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Twenty - Year Feasibility Study
of the
Downtown Library
Ann Arbor District Library

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01 – SCOPE OF STUDY AND METHODOLOGY

Ann Arbor District Library Downtown Library Feasibility Study

Scope of Study and Methodology

PROVIDENCE Associates Library Planners Consultants in collaboration with Holzheimer Bolek Architects LLC, Cornerstone Design, Inc and O'Neal Construction Inc was hired in February 2007 by the Ann Arbor District Library (AADL) to determine the feasibility of the Downtown Library to serve the needs of District residents for the next twenty years. In order to determine the feasibility of the existing facility, the consultants needed to answer the following questions.

1. Can the current Downtown Ann Arbor Library building be cost effectively redesigned to become a cohesive facility that provides space arrangement, flow and usage that is intuitive and logical to its broad customer base?
2. Can the existing building be transformed to provide a dynamic, inviting and comfortable space that can be intuitively and easily navigated by persons of all ages and physical abilities?
3. Can a renovation of the building address issues of safety and security, provide the needed technological infrastructure and provide the appropriate spaces in which to deliver the expanded services and programs identified in the public and staff focus groups?

The Consultant used the following methodology, consisting of six phases, to determine the answers to these important questions.

- *Phase 1 - Becoming Acquainted and Gaining Further Understanding of the Library*
- *Phase 2 – Gathering Public and Staff Input via Focus Group Discussions*
- *Phase 3 – Assessing the Physical Plant of the Downtown Library*
- *Phase 4 - Preparing of a Program of 21st Century Service for the Downtown Library*
- *Phase 5 - Determining 20-Year Space Needs for the Downtown Library*
- *Phase 6 – Preparing Facility Options for a Downtown Library Building That Will Meet the District's Needs for the Future.*

02 – STUDY FINDINGS

- LIBRARY USAGE
- DEMOGRAPHICS OF THE LIBRARY DISTRICT
- COMMUNITY NEEDS AND EXPECTATIONS
- DEFICIENCIES OF EXISTING LIBRARY STRUCTURE

Study Findings

Increased Usage of the Downtown Library

Our methodology revealed a downtown Library that is well-used by District residents of all ages. Over the past four years the Downtown Library has experienced increasing:

- circulation of materials
- usage of computers and electronic resources
- community attendance at library sponsored programs
- demand for rental of library meeting room spaces, and
- concerns related to safety and security upon entering the building and on the first and second floors

Demographics of the District Library Service Area

The District population is projected to continue to grow over the next twenty years by approximately 16 percent. The demographic profile of the population is strongly correlated with one which predicts high library usage as residents have a higher than average (U.S.):

- level of educational attainment for persons 25 and over
- median household income
- rate of home ownership versus rental and
- number of households with children under the age of 18

Hence, looking twenty years into the future, the consultants see library usage of the Downtown facility continuing to increase and remain robust, especially if the facility is able to address the service and space improvements identified by the community and staff in the focus group discussions.

Expressed Library Service and Function Needs, and Expectations of District Library Users and Staff

The consultants facilitated 10 focus groups, receiving input from more than 100 individuals who use and depend upon the collections and services provided by the Downtown Library, including library directors from Jackson, Livingston, and Washtenaw counties. The focus group discussion questions were designed to not only identify the strengths of the Downtown Library, but also the weaknesses and areas for improvement based on current experience and future projected needs of the District residents.

Stakeholder interviews were scheduled with leaders from each of the townships and the City of Ann Arbor whose taxpayers, in total or a portion, pay taxes to receive services from the Ann Arbor District Library. The consultants were able to connect with all but the Scio Township Supervisor.

The *strengths* of the Downtown Library as identified by the community and stakeholders are:

- Excellent downtown location
- Presence of the library in downtown Ann Arbor adds to vitality and vibrancy
- Visibility and quality of services provided by AADL raises the bar and sets an example for public libraries in the surrounding counties
- Only large public library in the region

- Library is viewed as a “community player” and partners with the education and non-profit entities in the District
- Staff that is customer-focused, friendly and helpful
- Convenient access via public transportation
- Good collections whose scope is broader and more in-depth than those available in the branches of the Ann Arbor District Library
- Special collections emphasizing Ann Arbor and its local history
- Availability of multiple meeting rooms for use by the community
- Excellent educational, cultural, and entertainment programs

However, the District residents’ *list of improvements and enhancements* to the Downtown Library in order to secure it as a true “destination” for persons of all ages and backgrounds is much longer than its list of current strengths. The Library needs to address and provide the following (broken down by category) if it is to remain a well-used, well-attended, and valued service in downtown Ann Arbor.

Accessibility

- safe and easy way to drop off passengers at the library
- safe and easy way to access external book drops (materials returns)
- increase in available parking for the building
- total ADA (American with Disabilities Act) compliance throughout the building including all restrooms, aisle widths, and cues for users with sight impairments
- elimination or reduction of the significant loitering that occurs at the entrance of the building
- transparency and easy identification of what is offered and where it is located
- concierge or greeter stations

Functional Spaces

- more meeting rooms that can be booked and rented out for community meetings
- a raised-floor auditorium that will accommodate audiences up to 400
- after hours access to meeting rooms and program spaces
- group study rooms with appropriate technology capabilities
- tutoring rooms with appropriate technology capabilities
- larger more inviting teen space that includes computers for use by teens
- more spacious, interactive and vibrant children’s area that provides a seamless developmental progression from the very young (age 0 -5) child and their caregiver, to beginning readers, to elementary school needs and usage
- separation of public computers from periodicals and newspapers area
- more public use computers
- more computer classes for the public especially senior citizens, “new Americans”
- dedicated quiet areas
- download stations for music, video, multimedia
- larger dedicated space for local history and special collections
- display or merchandising of collections in all formats throughout the building (similar to the major chain bookstores)

- more efficient and functional staff work areas to improve work flow
- appropriate storage adjacent to staff work areas

Ambient Features and Amenities

- desire for much more natural light in the building
- improved electrical lighting throughout the building
- “real” café, not vending machines
- library gift shop/retail experience
- gallery for display of art, large exhibits, etc.
- comfortable seating areas throughout the building
- more color and varied textures throughout the building

The above list of the community’s needs and expectations is not “wishful thinking.” What Districts residents and staff have identified is very much what one experiences and finds in today’s “21st century downtown” public library. It reflects the libraries that have been constructed within the past 10 years, and the libraries that are being built today in cities and towns across the country. The library of today and of the future is the “third place” in people’s lives as described by Ray Oldenburg in his 1999 book *The Great Good Place: Cafes, Coffee Shops, Bookstores, Bars, Hair Salons and Other Hangouts at the Heart of a Community*. The “third place” is the place (destination) people of all ages choose to be when they aren’t at home (“first place”) or at work (“second place”).

With a growing community whose demographic profile reflects the “quintessential” library user, and whose needs and expectations are completely in sync with those of their peers across the country, we now return to the original questions that are at the heart of this study and provide the answers.

Deficiencies of the Existing Downtown Library Facility

As part of the scope of work for the feasibility study, Cornerstone Design Inc, conducted an assessment of the physical integrity of the existing library structure (see Appendix A). This assessment also addressed the building’s mechanical, electrical, plumbing and HVAC systems. In addition, the library planning consultants assessed the library functions and accessibility of the building based on current library standards and trends. Both assessments found the existing building to be deficient by today’s standards.

Infrastructure

1. The structural design drawings for the 1991 addition to the building indicate design loads that do not allow for or support the addition of future loads to the structure. Therefore, it is not possible to expand the current facility by adding additional floors to the structure.
2. While the Administration and the Facilities Department of the Ann Arbor District Library have been excellent stewards of the current building, there are issues of general age related to MEP (mechanicals, electricity, plumbing), HVAC (heating ventilation and air conditioning) and accessibility that cannot be addressed by relocating operations and

services within the existing footprint, by replacing carpeting, painting surfaces, and adding shelving, etc.

3. The facilities assessment report highlighted the age of the sanitary sewer piping and the age and lack of parts for the four sump pumps associated with that piping and recommended that they be replaced. In fact, at the beginning of the week of June 4, 2007, one of the valves of one of the pumps failed due to age. The library was forced to close for a day and a half as the plumber had to fabricate a replacement valve because the part, due to age of the pump, was no longer available. There are three more pumps of the same age; any or all could fail at any time.
4. Lighting in the building is inefficient and inadequate (less than the standard 30 foot candles) throughout much of the building. Lighting systems have improved considerably in their energy efficiency and cost savings since the last addition to the Library was completed.
5. Air handling systems have exceeded their life expectancy. The systems are unbalanced and need to be redesigned and replaced in order to provide improved and more dependable cooling capacity, mix of fresh air, and proper humidity control.
6. The public and the staff/service elevators malfunction on a monthly basis and are likely candidates for replacement.

Accessibility

1. The building is not ADA compliant or “barrier free” for those persons with physical challenges. There is only one ADA compliant restroom for all four floors of the building and it is located in the Children’s Department. The public elevator empties into a vestibule on each floor with a stairwell directly opposite the elevator with no textural cues to prevent someone with visual impairments from falling down the stairwell.
2. The site does neither easily nor safely accommodate vehicular passenger drop off nor does it provide a drive-up book return. The current exterior book return is located on the north side of William Street. Customers park on the south side of William and dangerously “jay-walk” to get to the book return.
3. The exterior book return is located at the opposite end of the building from the circulation workroom requiring staff, several times each day, to traverse the width of the building to retrieve materials in the book return. This adds time to the process of receiving, checking in and getting returned materials back out on the shelves for customer access.
4. Cars dropping off customers in the front of the building risk being rear-ended as traffic is stopped going south on Fifth. Passengers who take taxi cabs may have to exit into traffic to get to the entrance.
5. The site does not allow for additional parking for library use.

6. The existing building, through expansion of the original building over the past 50 years is, in reality, three separate buildings (boxes) connected only by a central stair. As people walk into the building they have no sense of the breadth of collections, of the variety of services provided, or where to ask for guidance and assistance. No staffed service desks are readily visible upon entrance. There are no spaces, visual cues, or intuitive pathways that provide a common “heart” or “thread” that unifies the three separate spaces.
7. The last addition to the building in 1991 was completed prior to the major impact that information technologies and computers now have and will continue to have on library services, spaces and efficiencies.

Function and Service Spaces

While some of what is expected and needed by library customers can be accommodated by the reprogramming of existing spaces, there is not enough room in the footprint of the existing building, even with expansion on the current site, to provide for additional meeting rooms and an auditorium with after hours access, more public use computers, an expanded and better designed teen area, a café, retail space, increased display of collections, increased “living room” seating, etc. and still be able to provide the quantity of collections needed for the next twenty plus years.

Yes, there is constant discussion in communities about the need for a library by those who believe that computers will provide the access to all information including downloadable content in visual and audio formats; however, there is no proof in long term projections as to if or when this may occur.

All major downtown public libraries designed and constructed over the past 10 years have included additional space for what District residents have identified as important and needed features. However, the current Downtown Library does not and cannot provide, within the footprint of its current facility, for all of the following:

- attention to and inclusion of natural light throughout the building
- new collection formats
- significant “people” spaces
- comfortable seating throughout the building
- a café
- multiple meeting rooms
- state-of-the-art public performance space
- large numbers of public use Internet computers including express stations for short-term (15-minute) use
- electronic classrooms where people of all ages can learn how to effectively use electronic resources and computer applications
- special collections of community significance in unique and notable spaces
- a teen area that is dynamic and engaging
- children’s areas of increased size to accommodate a focus on emergent literacy (birth to five), interactive opportunities between parents and caregivers and their children, nooks and seating that encourage curling up with a good book, more computers for use by

children ages pre-K through grade six, special features such as, kinetic elements, stroller parking, nursing rooms, etc.

- adequately sized and dedicated youth program room immediately adjacent to the Children's Department
- adequate public parking (preferably at no charge)
- drive-up book returns and a pick-up window for customer convenience
- safe, convenient and easy entry into the building
- public green space surrounding the building that creates an engaging indoor and outdoor presence for the Library.

The only possibilities for expanding the current building on its present site are to 1) push the western front of the building out beyond the current porch/entry area and 2) eliminate and enclose the garden space on the William Street side. In essence, it accomplishes nothing more than replacing one of the independent boxes with another larger one to provide the auditorium and adding a small amount of square footage from the garden.

One may question why the building can't be expanded to the east. Expansion to the east would eliminate the service drive which is used for shipping, receiving and distribution for tractor trailers delivering materials and supplies, for the inter-system courier services among the District branches and other libraries in the region, and for District maintenance services deployed from the Downtown facility.

Ambient Features, Security and Amenities

1. Natural light on floors one and two of the building is very limited. In fact the natural light coming into the teen space had to be blocked in order to curtail "drug dealing" on library premises resulting from dealers' view of arriving buyers and sellers at the transit center directly across the street.
2. In 2006 there were 259 security incidents at the Downtown Library with 56 incidents requiring Police calls.
3. The two separate disconnected "additions" create a major security and safety challenge for the public and staff, as does the only ADA compliant restroom located in the Children's Department. There are many "blind" corners on all floors.
4. The "Pronto Café" is, in reality, a vending machine area added to the second floor rather than a prime first floor location that should be appropriately outfitted and sized to provide the same ambiance and attract a clientele similar to a Starbucks or a Border's Books café, including an adjacent retail area.
5. There is no attractive "retail" library store where patrons may purchase unique gifts and quality books that have been donated to the Friends of the Ann Arbor District Library.

6. There is no space large enough to accommodate the large audience response to programs currently held in the large multi-purpose room.
7. There is no “green space” on the exterior of the building increasing the “monolithic” and “fortress” like appearance of the Downtown Library from all exterior angles. There is a hidden and virtually little known enclosed garden off the west side of the building. Many of today’s downtown libraries in cities large and small provide an exterior promenade or plaza area of green space as part of the library design. Exterior green spaces enhance the community’s view and enjoyment of the library, as a “community gathering place” for all seasons.
8. The Downtown Library lacks a pedestrian connection between State and Main Street in the downtown area. The consultants, in reviewing, the master planning documents for downtown Ann Arbor, understand that a goal of that plan is to develop a pedestrian corridor that will link State Street to Main Street.

03 – PROJECTED TWENTY-YEAR SPACE NEEDS
FOR THE DOWNTOWN LIBRARY

PROJECTED TWENTY-YEAR SPACE NEEDS FOR THE DOWNTOWN LIBRARY

Taking into account the expressed needs and expectations of the Downtown Library by District residents and stakeholders along with twenty-year projections for

- collection formats and size
- staffing
- “third place” elements
- technology needs
- meeting and programming spaces
- public library service, technology, and staffing trends,

the consultants project the need for a Downtown Library of at least 120,000 gross square feet to serve the District for not only the next twenty years, but also for many decades beyond those years.

The manner by which the consultants arrived at this size is illustrated by the Space Needs Requirements spreadsheet (see Appendix B). The Space Needs Requirements are based on accepted public library space standards that are used by library planners and architects across the nation and on discussions with the District Library Administration as to their strategic vision for the Downtown Library. For example, space needs for collections are defined by format and unit size for each format; staffing and “back of house” operations areas are determined by position and number of staff per position and standard unit sizes for each; seating throughout the building is determined by type of seating and its corresponding unit size (desk, lounge, computer, auditorium, etc.) and number of each. Also addressed are parking needs based on the accepted formula for public libraries of one parking space for every 300 square feet of building space.

