

# Upper Dublin Public Library Facilities Plan

## Executive Summary

Upper Dublin Township is an exceptional community with a demographic profile that is very favorable for heavy public library use. The profile associated with heavy public library use includes individuals who are somewhat better educated than the average, people who are a bit older than average and individuals residing in households with somewhat higher than average incomes. Upper Dublin residents closely mirror these characteristics. The Upper Dublin Public Library is already heavily used; however, the Library is not used to the degree that the demographics would suggest is possible. The consultants believe that the relatively small size of the existing facility is the primary factor that limits potential use.

In 2009, most new public libraries being built fall in the range of between 1.0 and 1.5 Gross Square Feet (GSF) per capita. The existing Upper Dublin Library Loch Alsh facility represents approximately .57 GSF per capita. When the North Hills Library is added to the mix, Upper Dublin still falls below the .60 GSF per capita level.

One measure of the degree to which the Upper Dublin Library is overcrowded can be illustrated by applying widely accepted unit measurements to the contents of the existing facility. The consultants conducted a general inventory of the collection sizes, number of study tables, etc. and applied standard measures to these elements. The result was a determination that the Library should have more than 22,000 GSF of space to appropriately house what is currently squeezed into 15,000 GSF.

In order to determine the “right size” for the Upper Dublin Library, the consultants collected an extensive amount of information through focus groups with the public and with the library staff. In addition a web survey of community residents garnered more than 700 responses and more than a dozen community leaders were interviewed regarding library services. Based on this input, Himmel & Wilson, Library Consultants and Casaccio Architects worked with the Library to calculate space needs that would serve the community well for the next 30 years. This effort resulted in a facility of approximately 40,000 GSF.

This basic building program was used to develop multiple scenarios including the erection of a 40,000 GSF freestanding library facility, the expansion of the existing Library into Township occupied space on the upper level of the Township building, and expansion of the current facility footprint with reuse of the upper level. Each of these scenarios were converted into conceptual plans.

All of the conceptual plans assume a resulting facility that would meet the projected 30 year space need of 40,000 GSF for the Library. Estimated costs for the concepts vary from a low range of \$7.1 million to \$9.2 million for an expansion of the existing facility that includes both an addition to the lower level and reuse of existing space on the upper level of the Township building to a high range of between \$ 9.4 million to \$14.4 million for a new freestanding library. All cost estimates are based on national library construction cost data for the 2008 Fiscal Year.

It is very clear that the Upper Dublin Public Library facility is significantly undersized to meet the library and information needs of community residents. In the opinion of the consultants and our architectural partners, a facility of approximately 40,000 GSF would meet the community's needs for an extended period of time (30 years) and would be heavily used by the people of the Township.

## Background

In July of 2008, the Upper Dublin Public Library issued a Request for Proposals for consulting services to develop a comprehensive facilities plan. The Library was able to fund the project through a federal Library Services and Technology Act (LSTA) grant awarded by Commonwealth Libraries (Pennsylvania's State Library agency). Himmel & Wilson, Library Consultants, a nationally known library consulting firm headquartered in Wisconsin, submitted a proposal in August 2008 and was subsequently awarded a contract. Himmel & Wilson partnered with Casaccio Architects of Havertown, Pennsylvania on the project.

The Library's Request for Proposal called for the consultants to:

“...develop a comprehensive Facilities Plan based on current and anticipated future needs of the community. By analyzing community demographics, Future Focus 2004 - 2009 – A Long Range Plan for the Upper Dublin Public Library, and new survey findings, the consultant shall recommend up to a 30-year solution, offering a full range of alternatives, from modifying and/or expanding the current facilities to building new.”

## The Planning Process

Work on the project commenced in September 2008. The process used to develop the facilities plan was highly inclusive. Over 800 residents of the Township participated in focus groups, web-based surveys or interviews conducted as part of the project. Information and data was collected from the public during the late autumn and early winter and the consultants completed the space needs analysis and developed several alternative concepts in February and March 2009.

Detailed results from the various information and data gathering efforts are included in the appendices to this report. Included are:

Appendix A	Demographic Information
Appendix B	Focus Group Report
Appendix C	Interview Report

Appendix D	Web-Survey Report
Appendix E	Space Needs Spreadsheet
Appendix F	Conceptual Drawings

Following are brief summaries that capture the essence of the information contained in each appendix.

## Demographic Information

Upper Dublin Township is located in Montgomery County, Pennsylvania. The Township is comprised of several communities and is primarily residential in nature. The 2000 U.S. Census population for the area was 25,878. The community is largely “built-out.” That is, over 90% of the property in the Township is developed. Because of this fact, future population growth in the area will be limited. Nevertheless, the Township is expected to gain some population as homes now occupied by senior couples and singles are purchased by younger families with children in the household. Over the next thirty years, this will translate into a population that is slightly larger and somewhat younger as well.

