

## *Design for a New Burney Branch Library*

*August 22, 2013*

*presented by Godfrey's Associates, Inc.  
in association with K2AE*

# *Godfrey's Associates, Inc.*

Over **350** Library Projects Worldwide

Significant Experience:

- Community Engagement
- Planning for Enhanced Services, New Facilities & Technology
- Successful CIPs & Fundraising



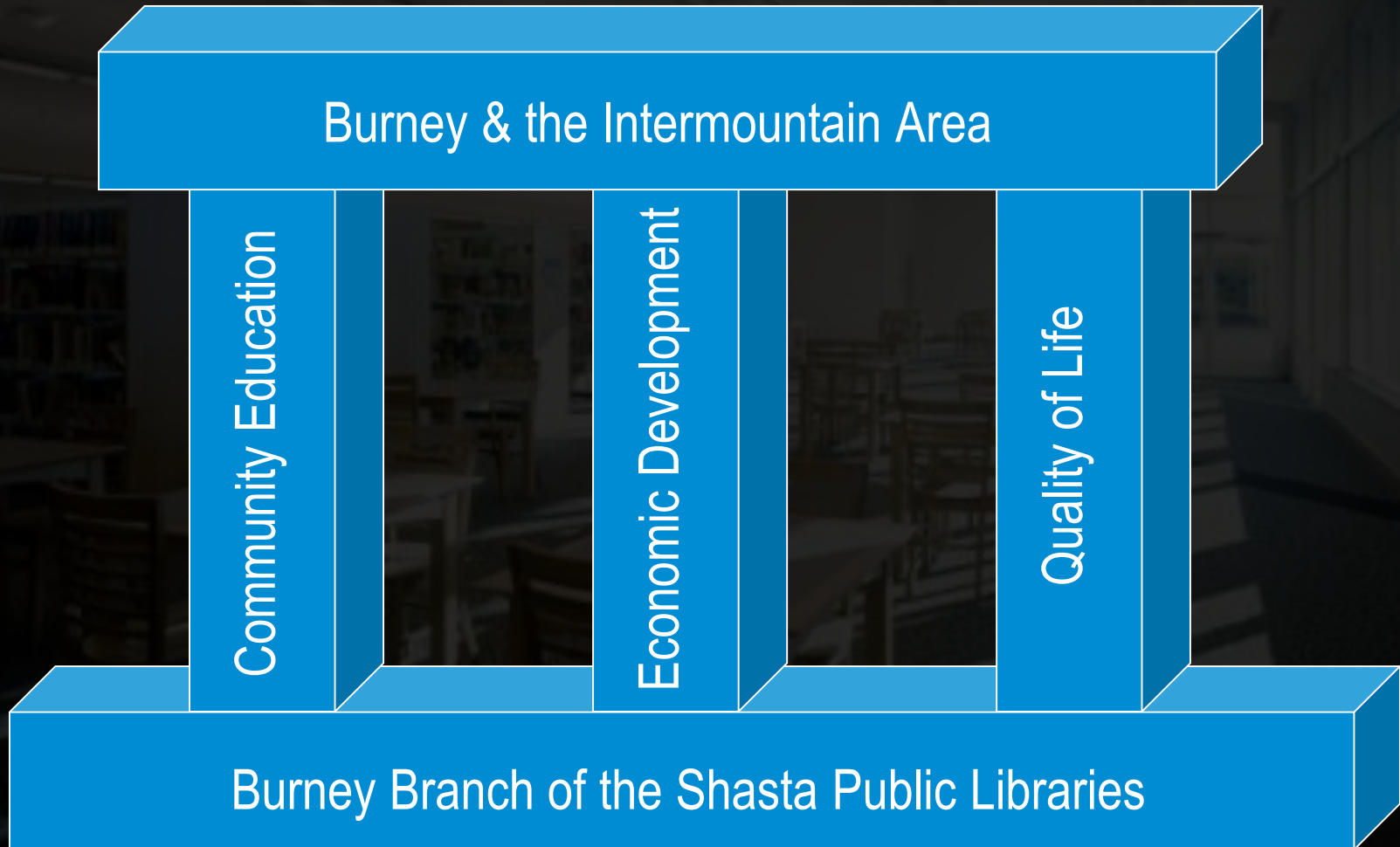


# *Why Do We Need a New Library?*

- Keeping Up with the Times
- Cost Efficiency
- Serving Community Needs
- Value to the Community
- Maximize Return on Investment
- Easily Accessible Location



# *The Value of the Public Library*



# *The Value of the Public Library*

## Return on Investment:

- For Every \$1.00 Spent on Public Libraries \$4.42 is Returned
- Similar Studies over 10 Years - \$2.20 to over \$8.00 Returned

## Value of Products & Services Provided Early Childhood Development

### Taxpayer Return on Investment in Florida Public Libraries: Summary Report

September 2004



José-Marie Griffiths  
University of Pittsburgh & University of North Carolina at Chapel Hill

Donald W. King  
Christinger Tomer  
University of Pittsburgh

Thomas Lynch  
Julie Harrington  
Florida State University



# *Assessment: Services*

## Insufficient Space:

- Vastly Overcrowded Book Shelves
- Limited Seating Options, in Quantity & Quality