OPTIONS TO ACCOMPLISH TWENTY-YEAR SPACE NEEDS

Embracing the need for a Downtown Library facility of approximately 120,000 square feet, the question becomes what is the best and most cost efficient way to achieve and provide future library service? The current facility is approximately 111,000 square feet. The degree to which the current facility can be reprogrammed and/or expanded, at what cost, and for what realistic length of continued service compared with the costs associated with constructing and operating a new building and its projected longevity are addressed in the four options presented below. Each option requires a public referendum for capital improvement funds to implement the option.

Holzheimer Bolek Architects prepared conceptual graphics of the site plan along with bubble diagrams representing functional spaces for each of the options. The options, with a listing of Pros and Cons for each, are presented for discussion and consideration by the Ann Arbor District Library Board as they determine the best and most cost effective solution for providing long-term quality library services in a downtown library facility.

04 – FACILITIES OPTIONS

- SITE PLANS AND SPACE DIAGRAM WITH PROS AND CONS

FACILITY OPTIONS

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EXISTING BUILDING – SITE PLAN

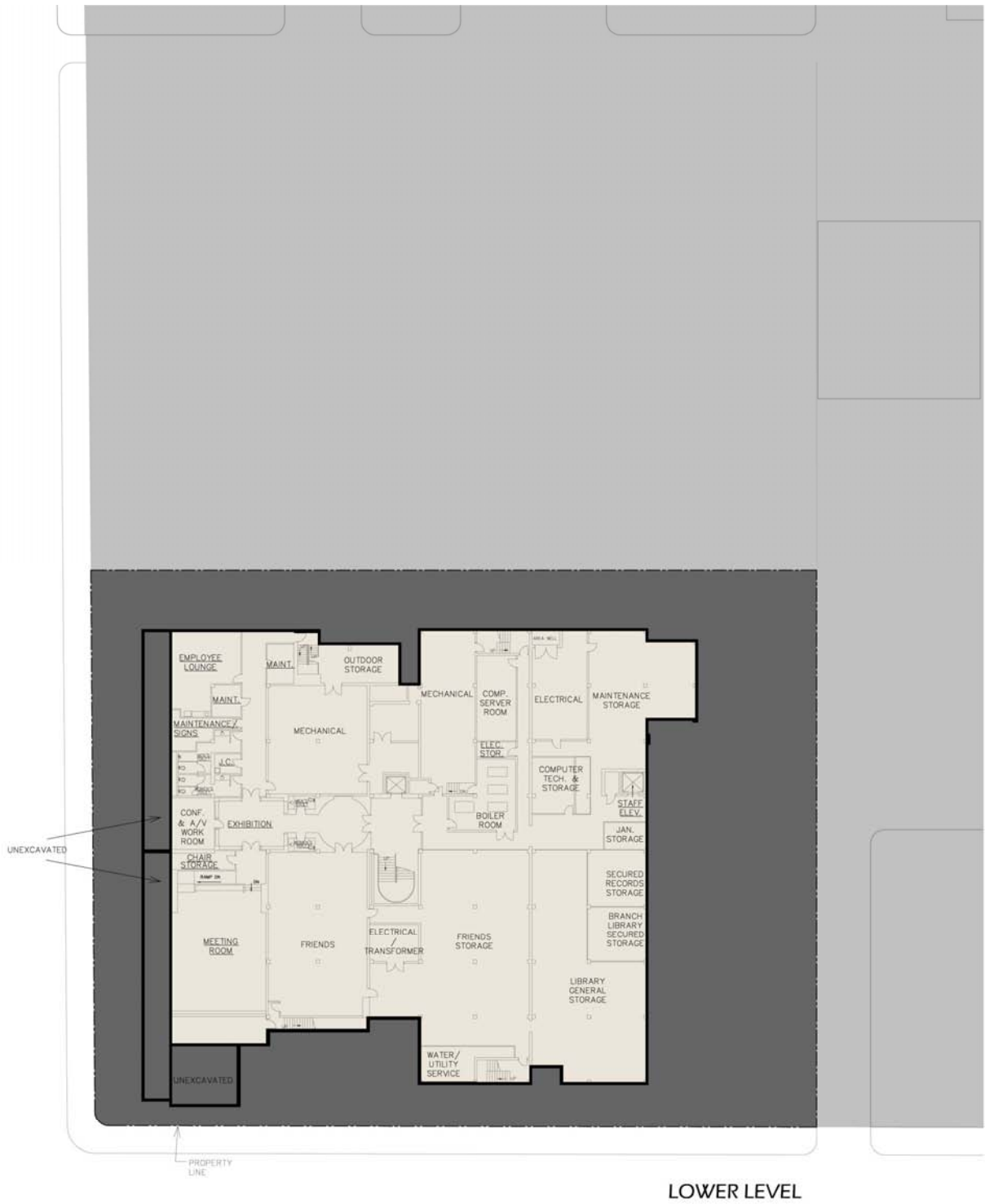


EXISTING BUILDING – SITE PLAN

CONSIDERATIONS

- Lack of available parking
- Safety and security issues regarding loitering around the exterior of the building
- Lack of patron drop-off area
- Lack of drive-up book drop
- The location of the external walk-up book drop is not easily accessible
- Excellent downtown location providing necessary visibility to the library
- Conveniently accessible via public transportation
- Lack of exterior Green Space

EXISTING BUILDING – LOWER LEVEL PLAN

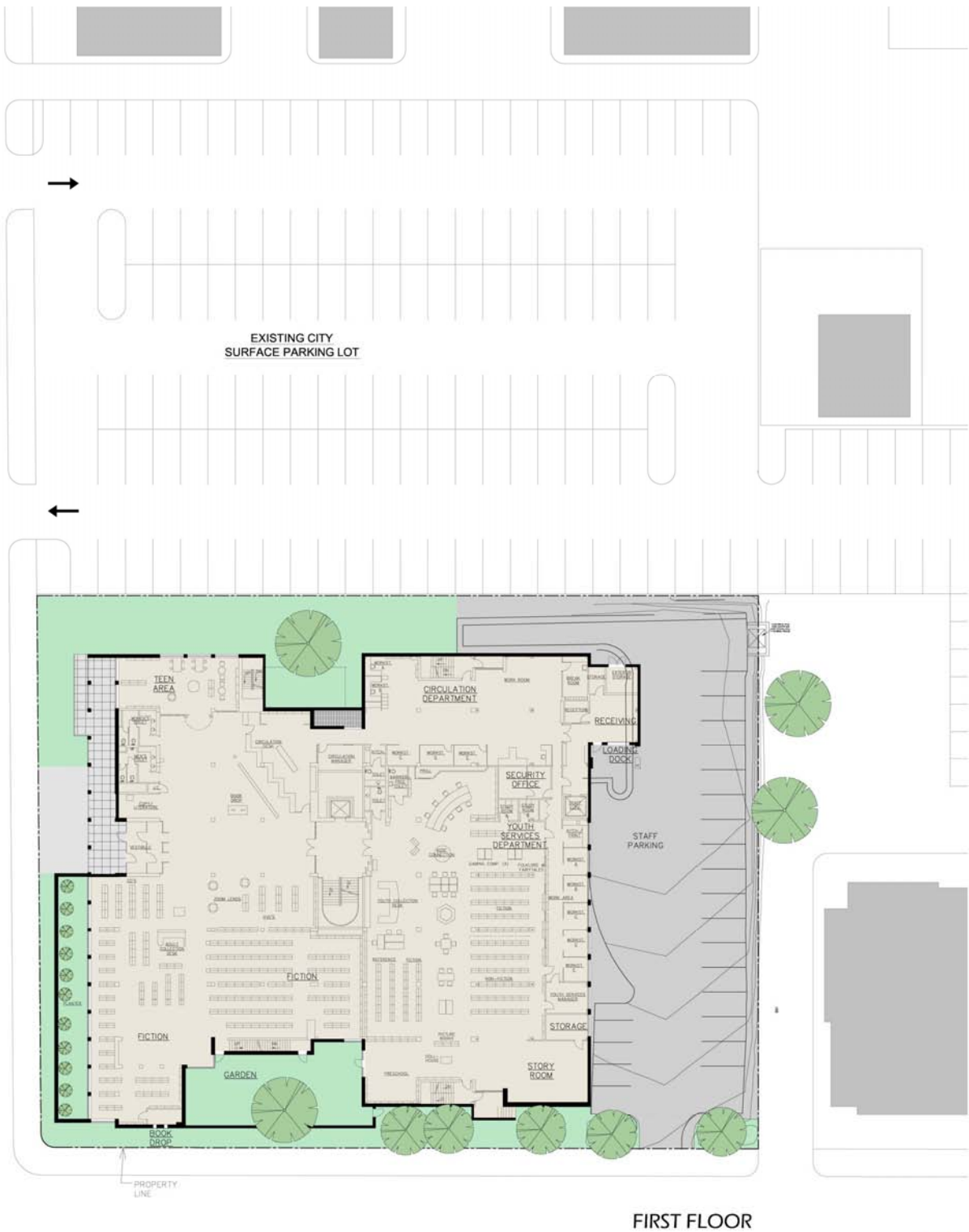


EXISTING BUILDING – LOWER LEVEL PLAN

CONSIDERATIONS

- Lack of sufficient Community Meeting Space
- The Friends of the Library area may need to be reduced in order to accommodate the community's expressed need for both an Auditorium and increased Meeting Spaces
- The location of the Staff Lounge should be reconsidered and possibly relocated to a different floor
- General age issues relating to the condition of the MEP and HVAC systems as detailed in the Physical Assessment Section (Appendix A)
- Inadequate lighting levels exist on all floors throughout the building
- Both the Public and Staff elevators malfunction on a monthly basis
- Does not meet current ADA requirements

EXISTING BUILDING – FIRST FLOOR PLAN



FIRST FLOOR

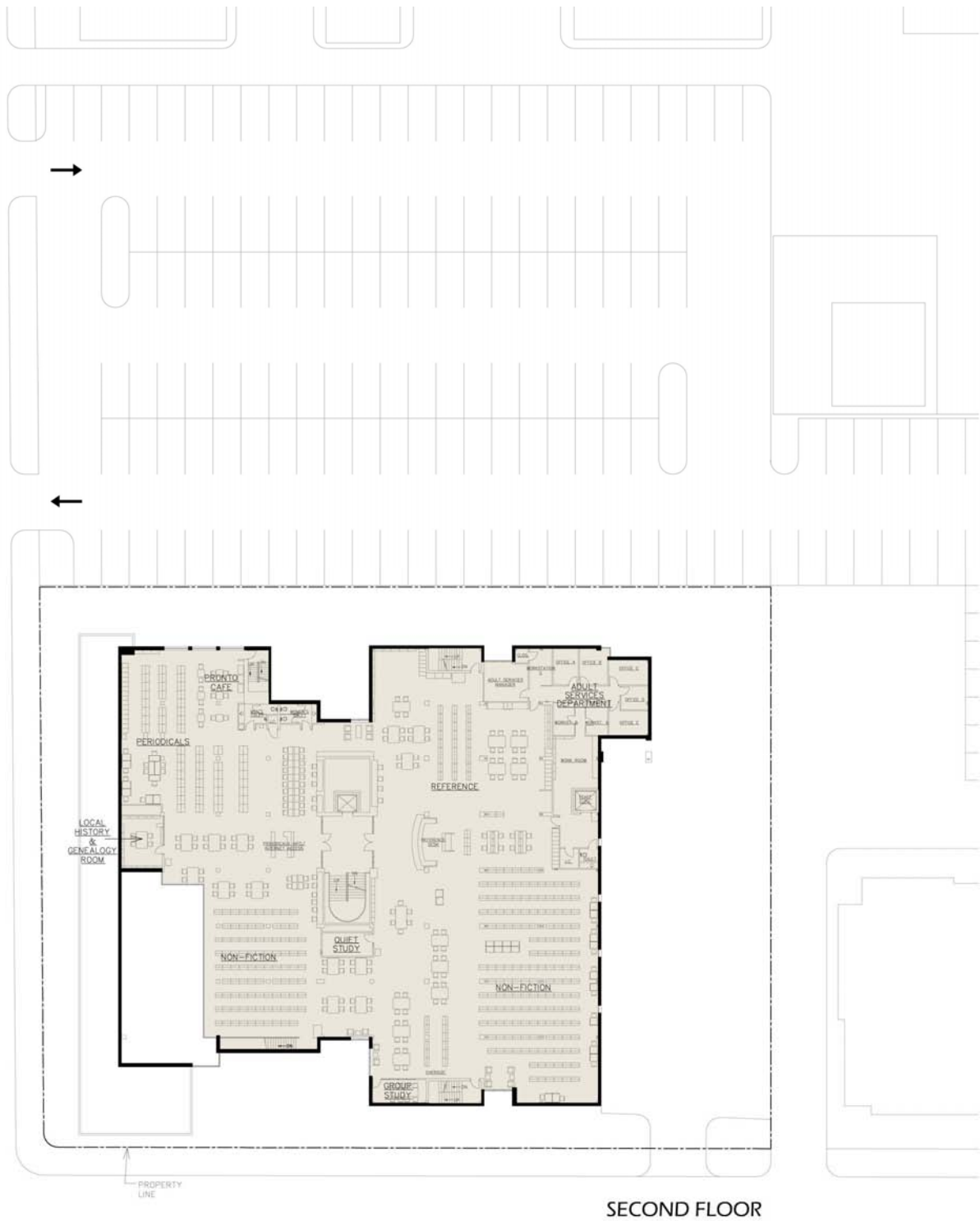


EXISTING BUILDING – FIRST FLOOR PLAN

CONSIDERATIONS

- Spatial constraints of growing collections
- The Teen area is too small and requires reconfiguration
- The layout of staff work spaces is inefficient
- The location of the external walk-up book drop does not coincide with the location of the Circulation Workroom
- Lack of natural light
- Need to accommodate an improved display area for the Popular Materials Collection
- Does not meet current ADA requirements

