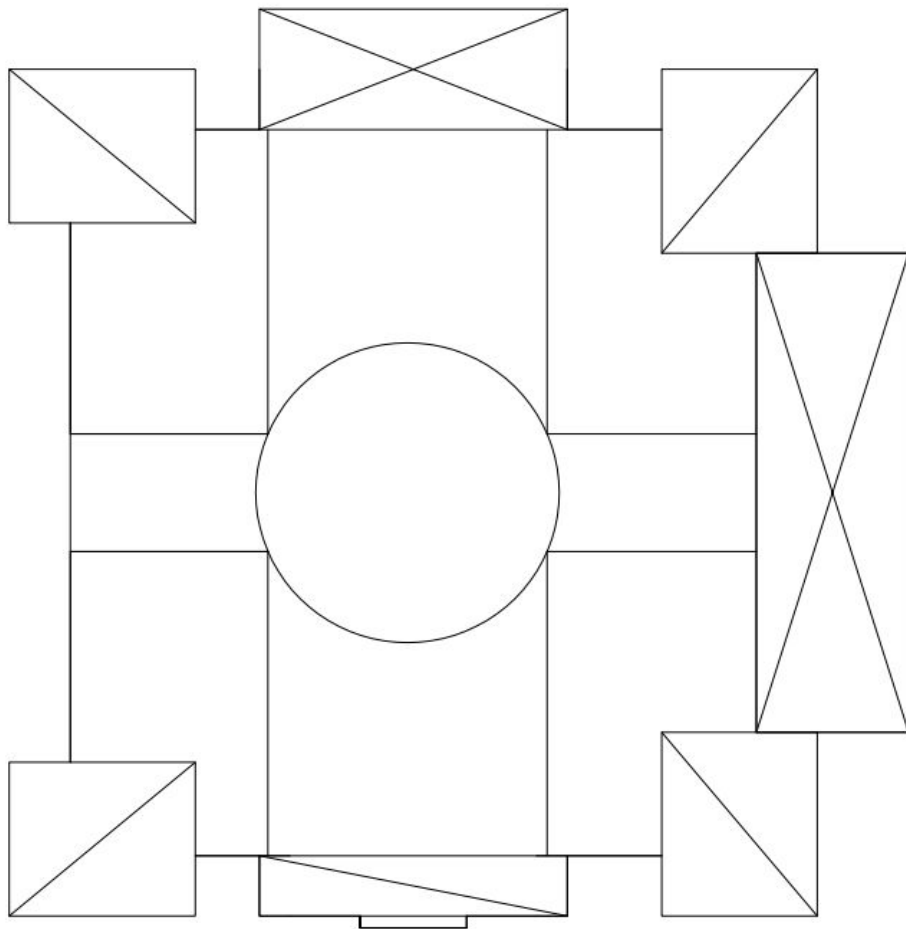
Other transitional elements incorporated in the buildings design are the separation of loud and quiet areas, the separation of public and private areas, and different flooring materials designed to layout separate areas.