## Collections:

- Many of the Books are No Longer Relevant
- Children's Shelves are Too High

## Lack of Current Technology:

- Adults & Children Use the Same Computers
- Computer Workstations do not Provide Effective Work Space



# *Assessment: Facilities*

Overcrowded – Difficult to Supervise

Important Functions Not Included

Children's Space Separate but not Enclosed

Noise Level Precludes Effective Study

Profound Lack of Storage Space

High Maintenance & Operations Costs

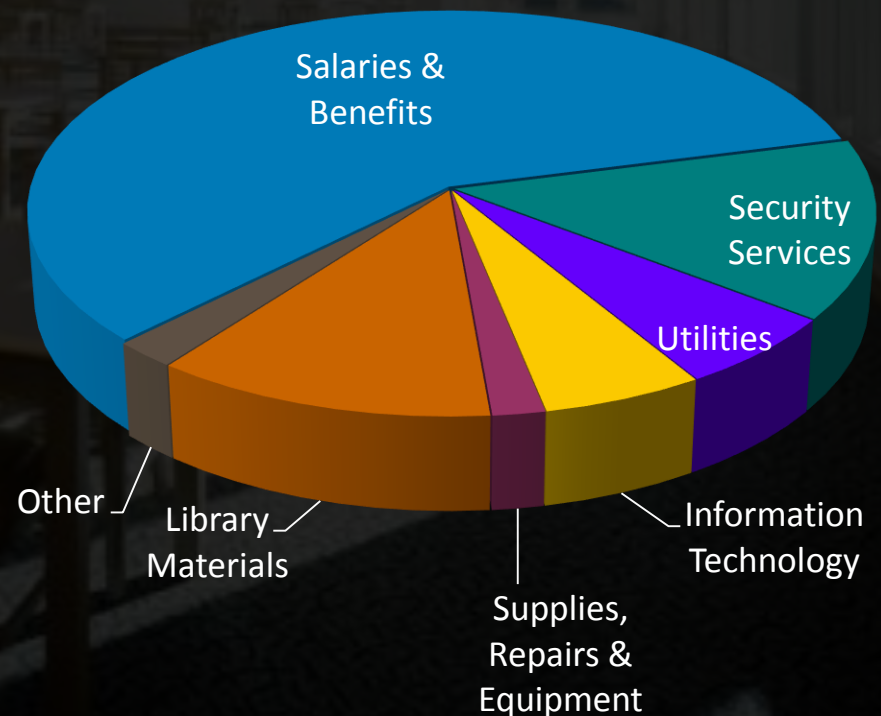
No Exterior Signage, Hidden by Trees





# Assessment: Staffing

- Only One Professional Staff Person
- Reliance on Volunteers
- Current Conditions Negatively Impact Staff Productivity
- Planning for New Service Approaches is Difficult





# *Assessment: Existing Conditions*

## Site & Building Capacity:

### Burney Branch of the Shasta Public Libraries

<i>unit of capacity</i>	<i>current 2013</i>	<i>2013 need to standards</i>	<i>current vs. standards</i>
Net assignable square feet	2,055	2,929	70.2%
Building gross square feet	2,183	3,662	59.6%
Site area, in acres	0.28	0.34	84.1%
Parking spaces	3	18	16.4%

# *Assessment: Existing vs. Future Conditions*

## Site & Building Capacity: 20 Year Needs

<i>unit of capacity</i>	<i>current 2013</i>	<i>2033 need to standards</i>	<i>current vs. standards</i>
Net assignable square feet	2,055	4,055	50.7%
Building gross square feet	2,183	5,069	43.1%
Site area, in acres	0.28	0.47	60.8%
Parking spaces	3	25	11.8%



# *Opportunities: Services*

## Education:

- Services for Early Childhood/Youth
- Services for Teens/Tweens
- Literacy Training

## Economic Development:

- Small Business Resources
- Computer Training

## Tourist Attraction:

- Pride of the Community





# *Opportunities: Facilities*

## Modern Library:

- Adequate Land = Adequate Parking
- Adequate Space/Proper Spaces
- Technology Infrastructure
- Multi-Use Space

## Cost Containment:

- Staff Efficiency
- Maintenance Efficiency
- Energy Efficiency
- Energy & Revenue Generation
- Replacement vs. Renovation Cost





# *Planning Process*

- Determine Size Needed
- Generate Alternatives
- Present Options
- Gather Feedback
- Select a Favorite or Hybrid of Favorites



# *Ideal Library Size*

The New 5,025 Square Foot Library will have:

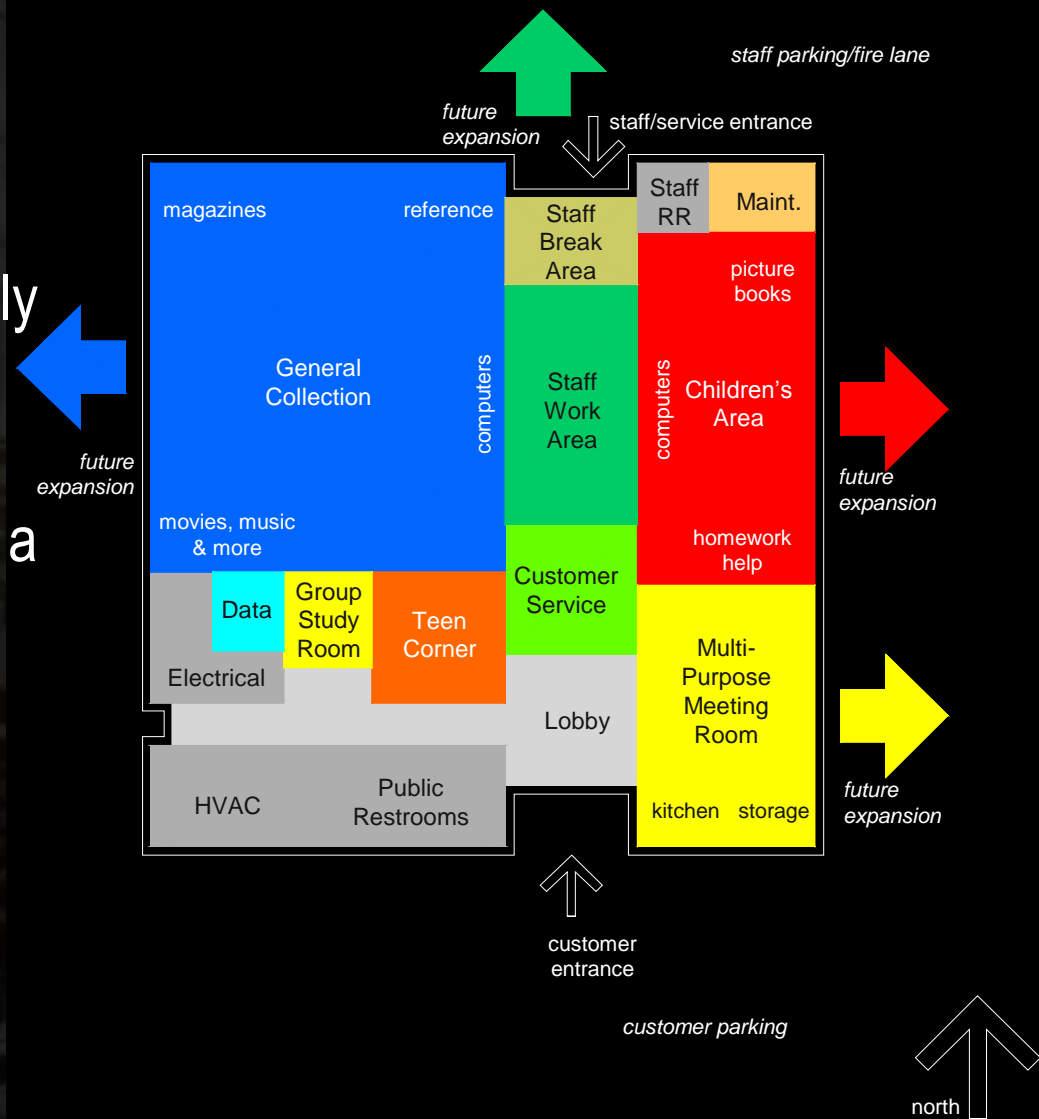
- 12 Tablets for In-Library Use & 7 new computers
- Over 10,000 Books & 20 Magazine Titles
- Over 1,000 eBooks, Movies, CDs & Books-on-Disc
- Comfortable Seating for 40 Customers
- Meetings of up to 30 People
- Study/Tutoring Room for up to 4 People
- Separate Areas for Kids, ages 0 to 12 & Teens, ages 13 to 17
- An Area for Big Kids, ages 18 & up
- Adequate Work Space for Staff
- 20 Years of Growth + Future Expansion



# *Ideal Library Configuration*

The New Library Design Includes:

- Ample Parking
- Wireless Internet Access
- Full Accessibility & User-Friendly Furniture & Equipment
- Assisted & Self Check-out
- Efficient Staff Supervision from a Central Work Area
- Meeting Room Access After Library Hours
- Controlled Use of Natural Light
- Energy Efficiency & Ease Of Maintenance