EXISTING BUILDING – SECOND FLOOR PLAN



SECOND FLOOR

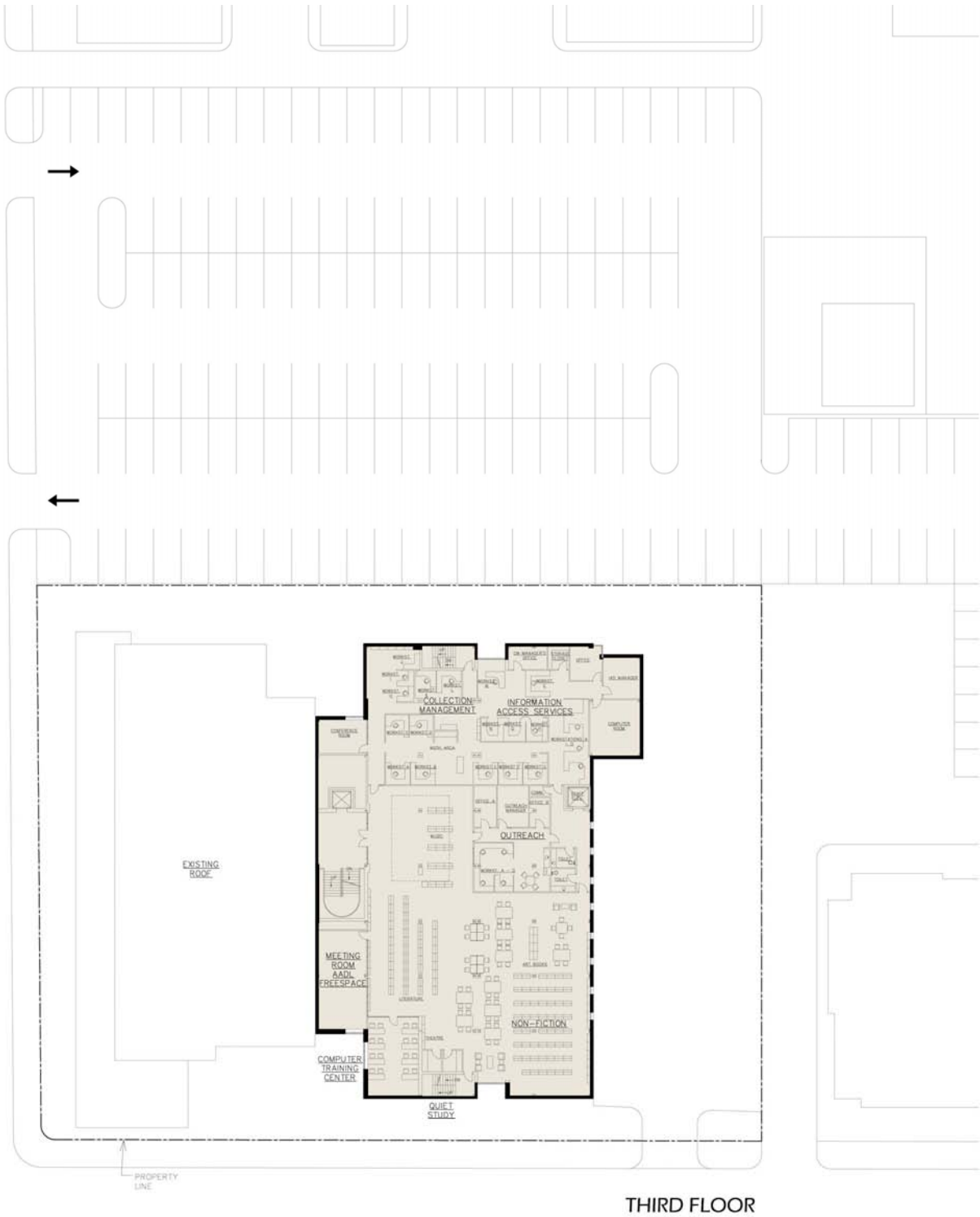


EXISTING BUILDING – SECOND FLOOR PLAN

CONSIDERATIONS

- The Café area should be located on the first floor
- Inefficient layout of Staff Work areas
- More Study Rooms have been requested
- Need to accommodate the expansion of the Local History Collection
- Does not meet current ADA requirements

EXISTING BUILDING – THIRD FLOOR PLAN

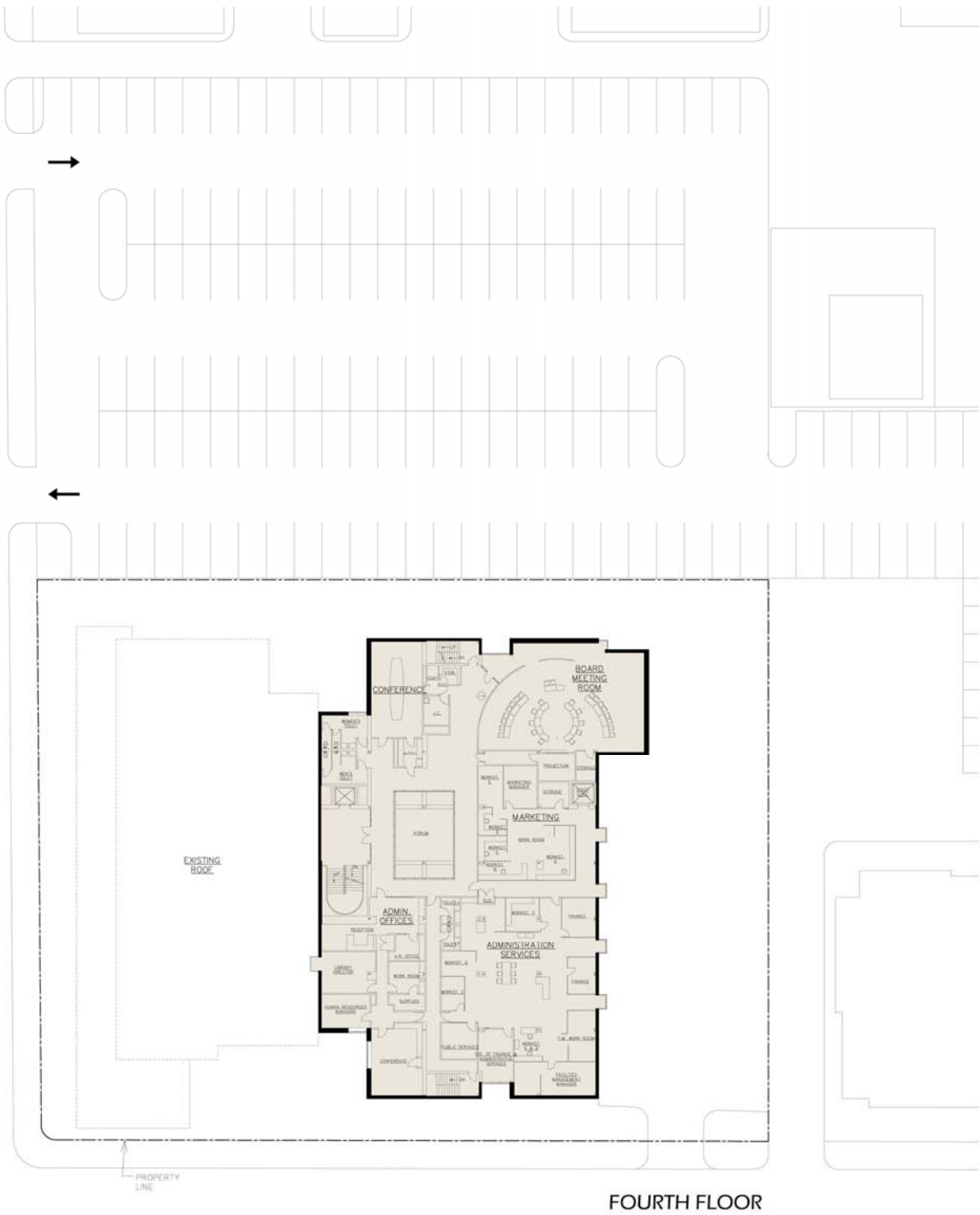


EXISTING BUILDING – THIRD FLOOR PLAN

CONSIDERATIONS

- The Outreach staff area is undersized
- All of the Adult Non-Fiction Collection should be shelved together on the same floor
- The Computer Training Lab requires expansion
- The structure of the third floor roof is not sufficient to support the addition of a fourth floor extension and the necessary loading requirements
- Does not meet current ADA requirements

EXISTING BUILDING – FOURTH FLOOR PLAN



EXISTING BUILDING – FOURTH FLOOR PLAN

CONSIDERATIONS

- The Marketing area is oversized
- Does not meet current ADA requirements

OPTION 1 – RENOVATION AND ADDITION TO THE EXISTING BUILDING

PRO'S

- Provides a 400 + seat Auditorium
- Relocates and expands Teen Space
- Increases efficiency/functionality of Staff Work spaces and includes adjacent storage
- Increases Community Meeting Space
- The Café is located on the first floor
- Adds a dedicated Quiet Reading Room
- Increases Group Study and Tutoring Rooms
- Increases natural light in the Children's Area
- Improves display spaces for the Popular Materials Collection
- The Adult Non-Fiction Collection runs in continuous Dewey order
- Magazines and Newspapers are relocated to the Quiet Atrium Area
- Re-uses the existing building
- Addresses a portion of Focus Group issues

CON'S

- Decreases space for the Adult Fiction and Media Collections
- Loss of limited Interior Garden space
- No increase in parking
- No improvement in access to an exterior book drop
- No improvement in vehicular drop-off of patrons
- No After-Hours access
- No Green Space
- Requires additional funding to retrofit for ADA compliance throughout the building
- All lighting needs to be replaced to achieve minimum standard 30 foot candles
- HVAC needs to be upgraded for improved uniform heating and cooling of building
- Storm water pumps and piping system need to be replaced
- No pedestrian node from State to Main Streets
- Limited return on investment as there is still an unresolved need for a larger building (+9,000 SF) by 2025
- Cost of temporary storage for collections and interim space from which to provide library service
- Interrupts library service during construction

OPTION 1 – SITE PLAN



OPTION 1 – SITE PLAN

CONSIDERATIONS

- Re-uses the existing building
- Loss of limited garden space on the south side of the building
- There is no increase in parking
- The exterior book drop remains difficult to access by library patrons and inconvenient to service by library staff
- The site still lacks a safe and secure vehicular drop-off area for patrons
- There is no designated and secure After-Hours access to the building
- There is no improved landscaped Green Space
- This scheme does not provide a node along the proposed pedestrian corridor linking State and Main Streets

OPTION 1 – LOWER LEVEL PLAN



OPTION 1 – LOWER LEVEL PLAN

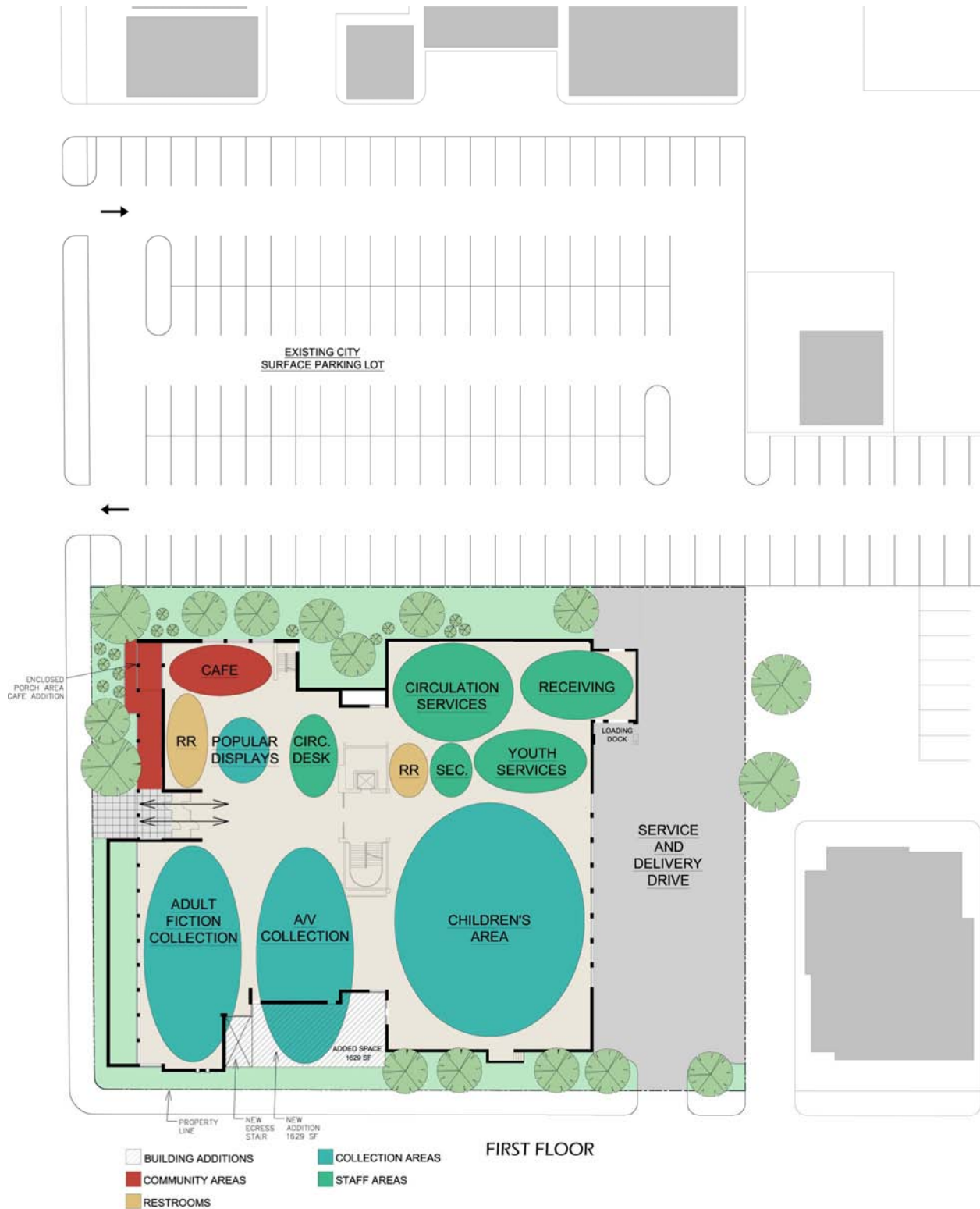
SPACES

- Friends of the Library
- Friends Storage
- Auditorium
- Meeting Room
- Conference Room
- Mechanical
- Building Storage
- Maintenance Storage
- Restrooms

CONSIDERATIONS

- Increased Community Meeting Space
- Accommodates a 400+ seat Auditorium
- The Friends of the Library Store and Storage spaces will be significantly reduced
- Does not improve After-Hours access
- General storage space is reduced by 2000 square feet in order to accommodate the requested community spaces