Following are population projections produced by the Delaware Valley Regional Planning Commission:

YEAR	POPULATION ESTIMATE
2000 Census (corrected)	25,875
2005	26,100
2010	26,516
2015	26,909
2020	27,280
2025	27,630
2030	27,961
2035	28,266

Claritas Inc., a provider of demographic data to the retail sector, projects little or no change in the population in the near future (through 2015); however, population is expected to rise slightly in the longer time frame. Furthermore, the Claritas profiles (included in the report as Appendix A) show that Upper Dublin Township’s population has several demographic characteristics that are favorable for public library use. The profile of a typical public library user in the United States is a person who is a bit older than the average, a person who is somewhat better educated than average and an individual who lives in a household with higher than average income. Claritas estimates that the 2009 median age of

Upper Dublin's populace is 42.7 years. This compares to a national median of 36.7 years. Claritas estimates that in 2009, 25.8% of Upper Dublin's population over the age of 25 had earned a Master's , Professional, or Doctorate degree and that 32.0% had earned a Bachelor's Degree. This compares to 8.9% of the U.S. population with an earned Master's, Professional, or Doctorate degree and 15.8% with Bachelor's degrees. Finally, the Claritas estimate for Upper Dublin's average household income in 2009 is \$128,550. This compares to a national average of \$67,918 for 2009.

While usage of the Upper Dublin Public Library is significant, it is not as high as might be anticipated given the Township's extraordinarily good demographics for library use. At the current time, approximately 40% of Township residents have active library cards. Focus groups and web-based survey results indicate that a good number of Township residents regularly use public libraries in other Townships. The Access Pennsylvania program allows individuals from one community to use participating libraries in other communities and provides some compensation for this use. Some of the focus group participants and web-survey participants indicated that they use other libraries because those libraries have larger collections and/or because they have more to offer in the way of amenities (quiet reading areas, comfortable seating, etc.).

In short, while the usage of the Upper Dublin Public Library is quite healthy, it has the potential for being much higher. The existing library facility is a primary factor that limits public library use. In some ways, the Library is a victim of its own success. It is often crowded and noisy. One can't help thinking of Yogi Berra's famous comment "...nobody goes there anymore because it's too crowded!"

## **Focus Groups - Staff Input**

Library staff members were involved in the development of the facilities plan at several points in the process. Fifteen staff members participated in a focus group session held in November. While many of the staff comments mirrored those of the public, staff responses were predictably more detail oriented. Some of the desired changes the staff identified include:

- The story time room needs to be properly outfitted with technology
- Better accommodations are needed for those who are physically challenged
- Better temperature control is needed
- Better sound control is needed
- A reorganization of the circulation desk is necessary to improve efficiency.

The staff was also asked to identify the characteristics of their ideal library. The staff list of traits and features of the perfect library included:

- Comfortable reading areas
- A more welcoming entrance
- A fireplace
- Outdoor seating/a courtyard

- A café or vending area
- Higher ceilings

## Focus Groups - Public Input

Seven public focus groups were held in November 2008. A wide variety of Upper Dublin residents were involved in sessions that were structured as “affinity groups;” that is, groups of individuals sharing a particular characteristic that might provide alternate perspectives on library services and facilities. Two of the sessions involved a mix of “general library users.” Separate sessions were held with educators, residents of Fort Washington Estates (seniors), users of the North Hills Library, parents of pre-school through elementary school-aged children, and teens.

A total of 81 individuals participated. In general, library users were pleased with the services they receive. However, many offered substantive suggestions for how the Library facility might be improved.

The participants were generally pleased with their library. In particular they identified the Library’s strengths as:

- The accommodating and helpful staff and director
- The computer system that allows users to request books from home
- The collections, especially lots of new books (although this was not universally cited as a strength; some felt space limitations kept the collections smaller than they’d like)
- Story time and book clubs, programs
- The book sale
- Good hours of service
- The drive-up book return
- Good location.

Their suggestions for improvements were largely related to more space for:

- An area where students could work together—including computer space
- Media production facilities
- More quiet spaces
- Community rooms
- A larger story time area
- A larger teen area
- Tutoring spaces
- Seating
- Parking.

Participants also suggested

- Linking school and library resources more closely together
- More instruction, classes in effective use of the Internet
- Greater emphasis on ESL and services for immigrants to the community
- A focus on strengthening services to North Hills children

- Better signage
- Longer loan periods.

In describing the perfect library for Upper Dublin, participants suggested

- Whatever would engage kids, such as “lightening fast Internet access”
- Better merchandising of materials and the library
- More open space and windows
- A snack bar, café
- A cozy area for adults
- More user-friendly shelving
- A foreign language collection
- A comprehensive CD music collection.

Participants in the North Hills focus group wanted longer hours, more space, more materials, a bigger children’s section, and “a lot more computers.”

## **Interviews – Public Input from Individuals Including Public Officials**

The consultants interviewed 14 people as part of the background information gathering process for the project. A list of those interviewed follows in Appendix C. Interviewees included library administrators (the Director of the Upper Dublin Public Library, the Assistant Director of the Upper Dublin Public Library), the Library Board President, the Friends President, township officers and department heads, the MCLINC Administrator, and School officials as well as one township resident who was unable to attend a focus group session but who wished to share her opinions and ideas.

Comments made by multiple people:

- The current location is a plus; people support the civic campus concept
- The UD Public Library is a “huge” community resource
- It provides great customer service and has a responsive and well trained staff
- Being a part of the MCLINC system is good
- The North Hills Branch needs some attention, especially a computer lab
- The current library needs more space; it is crowded in the afternoons; it needs more seating and study areas
- It is noisy, with no quiet areas
- The library lacks meeting/programming spaces
- The lack of shelving space requires constant weeding of materials
- Many people have dial-up internet access at home or don’t have a printer, so they come in to the library to use computers because the computers in the library are faster and there are printers.