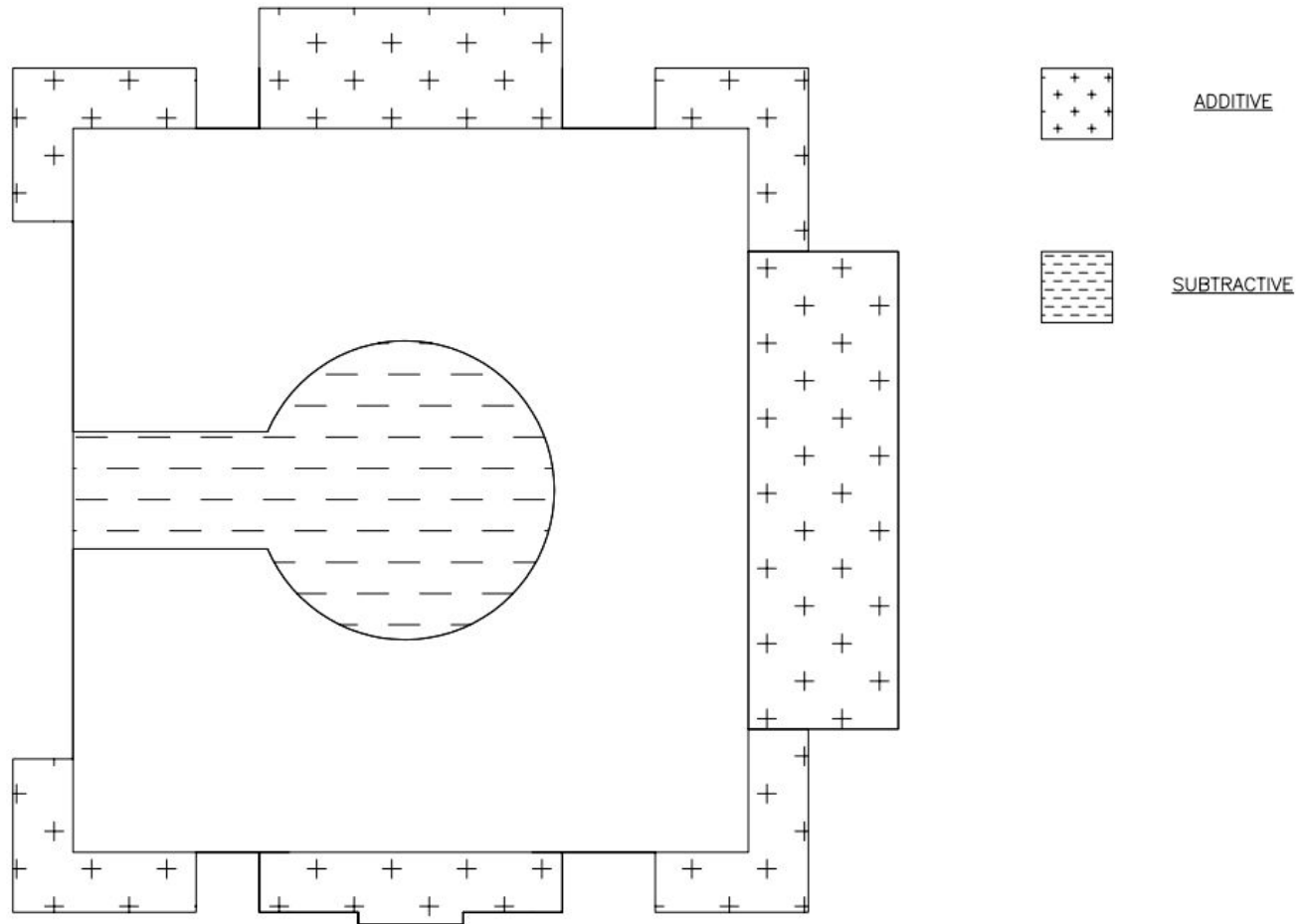
Parti Diagram



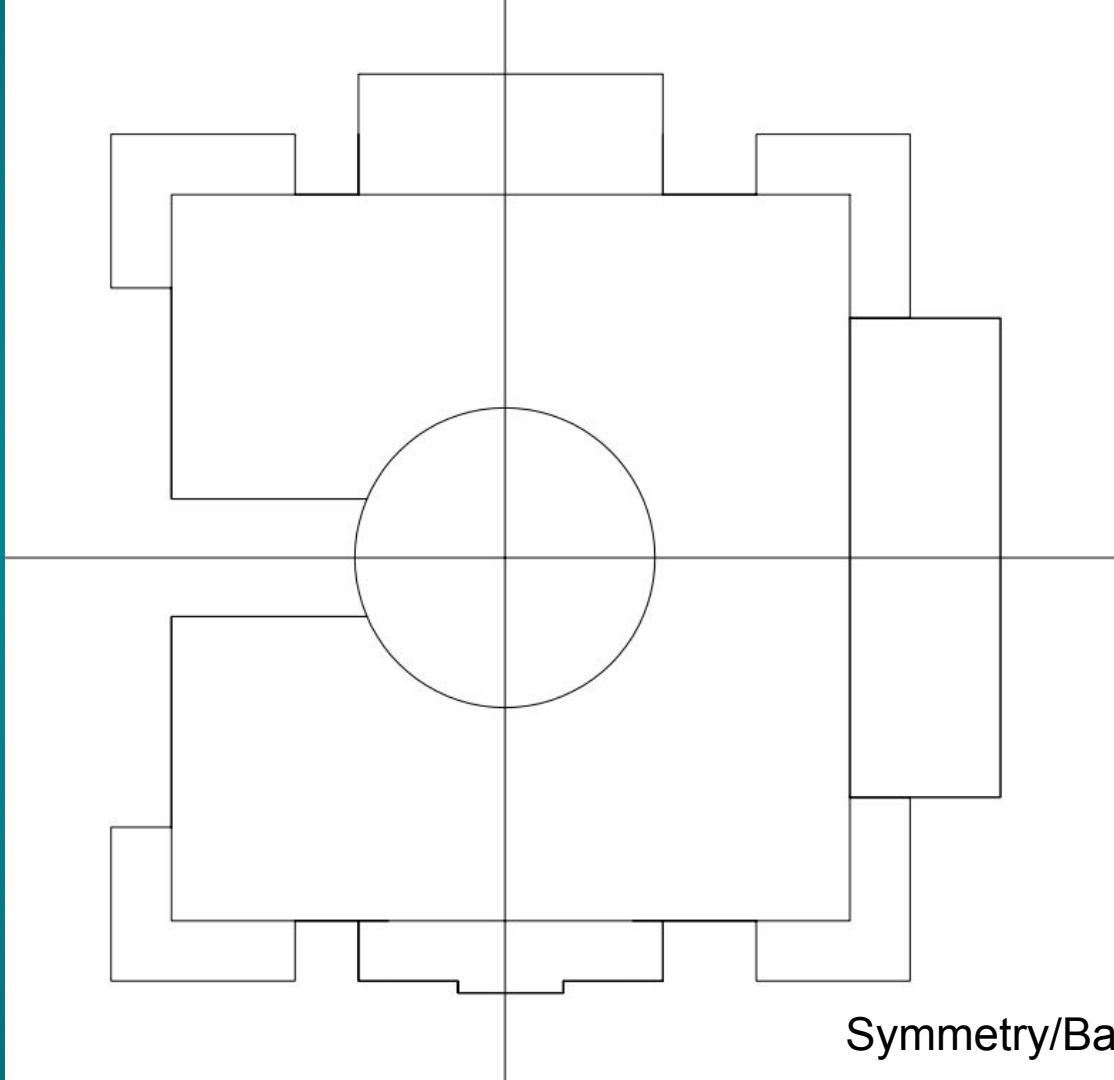
Hierarchy Diagram



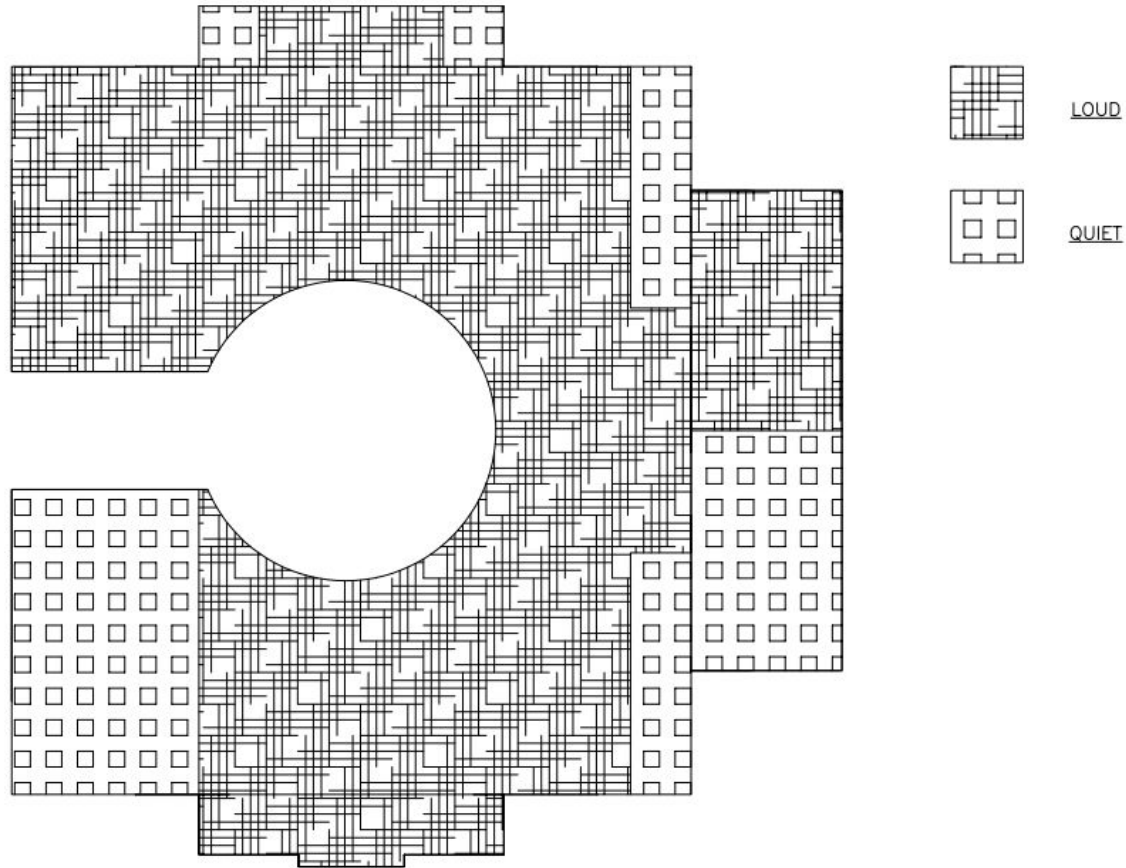
Geometry Diagram



Additive/Subtractive Diagram

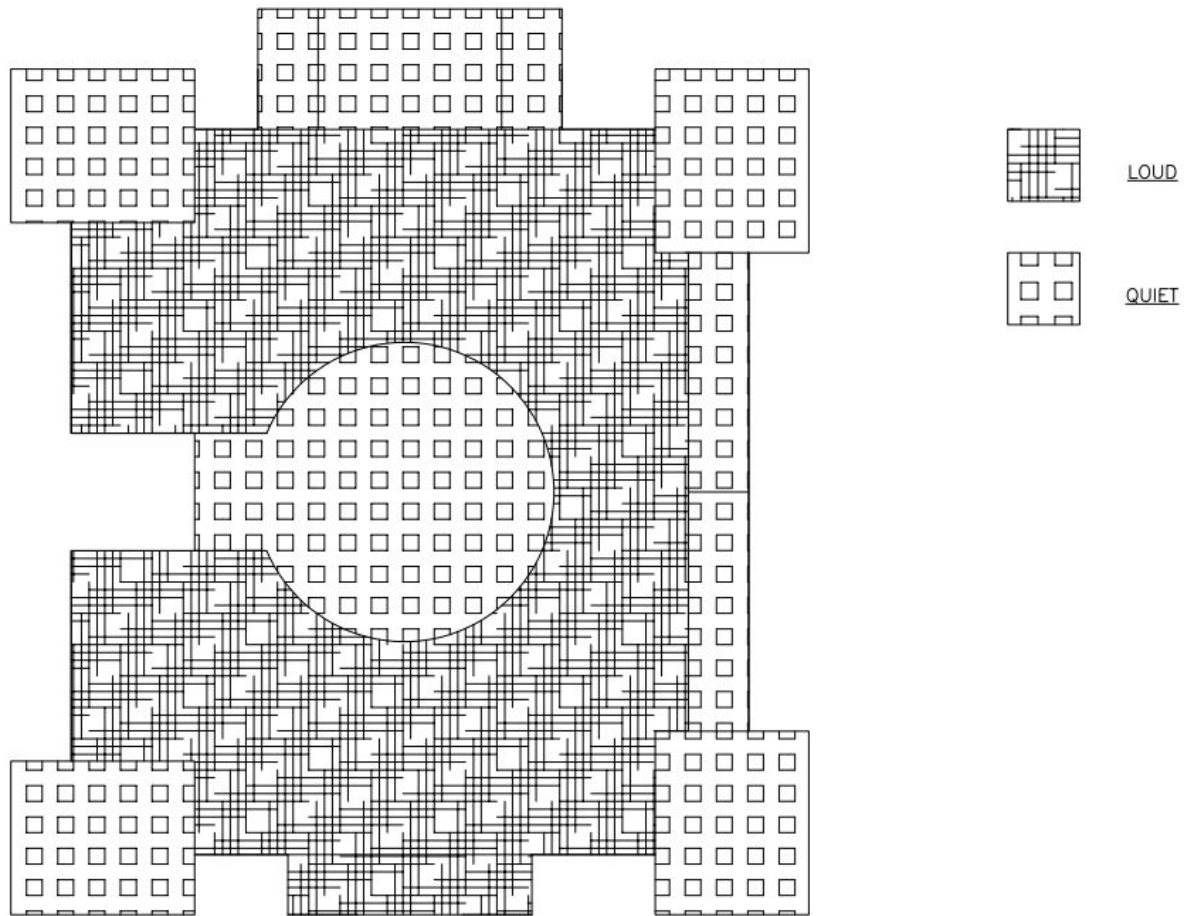