OPTION 1 – FIRST FLOOR PLAN



OPTION 1 – FIRST FLOOR PLAN

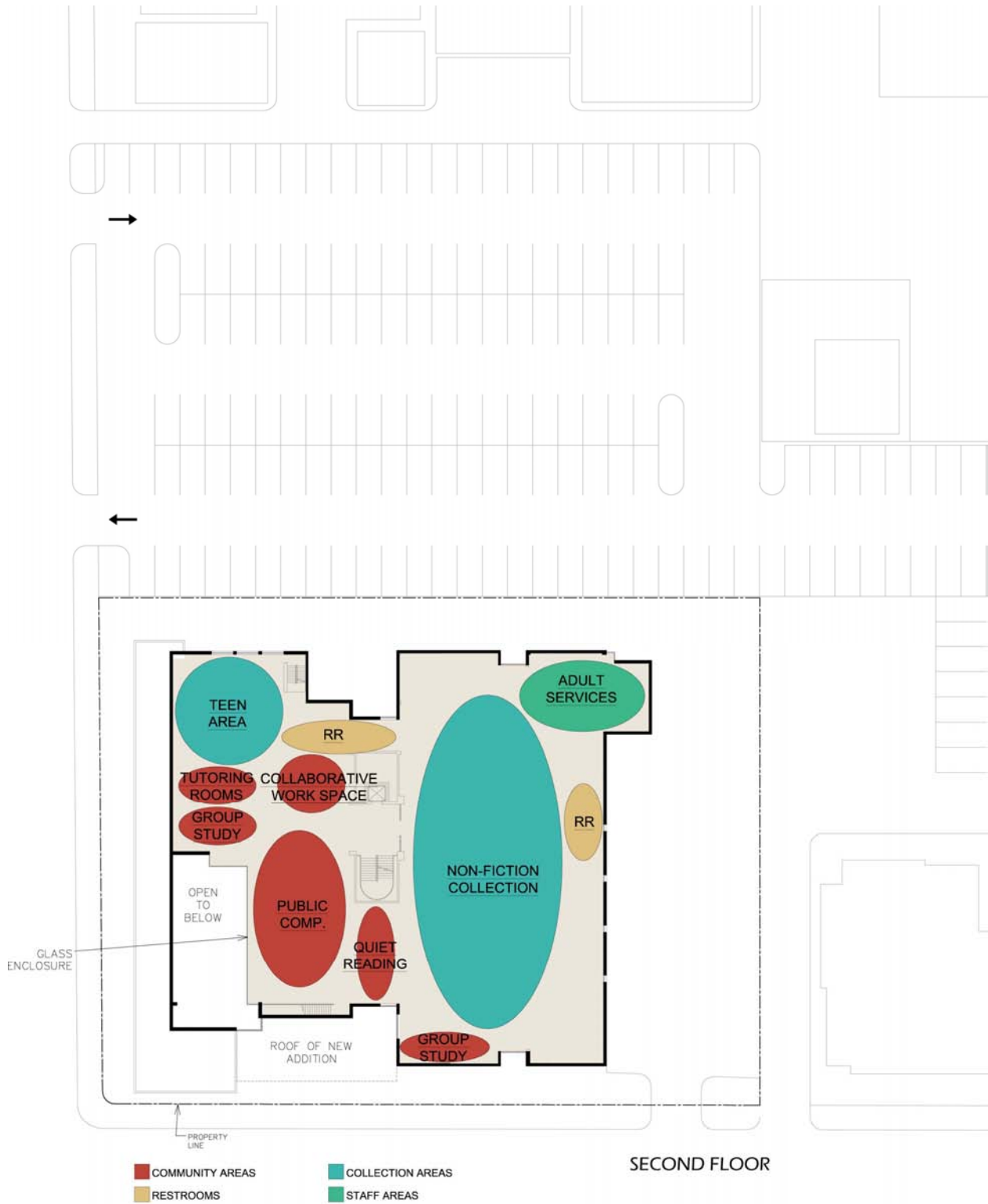
SPACES

- Café
- Circulation Services
- Circulation Desk
- Receiving
- Security Offices
- Youth Services
- Children's Area
- Audio Visual Collection
- Adult Fiction Collection
- Popular Materials Display
- Restrooms

CONSIDERATIONS

- Enclosing the front porch would diminish the amount of loitering
- The interior of the building and its furnishings could be renovated to become more comfortable
- The Adult Fiction Collection falls short of projection by 1200 square feet
- The Audio Visual Collection falls short of projection by 671 square feet
- Removal of the Garden space on the south side of the building for the addition of 1,629 square feet in order to better accommodate the Audio Visual Collection
- The placement of a Café area with the potential for outdoor or screened in seating
- The allotment of space for an improved Popular Materials display area that would promote the large bookstore model
- Increased amount of natural light into the Children's Area as a result of re-locating the Youth Services offices and workroom

OPTION 1 – SECOND FLOOR PLAN



OPTION 1 – SECOND FLOOR PLAN

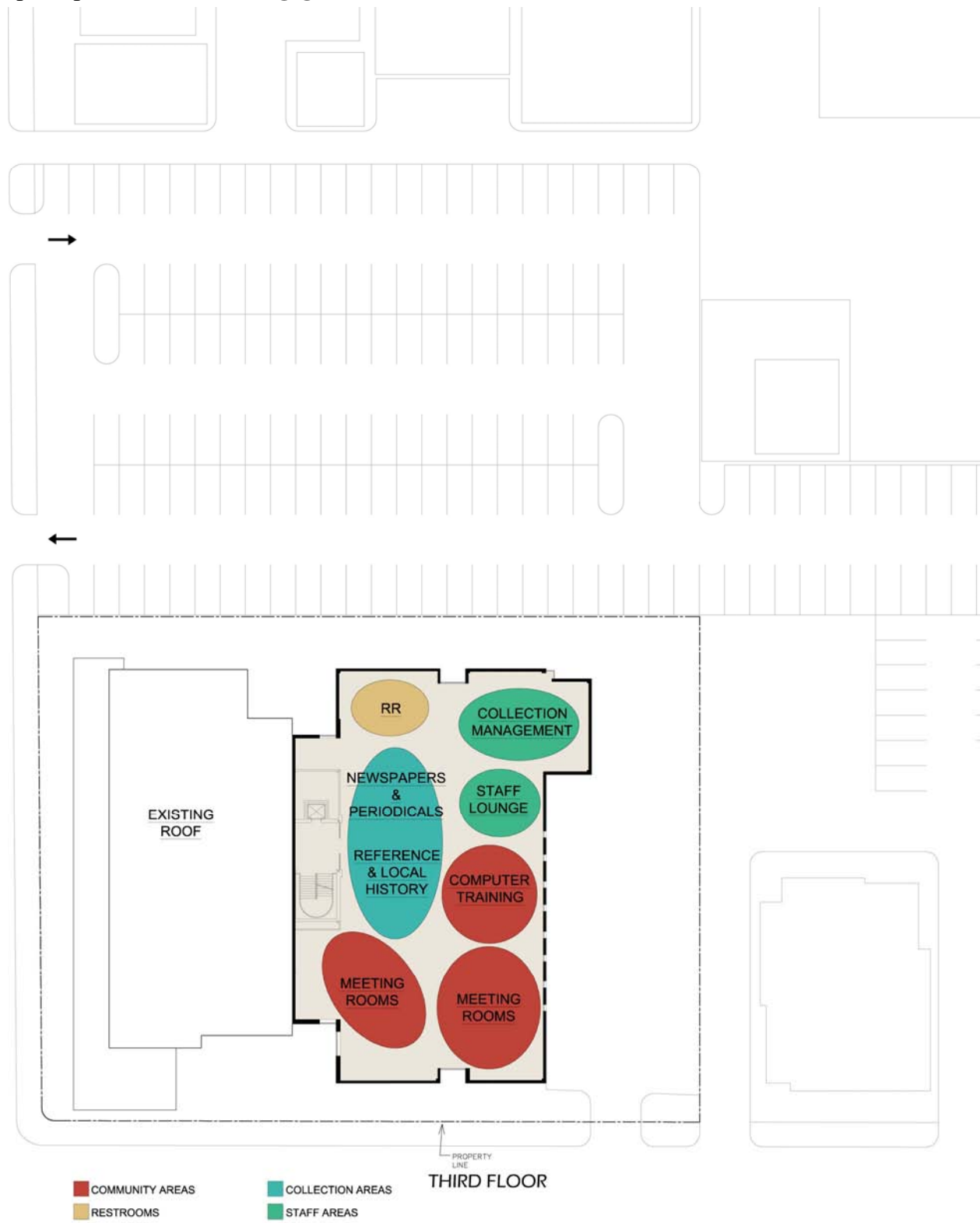
SPACES

- Non-Fiction collection
- Adult Services
- Teen area
- Public Computers
- Group Study rooms
- Tutoring rooms
- Quiet Reading room
- Collaborative work space
- Restrooms

CONSIDERATIONS

- The incorporation of a large Teen area that would provide a space specifically designed for teen use
- An area designated for the location of Public Computers
- Group Study rooms and private Tutoring rooms outfitted with appropriate technology
- The Quiet Reading room provides a designated quiet area for patrons of the library
- The placement of an additional Meeting Space could provide a location for public computer classes or simply an additional multi-use gathering space for members of the community
- A redeveloped Adult Services area may create a more efficient and functional work environment accompanied by its own adjacent storage area

OPTION 1 – THIRD FLOOR PLAN



OPTION 1 – THIRD FLOOR PLAN

SPACES

- Collection Management
- Staff Lounge
- Newspapers and Periodicals Collections
- Reference and Local History Collections
- Community Meeting Rooms
- Computer Training Room
- Restrooms

CONSIDERATIONS

- The relocation of the Staff Lounge provides a more comfortable and relaxing space for staff members to gather
- The additional multi-use Community Meeting Rooms would be available for booking or rental to accommodate a variety of community functions

OPTION 1 – FOURTH FLOOR PLAN



OPTION 1 – FOURTH FLOOR PLAN

SPACES

- Administrative Services
- Marketing Services
- Outreach Services
- Board Meeting Room
- Conference Rooms
- Kitchenette
- Restrooms

CONSIDERATIONS

- Re-developed staff offices and work areas would provide more efficient and functional staff work environments
- Each staff work area would be accompanied by an adjacent storage space as needed

OPTION 2 – DEMOLITION OF ORIGINAL LIBRARY BUILDING, CONSTRUCTION OF A NEW LIBRARY ADDITION, AND RENOVATIONS TO THE EXISTING LIBRARY ADDITION

PRO'S

- Provides a 400 + seat Auditorium
- Increases Community Meeting Space
- Relocates and expands Teen Space
- The Café is relocated to the first floor
- Increases efficiency / functionality of staff work spaces and includes adjacent storage
- Some increase in natural light
- Dedicated Quiet Reading Room
- Improves Children's Area by adding family restrooms
- Improves display spaces for the Popular Materials Collection
- Increased Group Study and Tutoring rooms
- The design decreases loitering at the entry
- Adds Green Space adjacent to the new entry
- Exterior book drop feeds into the Circulation Workroom
- Adult Non-Fiction Collection runs in one continuous Dewey order
- Addresses some Focus Group issues
- The construction of a new Loading Dock with easier delivery access
- Re-uses a portion of the existing building

CON'S

- Eliminates the original library portion of the existing structure
- Some low ceilings and poor spatial visibility remain
- Storm water pumps and piping system need to be replaced
- No increase in parking
- High demand items located on the second floor are less visible and accessible
- No pedestrian node from State to Main Streets
- Requires additional funding to retrofit for ADA compliance throughout the building
- All lighting needs to be replaced to achieve minimum standard of 30 foot candles
- HVAC needs to be upgraded and expanded for improved uniform heating and cooling of the entire structure
- Cost of temporary storage for collections and interim space in which to provide library service
- Interrupts library service during construction

OPTION 2 – SITE PLAN



TOTAL SQUARE FOOTAGE = 124,065 INCLUDING A BASEMENT LEVEL OF 26,953

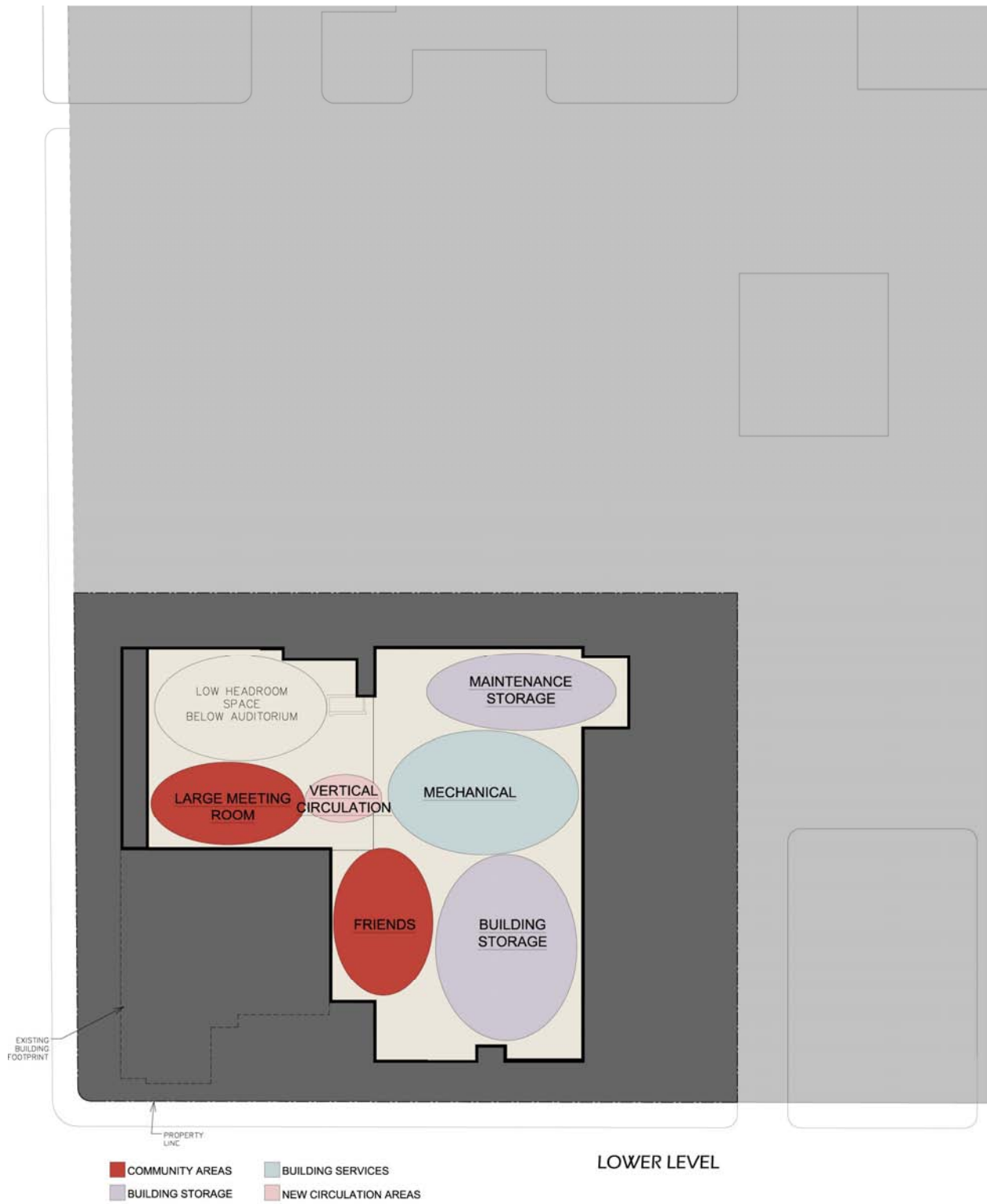


OPTION 2 – SITE PLAN

CONSIDERATIONS

- Re-uses a portion of the existing building
- Demolishes the original portion of the existing library building
- Due to the aforementioned demolition more natural light will be able to permeate the remainder of the existing building
- The design should decrease the amount of undesirable loitering around the perimeter of the building
- The relocated exterior book drop provides drive-up access for patrons in addition to feeding into the Circulation Workroom
- The construction of a new Loading Dock should provide easier delivery access
- A Green Space would be developed on the southwest corner of the site
- There would be no increase in parking
- This option would not provide a node along the proposed pedestrian corridor linking State Street with Main Street unless the corridor was shifted from the center of the city block to the frontage on William Street