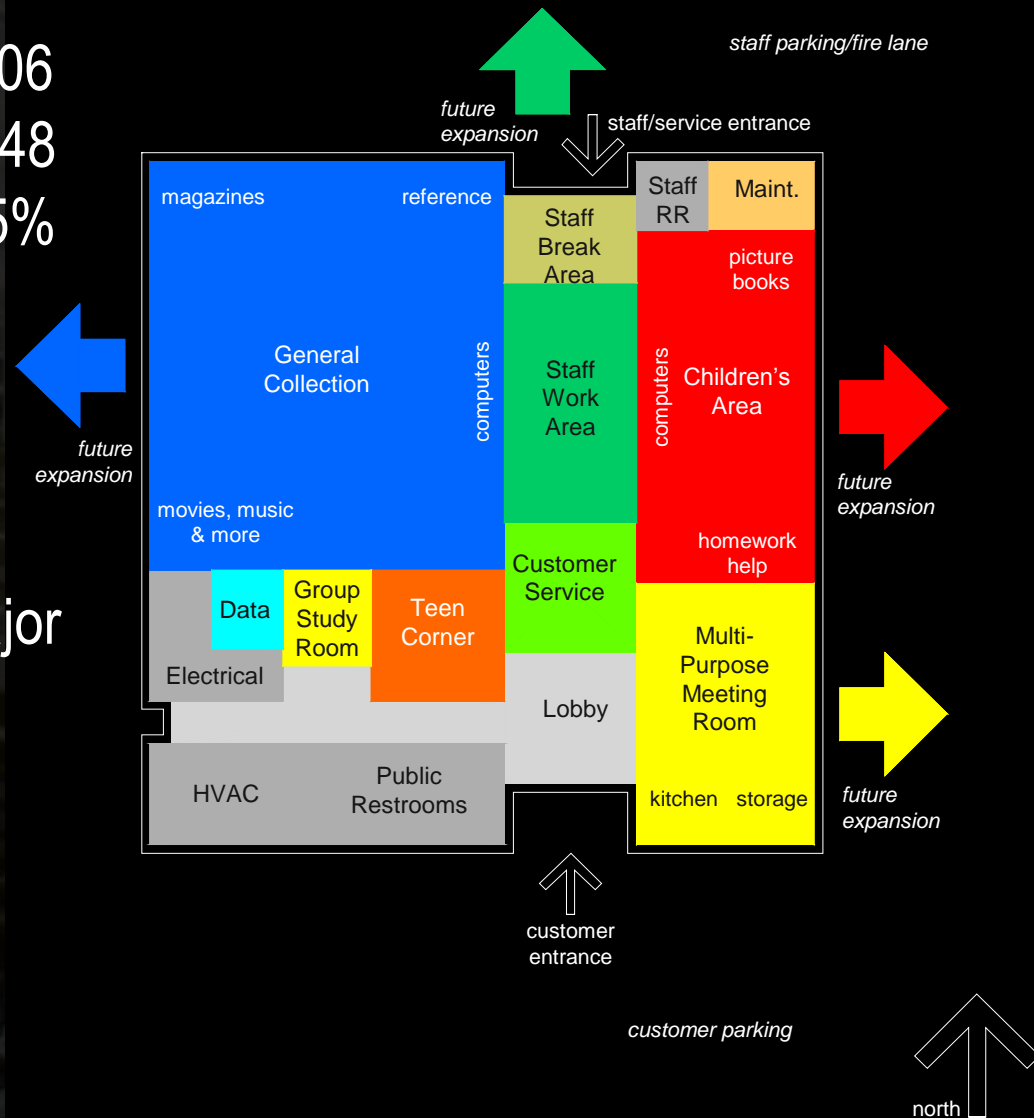


# Concept A

Net Assignable Square Feet	4,806
Building Gross Square Feet	6,048
Net-to-Gross Efficiency	79.5%

## Advantages:

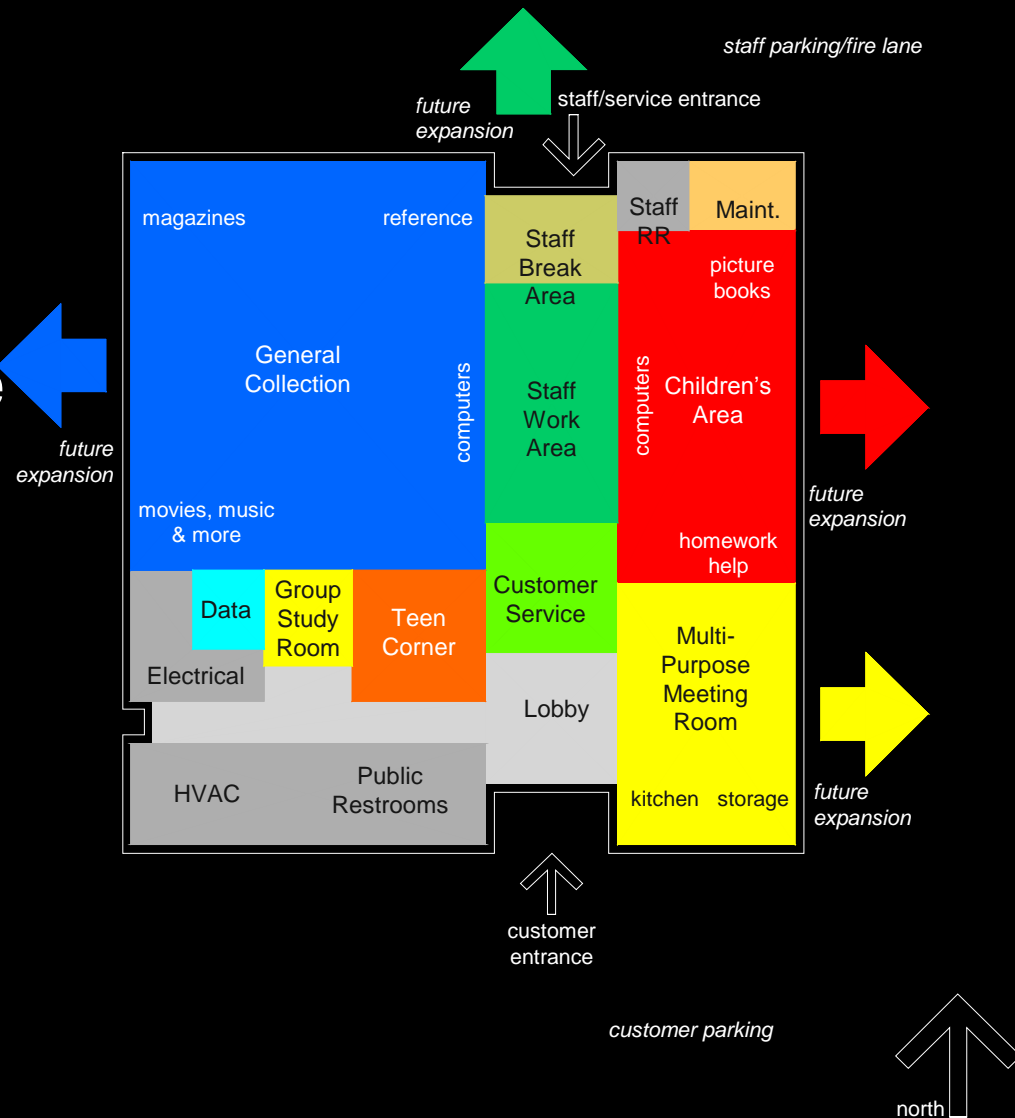
- Efficient Building Footprint (Square)
- Centralized Staff Work Areas
- Allows Future Expansion of Major Components
- Provides Art Gallery Space in Corridor off Lobby
- Locates the Kitchen off Lobby
- Provides a Staff Restroom