In describing a new/expanded library people said:

- The library should be accessible and visually appealing

- Spaces need to be flexible, i.e., areas that can be reconfigured. Current space was not designed for the library
- This is a “high performing” school district. The library should offer student group study spaces/work spaces
- Teen space should include the digital tools that students need
- We need a separate area for young children
- The next library will be a library for 50 years, so it should be “solid” and built to minimize maintenance headaches.

## Web Surveys

Seven hundred sixty-eight (768) people participated in a web survey as part of the Upper Dublin Public Library planning project. The web survey was available between December 2, 2008 and December 19, 2008. It was made available via email invitations, which included a link to the survey, from the Library, the School District, and the Township. The survey was also available in printed form at the libraries and a few people completed paper versions of the survey. Of the 768 respondents, 192 were general library users; 21 were members of the Library Friends organization; 180 were parents who received the email invitation from the School District; 100 were school district employees, who received the invitation from the School District list; and 275 were Township residents, who were invited to participate via the Township Administration and Parks and Recreation email lists.

### *Executive Summary:*

- Eighty-seven percent (87.4%) of the respondents were users of the Upper Dublin Public Library and/or the North Hills Community Library.
- Ninety-nine percent of (98.8%) the respondents have Internet access at home.
- Ninety-two percent (92.4%) traveled in a car to get to the library for their last visit.
- Forty-one percent (40.7%) spent between 15 and 29 minutes at the library during their last visit; another twenty-eight percent (28.3%) spent between 30 and 59 minutes there.
- During their last visit seventy-five percent (75.1%) checked out leisure reading materials, listening materials, videos, or DVDs.
- In a series of forced choices, respondents said a separate and larger young adult area was more important than getting more quiet study space, and a larger selection of materials was more important than more computers and more quiet study space.
- Respondents most frequently suggested more materials/larger selections/more specific types of materials and more space/separate areas/quiet areas as the one thing they would change about the Upper Dublin Public Library.
- While it is important for the Upper Dublin Public Library to fulfill several roles in the Township, the two most important ones are introducing young children to the joy of reading and serving as a source of information and materials that support education and learning.

## Space Needs

The consultants developed a space needs spreadsheet that estimates the Library's current space deficit and the amount of space the Library is likely to need in the future. The spreadsheet was developed by applying commonly accepted library space planning principles and standard space allocations first to the collections and furnishings the Library already has. Subsequently, the same process was used to anticipate wants and needs based on staff and public input and projected increases in use that are likely to occur if a larger, better equipped library is provided.

The public library in Upper Dublin is quite small for its service population when current library planning standards are applied. At just over 15,000 Gross Square Feet (GSF), the Loch Alsh Avenue facility equates to .57 GSF of Library Space per capita. Even if the very small North Hills Library is included, Upper Dublin Township is providing less than .6 GSF per capita of public library space for its residents.

Furthermore, the current facility is very crowded. If common space allocation standards for shelving, tables, chairs, etc. are applied, the **CURRENT** contents of the Loch Alsh facility should be in a space of approximately 22,000 GSF. In other words, the Library is currently putting 22,000 GSF of contents in a 15,000 GSF area.

When a detailed program is developed based on a modest increase in collection size, the provision of more and better seating, etc., the space need for the year 2035 is approximately 40,000 GSF. If one projects a maximum population for the Township of 30,000 people, a 40,000 GSF building would provide 1.33 GSF per capita. Most new public libraries in the 21<sup>st</sup> century fall between 1.0 and 1.5 GSF per capita. In other words, the kind of library described by the library staff, library users and respondents to the web-survey appears to be very much in line with what has been built in recent years in literally hundreds of communities.

The space needs spreadsheet that appears in Appendix E breaks the current and projected library space needs down into approximately 175 distinct functional areas. An example of one of these areas is "four-place tables in the adult services area." The sheets are color coded by departmental area to facilitate examination by service population and/or function. Following is the color coding that is applied:

Gray	Library Administration
Blue	Adult Services
Pink	Children's Services
Yellow	Young Adult Services
Tan	Circulation Services
Green	Technical Services
Brown	Meeting Rooms and Miscellaneous

It should be noted that some functional areas will actually require less space in the future than at the current time. For example, space devoted to printed reference materials shows a decline because of the degree to which reference resources are now provided electronically. This is not to say that public libraries do not or will not have an important role to play in reference services. In fact, many of the high quality reference resources that are available online are licensed services. Libraries will continue the role of aggregating demand and providing high quality, authoritative resources. However, much of the space that now houses reference books will not be needed.

After an initial increase in size, space devoted to DVDs and audio books also shows a decline in the “out years” of the space needs analysis. This reflects the shift to downloading materials that is underway. Again, libraries will play an important role in providing access to downloadable resources; however, less space will be needed to house physical items.

Space allocations have been increased for types of materials that have remained and are anticipated to remain in heavy demand. Space has also been increased substantially to provide a commodity that is in short supply in the existing library facility – space for people! As libraries have added formats and technology, what has often suffered is the space for people to use and enjoy the library’s resources at the library. The people of Upper Dublin Township emphasized the role of the public library as a center of community life. Several of the public officials interviewed as part of the planning effort decried the fact that Upper Dublin Township lacks a “Town Center.” The idea of growing an active and vital “Civic Center” with spaces where the people of the Township can interact is attractive to the residents of the Township as well as to the community’s leaders.

It was noted earlier that contemporary standards for public libraries range between 1.0 and 1.5 GSF per capita. This begs the question, “Wouldn’t a 30,000 GSF library facility be sufficient for Upper Dublin’s roughly 30,000 people?” The answer to this important question is a qualified “yes.” Certainly, the services of the Upper Dublin Public Library could be improved if a quality space twice the current size was provided. However, it should be noted that this would be a temporary solution rather than the long-term solution called for by the Request for Proposals.