OPTION 2 – LOWER LEVEL PLAN



OPTION 2 – LOWER LEVEL PLAN

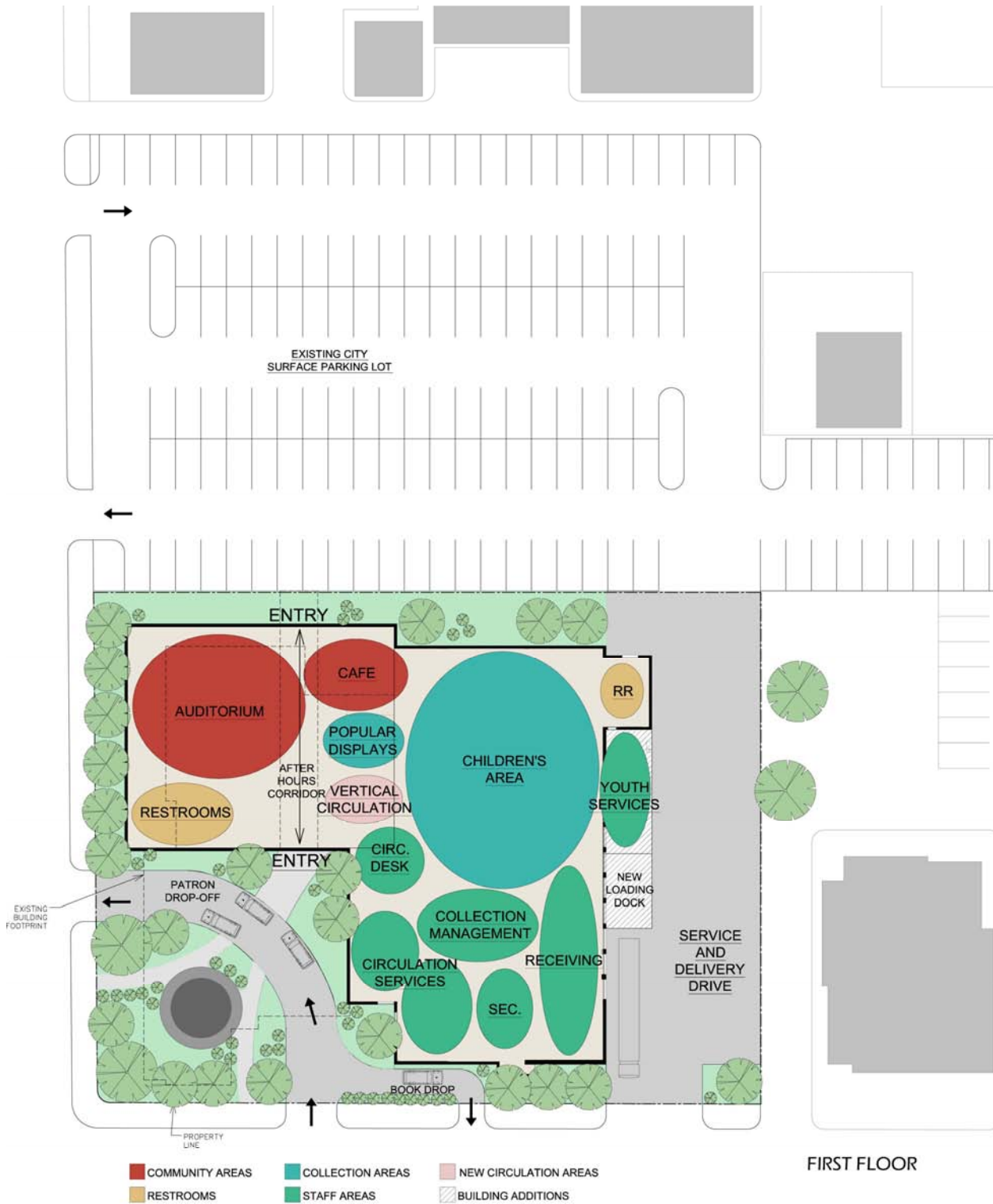
SPACES

- Friends of the Library Store
- Friends Storage
- Mechanical Rooms
- Maintenance Storage
- Building Storage

CONSIDERATIONS

- Although the Lower Level square footage has decreased it may still accommodate many of the facilities it currently houses
- The square footage of current Mechanical and Storage spaces will not be affected by the re-massing of the building
- The Friends of the Library bookstore and its adjacent storage space will be relocated within the Lower Level and will also be reduced in size

OPTION 2 – FIRST FLOOR PLAN



OPTION 2 – FIRST FLOOR PLAN

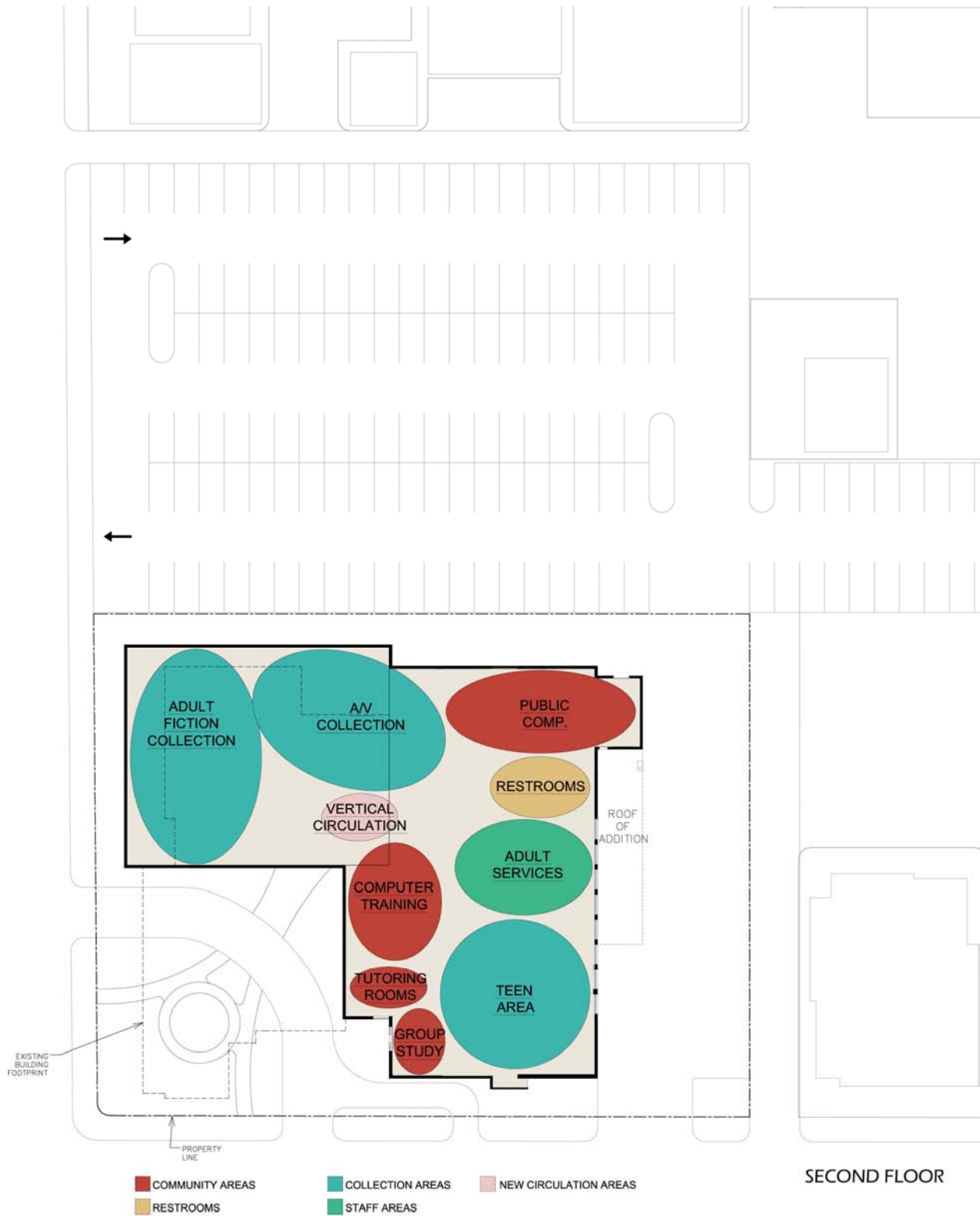
SPACES

- Auditorium
- Café
- Children’s Area
- Popular Materials Display
- Circulation Services
- Circulation Desk
- Collection Management
- Receiving
- Youth Services
- Security Offices
- Restrooms

CONSIDERATIONS

- The incorporation of a 400+ seat Auditorium
- The addition of a Café on the first floor adjacent to both the Auditorium and the Popular Materials Displays simultaneously provides services to members of the community attending events while also promoting the large bookstore model
- The relocation of the Circulation Services department allows for the easy incorporation of a drive-up book drop that would feed directly into the workroom on the south side of the building
- The relocation of the Loading Dock in order to place it near the similarly relocated Receiving department
- The Children’s Area would be reconfigured to provide the desired developmental progression while incorporating more interactive technology and programs
- The Children’s Area would also be serviced by its own child-appropriate family style restrooms

OPTION 2 – SECOND FLOOR PLAN



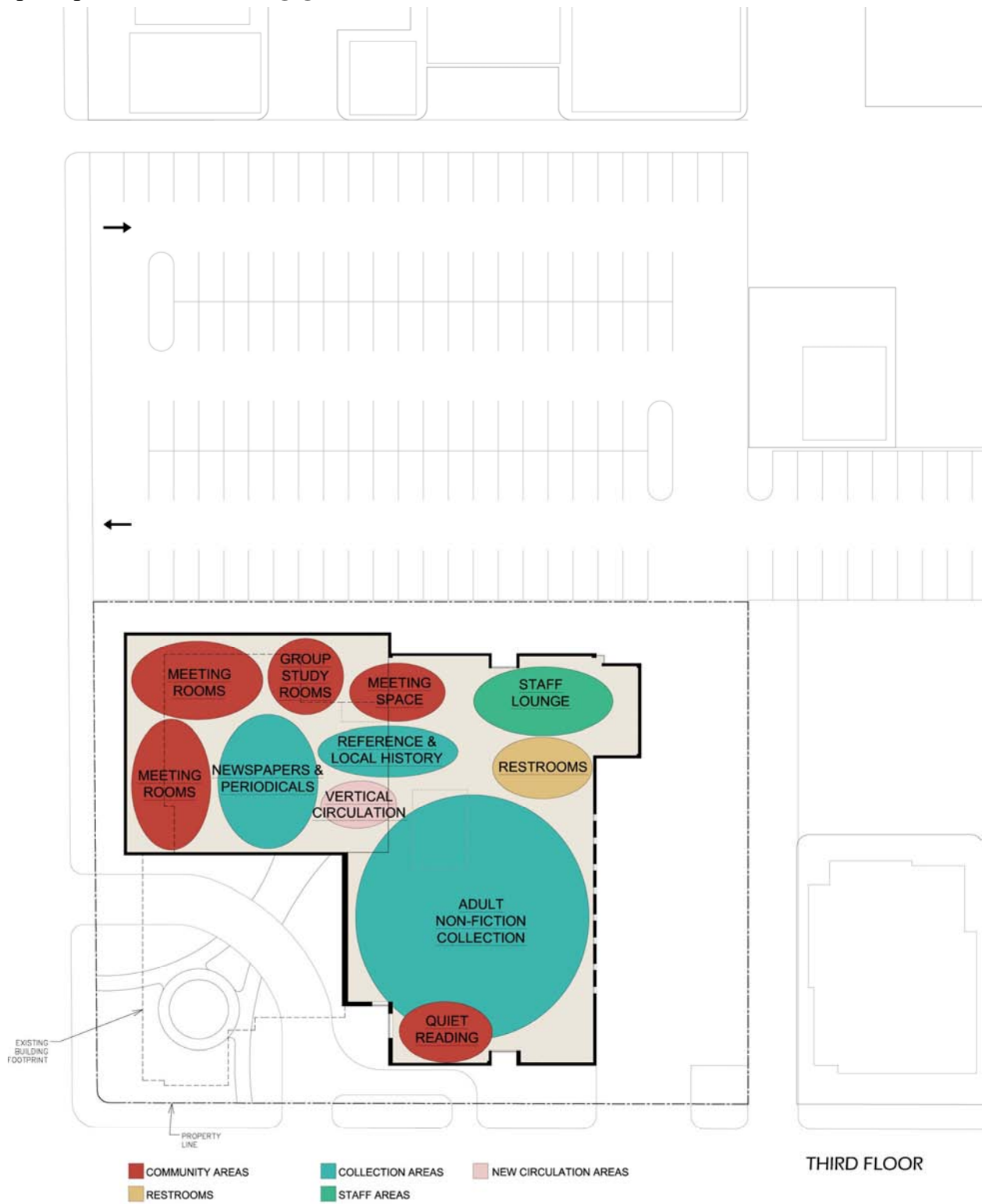
OPTION 2 – SECOND FLOOR PLAN**SPACES**

- Adult Fiction Collection
- Audio Visual Collection
- Teen Area
- Public Computers
- Group Study Rooms
- Tutoring Rooms
- Adult Services
- Restrooms

CONSIDERATIONS

- The incorporation of a large Teen area that would provide a space specifically designed for teen use
- An area designated for the location of Public Computers
- Group Study rooms in addition to Tutoring rooms outfitted with the appropriate technology
- Both the Adult Fiction Collection and the Audio Visual Collection would be fully accommodated
- The Adult Services department would be renovated in order to provide its staff with a more efficient and functional work environment

OPTION 2 – THIRD FLOOR PLAN



OPTION 2 – THIRD FLOOR PLAN

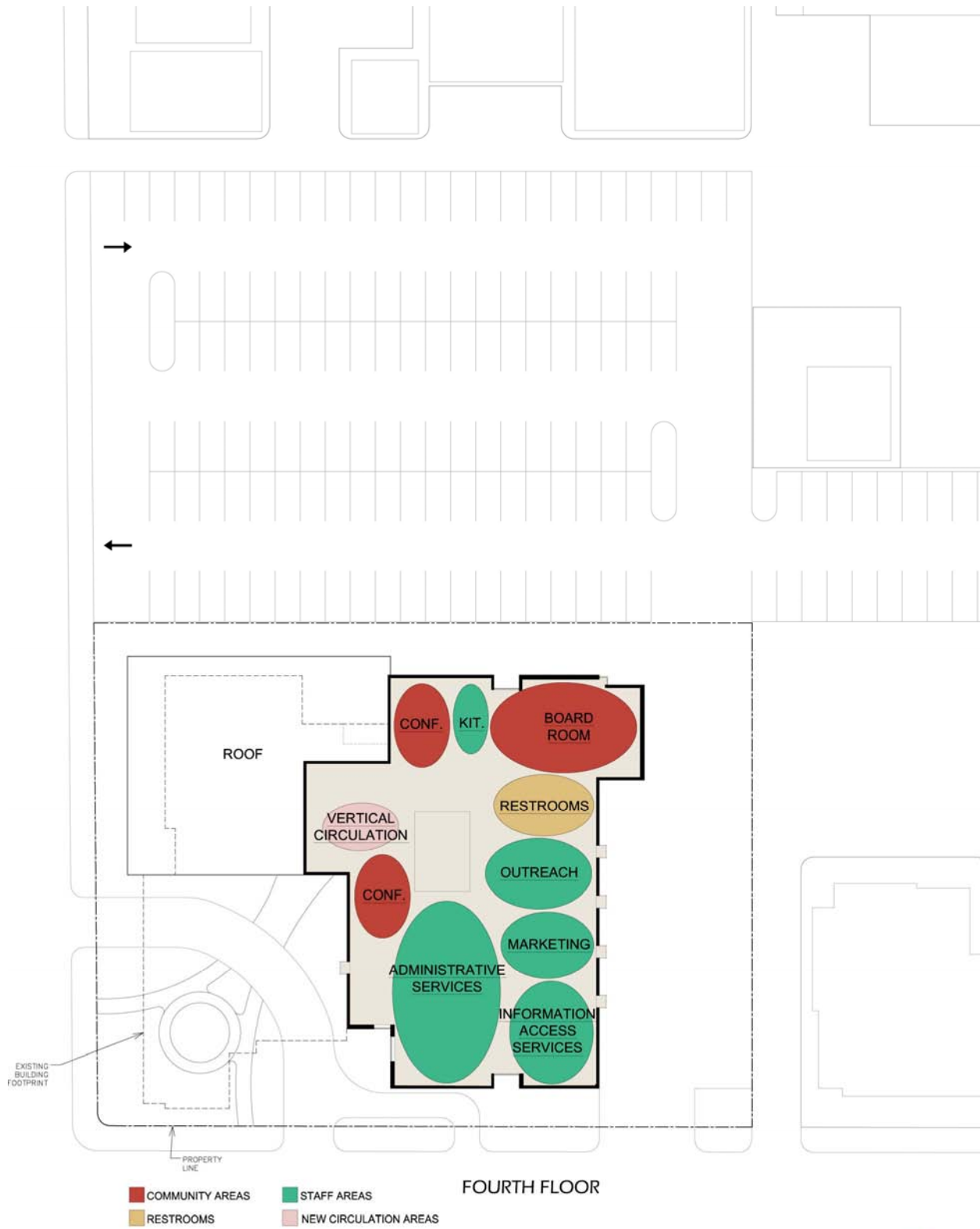
SPACES

- Adult Non-Fiction Collection
- Newspapers and Periodicals Collection
- Quiet Reading Room
- Community Meeting Rooms
- Group Study Rooms
- Staff Lounge
- Restrooms

