

McCall Public Library Talking Points

We have preliminarily created the following discussion points as to why the McCall Public Library needs to be expanded/renovated:

- The existing Library was opened in 1972. There have been tremendous advances in the types of library services offered by public libraries over the past nearly 45 years. The Library was originally planned as a 20th Century Library having experienced minimal changes since its opening and we are now in the 21st Century.
- The existing building utilizes construction technology of its time and is highly energy inefficient in all areas of the building. Significant savings in energy costs would be realized by an upgraded/expanded building.
- Using contemporary library planning standards, the existing facility is estimated to be overcrowded by 53%. In other words, to house the existing collections, seating, staffing, etc. in an ADA (Americans with Disabilities Act) compliant and user-friendly building the Library would need to be roughly twice its current size of approximately 4,500 square feet to meet current planning and code standards.
- The existing collection is displayed on shelves that are approximately 95 – 98% full. Generally accepted library planning guidelines recommend that a building is at capacity when the shelves are 80% full – meaning there is about 6 – 8 inches of “free,” or empty, space at the end of each shelf for ease of browsing, re-shelving, etc. If McCall were to achieve 80% capacity in the present building it would need to reduce the collection size by at least 8,400 items with a value of at least \$126,000.
- The existing collection is displayed predominantly on very tall shelves. The top shelf, at slightly above six feet high, coupled with the bottom shelf well below normal sight lines has the effect of placing about 30% of the collections in an unusable location for a majority of patrons and potential borrowers.
- The primary grouping of public computers provides very minimal space for anything other than surfing the web or checking/sending emails. A real handicap to students and persons of all ages wishing to conduct research.
- The lack of computers for children may mean that pre-K children are at a disadvantage when they enter school unless they have access to a home computer with good software for early learning.
- There is no designated meeting room in the Library except for a small multi-purpose room in the southern portion of the building. Consequently, the public reading areas are

currently used for this purpose severely limiting the Library's ability to host programs, lectures, film showings, etc. while the Library is open. This also limits the audience to approximately 20-30 people in a comfortable arrangement.

- The City of McCall has needs for additional municipal office space that is currently housed in the City Hall Annex that has significant limitations of accessibility and relationships with other City Departments. An expanded Library might address these needs in partnership with the City. The City Council Chambers currently located in the American Legion Hall could be a potential partner with a designated Meeting Room in the Library.
- The public restrooms do not meet the current Building Code required number of fixtures, is not child-friendly, and is not ADA compliant.
- The limited area for the staff workroom, and the total absence of a staff break room, is counter-productive to staff efficiency. Although a staff designated restroom is not required, it is a simple amenity that is common to most public library facilities. The McCall Public Library features one of the smallest and least efficient staff work areas the Consultants have experienced.
- The absence of display space in the Library means it cannot take advantage of educational and informative exhibits that are available from the Smithsonian and other organizations that have traveling exhibits.
- The minimal space for teens and tweens is resulting in the next generation of young adults having a diminished appreciation of the value of a public library and could result in funding limitations in subsequent years. Additionally, the teens are looking for a quiet, separated space from the noisier areas of the Library.
- When a group of children are in the library being children the level of noise makes it difficult for others in the Library to study and read as they might prefer.
- The existing ADA parking space and entry vestibule are not ADA compliant as the slope exceeds acceptable standards and the spacing of doors in the vestibule are too close to one another
- The type of lighting used throughout the Library is not reader/user friendly nor energy efficient.
- The proximity of the Service Desk to the front door creates a non-friendly first impression and also results in the desire/need for additional staffing than required for a building of this size.

- The location and amenities of the Idaho Room are inconsistent with the importance and type of information offered in this section of the Library. Environmentally conditioned and appropriately safe storage of these materials does not exist. Additionally, access to the room is not ADA nor Building Code compliant as this portion of the building is approximately 8" higher than the main floor of the Library resulting in a step at the doorway.
- The existing Library offers minimal daylight other than limited windows on the north and south. Views from the building are minimal. Daylight has been found to be a very strong element of a successful reading and learning environment.