The balance of the report explores a variety of solutions. While it speaks to temporary solutions, it concentrates on the long-term (up to 30 years) solution requested by the RFP.

## **Possible Solutions to Meeting Current and Anticipated Space Needs**

The Request for Proposals asked the consultants to consider a wide range of possibilities while, at the same time, stressing the importance of describing a long-term solution to library space needs. Following are a number of options. Some offer very little in the way of relief of the Library’s overcrowding. Others address long-term needs but are very costly. A discussion of the strengths and weaknesses accompanying each option is provided.

## **A NOTE ABOUT COSTS**

Costs for constructing and equipping libraries vary widely based on a host of factors ranging from prevailing wages for the construction trades and shortages of building materials to the type of construction and the quality of materials and equipment used. The best source of data on library construction costs comes from *Library Journal (LJ)*, one of the major professional journals in the field of library science. Each December, Library Journal reports on library building projects that have been completed during the previous year. While not every new library and/or renovation is listed, the sample is large enough to be instructive. The December 2008 issue of LJ reported on 95 new library buildings and on 88 Addition, Renovation, and Remodel (ARR) projects.

Construction costs for the 95 new buildings ranged from \$76.19 to \$607.42 per GSF. However, a relatively small number of projects reported construction costs of less than \$200 per GSF and average construction costs per GSF was \$241.12. Average equipment costs for the 95 new construction projects amounted to \$32.86 per GSF. It is important to note that these costs reflect only construction and equipment. Site acquisition costs, and a host of other project costs, are not reflected. When these costs are added, the average cost for projects in 2008 was \$ 328.92 per GSF.

Costs for addition and renovation projects are variable as well. As can be imagined, it is particularly hard to track unit costs when projects may have different mixes of new construction and renovated space and widely differing levels of renovation. Nevertheless, costs per gross square feet for the 88 ARR projects in 2008 was \$ 187.90.

To provide some guidance regarding relative costs, we will report new construction costs as a range from \$200 - \$325 per GSF and equipment costs at \$ 35 per GSF. An amount of \$ 190 per GSF will be applied to renovation costs in areas that would undergo significant renovation (this cost includes equipment). A cost of \$ 125 per GSF will be applied to areas undergoing moderate renovation and a cost of \$ 100 per GSF will be applied in areas receiving minimal renovation. All costs will be expressed in 2009 dollars. An inflation factor should be applied to determine more accurate costs when a construction schedule is established.

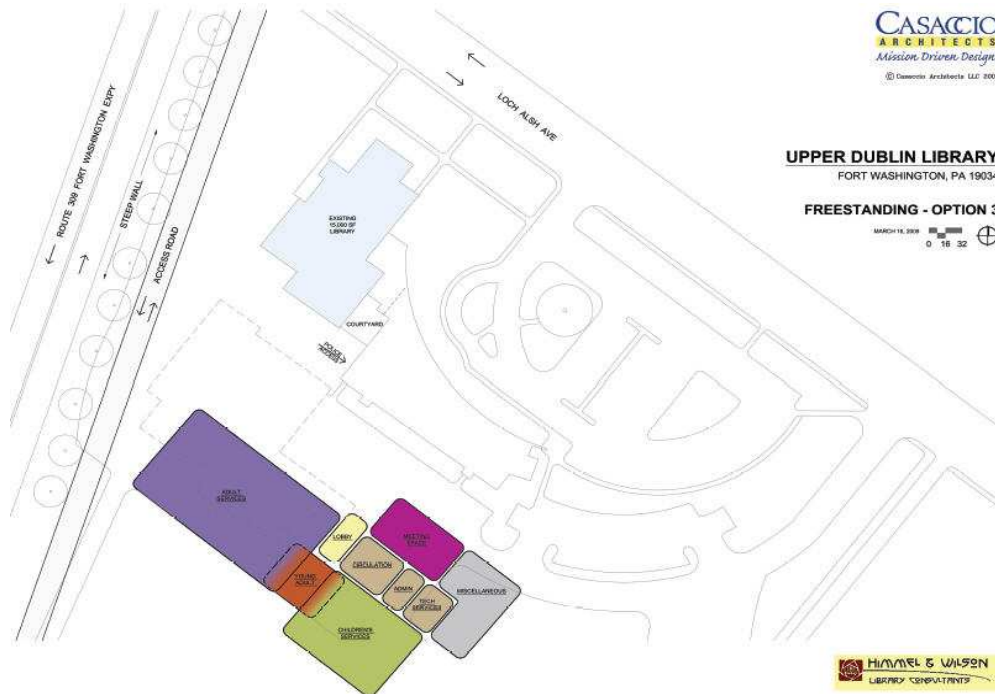
## **OPTION 1 – REPROGRAMMING EXISTING SPACE**

Any comprehensive facilities plan should first look at the option of reusing existing space. Option 1 simply examines the possibility of using the Library's existing 15,000 GSF more efficiently. The difficulty with this approach is illustrated by the drawings that appear on the next two pages.

