

Skyway Library

Skyway, Washington

Architect

BuildingWork/Weinstein AU



The Skyway Library with its carefully detailed blue skin and inviting entrance raised above the busy street.

Located in an unincorporated area between the cities of Seattle and Renton, Washington, Skyway is a working class suburban community that is under-served by public infrastructure and services.

The neighborhood is home to large numbers of international immigrants, low-income families, and others who have been displaced by or excluded from Seattle's rapid redevelopment and expanding economy.

The Skyway Library occupies a prominent triangular site on a fast-moving thoroughfare, adjacent to storefront churches and small businesses. The project design includes a large plaza with public art, seating, and a grove of trees, providing a much-needed civic gathering space.

The library building is raised several steps above the busy street, and layered plantings and trees filter sunlight and views along the library's extensive window walls.

The spacious reading room is open, flexible, and filled with daylight. A large circular skylight lined with color changing lights marks and enlivens the children's area. The "living room" area has a twenty-foot-high window wall that affords views of Mount Rainier and a communal study table made from a repurposed airplane wing that was sourced from the nearby



The large, open light-filled reading room.

Boeing surplus parts facility. In addition to collections for children, teens, and adults, the library offers patrons two dozen public computers, quiet study areas, and a large multi-use meeting room.

The library's sculptural form responds to the site's unique geometry and to

community members' requests for an inspiring public space. The building's entry porch is lined with reclaimed teak. A carefully-detailed aluminum skin wraps the building in shades of blue that resonate with and reflect the color of the sky at dusk and dawn.

Photos Courtesy of Laura Swimmer



The library's sculptural form responds to the site's unique geometry.



The entrance filled with public art and benches.



The building's unique form responds to the lot's odd shape.



The building's entry porch is lined with reclaimed teak.



The library offers patrons two dozen public computers.



Private study areas that don't block the sun.

Product Information

Building Envelope: Dri-Design
 Windows, Entrances, Storefronts & Curtainwall: Kawneer

Architect

BuildingWork/Weinstein AU
3131 Western Avenue, #526, Seattle, WA 98121
www.buildingwork.design

Project Team**Structural Engineer**

Magnusson Klemencic Associates
1301 5th Avenue, #3200, Seattle, WA 98101

Mechanical Engineer

Sider + Byers
192 Nickerson Street, #300, Seattle, WA 98109

Electrical Engineer

Travis Fitzmaurice & Associates
1200 Westlake Avenue, N., #509, Seattle, WA 98109

General Contractor

Beisley, Inc.
P.O. Box 2355, Belfair, WA 98528

Cost Estimator

The Robinson Company
101 Stewart Street, # 925, Seattle, WA 98101

Lighting Designer

Blanca Lighting Design
2830 23rd Avenue, W., Seattle, WA 98199

Project General Description

Location: Skyway, Washington

Date Bid: Jun 2014

Construction Period: Aug 2014 to Jan 2015

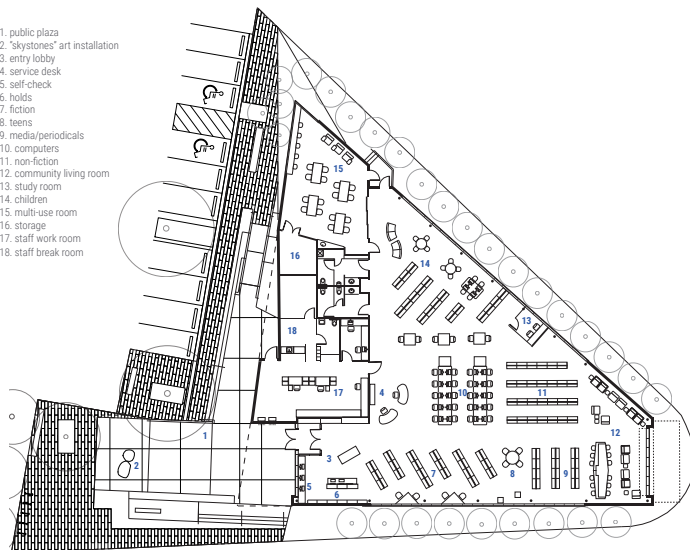
Total Square Feet: 8,448

Site: 0.598 acres.