CONSIDERATIONS

- Multi-purpose Community Meeting spaces that would be available for booking and rental for a variety of functions
- The Quiet Reading Room provides a designated quiet space conveniently located between the Adult Non-Fiction Collection and the Newspapers and Periodicals Collections
- The placement of additional Group Study rooms fully equipped with the appropriate technology to provide an alternate meeting space on a smaller scale than the larger multi-purpose room
- The relocated Staff Lounge should provide a more comfortable and readily accessible location for the staff to gather and relax than the presently located space on the Lower Level

OPTION 2 – FOURTH FLOOR PLAN



OPTION 2 – FOURTH FLOOR PLAN

SPACES

- Administrative Services
- Marketing Services
- Outreach Services
- Information Access Services
- Board Room
- Conference Rooms
- Kitchenette
- Restrooms

CONSIDERATIONS

- Re-developed staff offices and work areas would provide more efficient and functional staff work environments
- Each staff work area would be accompanied by an adjacent storage space as needed

OPTION 3 – DEMOLITION OF EXISTING LIBRARY BUILDING & CONSTRUCTION
OF A NEW BUILDING ON THE ADJACENT CITY LOT

PRO'S

- Full-function, new building designed and sized to meet community needs for at least the next 25 years
- Addresses all Focus Group issues
- Provides a 400+ seat Auditorium
- Provides a 400 multi-level underground parking spaces for library customers and downtown visitors
- Introduces extensive Community Green Space
- Provides a node on the pedestrian link from State to Main Streets
- After Hours access is accommodated
- Maximum use of natural light
- Café located on the first floor
- Improved display spaces for the Popular Materials Collection
- Drive-up book drop return and visitor drop-off
- Exterior book drop feeds into the Circulation Workroom
- Increased Community Meeting space
- No interruption in library service during construction of new library building on adjacent surface parking lot
- Provides for optimal use of sustainable materials/systems
- Improved lighting and more efficient MEP and HVAC systems
- Maximum connectivity for current/future computer and technology needs
- Designed to address security issues
- New Loading Dock with easier access

CON'S

- Eliminates the existing building
- Costs related to acquisition of needed land from the city and the Separation Agreement between the library and the Ann Arbor School District

OPTION 3 – NEW BUILDING – SITE PLAN

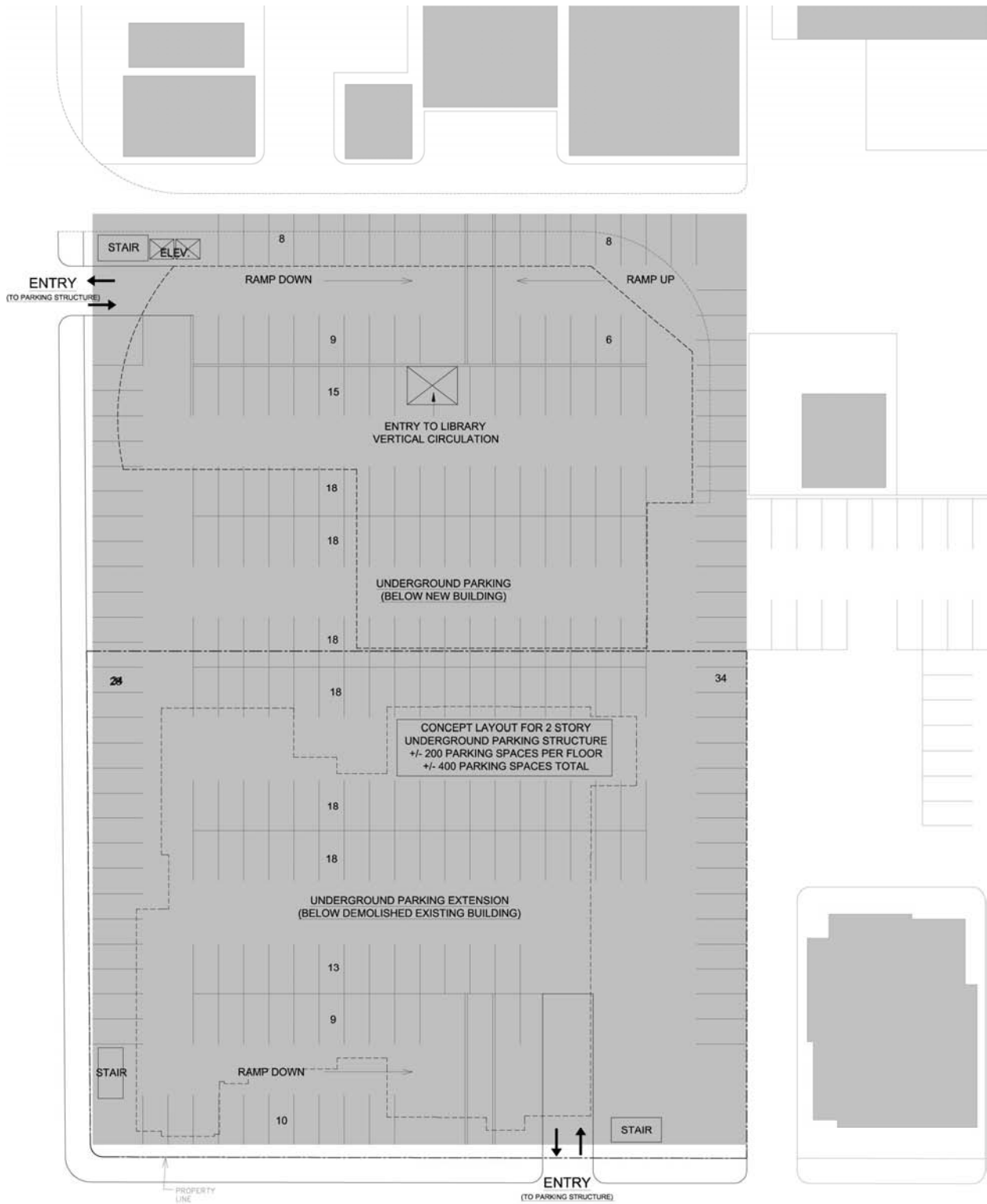


OPTION 3 – NEW BUILDING – SITE PLAN

CONSIDERATIONS

- This scheme provides a safe vehicular drop-off area for library patrons
- The exterior book drop is readily accessible with its own drive while also feeding directly into the Circulation Workroom for staff convenience
- Provides 400 multi-level underground parking spaces for library customers and downtown visitors
- Introduces extensive Community Green Space to be developed directly on top of the underground parking structure
- The new green-space provides a major node emphasizing the importance of the proposed pedestrian corridor linking State Street with Main Street
- After Hours access to the library building may be easily accommodated
- This scheme would ideally minimize the amount of unwanted loitering that presently occurs around the library building
- The construction of a new drive should provide easier access for trucks making deliveries that require the use of the Loading Dock
- The existing building would be demolished
- The adjacent surface parking lot would need to be acquired from the city

OPTION 3 – NEW BUILDING – PHASE 3 LOWER LEVEL PLAN



OPTION 3 – NEW BUILDING – PHASE 3 LOWER LEVEL PLAN

CONSIDERATIONS

- The new building will become fully functional and able to provide underground parking for patrons
- The existing library building will be demolished
- The underground parking structure will be expanded onto the site of the existing building in order to accommodate +/- 400 parking spaces

OPTION 4 – DEMOLITION OF EXISTING LIBRARY BUILDING & CONSTRUCTION
OF A NEW LIBRARY BUILDING ON THE CURRENT SITE

PRO'S

- Full-function, new building designed and sized to meet community needs for at least the next 25 years
- Addresses all Focus Group issues
- Provides a 400+ seat Auditorium
- After Hours access is accommodated
- Maximum use of natural light
- Café located on the first floor
- Improved display spaces for the Popular Materials Collection
- Drive-up book drop return and visitor drop-off
- Exterior book drop feeds into the Circulation Workroom
- Increased Community Meeting space
- Provides Green Space
- Provides for optimal use of sustainable materials/systems
- Improved lighting and more efficient MEP and HVAC systems
- Maximum connectivity for current/future computer and technology needs
- Designed to address security issues
- No need to acquire adjacent land
- No need to address the Separation Agreement with the Ann Arbor School District

CON'S

- Eliminates the existing structure
- No improved delivery access to the Loading Dock
- No pedestrian node from State to Main Streets
- Interrupts library service during construction
- Costs for temporary storage of collections and interim space in which to provide library services
- The library would own, manage, and maintain a multi-level underground parking garage

OPTION 4 – NEW BUILDING – SITE PLAN

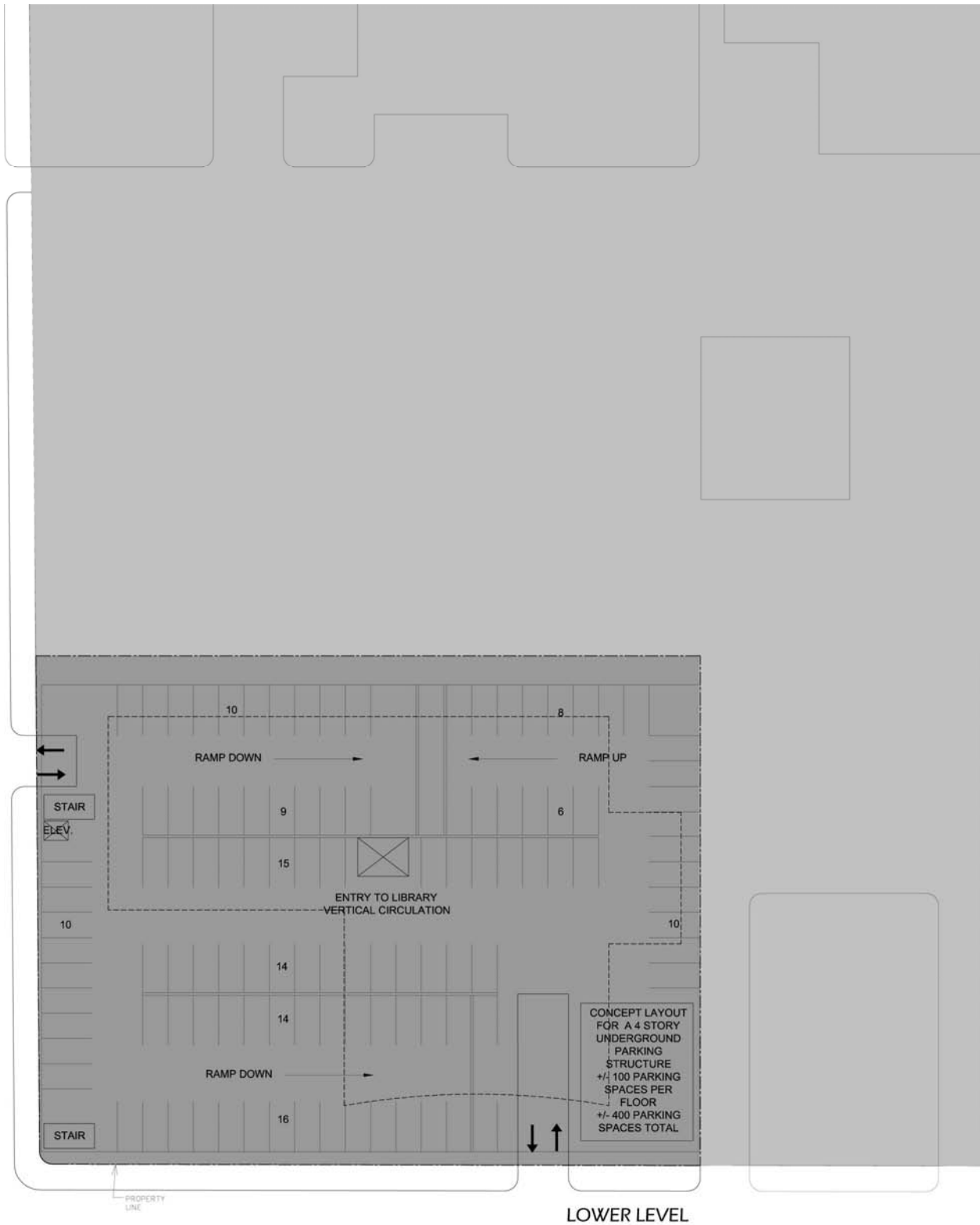


OPTION 4 – NEW BUILDING – SITE PLAN

CONSIDERATIONS

- Secure After Hours access to the library building could be easily accommodated
- Maximum use of natural light
- The development of a safe vehicular drop-off for library patrons
- The location of the exterior book drops allows for easy drive-up access by patrons while also feeding into the Circulation Workroom for convenient servicing by library staff
- The development of a Green Space on the southwest corner of the site
- This scheme should minimize the presence of unwanted loiterers around the perimeter of the building
- There is no need to acquire the adjacent surface parking lot from the city
- The existing library building would be demolished
- Delivery access to the Loading Dock has not been improved
- This option would not provide a node along the proposed pedestrian corridor linking State Street with Main Street unless the corridor was shifted from the center of the city block to the frontage on William Street
- Issues related to the management and maintenance of the underground parking facility would need to be addressed

OPTION 4 – NEW BUILDING – LOWER LEVEL PLAN



OPTION 4 – NEW BUILDING – LOWER LEVEL PLAN

CONSIDERATIONS

- The new 4 level underground parking structure would be able to accommodate 400+ vehicles
- The library would own/maintain/manage a multi-level underground parking garage
- The structure would provide access to both the library building and the city street level

PEDESTRIAN CORRIDOR



PEDESTRIAN LINK
CONNECTING
STATE STREET
WITH S MAIN
STREET

THE GREENSPACE
LOCATED ON THE
SITE OF THE
EXISTING LIBRARY
BUILDING WOULD
PROVIDE A NODE
ALONG THE
PEDESTRIAN
CORRIDOR

PEDESTRIAN CORRIDOR

- Review of master planning documents for downtown Ann Arbor suggest that a goal would be to create a pedestrian corridor linking State Street with Main Street

05 – COST ESTIMATES

CONCEPTUAL COST ESTIMATE - Option 1

Project name & location: ANN ARBOR DISTRICT LIBRARY: Main Library Building Reorganization - Ann Arbor, Michigan
 Bldg size & description: 113,379 SF - Remodel & expand existing building
 Estimate date & estimator: Jul 11, 2007 LJH File: AADL Main Library Reorganization 2b Opt 1.xls

The cost estimate provided below is for Construction Cost including Furniture, Fixtures and Equipment only. There will be additional owner costs incurred, as identified under SEPARATE OWNER BUDGETS, for each of the options.