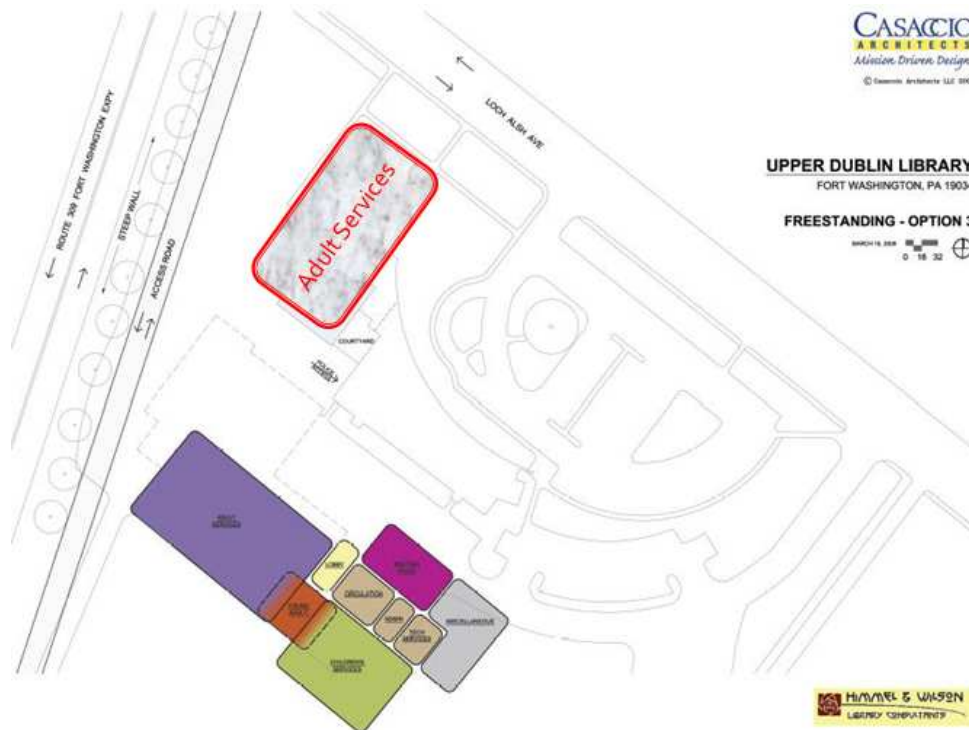
Drawing 1 shows the existing Library in light blue and a 40,000 GSF freestanding building on the site now occupied by the Public Works Garage. (This drawing will be presented and discussed later in the report as Option 3. It is being used here because it shows an outline of the existing Library and the relative size of the major functional areas in a 40,000 GSF plan.) Drawing 2 takes the area allocated for adult services and places it on top of the current Library. As you can see, the adult services area obscures the

entire existing Library. Addressing the Library’s space problem will require significantly more than reprogramming existing space.

Given the severity of the overcrowding at the present time, it is clear that reprogramming space would accomplish little or nothing. In fact, the current arrangement in the Library is the result of multiple changes over time, including several that were made as a result of the Library 2004 – 2009 Strategic Plan. In the consultants’ opinion, the Library has already done nearly all that can be done to maximize the functionality of the current 15,000 GSF Library. While some improvement in efficiency might be accomplished with a reconfiguration of the circulation desk area, it is our opinion that the cost involved in this reconfiguration would be akin to rearranging the deck chairs on the Titanic. It would be a rather futile effort that would give the taxpayers of Upper Dublin little or no return on their investment.



Drawing 1



Drawing 2

**OPTION 2 – EXPANSION OF EXISTING FACILITY**

Option 2 actually consists of three separate schemes built on the idea of reusing the existing 15,000 GSF now allocated to the Library. All three of the schemes assume the construction of a new access road along the base of the Highway 309 embankment and the elimination of the existing Public Works Garage facility. In each scenario, parking would occupy the space now used by Public Works. While this assumption may be seen as somewhat radical, it is an idea that has been discussed and it is consistent with the “Civic Campus” idea. While the perimeter road has not yet been designed and its exact location is subject to change, the construction of such a road has the potential for entirely changing the dynamic of the Civic Campus property and would enhance access and the visibility of services located on what is now the back/lower level of the Civic Campus.

The idea of cooperating with the School District on a joint facility to meet the needs now served by the existing Public Works Garage is an attractive option that is likely to offer the taxpayer exceptional value if the idea comes to fruition. In other words, while the assumed changes may seem a bit radical on the surface, they are based on sound principles that are actively under consideration.

Following is a discussion of each of the three Option 2 schemes.

## Option 2 – Scheme 1

Option 2 – Scheme 1 demonstrates that it would be possible to create a 40,000 GSF library on a single level on the current site. A large addition would be built primarily to the northwest of the existing Library. An entry “spine” would extend through the center of the building and would afford pedestrian access from Loch Alsh Ave as well as entry from the newly created, and much larger, parking area located on the Public Works Garage site. Much of the addition would be built on land currently serving as the access drive to the Library and on space now serving as the Library’s parking lot. The centralized circulation desk located along the spine would provide a control point for all library functions.

There are several advantages to this single floor plan. First, a single floor design is the most efficient in terms of staff efficiency. The centralized circulation point would allow visual control of the Children’s Services area and of the Young Adult area during times when those areas are not fully staffed. The single floor design is also efficient in that it eliminates the need for elevator access and/or an additional stairway to a separate level of the Library. Approximately 25,000 GSF of new space would be built. All could be constructed with the required 150 lbs. per sq. ft. of live loading capacity meaning that future reconfiguration of this space would allow for the placement of book stacks in any area.