# Concept A: Disadvantages

- Requires About 4% More Square Footage than the Goal
- Cost Penalty for Additional Footage = \$61,000 to 81,000
- Limited Glass on Front Facade
- HVAC, Electrical & Data are not Equidistant from Areas
- Future Expansion on Three Sides

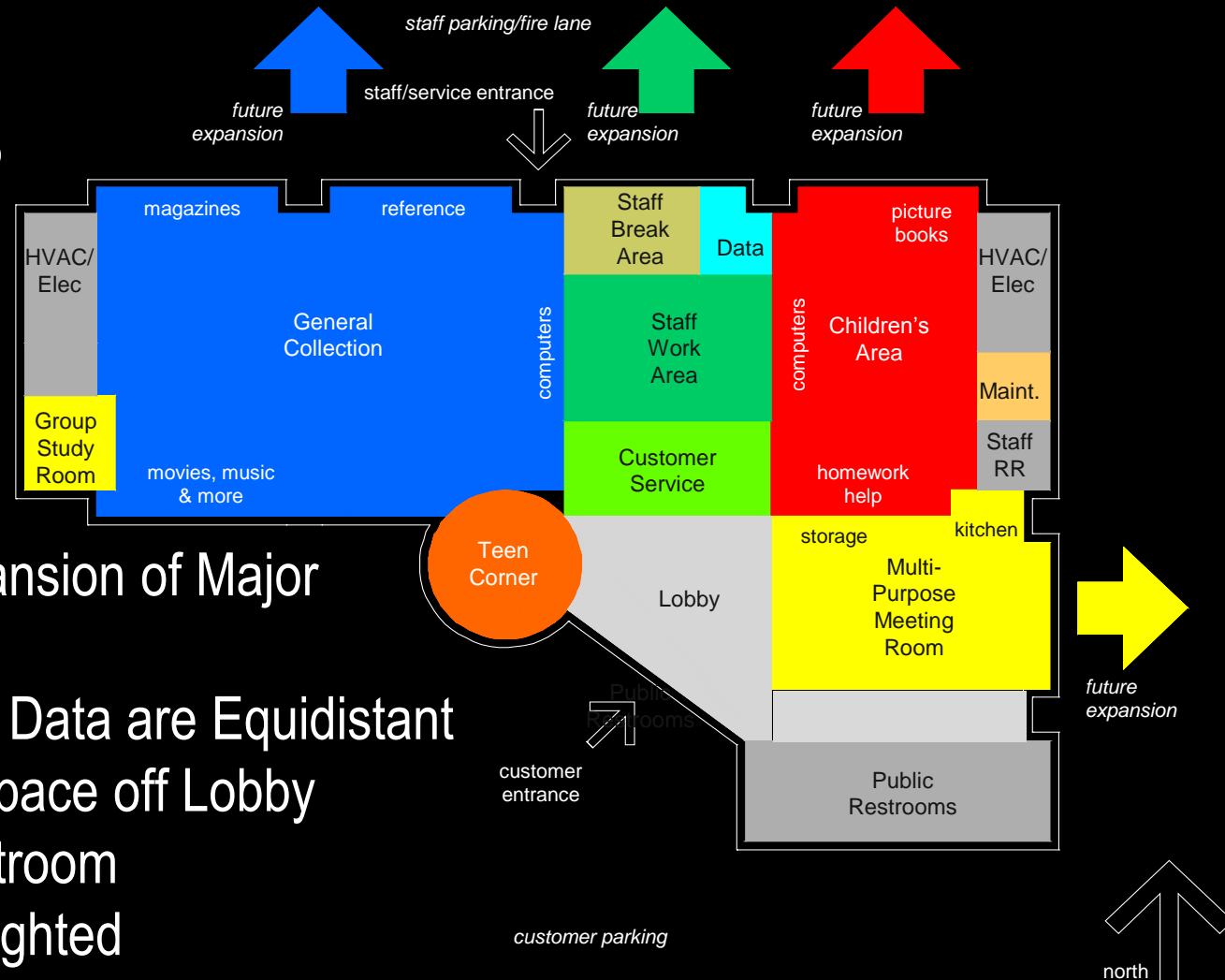


# Concept B

NASF 5,075  