Number of Buildings: One.

Building Sizes: First floor, 8,448; total, 8,448 square feet.

1. public plaza
2. "skystones" art installation
3. entry lobby
4. service desk
5. self-check
6. holds
7. fiction
8. teens
9. media/periodicals
10. computers
11. non-fiction
12. community living room
13. study room
14. children
15. multi-use room
16. storage
17. staff work room
18. staff break room



Building Height: First floor, varies, 10'6" to 22'6"; total at roof parapet, 24'4".

Basic Construction Type: New.

Foundation: Grade beams on pin piles.

Exterior Walls: Structural steel, metal studs.

Roof: Membrane.

Floors: Access.

Interior Walls: Metal stud drywall.

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQUIREMENTS	45,000	1.34	5.33	—
GENERAL REQUIREMENTS	652,743	19.41	77.27	—
CONCRETE	201,200	5.98	23.82	Forming & accessories, reinforcing, precast.
MASONRY	3,200	0.10	0.38	Unit.
METALS	517,000	15.37	61.20	Structural metal framing, decking, cold-formed metal framing, decorative.
WOOD, PLASTICS & COMPOSITES	68,500	2.04	8.11	Finish carpentry, architectural woodwork, plastic fabrications.
THERMAL & MOISTURE PROTECTION	474,375	14.10	56.15	Thermal protection, weather barriers, roofing & siding panels, flashing & sheet metal, roof & wall specialties & accessories, fire & smoke protection, joint protection.
OPENINGS	211,501	6.29	25.04	Doors & frames, specialty doors & frames, entrances, storefronts & curtainwalls, windows, roof windows & skylights, hardware, glazing, louvers & vents.
FINISHES	356,925	10.61	42.25	Plaster, gypsum board, ceilings, flooring, wall finishes, acoustic treatment, painting & coating.
SPECIALTIES	60,000	1.78	7.10	Visual display, projection screens, lockers, toilet compartments, toilet accessories, book depositories.
FURNISHINGS	13,000	0.39	1.54	Window shades.
FIRE SUPPRESSION	33,000	0.98	3.91	Water-based fire-suppression systems, fire extinguishing systems.
PLUMBING	88,450	2.63	10.47	Piping & pumps, equipment, fixtures.
HVAC	276,550	8.22	32.74	Piping & pumps, air distribution, decentralized HVAC equipment.
ELECTRICAL	329,000	9.78	38.94	Medium-voltage distribution, low-voltage transmission, lighting.
COMMUNICATIONS	18,500	0.55	2.18	Voice.
ELECTRONIC SAFETY & SECURITY	14,400	0.43	1.69	Fire alarm.
TOTAL BUILDING COSTS	3,363,344	100%	\$398.12	
EXISTING CONDITIONS	1,010,000			Site demolition-environmental clean-up.
EARTHWORK	96,000			Site clearing, excavation support & protection.
EXTERIOR IMPROVEMENTS	341,500			Bases, bollards & paving, pavement markings, planting, irrigation.
UTILITIES	106,378			Water, sanitary sewerage, storm drainage.
TOTAL PROJECT COST	4,917,222			

UPDATED ESTIMATE TO OCTOBER 2017: \$455.00 PER SQUARE FOOT

Regional Cost Trends

This project, updated to October 2017 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta, GA	\$380.54	\$3,214,833	Dallas, TX	\$368.13	\$3,110,001	Los Angeles, CA	\$492.22	\$4,158,316
Pittsburgh, PA	\$479.82	\$4,053,485	Kansas City, KS	\$496.36	\$4,193,260	Las Vegas, NV	\$450.86	\$3,808,878
New York, NY	\$612.18	\$5,171,687	Chicago, IL	\$517.04	\$4,367,979	Seattle, WA	\$492.22	\$4,158,316

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