As much as 5,000 GSF of the existing structure would undergo significant renovation while 10,000 GSF would receive less extensive renovation.



Option 2 – Scheme 1 (See Appendix F for a larger version)

Applying the cost ranges mentioned earlier, this option would cost between \$8,075,000 and \$11,200,000.

New Construction	25,000 GSF	\$200	\$5,000,000
Equipment	25,000 GSF	\$35	\$875,000
Extensive Remodeling (lower)	5,000 GSF	\$190	\$950,000
Moderate Remodeling (lower)	10,000 GSF	\$125	<u>\$1,250,000</u>
			\$8,075,000
New Construction	25,000 GSF	\$325	\$8,125,000
Equipment	25,000 GSF	\$35	\$875,000
Extensive Remodeling (lower)	5,000 GSF	\$190	\$950,000
Moderate Remodeling (lower)	10,000 GSF	\$125	<u>\$1,250,000</u>
			\$11,200,000

#### Option 2 – Scheme 2

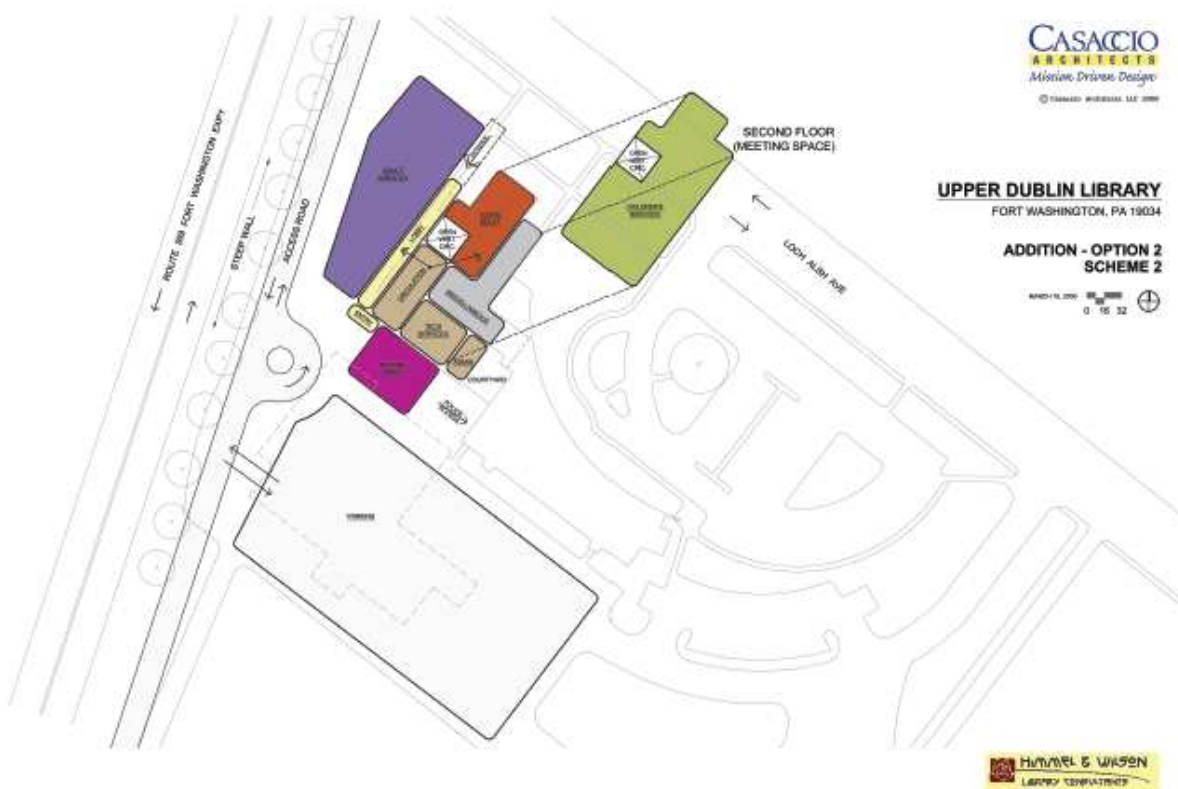
Option 2 – Scheme 2 combines a somewhat smaller addition to the current Library facility (about 16,500 GSF) with the use of approximately 8,500 GSF of space on the upper level to reach the 40,000 GSF target. Under this plan, Children’s Services would be located on the upper level (in the space now occupied primarily by Township meeting spaces). It should be noted that some have assumed that using the upper level would yield an additional 15,000 GSF. In fact the portion of the Township Civic building that is “over” the Library is not the full size of the Library’s footprint. The upper level yields, at most, a little more than 9,000 GSF. Furthermore, capturing 9,000 GSF would require relocation of the current Parks Department offices in addition to the spaces used for office and meeting space above the Library.

Option 2 – Scheme 2 has a significant flaw in that the live load capacity of the upper level is shown on the original construction drawings to be only 100 lbs. per sq. ft. as opposed to the 150 lbs. per sq. ft. required for book stacks. Although the weight of shelving in Children’s areas is typically lighter than bookstacks in adult areas (the shelving is typically shorter, has fewer shelves per unit, and consequently holds less weight), the 150 lbs. per sq. ft. requirement is normally applied. The consultants and our architectural partners believe that the cost of reinforcing the upper level to reach the 150 lbs. per sq. ft. rating would negate most of the saving of reusing this space. It may be possible to gain approval for

using this area for children’s book stacks based on the specific use; however, the spacing of shelves and the load per shelf would likely have to be restricted if this course is pursued.