Symmetry/Balance Diagram

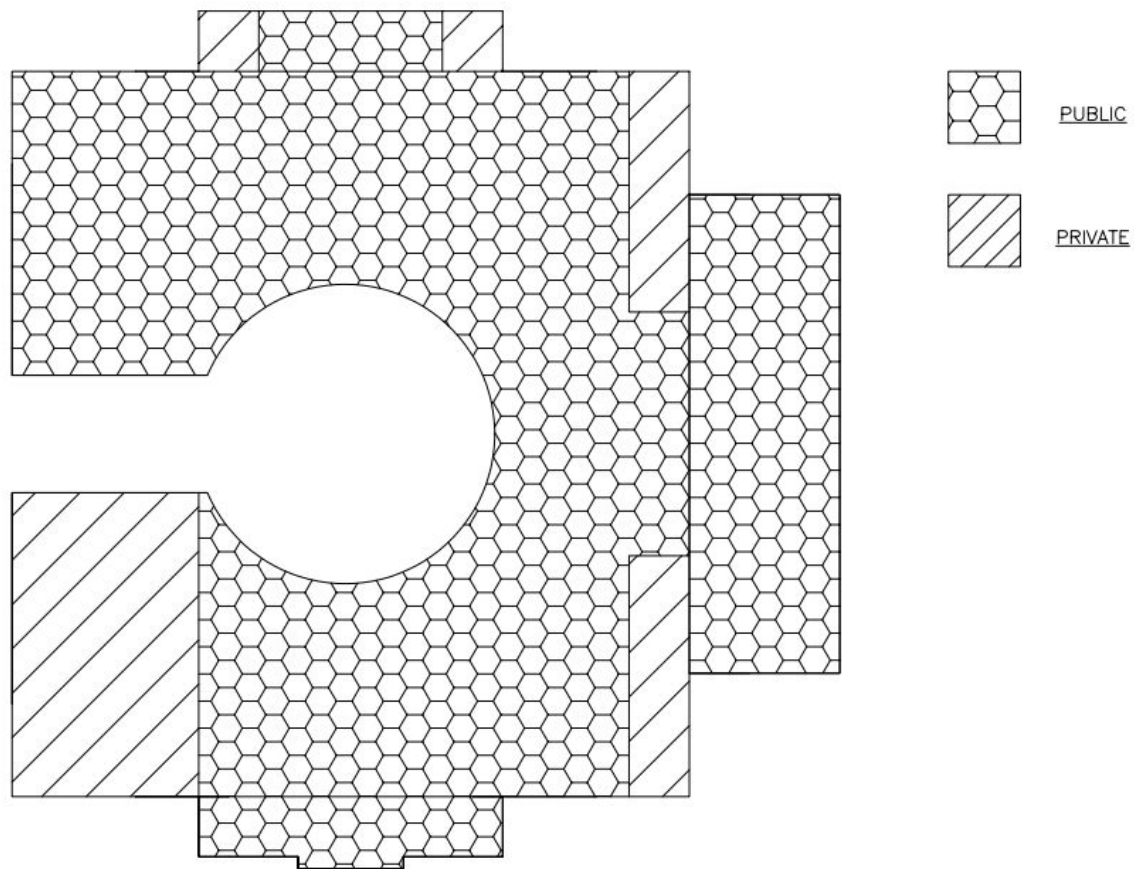


Loud/Quiet Diagram (Floor 1)

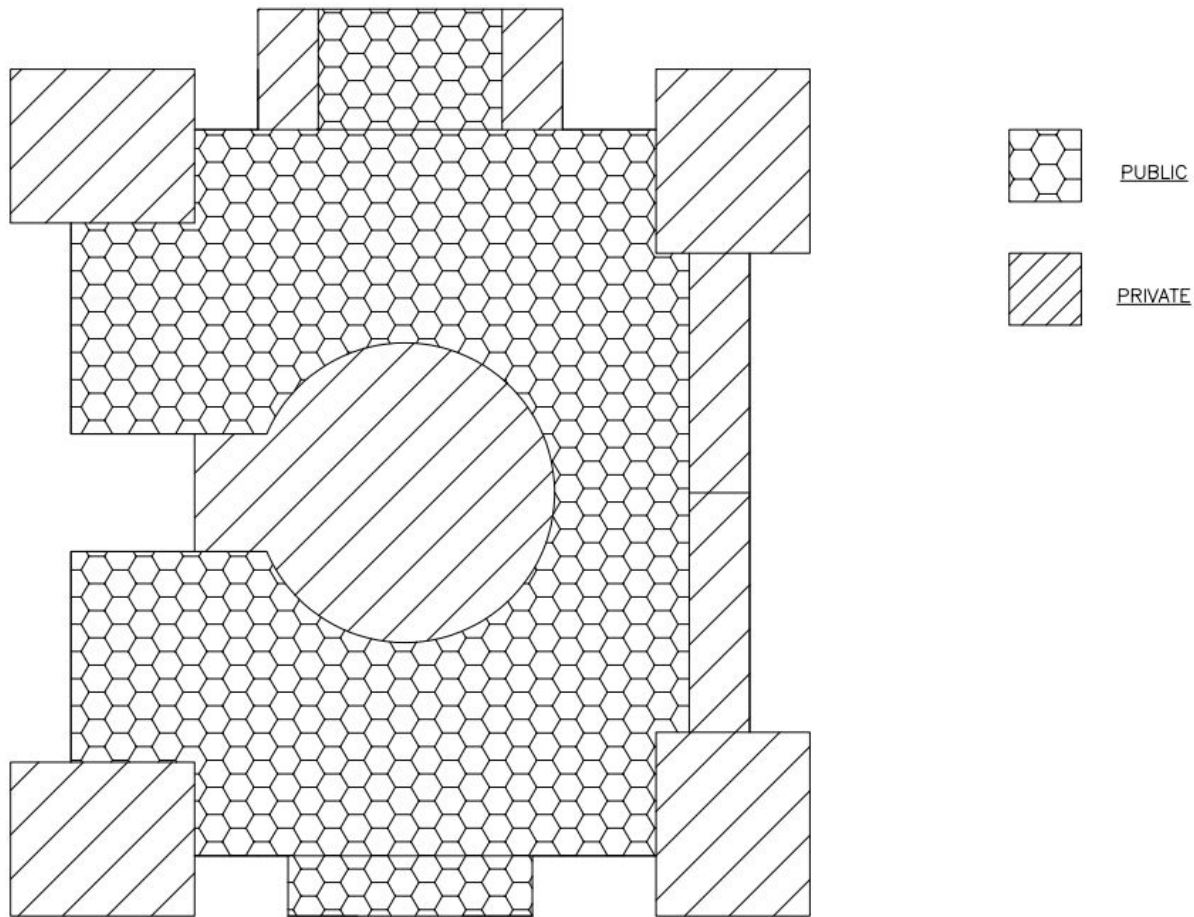




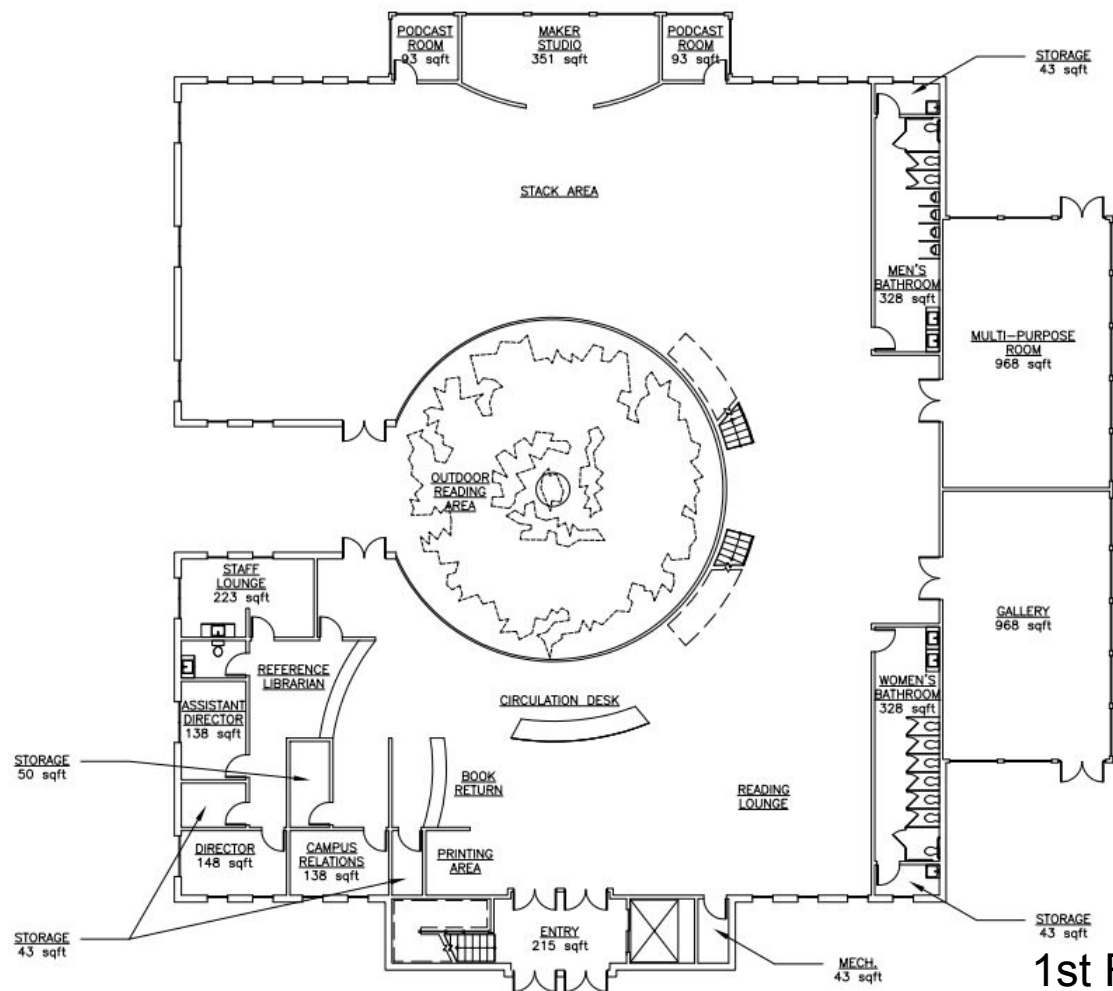
Loud/Quiet Diagram (Floor 2)