PROGRAM CHANGES FOR 3 MCCALL OPTIONS

- Each of three options have the following:
- Spaces for Adult, Teens/Tweens, and Children's Services;
- Space for Special Collections (Idaho Room + Eames collection);
- Staff workroom, Director office, and Staff Breakroom; and
- Additional seating in Options 2 and 3.

Differences follow.

Option 1

Basically house what now exists with ADA compliance and user-friendly bookstacks (not as tall, better aisle spacing) tilt shelves bottom 2 shelves).

Additions include larger Entrance/Lobby and 500 BGSF for Friends (100 BGSF for sales & 400 BGSF for storage).

Option 2

ADA compliance and user-friendly bookstacks (not as tall, better aisle spacing) tilt shelves bottom 2 shelves).

Collection growth to 44,000 = 7.97 per capita (now 6.73 per capita).

Additions include larger Entrance/Lobby and 600 BGSF for Friends (100 BGSF for sales & 500 BGSF for storage).

Program Room for children seating 30.

Multi-Purpose Meeting Room seating 40.

Conference Room seating 8.

Group Study Room seating 4.

Small Maintenance "room."

Option 3

ADA compliance and user-friendly bookstacks (not as tall, better aisle spacing) tilt shelves bottom 2 shelves).

Collection growth to 48,000 = 8.88 per capita (now 6.73 per capita).

Additions include larger Entrance/Lobby and 750 BGSF for Friends (150 BGSF for sales & 600 BGSF for storage).

Program Room for children seating 30.

Multi-Purpose Meeting Room seating 60.

Conference Room seating 14.

Group Study Room seating 4.

Collaborative computer workstation for 4 in Adult Services.

Small Maintenance "room."

Statement of Probable Costs

Statements of Probable Costs have been developed for the two preferred options. Since the options for the design of the renovated and expanded McCall Public Library have not been completed beyond a conceptual stage, probable costs have been based on historical values from similar library projects in the Rocky Mountain West. Costs are based upon a hypothetical construction start date of the third quarter 2017. In the event the project does not start until after this hypothetical start date, we would recommend budgeting a 5% per year cost escalation. In both options we have attempted to provide a total project budget considering design fees, contingency, supplemental collection/library materials, and technology. For this Statement of Probable Costs we have used a 12,000 square foot library as the basis. In the event a 15,000 square foot library is preferred, the costs should be proportionately increased.

Option A- Construct a new two story library of 12,000 sf and renovation of the existing library into a City Hall Annex:

New Construction		
12,000 sf x \$300/sf		\$ 3,600,000
Demolition of Annex		\$ 50,000 (assume no abatement required)
Site Development		\$ 250,000
FFE		
12,000 sf x \$25/sf		\$ 300,000
Wayfinding		<u>\$ 12,500</u>
Subtotal		\$ 4,212,500
Technology		
12,000 sf x \$10/sf		\$ 120,000
Opening Day Collection		\$ 75,000
Moving		\$ 20,000
Professional Fees @12%		\$ 500,000
Miscellaneous Expenses @ 5%		<u>\$ 200,000</u>
Subtotal		\$ 5,127,500
Contingency @ 15%		<u>\$ 769,125</u>
Total		\$ 5,896,625
City Hall Annex Renovation (Construction Only)		
4,200 sf x \$150/sf		\$ 630,000

Option B- Construct a new two-story library of 7,800 sf and renovation of the existing 4,200 sf library:

New Construction		
7,800 sf x \$300/sf	\$ 2,340,000	
Renovation		
4,200 sf x \$150/sf	\$ 630,000 (assumes no	
Site Development	\$ 250,000	
FFE		
12,000 sf x \$25/sf	\$ 300,000	
Way Finding	<u>\$ 12,500</u>	
Subtotal	\$ 3,582,500	
Technology		
12,000 sf x \$10/sf	\$ 120,000	
Opening Day Collection	\$ 75,000	
Moving	\$ 30,000	
Professional Fees @12%	\$ 430,000	
Miscellaneous Expenses @ 5%	<u>\$ 180,000</u>	
Subtotal	\$ 4,417,500	
Contingency @ 15%	<u>\$ 662,625</u>	
Total	\$ 5,080,125	