There is a second downside to this option that could prove to be costly. Because major collections would be located on both floors, the Library would probably need to provide a second circulation control point. It is important to note that over the life span of a library building, staffing the building is more expensive than constructing the building. The inefficiency related to the second circulation point could total \$ 1 million or more over the typical 20 year span for which libraries are usually planned. This amount would be considerably higher if the 30 year planning horizon chosen by the Upper Dublin Library is used.

One positive of the two floor scheme is that the Library would gain an “upper level” exposure. At the current time, the Library is hidden from view. An upper level Library would make the Library considerably more visible and could lead to additional use. This scheme also serves to expand the Library’s parking to include both the new lot (on the site of the Public Works Garage) and a portion of the upper lot.



Option 2 – Scheme 2 (See Appendix F for a larger version)

If 16,500 GSF of new space is built and 8,500 GSF of upper level space is renovated for library purposes, 5,000 GSF of current space receives significant renovation and 10,000 GSF is moderately renovated, the approximate cost would be between \$7,692,500 and \$9,755,000

New Construction	16,500 GSF	\$200	\$3,300,000
Equipment	16,500 GSF	\$35	\$577,500
Extensive Remodeling (lower)	5,000 GSF	\$190	\$950,000
Moderate Remodeling (lower)	10,000 GSF	\$125	\$1,250,000
Extensive Remodeling (upper)	8,500 GSF	\$190	<u>\$1,615,000</u>
			\$7,692,500

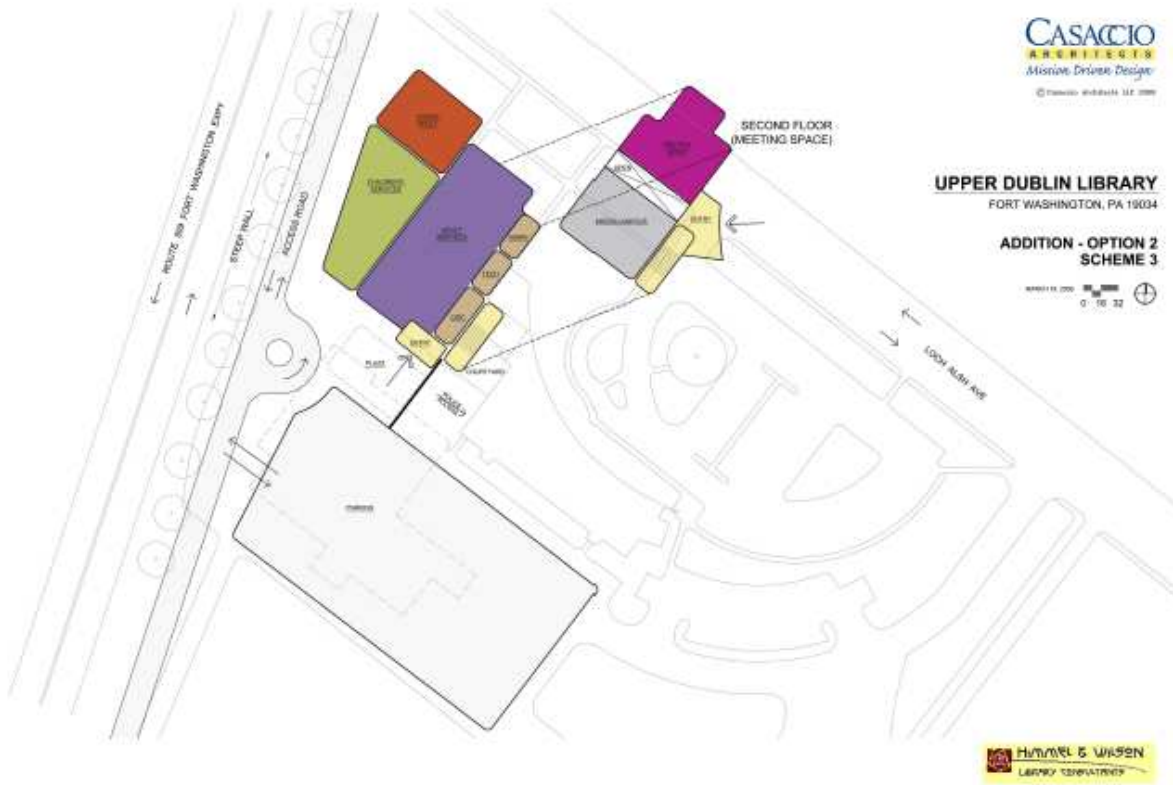
New Construction	16,500 GSF	\$325	\$5,362,500
Equipment	16,500 GSF	\$35	\$577,500
Extensive Remodeling (lower)	5,000 GSF	\$190	\$950,000
Moderate Remodeling (lower)	10,000 GSF	\$125	\$1,250,000
Extensive Remodeling (upper)	8,500 GSF	\$190	<u>\$1,615,000</u>
			\$9,755,000

### Option 2 – Scheme 3

Option 2 – Scheme 3 also combines a moderate addition on the lower level with reuse of upper level space for library purposes. However, this variation reuses a portion of the upper area for Library meeting room space and adds other “back of the house” functions such as administration, technical services and information technology (internal) to the upper level. Thus, the problem with the 150 lb. per sq. ft. live load capacity is eliminated.

As in Option 2 – Scheme 2, the Library gains Loch Alsh Avenue exposure. However, by restricting publicly accessible materials to the lower floor, only one circulation control point is needed. This scheme could conceivably also provide a two story atrium that would bring natural light into the lower level.