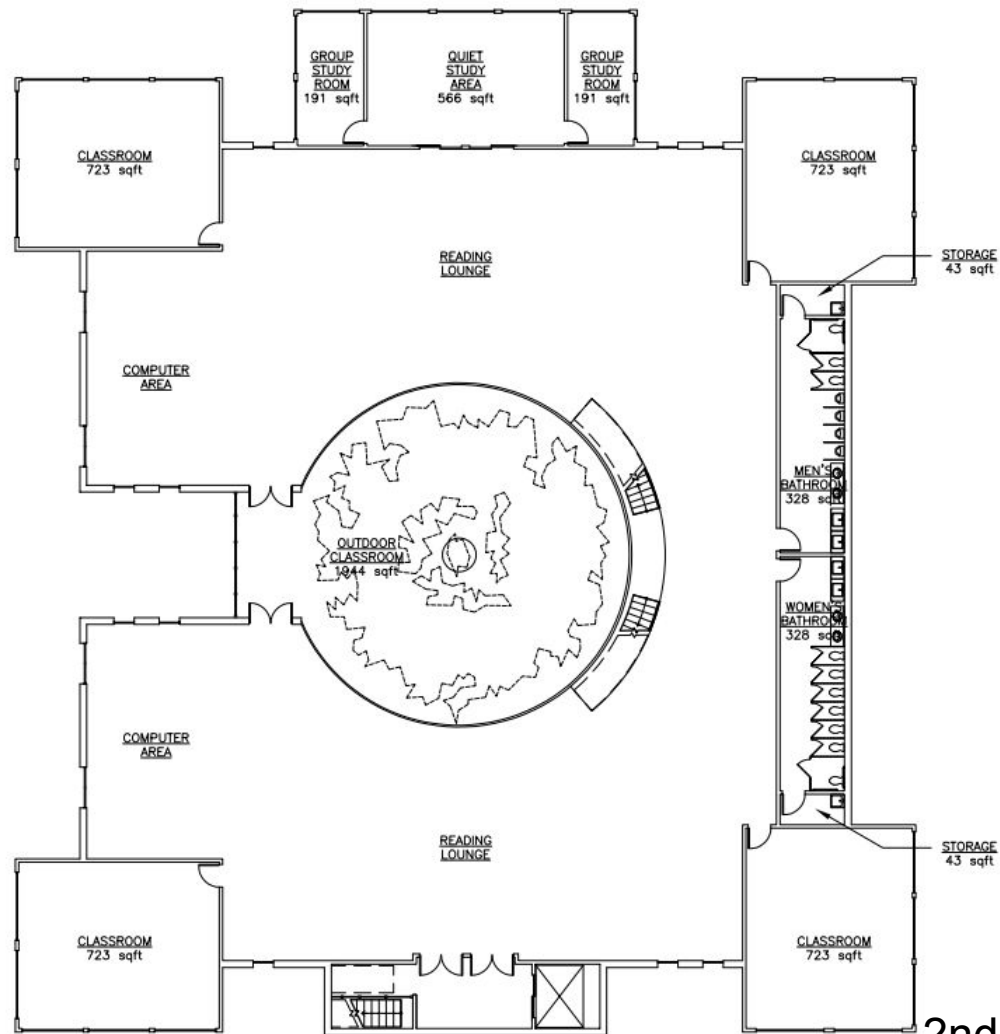
Public/Private Diagram (Floor 1)



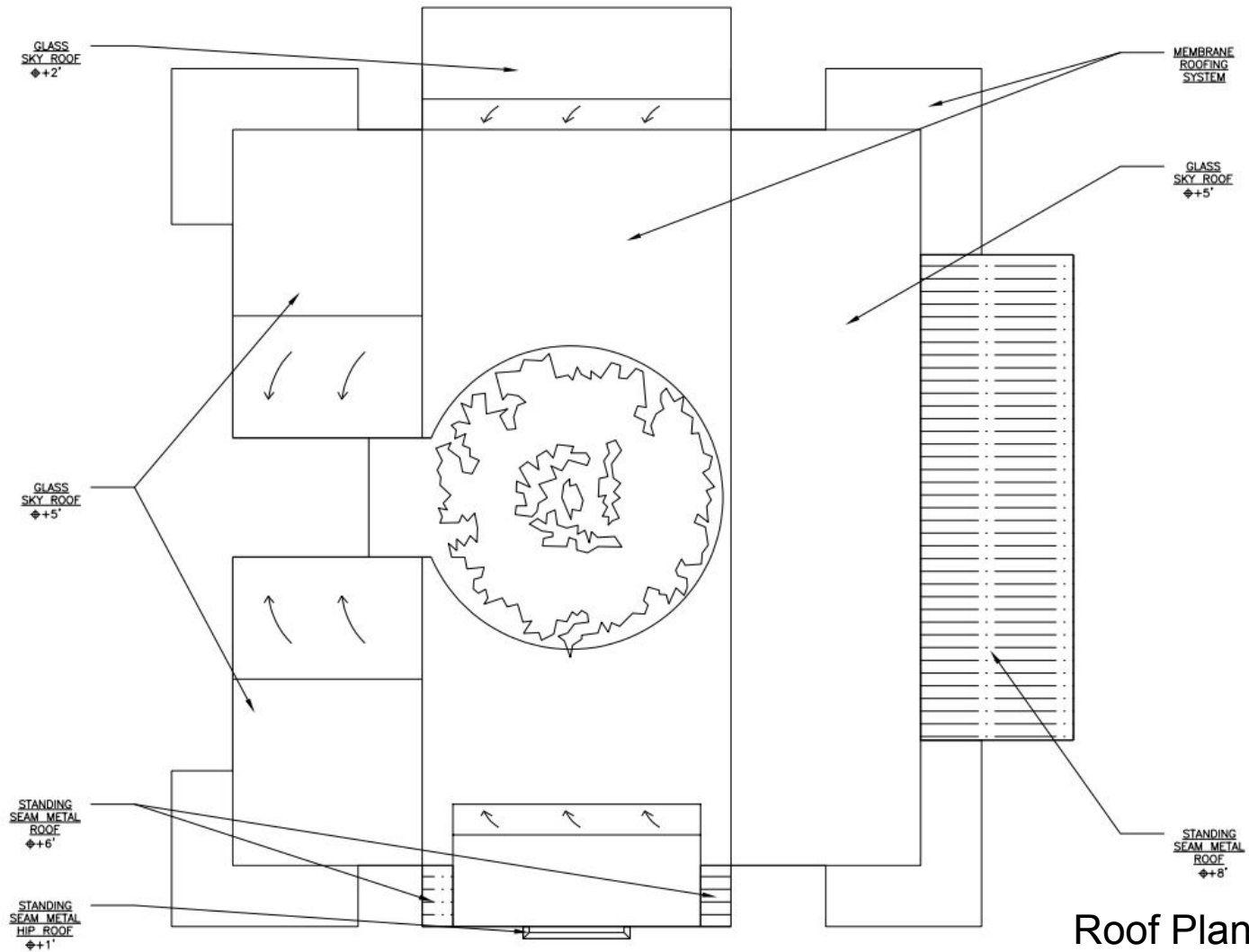
Public/Private Diagram (Floor 2)