BGSF 6,407  
Efficiency 79.2%

## Advantages:

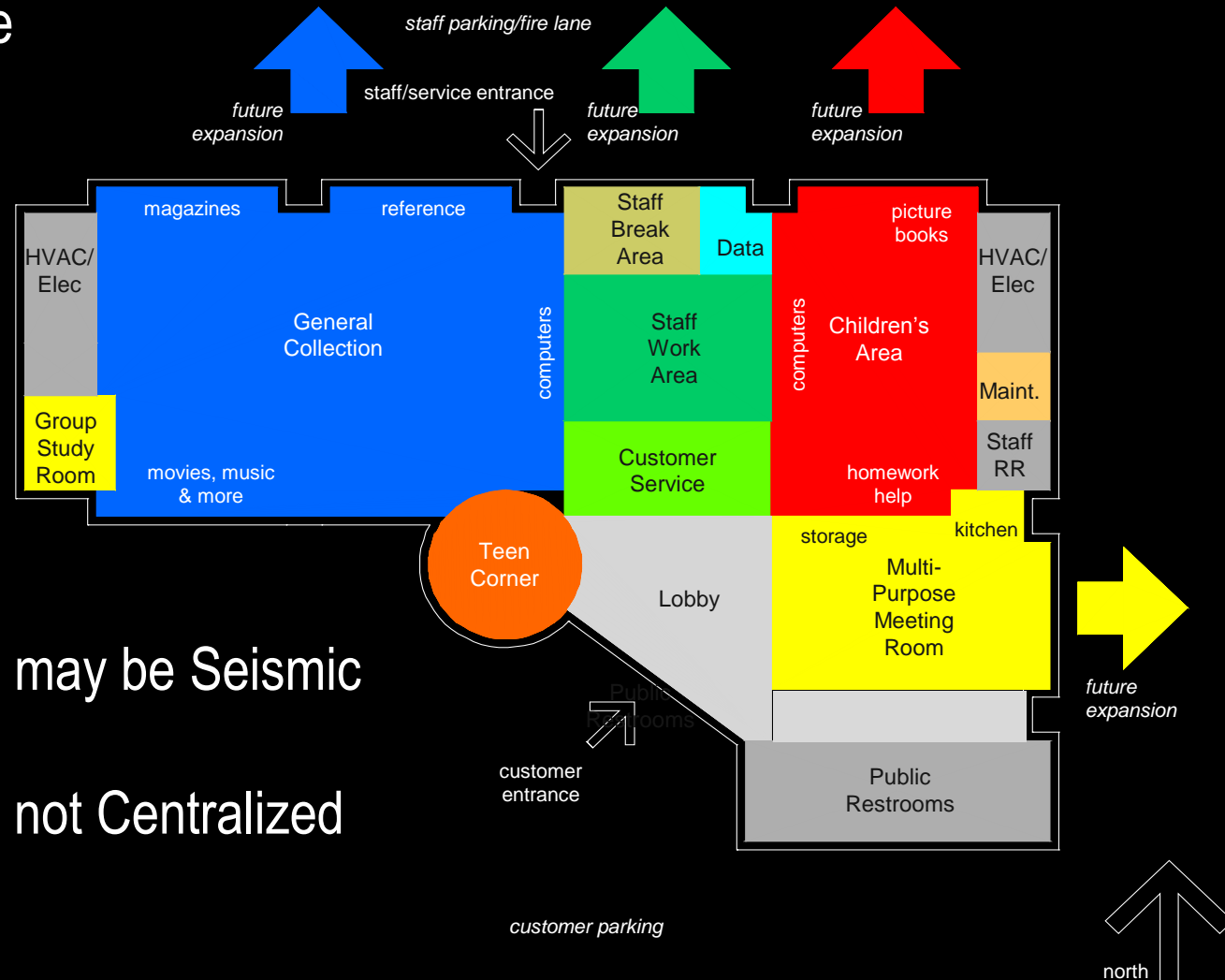
- Ample Glass on Front Facade
- Centralized Staff Work Area
- Allows Future Expansion of Major Components
- HVAC, Electrical & Data are Equidistant
- Provides Gallery Space off Lobby
- Provides Staff Restroom
- Teen Area is Highlighted