BUILDING CONSTRUCTION

Option 1 Summary

Remodel & expand existing library building. Assume construction in mid-2009.

Upgrade existing utility infrastructure	\$200,000 to	\$270,000
New Building Construction:		
enclose porch for Café use	110,000	120,000 Incs 550 SF
enclose Garden for more space	370,000	430,000 Incs 1,629 SF
add egress stair from Lower Level	30,000	40,000 Incs 200 SF
enclose atrium space at Second Floor	50,000	80,000
add storm water detention	20,000	60,000
Renovation Work:		
create Auditorium on Lower Level	1,140,000	1,360,000 Incs 7,500 to 8,500 SF
renovate existing spaces	6,300,000	8,300,000 Incs 103,500 to 102,500 SF
Contractor bond, Gen Reqts, permits and fee	inc abv	inc abv
Furniture, fixtures & equipment	3,401,370	3,680,000

TOTAL ESTIMATED CONSTRUCTION COST: \$11,600,000 to \$14,300,000

	OPTION 1	OPTION 1
	Remodel &	Remodel &
	Expand Exist	Expand Exist
	Low Range	High Range
	7-11-07	7-11-07
Library bldg area (SF):	113,379	113,379
Library bldg area cost per SF:	\$102.31	\$126.13

SEPARATE OWNER BUDGETS (not in construction estimates):

Land acquisition costs	0	0
Financing & legal costs	0	0
Design & engineering costs	0	0 Incs Const Mgr Pre-construction costs
Site Plan approval costs, including:	0	0 Incs City of A2 reqts & assessments
water system fees		
sanitary sewer mitigation		
parkland donations		
Technology costs	0	0
Moving costs	0	0
Interim facility rental	0	0
Collection upgrades	0	0
Owner contingency	0	0 Recommend 5% minimum

CONCEPTUAL COST ESTIMATE - Option 2

Project name & location: ANN ARBOR DISTRICT LIBRARY: Main Library Building Reorganization - Ann Arbor, Michigan
 Bldg size & description: 124,065 SF Replace Original Bldg & Remodel "Addition"
 Estimate date & estimator: Jul 11, 2007 LJH File: AADL Main Library Reorganization 2b Opt 2.xls

The cost estimate provided below is for Construction Cost including Furniture, Fixtures and Equipment only. There will be additional owner costs incurred, as identified under SEPARATE OWNER BUDGETS, for each of the options.

BUILDING CONSTRUCTION

Option 2 Summary

Remove & replace west structures along Fifth Ave. and remodel remaining building. Assume construction in mid-2009.

Upgrade existing utility infrastructure	\$70,000 to	\$140,000
New Building Construction:		
demo existing bldg (including abatement)	190,000	210,000
backfill 50% previous basement	50,000	60,000
add new 3-story building w/ lower level	12,270,000	14,720,000 Incs 48,000 SF
add east expansion for collection & loading dock	280,000	320,000 Incs 1,400 SF
construct entry drives & park	150,000	200,000
add storm water detention	110,000	210,000
Renovation Work:		
renovate existing spaces	4,550,000	6,050,000 Incs 74,665 SF
Contractor bond, Gen Reqts, permits and fee	inc abv	inc abv
Furniture, fixtures & equipment	3,721,950	4,030,000

TOTAL ESTIMATED CONSTRUCTION COST: \$21,400,000 to \$25,900,000

OPTION 2	OPTION 2
Replace Orig Bldg & Remodel "Addition"	Replace Orig Bldg & Remodel "Addition"
Low Range	High Range
7-11-07	7-11-07

Library bldg area (SF):	124,065	124,065
Library bldg area cost per SF:	\$172.49	\$208.76

SEPARATE OWNER BUDGETS (not in construction estimates):

Land acquisition costs	0	0
Financing & legal costs	0	0
Design & engineering costs	0	0 Incs Const Mgr Pre-construction costs
Site Plan approval costs, including:	0	0 Incs City of A2 reqts & assessments
water system fees		
sanitary sewer mitigation		
parkland donations		
Technology costs	0	0
Moving costs	0	0
Interim facility rental	0	0
Collection upgrades	0	0
Owner contingency	0	0 Recommend 5% minimum

CONCEPTUAL COST ESTIMATE - Option 3

Project name & location: ANN ARBOR DISTRICT LIBRARY: Main Library Building Reorganization - Ann Arbor, Michigan

Bldg size & description: 122,000 SF - Remove Existing Bldg & Rebuild on top of City-owned Underground Park

Estimate date & estimator: Jul 11, 2007 LJH

File: AADL Main Library Reorganization 2b Opt 3.xls

The cost estimate provided below is for Construction Cost including Furniture, Fixtures and Equipment only. There will be additional owner costs incurred, as identified under SEPARATE OWNER BUDGETS, for each of the options.

BUILDING CONSTRUCTION

Option 3 Summary

Remove existing building & build new library on top of new underground parking deck to be built by City.

Assume construction in mid-2009.

New Building Construction:

build underground parking on city lot	\$0	to	\$0	Assume all work by City
upgrade parking structure to support new library bldg	320,000		470,000	
add new 5-story library building	31,170,000		37,410,000	Incs 122,000 SF
demo existing library bldg (including abatement)	500,000		590,000	
backfill remaining building basement	0		0	Assume leave excavation for City
extend new underground parking to William St	0		0	Assume all work by City
construct entry drive to library	150,000		200,000	
contribute to "Garden" over parking deck	150,000		200,000	
contribute to storm water detention system	110,000		210,000	
Contractor bond, Gen Reqts, permits and fee		inc abv		inc abv
Furniture, fixtures & equipment	3,660,000		3,960,000	

TOTAL ESTIMATED CONSTRUCTION COST: \$36,100,000 to \$43,000,000

OPTION 3	OPTION 3
Build New Library on City Parking Deck	Build New Library on City Parking Deck
Low Range	High Range
7-11-07	7-11-07

Library bldg area (SF):	122,000	122,000
Library bldg area cost per SF:	\$295.90	\$352.46

SEPARATE OWNER BUDGETS (not in construction estimates):

Land acquisition costs	0	0	
Financing & legal costs	0	0	
Design & engineering costs	0	0	Incs Const Mgr Pre-construction costs
Site Plan approval costs, including:	0	0	Incs City of A2 reqts & assessments
water system fees			
sanitary sewer mitigation			
parkland donations			
Technology costs	0	0	
Moving costs	0	0	
Interim facility rental	0	0	
Collection upgrades	0	0	
Owner contingency	0	0	Recommend 5% minimum

CONCEPTUAL COST ESTIMATE - Option 4

Project name & location: ANN ARBOR DISTRICT LIBRARY: Main Library Building Reorganization - Ann Arbor, Michigan

Bldg size & description: 122,000 SF Remove Existing Bldg & Rebuilt on top of Library-owned Underground Pa

Estimate date & estimator: Jul 11, 2007 L J H

File: AADL Main Library Reorganization 2b Opt 4.xls

The cost estimate provided below is for Construction Cost including Furniture, Fixtures and Equipment only. There will be additional owner costs incurred, as identified under SEPARATE OWNER BUDGETS, for each of the options.

BUILDING CONSTRUCTION

Option 4 Summary

Remove existing building & build new underground parking deck with new library building on top. Assume construction in mid-2009.

New Building Construction:

demo existing library bldg (including abatement)	\$500,000	to	\$590,000
build underground parking on library property	18,170,000		19,990,000 Incs 400 spaces
add storm water detention system	170,000		260,000
upgrade parking structure to support new library bldg	370,000		560,000
add new 5-story library building	31,170,000		37,410,000 Incs 122,000 SF
construct entry drive to library	150,000		200,000

Contractor bond, Gen Reqts, permits and fee	inc abv	inc abv
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Furniture, fixtures & equipment	3,660,000	3,960,000
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TOTAL ESTIMATED CONSTRUCTION COST: \$54,200,000 to \$63,000,000

OPTION 4	OPTION 4
Build New Library	Build New Library
w/ Own U/G Parking	w/ Own U/G Parking
Low Range	High Range
7-11-07	7-11-07

Library bldg area (SF):	122,000	122,000
Library bldg area cost per SF:	\$295.33	\$352.54
Parking Garage bldg area cost per Library SF:	\$148.93	\$163.85
Total construction cost per Library SF:	\$444.26	\$516.39

SEPARATE OWNER BUDGETS (not in construction estimates):

Land acquisition costs	0	0
Financing & legal costs	0	0
Design & engineering costs	0	0 Incs Const Mgr Pre-construction costs
Site Plan approval costs, including:	0	0 Incs City of A2 reqts & assessments
water system fees		
sanitary sewer mitigation		
parkland donations		
Technology costs	0	0
Moving costs	0	0
Interim facility rental	0	0
Collection upgrades	0	0
Owner contingency	0	0 Recommend 5% minimum

06 – APPENDICES

- A. PHYSICAL ASSESSMENT OF THE DOWNTOWN LIBRARY
- B. SPACE NEEDS REQUIREMENTS SPREADSHEET

Existing Building Assessment

Ann Arbor District Library

The original Ann Arbor Library downtown facility was dedicated in 1957. Located on the northeast corner of Fifth Ave. and William Street, it was expanded in 1974 and expanded again and largely remodeled in 1991. The library started out as a two story building of approximately 20,000 square feet. It grew to nearly double its size with the first addition, which was also two stories and joined to the original building along the entire existing rear wall. The 1991 addition stacked two stories over and four stories behind the first addition. This last addition expanded the library's total gross area to just over 111,000 square feet. The main entry is on Fifth Ave. (west side). The staff entrance and loading dock are on the east side of the building adjacent to the staff parking area which holds approximately 27 cars. Access to the staff lot is from William Street to the south. A city-owned, public, surface parking lot, with a capacity of approximately 200 cars, is located adjacent to the north boundary of the site. Vehicular access to this lot is from Fifth Ave. on the west and Division St. on the east. Both lots are in need of repair. By virtue of its location in the Downtown Development Authority, the library building is not required to have any on-site parking. Recommended parking, if not in a parking exempt area, would be 367 spaces.

The library's front entry opens onto a wide corridor that leads straight in to the vertical circulation core (stair and elevator) near the center of the building. The circulation desk is located near the entry on the north side of this main corridor. Meeting rooms throughout the facility are directly accessible from the vertical circulation core. Restrooms are located on every floor. Only one restroom on the first floor is barrier-free.

Patrons have access to a small, walled landscaped courtyard between the library's south wall and William Street.

Physical Conditions

- 1) Roofing:** The original building and first addition were both constructed with built-up-roofing. The last addition, which covered the first addition, was roofed with an EPDM membrane. The age of the roof covering the original building is unknown. Its life expectancy is unknown. Through diligent continuous maintenance, the roof is performing adequately as evidenced by the lack of water staining in the ceiling, walls, or floors inside however, the building staff says from a roof-top visual inspection standpoint, it could be nearing the end of its life. The EPDM roofing is sixteen years old

and possibly has nine more years until it is out of warranty. It too is reported to be leak-free.

- 2) Storm Drainage Systems:** The interior building storm drains have rusted through in places. This corrosion has led to pipe/joint failure and storm water related property damage. The extent of the problem is impossible to determine by external visual inspection. Based on the frequency of the failures and the number of conditions similar to the failed joints, the level of confidence in the capability of the system is low. All of the joints and horizontal piping may have to be replaced. Some storm pipes are routed through moisture sensitive areas, such as the basement computer room where a pipe failure resulted in several inches of water on the floor. These poorly routed pipes should be relocated whether or not any renovation of the building takes place. The computer equipment was elevated onto a platform to attempt to protect it from similar future events.

The site storm drainage collects into catch basins around the site. The catch basin in the staff parking area is tied into the city storm sewer that runs under William Street. This city storm pipe can reach capacity during a rainstorm and as a result, back-up storm water in the library storm system pushing it up onto the staff parking lot and adjacent areas. The resulting back flow has flooded parts of the library basement through an area well on the north. An asphaltic dam about six inches high was constructed around this area well to prevent this back flow from entering the building at that location.

- 3) General Structure:** The original building's and first addition's structural systems consist of concrete columns and concrete floor/roof systems. The last addition was constructed of steel framing and steel floor/roof decking. No documented design loads were available for the early concrete structures. The structural design drawings for the 1991 addition listed design loads that did not appear to allow for the addition of future loads. The exterior walls are masonry that is in good condition with a few areas that need mortar joint repointing. No significant cracks were observed from a ground-based vantage point. Visible flashings and copings appeared to be in good condition. Some of the porcelain panels on the front of the building have been damaged on the bottom corners and some rusting has occurred. Besides looking slightly tattered and dated, the panels will continue to perform for many years.
- 4) Building Openings:** The main entrance consists of two parallel pairs of entry doors separated by a heated air lock. They are visually in good condition and operate smoothly. The front entry doors receive heavy use. The frames have been reinforced with screwed-on metal plates at the joints. Just inside the interior set of doors are RFID detection panels to alert staff to possible material theft. A series of coiling overhead grilles (hidden above the ceiling) line both sides of the corridor connecting the entry doors to the central stair and elevator. These grilles are lowered to close off the stacks to the public after closing and allow after-hours access to the vertical circulation core which provides access to the meeting rooms.

Checkered plate has been attached to the faces of the rear man door, next to the overhead door, to help deflect the abuse that comes with being a loading area door. The overhead

door operates well and is in very good condition. Window frames vary in profile but are all mill finished aluminum. Where the double glazing seal has failed, that glass is being replaced by the library. There are no signs of water leaks around the exterior door or window frames. The interior doors function well and are in very good condition.