1st Floor Plan



2nd Floor Plan



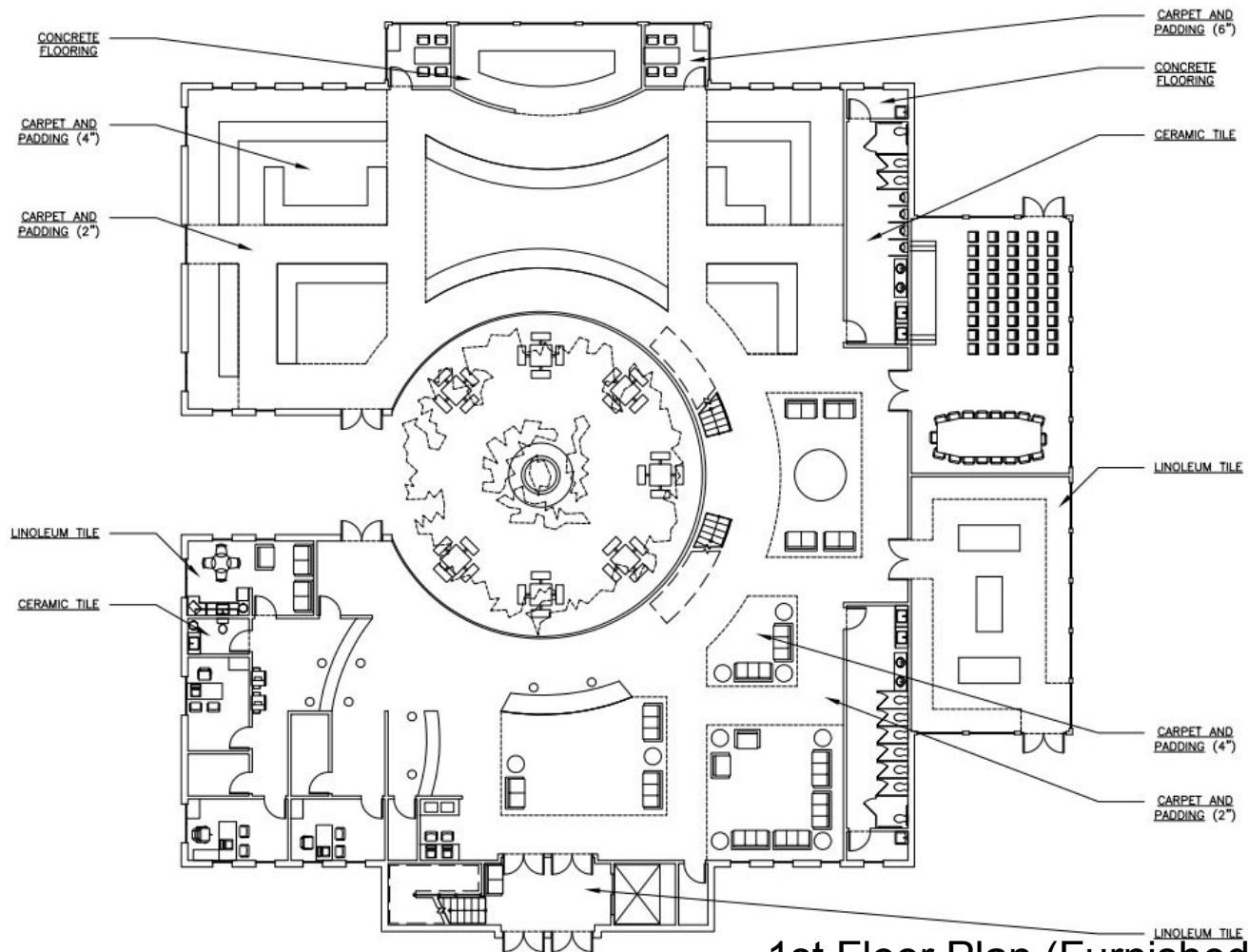
Roof Plan

Total Square Footage (1st Floor) = **13,939 sqft**

Total Square Footage (2nd Floor) = **16,200 sqft**

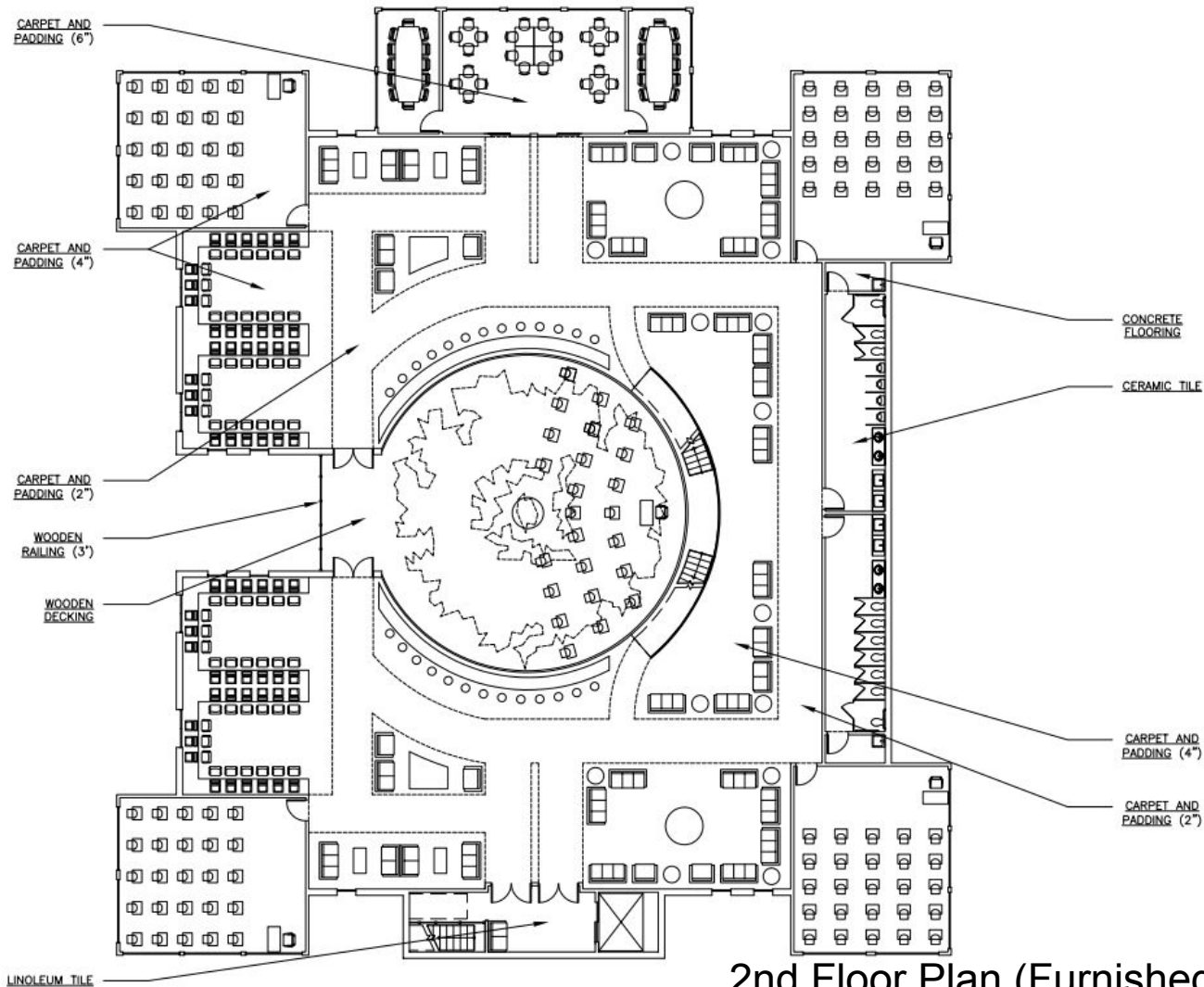
Total Square Footage (Entire Building) = **30,139 sqft**



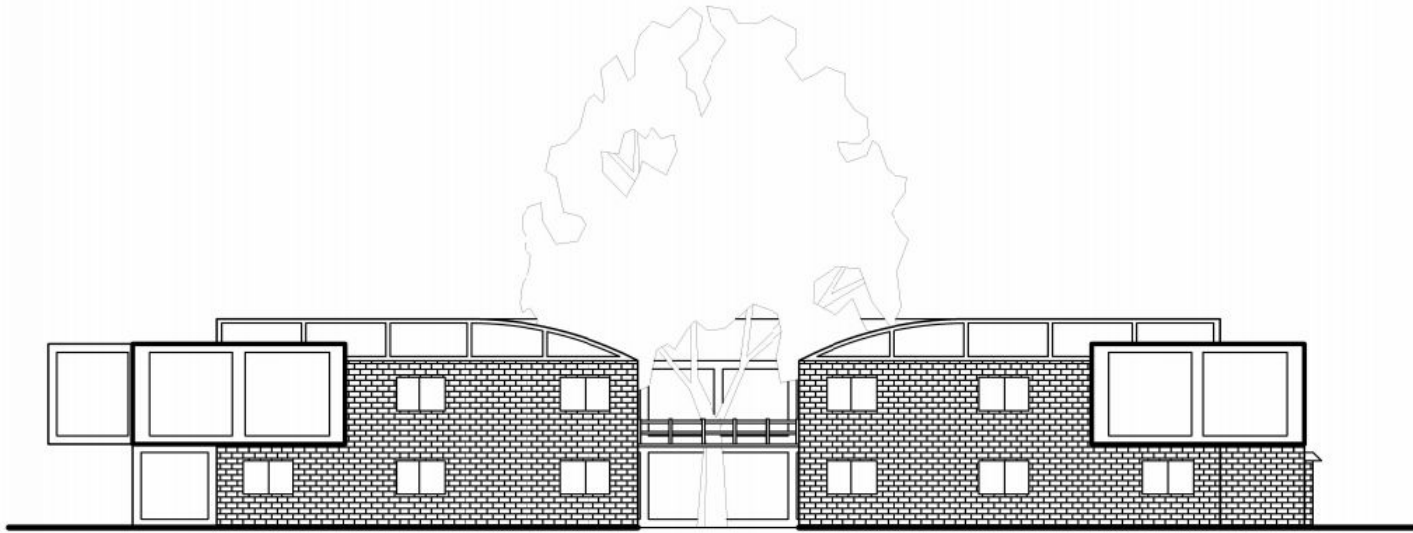


1st Floor Plan (Furnished)