As with all of the other schemes, Option 2 – Scheme 3 assumes the creation of a new access road at the base of the 309 embankment and the removal of the Public Works Garage.



Option 2 – Scheme 3 (See Appendix F for a larger version)

If this scheme were pursued with approximately 17,000 GSF of new construction, 5,000 of existing space receiving extensive remodeling, 10,000 GSF of existing space receiving moderate renovation, 4,000 GSF of space receiving extensive remodeling and 4,000 GSF receiving minimal remodeling, the estimated cost would be between \$ 7,095,000 and \$ 9,220,000.

New Construction	17,000 GSF	\$200	\$3,400,000
Equipment	17,000 GSF	\$35	\$595,000
Extensive Remodeling (lower)	5,000 GSF	\$190	\$950,000
Moderate Remodeling (lower)	10,000 GSF	\$125	\$1,250,000
Moderate Remodeling (upper)	4,000 GSF	\$125	\$500,000
Minimal Remodeling (upper)	4,000 GSF	\$100	<u>\$400,000</u>
			\$7,095,000

New Construction	17,000 GSF	\$325	\$5,525,000
Equipment	17,000 GSF	\$35	\$595,000
Extensive Remodeling (lower)	5,000 GSF	\$190	\$950,000
Moderate Remodeling (lower)	10,000 GSF	\$125	\$1,250,000
Moderate Remodeling (upper)	4,000 GSF	\$125	\$500,000
Minimal Remodeling (upper)	4,000 GSF	\$100	<u>\$400,000</u>
			\$9,220,000

### **Option 3 – A New Standalone Library**

Option 3 is a freestanding 40,000 GSF Library. It could be built (as is shown in the Option 3 drawing in Appendix F) on the property now occupied by the Public Works Garage. Alternatively, this facility could be built in another location off the Civic Campus. However, it should be noted that the ideal site for a 40,000 GSF public library building is approximately four acres. If an acre (actually 43,560 SF) is rounded down to 40,000 square feet, one can think of the space necessary for a public library building in quarters.

A total of 40,000 GSF is allocated to the footprint of the building, approximately 40,000 SF to parking, approximately 40,000 SF to green space and approximately 40,000 SF to expansion space. While libraries are often built on smaller sites, 2.5 to 3 acres is the minimum that should be considered. A 40,000 GSF public library building should have approximately 160 parking spaces.

Obviously, a totally new library facility could be designed for optimal efficiency. However, building a 40,000 GSF structure on the Public Works Garage site has several shortcomings. The first is cost. The second relates to the availability of parking. You will recall that all three Option 2 scenarios utilize the Public Works Garage space for parking. If the current library structure remains in place and a new facility is built, the amount of parking available to serve both buildings will be quite limited. This would be particularly problematic if the current Library area was reused for a purpose that also required a significant number of parking spaces to support its function.

The consultants have been asked to consider several other sites in the Township. Included are both the property on which the fire station is to be built and the Old Fort Washington Elementary School property. The Bonsell/Twiford properties together are large enough to accommodate a standalone library as well as the proposed fire station. Cost of this scenario would be similar to that projected for

the standalone library on the civic campus site. Ideally the library would occupy 3 to 4 acres of the site when the facility itself as well as necessary parking and green space are included.

The Old Ft. Washington Elementary School itself is not suitable for reuse as a library and the school property (even when combined with the playground/athletic site across the street) is too small to accommodate a 21<sup>st</sup> century public library and the necessary parking.



Option 3 (See Appendix F for a larger version)

Costs for building a new 40,000 GSF standalone library would be between \$9,400,000 and \$14,400,000.

New Construction	40,000 GSF	\$200	\$8,000,000
Equipment	40,000 GSF	\$35	<u>\$1,400,000</u>
			\$9,400,000

New Construction	40,000 GSF	\$325	\$13,000,000
Equipment	40,000 GSF	\$35	<u>\$1,400,000</u>
			\$14,400,000

## North Hills Library

The North Hills Library plays an important role in the North Hills area. Although the library facility is very small, it is used and appreciated by a good number of residents in the immediate area. However, the value of the North Hills Library lies more in its function as a community computing center than as a traditional library. The circulation of library materials from the North Hills facility is low; however, the public access computers are heavily used.

The consultants seriously doubt that an expansion of the traditional library resources (books and non-print media) or increased seating area would have much of an impact on circulation. Nor would an expansion enable the Township to build a correspondingly smaller main facility. The current holdings of the North Hills Library are used little in spite of the fact that they are in good condition and have been well chosen.

However, in the consultants' opinion, an expansion of the number of computer workstations (and the possible addition of a computer lab) would be heavily used by Township residents living in close proximity to the North Hills facility. It is also likely that the existing computers would be used even more if extended hours were available. However, the type of community computer center that is described above would appear to invite the participation of a number of organizations in addition to the Library.

Upper Dublin's population is not sufficient to support multiple full-use facilities. Duplication of staff and materials is simply too costly for the Township to consider given the total number of people served. Nevertheless, expanded access to computers and extended hours would clearly benefit the people of the North Hills area. The consultants believe that a practical approach to the North Hills situation is a modest expansion of the size of the facility to accommodate more computers (leaving the size of the collection at its current level). We believe that the Library/Township should approach the School District with a proposal to offer additional computing resources and extended hours funded jointly by the Library and the School District.