# Concept B: Disadvantages

- Requires 10% More Square Footage than Goal
- Cost Penalty for Additional Footage = \$169,000 to \$225,000
- Lobby is Larger than Goal
- L-Shaped Footprint may be Seismic Liability
- Group Study Room not Centralized

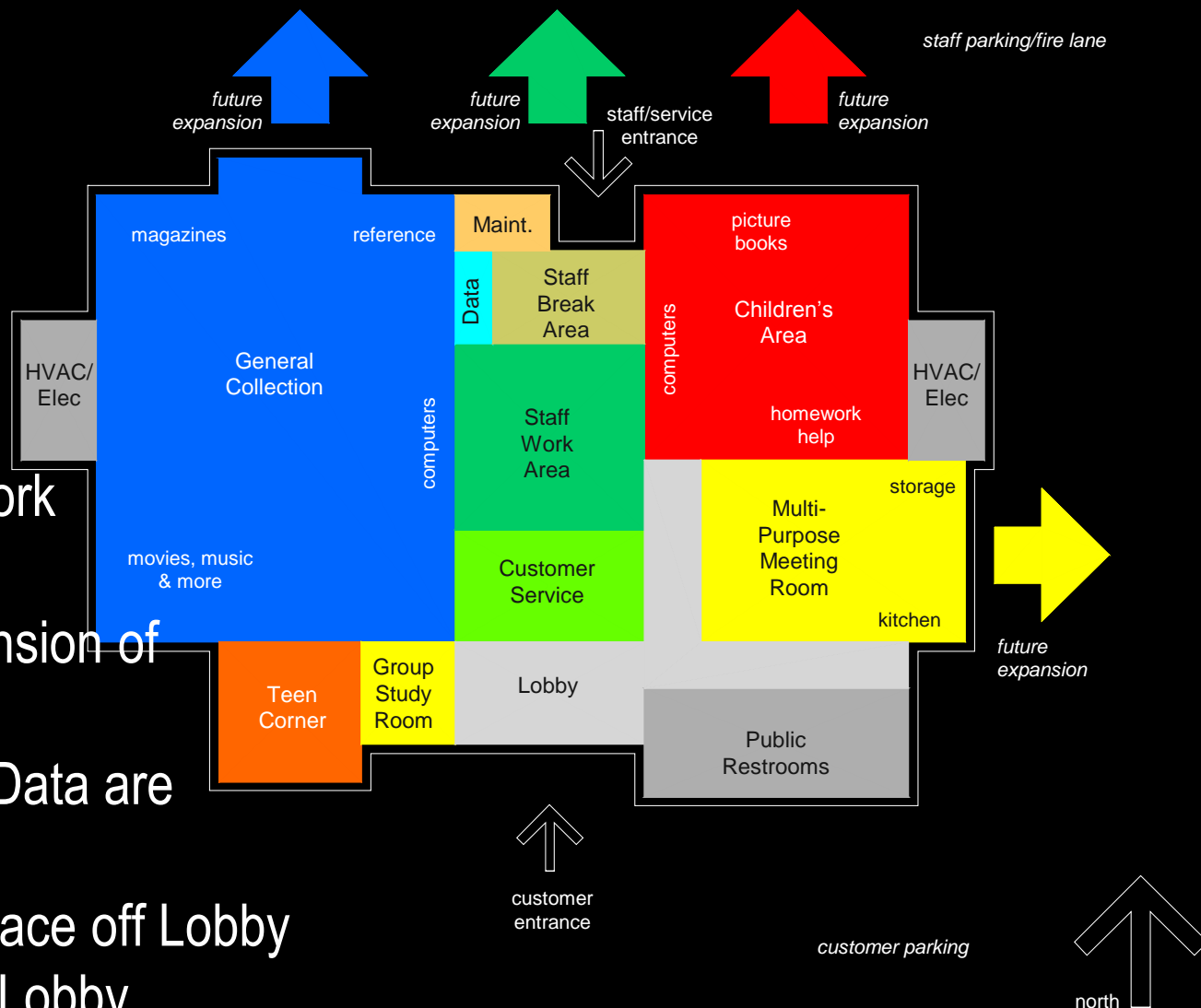


# Concept C

NASF 4,669  
BGSF 5,871  
Efficiency 79.5%

## Advantages:

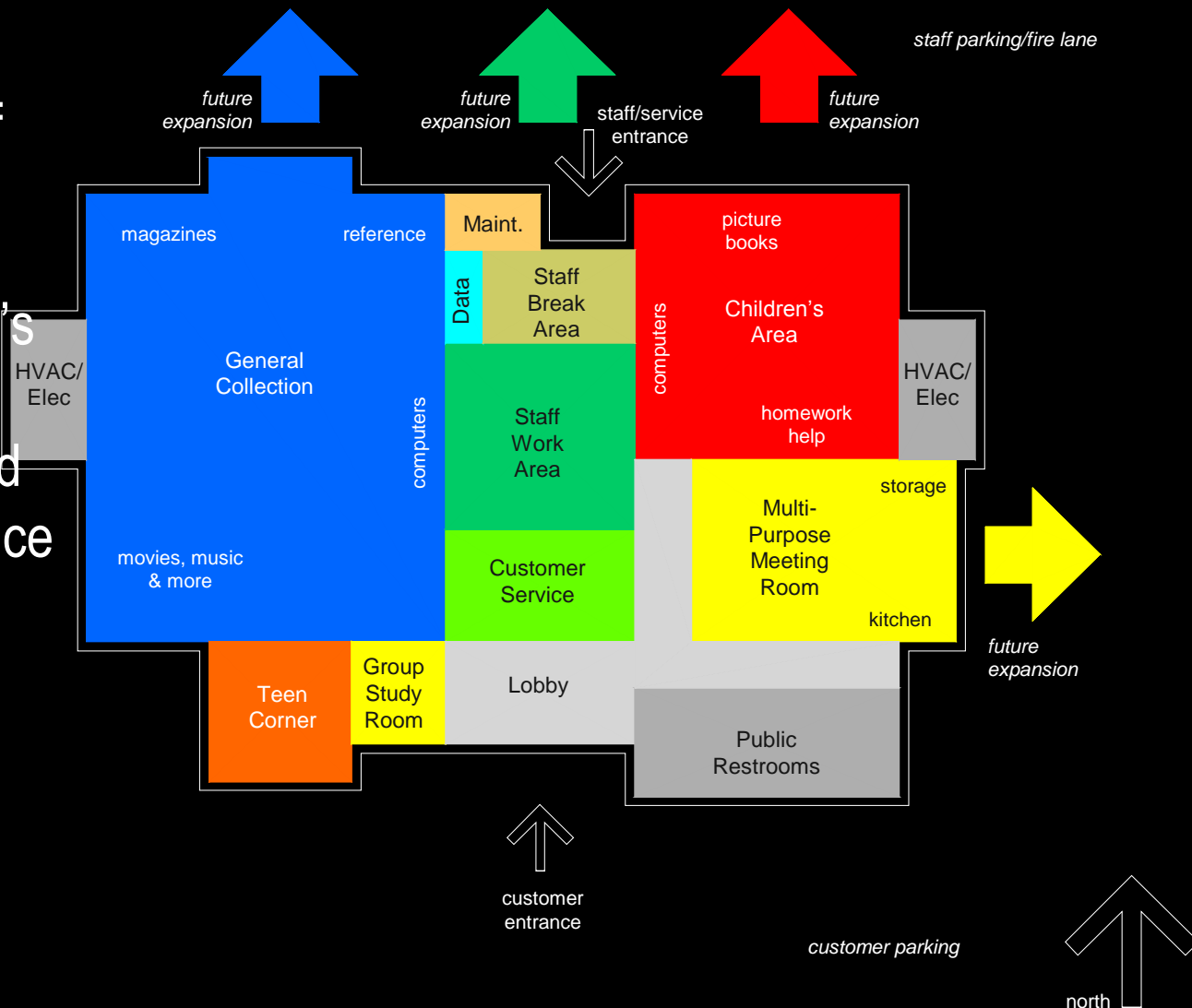
- Compact Building Footprint
- Centralized Staff Work Areas
- Allows Future Expansion of Major Components
- HVAC, Electrical & Data are Equidistant
- Provides Gallery Space off Lobby
- Locates Kitchen off Lobby





# Concept C: Disadvantages

- Cost Penalty for Additional Footage = \$8,000 to \$10,000
- No Staff Restroom
- Entrance to Children's Area not Prominent
- Teen Area Separated from Customer Service
- Meeting Room Expansion through Kitchen & Storage Areas



# *Recommendations: Facilities*

## Site Size:

- 1.5+ Acres

## Features of the New Library:

- Passive & Active Solar Design
  - Natural Ventilation
  - Controlled Natural Light
  - Solar Hot Water & Heat
  - Solar Electricity
- Radiant Floor Heat
- Humidity Control
- Adaptable Technology Infrastructure