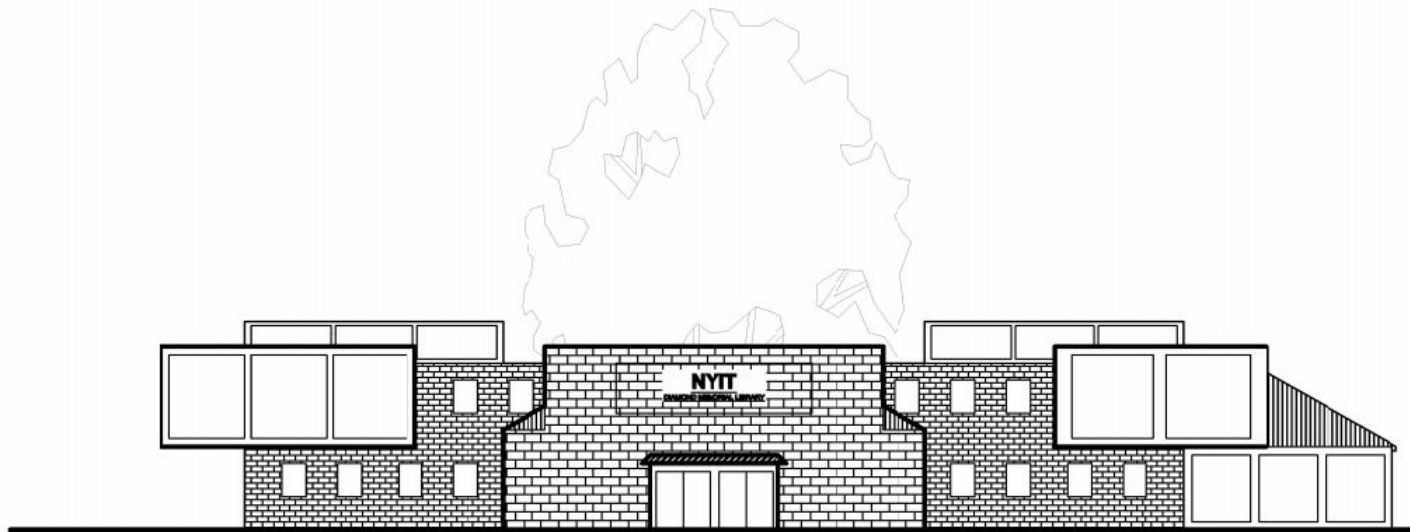




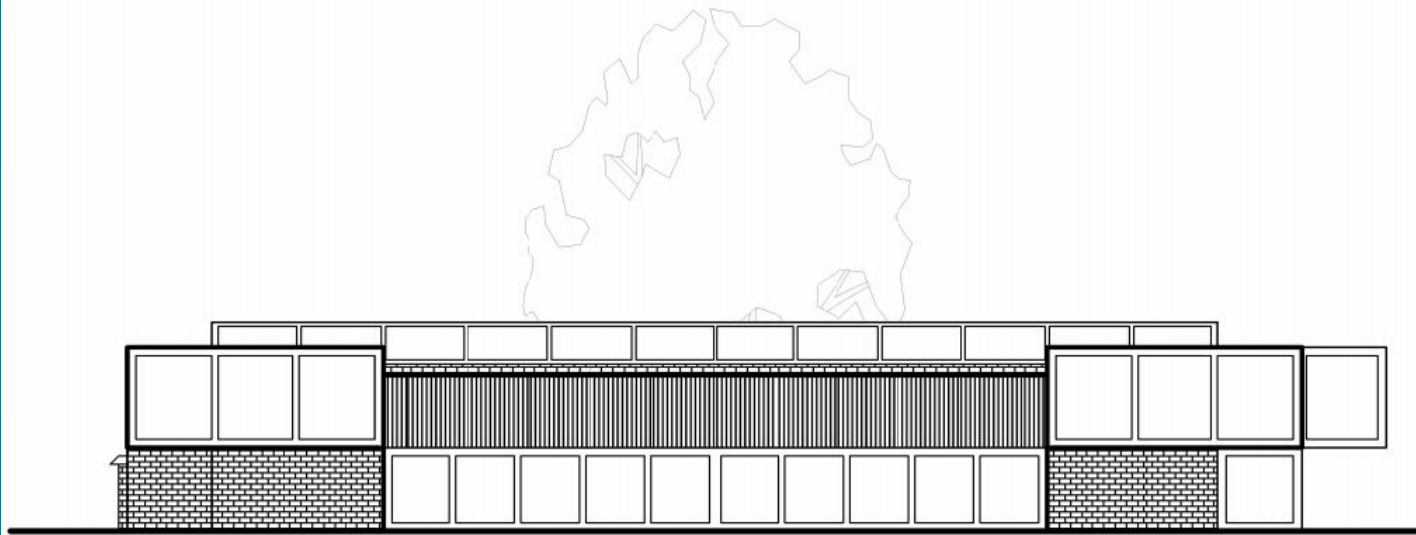
2nd Floor Plan (Furnished)



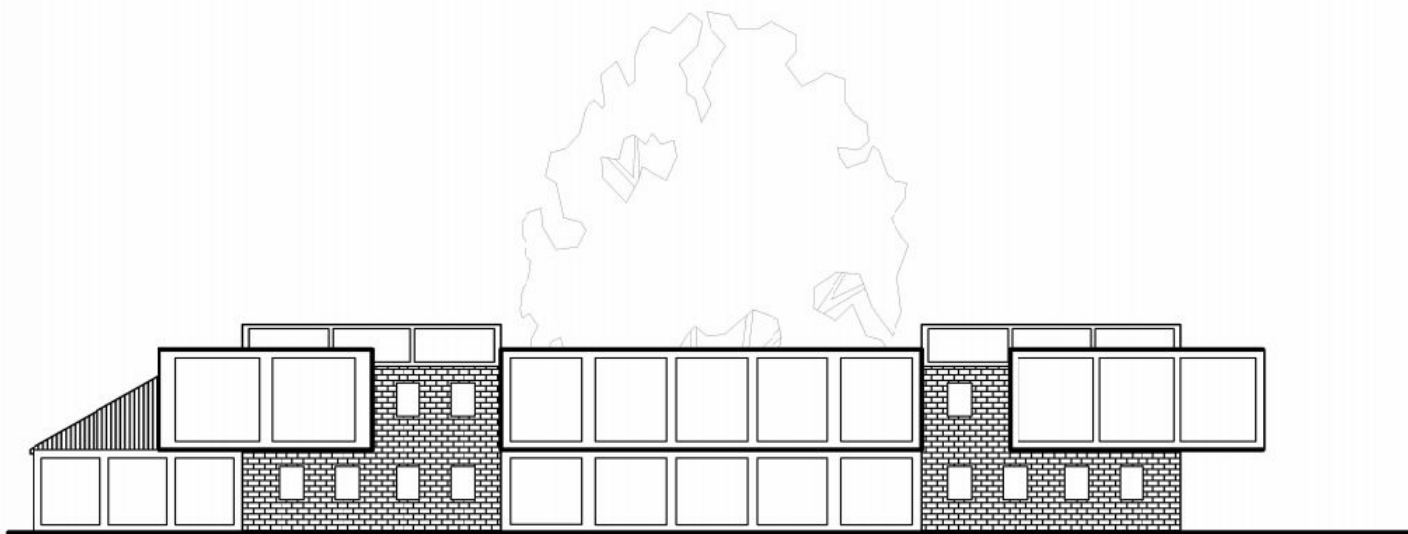
SW Elevation



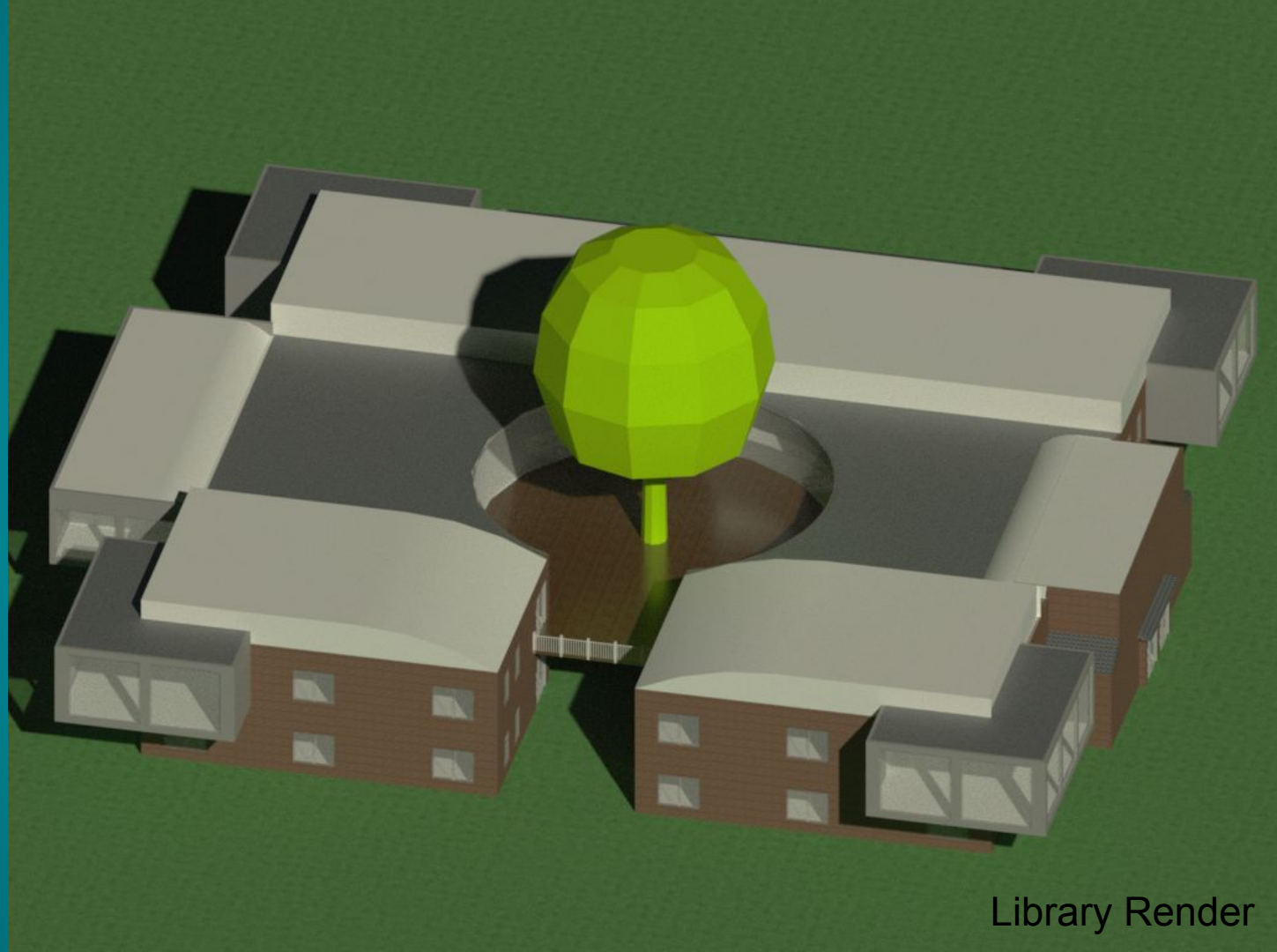
SE Elevation



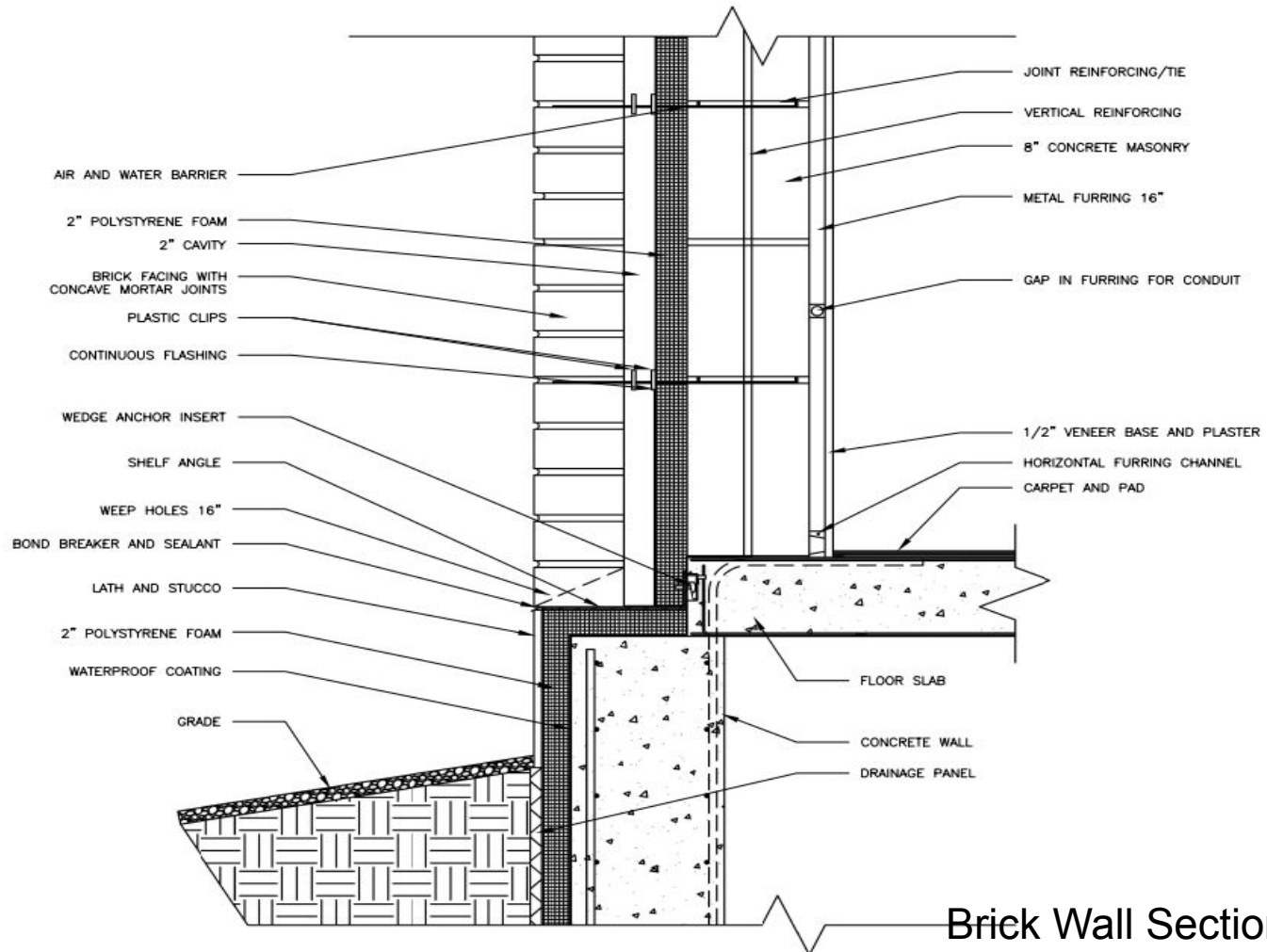
NE Elevation



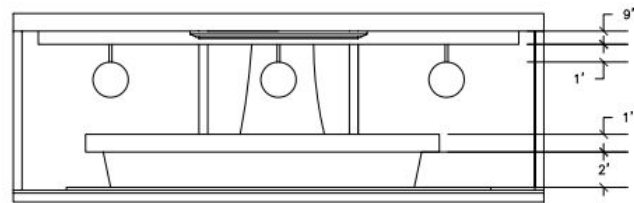
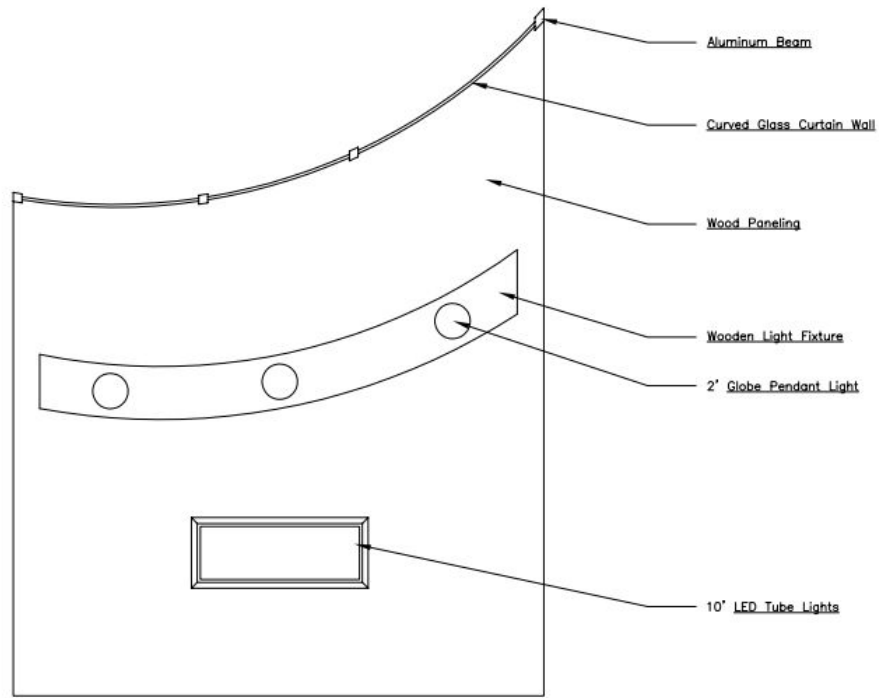
NW Elevation