# *Recommendations: Services*

- Add a 2<sup>nd</sup> Staff Person
- Early Childhood/Youth/Teens
- Literacy Education & Training
- Small Business Resources
- Comfortable Seating with Task Lighting
- Technology Upgrades:
  - RFID, WiFi, Ample Bandwidth
  - eTechnology
  - eCommerce



# *Project Cost*

## Site Costs:

- Land Acquisition
- Environmental Impact
- Site Development

## Construction Costs:

- Demolition
- Building Shell & Core
- Interior Finishes

## Move-In Costs:

- Library Technology
- Furniture & Equipment
- Moving

## Administration Costs:

- Permits & Fees
- Design Fees
- Contingencies

## Escalation



# *Recommendations: Action Plan*

- 2013:** Write Detailed Building Program, Develop Funding Plan
- 2014:** Secure Funding, Identify & Secure Site
- 2015:** Hire Architect & Complete Design
- 2016:** Begin Construction
- 2017:** Complete Construction, Procure Furniture & Equipment, Move-In & Dedicate New Building
- 2018 on:** Celebrate Burney Library's Next 50 Years



# *The Future Belongs to Those Who Plan for It!*



“The future belongs to those who believe in the beauty of their dreams.”

Eleanor Roosevelt

Thank You

Questions?