Library Render

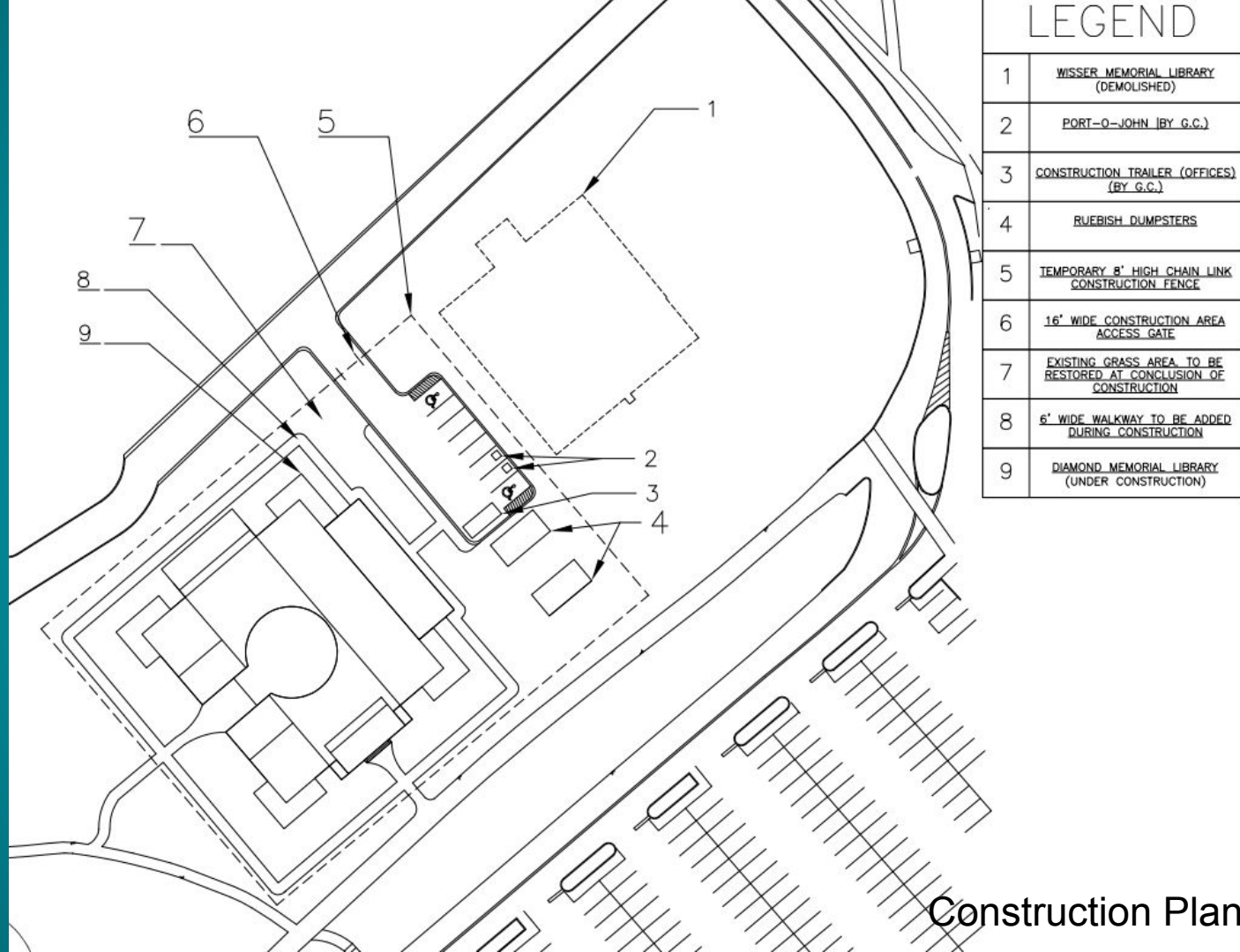


Brick Wall Section

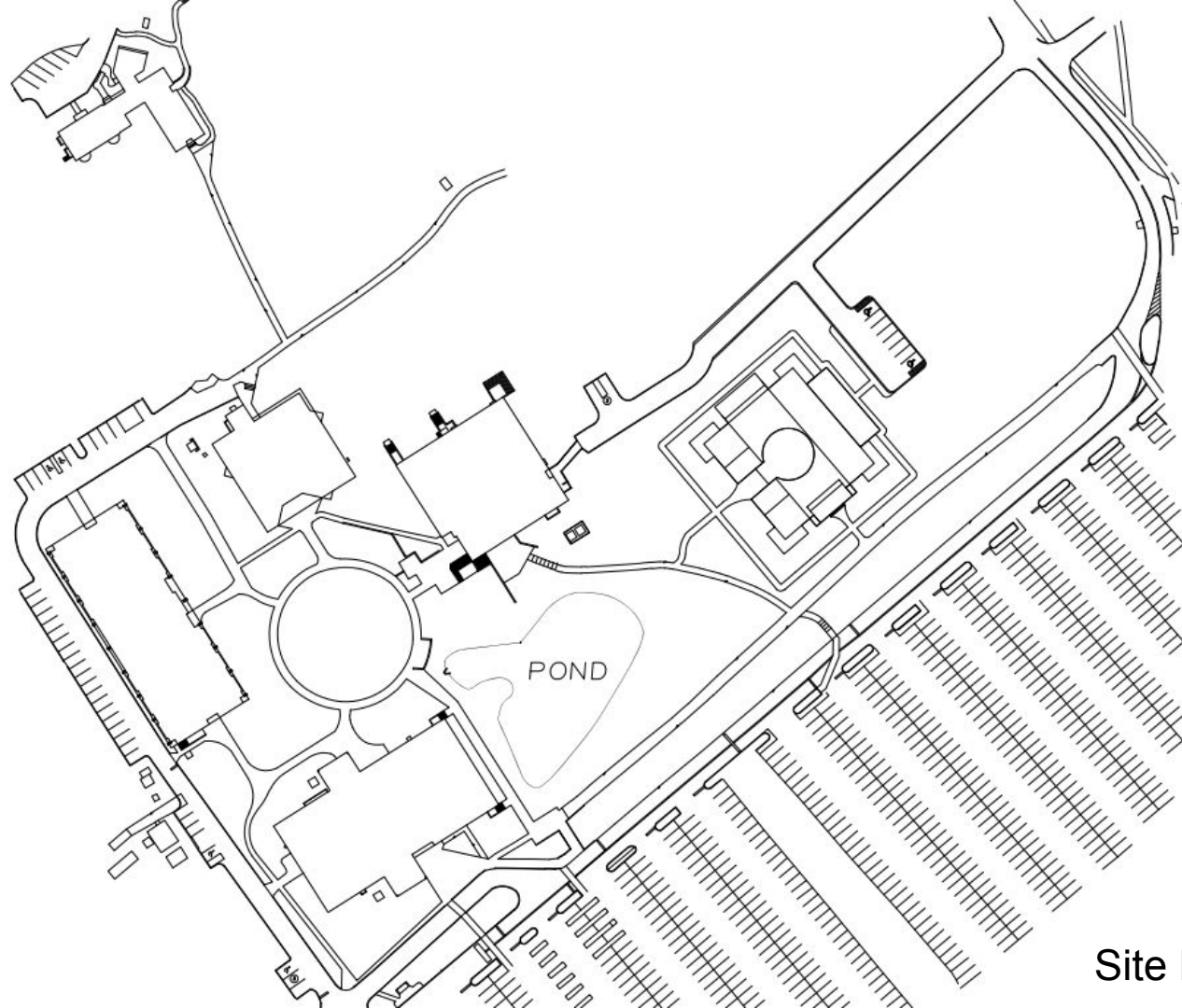


Interior Elevation/Reflected Ceiling Plan





Construction Plan



Site Plan

Cost Estimate Workbook - typical SF costs for standard construction types and elements  
Based on a Multi-Prime, Prevailing Wage Project

|   | SF    | \$ / SF  | Total            |
|---|-------|----------|------------------|
| Sitework  | 30139 | \$ 15.00 | \$ 452,085.00    |
| Foundations   | 30139 | \$ 28.00 | \$ 843,892.00    |
| Structure   | 30139 | \$ 45.00 | \$ 1,356,255.00  |
| Exterior Wall Construction                          | 30139 | \$ 65.00 | \$ 1,959,035.00  |
| Roofing   | 30139 | \$ 12.00 | \$ 361,668.00    |
| Misc. Thermal & Moisture Protection                 | 30139 | \$ 2.00  | \$ 60,278.00     |
| Carpentry   | 30139 | \$ 8.00  | \$ 241,112.00    |
| Misc. Metals  | 30139 | \$ 3.50  | \$ 105,486.50    |
| Interior Partitions (incl. doors, glazing)          | 30139 | \$ 54.00 | \$ 1,627,506.00  |
| Finishes  | 30139 | \$ 30.00 | \$ 904,170.00    |
| Specialties   | 30139 | \$ 5.00  | \$ 150,695.00    |
| Elevator  | 30139 | \$ 10.00 | \$ 301,390.00    |
| Plumbing / Fire Protection Work (incl. site work)   | 30139 | \$ 38.00 | \$ 1,145,282.00  |
| HVAC Work   | 30139 | \$ 74.00 | \$ 2,230,286.00  |
| Electrical (incl. site work)                        | 30139 | \$ 82.00 | \$ 2,471,398.00  |
| Hard Construction Cost Sub-Total                    |       |          | \$ 14,210,538.50 |
| Design Contingency - 10%                            |       |          | \$ 1,421,053.85  |
| Construction Contingency - 10%                      |       |          | \$ 1,421,053.85  |
| Escalation to Start - 12mo. @ .42%/MO = 5.04        |       |          | \$ 767,369.08    |
| Total Construction Costs (not including Soft Costs) |       |          | \$ 17,820,015.28 |

Cost Estimate