- 5) **Finishes:** The building interior is very well maintained. The walls are a combination of brick, painted block, plaster, drywall, and ceramic tile. Some minor wall damage, probably inflicted by book carts, was observed. For the most part, the walls were clean and sound. The ceilings are, predominantly, suspended ceiling systems in good condition that vary in elevation. There are a small number of damaged tiles that need replacing. The flooring is combination of sheet vinyl in the vending area and work areas, ceramic tiles in the restrooms, and carpet elsewhere. All are in good to very good condition.
- 6) **Elevators:** The building has two elevators: one public and one staff. Both were installed as part of the 1991 addition. The public elevator is located near the center of the building. The staff elevator is in the northeast corner. Neither elevator is currently very reliable and suffers from mechanical problems on a regular basis (a couple of times each month). The library staff has on occasion had to escort patrons to the staff elevator and through staff areas when the public elevator has been out of commission.
- 7) **HVAC:** The building's interior comfort is controlled by a mechanical system that has evolved over the span of the three building projects. Some of the first building's system is still being used. This system was added to in the first expansion project and the entire system was reworked as part of the 1991 addition.

The Facilities Manager reports that the Downtown Library is easier to heat than to cool. The space temperature during the winter months is generally adequate throughout the building except in some areas close to outdoor entrances. Space temperatures during the summer months typically soar on the east side of the first floor, third floor, and to a lesser extent the second and fourth floors. None of the windows open.

The building is heated by three Bryant hot water, gas-fired boilers. The boilers supply water to the air-handlers and VAV boxes.

Five air handling units (AHU) serve both the heating and cooling needs of the building. The building's original air-handlers, AHU #1, 2, and 3 (installed prior to 1973) are constant speed units along with Return Air Fan (RAF) #1. These units serve the 2-story addition to the Library. Of these three, one seems to be in worse shape than the others. The equipment service company could not estimate how much life this unit has left. The units need frequent service and parts are hard to find.

AHU #4 and #5 are variable speed units along with RAF #2. These units were installed during the building renovation of 1989-1991 and serve parts of the first and second floors and the entire third and fourth floors of the new section. The cold side supply comes from two chillers located on the ground between the library and the parking lot to the north. They provide cooling for the entire building.

During construction, the two systems were allegedly merged into one when the renovated Downtown Library opened to the public in October 1991, but in reality remain two separate systems. The Facilities Manager reports that the two systems have never performed adequately to serve the needs of the building.

AHU #1 and #3 serve the lower level and the first and second floors of the Library. The units use the original ductwork and returns. The space temperature sensor for both of these units is located on the first floor, which results in no temperature reading for parts the west side of the second floor. This is a heavily used reading and computer area with significantly higher space temperatures. The units do not have the capacity to adequately heat or cool the spaces.

AHU #2 serves only the Multi-Purpose Room in the lower level. This unit does not meet the needs of the space when occupied. The MPR is also a permanent exhibit space with spotlights that wash the walls with light. When the room reaches capacity, the emergency exit door at ground level is opened to attempt to provide additional ventilation and cooling of the room in winter and summer.

AHU #4 serves the east ½ of the first floor and the entire fourth floor. The space sensor for this unit is located in the Atrium area of the fourth floor. The temperature in the Atrium does not truly reflect the space temperature on either floor. The ductwork connecting the two floors is inadequate resulting in an inability to satisfy the comfort level on both floors at the same time. When a just right condition is attained on the fourth floor, a too warm condition exists on the first floor. Attempts to correct this situation by temperature adjustments give opposite results.

AHU #5 serves the east ½ of the second floor and the entire third floor. The space temperature sensor for this unit is located on the east side of the second floor. This floor is heavily occupied by staff. Typically second floor comfort can drive the third floor temperatures into the upper 70s and even low 80s in the summer.

Humidity is provided by one face by-pass Bryant steam boiler which is controlled by humidity sensors located throughout the building. Several of this system's steam traps need to be repaired and more sensors need to be installed to make the system perform up to its potential.

The whole HVAC system is controlled by an electronic control system. It is maintained by consultants to the library however, library staff has the ability to make various changes within the controls program at a connected workstation.

The system requires substantial effort to keep operational. Replacement of the entire system may be required to make the building adequately comfortable year round.

- 8) Plumbing:** The incoming water supply piping was relocated and increased in size as part of the 1991 addition. Water service is provided by an eight inch pipe coming into the building through the south wall of the basement. An eight inch fire-suppression system, including city required back-flow prevention, was installed at the same time as the new water service entrance installation. The domestic water piping in the original

building and additions is copper with soldered fittings. Standard ductile iron was installed for the fire-suppression system. All water supply piping is in very good condition.

The sanitary waste piping is a combination of cast iron and PVC. Several cast iron pipe failures have occurred resulting in replacement of cast iron sections and fittings with sections and fittings of PVC. These poorly routed pipes should be relocated whether or not any renovation of the building takes place.

The sanitary waste is piped into two separate sumps connected in series in the basement and pumped into the city sewer, which is located above the lowest level of the basement. Each sump has two pumps that alternate the pumping function. The pumps are checked every morning by staff. Failure of these pumps or the system of sump piping would force the library to close until the pumps are operational again. This arrangement needs to be addressed and eliminated.

The building is protected by an automatic wet-pipe sprinkler system throughout. The system has an annunciator panel in the front entry air-lock and a flow alarm.

Plumbing fixtures are functional and new in some locations. A waterless urinal was installed recently as a test fixture. Only one restroom in the pre-1991 space is barrier-free. The 1991 restrooms do not meet the current Michigan barrier-free guidelines. Refer to the *Codes* section following.

- 9) Electrical:** A new electrical service with a basement mounted 1000 kVA, 277V/480V, 3 phase transformer was installed in 1991.

Lighting throughout the stack areas is below the recommended standard of 30 footcandles (fc) measured at 30 inches above the floor in a vertical position. Recorded stack light levels were in the range of 6 to 27 fc on the first floor, 12 to 21 fc on the second floor, and 11 to 18 fc on the third floor. One small, third floor area lighted by both round downlights and standard rectangular recessed lighting sources was the brightest measuring 25 to 27 fc. Most of the light fixtures are recessed fluorescent with 4 foot long T12 lamps. The library has switched some of its T12 lamps and magnetic ballasts to T8 lamps with electronic ballasts to increase efficiency. The building is equipped with emergency and exit lights that are tested and maintained on a regular basis.

No lighting fixtures have motion-controlled switches.

There is no emergency generator.

- 10) Alarms:** The automatic wet-pipe sprinkler system has a flow alarm and an annunciator panel in the front air-lock. Pull stations are located near the egress doors. The building has smoke detectors mounted to the ceiling in all areas.

The security system includes code access locks to staff areas and locked entrances and an anti-theft device at the front entry.

11) Codes: Considering the *use group*, A-3 (libraries) and the *construction type*, 3A, the maximum allowable library building size is 3 stories high and 14,400 square feet per floor. A height increase of one floor and an area increase of 200% are permitted when the building is equipped throughout with an automatic sprinkler system. Another area increase is permitted when more than 25% of the perimeter of a building is on the public way or open space. Together, the permitted area increases would allow a floor area of 51,000 square feet per floor. The largest building on this site permitted by the building code is 4 stories and a total of 204,000 square feet. The property is zoned PL by the City of Ann Arbor. The Ann Arbor Zoning ordinance does not restrict building areas in *PL* zoning.

The building does not comply with all current codes. Building, mechanical, plumbing, and electrical codes have changed significantly since the original building and first addition were constructed and to a lesser extent the 1991 addition. For comfort, convenience, and safety, code upgrades to address ventilation and the ADA (ADA is a civil rights law, *Michigan Barrier-free* refers to the part of the Michigan building code that resembles the facilities portion of the ADA) should be considered.

The library is accessible from the public parking area to the north and from the staff lot on the east. A ramp provides access to the building entry which is approximately two feet higher than the public sidewalk along Fifth Street. There exists an accessible route from the entry to the elevator and from the elevator to all spaces on each floor. All meeting rooms except the one in the basement meet or could be adapted to meet accessibility standards. The basement meeting room seating area is accessible however the stage is not. Making the stage accessible would require a ramp that would decrease the seating capacity of the room.

Only one public toilet room meets the current Michigan Barrier-free requirements. It was constructed recently in the youth area on the first floor. Several single occupancy staff toilets are barrier-free or are adaptable. These toilet rooms are not accessible to the public. Code does not require existing buildings to improve accessibility, including in toilet rooms, unless certain conditions are present. However, based on the responses from library users, library administration, and library staff, removal of all physical barriers to the library experience is very desirable.

End of assessment

APPENDIX B - Projected Space Requirements		Building:	Ann Arbor District Library - Downtown Library																			
PROVIDENCE Associates LLC		Population Served:	159,900	164,259	168,784	173,238	179,178															
functional component	personnel/space designation	space code	square feet	existing 2006	2010	projected 2015	2020	2025	existing 2005	2010	projected 2015	2020	2025	notes								
	Systemwide		CIRCULATION:	2,089,108	2,259,579	2,746,532	3,675,479	5,059,144	Projects an increase in Downtown Circ from 5.5 circ/cap in 2006 to 11.0 circ/cap in 2025 (regardless of format)													
	Downtown Circulation			885,497	996,063	1,176,688	1,485,408	1,987,811						Current Library Staffing Trends included reducing # of librns. circ.& info. clerks w/ increase in self-directed technology based services								
			unit area	x number of personnel					= net square footage													
personnel	Library Director		250	1.00	1.00	1.00	1.00	1.00	250	250	250	250	250									
	Assistant to the Director		80	1.00	1.00	1.00	1.00	1.00	80	80	80	80	80									
	Associate Director-Public Service		100	1.00	1.00	1.00	1.00	1.00	100	100	100	100	100									
	Associate Director-Finance		100	1.00	1.00	1.00	1.00	1.00	100	100	100	100	100									
	Finance/Human Relations Manager		100	1.00	1.00	1.00	1.00	1.00	100	100	100	100	100									
	Staffing Coordinator		64	1.00	1.00	1.00	1.00	1.00	64	64	64	64	64									
	Purchasing Clerk		48	1.00	1.00	1.00	1.00	1.00	48	48	48	48	48									
	Accounts Payable Clerk		48	1.00	1.00	1.00	1.00	1.00	48	48	48	48	48									
	Community Relations Manager		80	1.00	1.00	1.00	1.00	1.00	80	80	80	80	80									
	Community Relations Secretary		48	1.00	1.00	1.00	1.00	1.00	48	48	48	48	48									
	Community Relations Library Assistant		36	2.00	2.00	2.00	2.00	2.00	72	72	72	72	72									
	Graphic Artist		64	0.50	0.50	1.00	1.00	1.00	32	32	64	64	64									
	Outreach & Neighborhood Services Manager		80	1.00	1.00	1.00	1.00	1.00	80	80	80	80	80									
	Outreach Technician/Assistant		36	4.00	4.00	4.50	5.00	5.00	144	144	162	180	180									
	Computer Trainer		48	1.00	1.00	1.50	1.75	1.75	48	48	72	84	84									
	Adult Services Manager		80	1.00	1.00	1.00	1.00	1.00	80	80	80	80	80									
	Adult Services Supervisor		64	1.00	1.00	1.00	1.00	1.00	64	64	64	64	64									
	Adult Services Librarians		36	4.50	4.50	3.00	3.00	3.00	162	162	108	108	108									
	Adult Services Technicians		24	2.00	2.00	2.00	2.00	2.00	48	48	48	48	48									
	Adult Services PLA		24	1.00	1.00	1.00	1.00	1.00	24	24	24	24	24									
	Information Desk Clerk includes Casuals		2	13.00	13.00	8.00	8.00	8.00	26	26	16	16	16									
	Youth Services Manager		80	1.00	1.00	1.00	1.00	1.00	80	80	80	80	80									
	Youth Services Librarian		48	3.00	3.00	3.00	3.00	3.00	144	144	144	144	144									
	Youth Services Library Technician		36	1.00	1.00	2.00	2.00	2.00	36	36	72	72	72									
	Youth Services PLA		36	1.00	1.00	1.50	2.00	2.00	36	36	54	72	72									
	Circulation Manager		80	1.00	1.00	1.00	1.00	1.00	80	80	80	80	80									
	Circulation Supervisor		64	2.00	2.00	2.00	2.00	2.00	128	128	128	128	128									
	Circulation Desk Clerk includes Casuals		4	8.00	7.00	5.00	5.00	5.00	32	28	20	20	20									
	Bookshelvers Processor includes Casuals		4	14.75	14.75	11.00	11.00	11.00	59	59	44	44	44									
	Collection Management Manager		80	1.00	1.00	1.00	1.00	1.00	80	80	80	80	80									
	Collection Management Supervisor		64	1.00	1.00	1.00	1.00	1.00	64	64	64	64	64									
	Collection Management Librarian		48	4.00	2.00	2.00	2.00	2.00	192	96	96	96	96									
	Collection Management Clerks I & II		36	8.50	5.50	5.50	5.50	5.50	306	198	198	198	198									
	Collection Management Casual		24	2.00	2.00	1.50	1.00	1.00	48	48	36	24	24									
	Collection Management PLA		24	0.50	0.50	0.50	0.50	0.50	12	12	12	12	12									
	IAS (IT) Manager		80	1.00	1.00	1.00	1.00	1.00	80	80	80	80	80									
	System Technician		64	5.00	5.00	6.50	7.00	7.00	320	320	416	448	448									
	System Administrator		64	1.00	1.00	1.00	1.00	1.00	64	64	64	64	64									
	Digital Services Developer		48	1.00	1.00	1.00	1.00	1.00	48	48	48	48	48									
	Component Developer		48	1.00	1.00	1.00	1.00	1.00	48	48	48	48	48									
	PC Support Casual		36	1.00	1.00	2.00	2.50	3.00	36	36	72	90	108									
	Facilities Manager		80	1.00	1.00	1.00	1.00	1.00	80	80	80	80	80									
	Maintenance Supervisor		64	1.00	1.00	1.00	1.00	1.00	64	64	64	64	64									
	Maintenance Worker		2	4.50	4.50	5.00	6.00	6.00	9	9	11	12	12									
	Maintenance Casual		2	2.50	2.50	3.00	3.00	3.00	5	5	6	6	6									
	Security Supervisor		64	1.00	1.00	1.00	1.00	1.00	64	64	64	64	64									
	Security Assistant		24	2.00	2.00	2.50	3.00	3.00	48	48	60	72	72									
	Security Casual		2	2.00	2.00	3.00	3.50	4.00	4	4	6	7	8									
	Receptionist		48	1.00	1.00	1.00	1.00	1.00	48	48	48	48	48									
	Receptionist Casual		0	1.50	1.50	1.50	1.50	1.50	0	0	0	0	0									
	TOTAL FTE PERSONNEL:			116.25	110.25	106.00	109.25	110.25														
				SUBTOTAL SQUARE FOOTAGE:					3,913	3,705	3,883	3,983	4,002									

		<i>unit area x number of volumes</i>														
collections	Reference	SHLV-R	0.12	9,861	7,500	5,500	2,500	1,000	1,183	900	660	300	120	Reference collections smaller as people prefer Internet		
	Local History collection	SHLV-R	0.12	2,000	2,000	3,500	4,000	5,000	240	240	420	480	600	Expressed need to increase size of local history collection		
	Popular displays	SHLV-B	0.20	1,000	1,000	2,000	2,200	2,200	200	200	400	440	440	Amount of existing collection (new & old) to be displayed		
	Adult fiction	SHLV-A	0.08	55,302	59,302	61,000	61,500	61,500	4,424	4,744	4,880	4,920	4,920	Fiction collections growth slows w/ increased download capability		
	Adult non-fiction	SHLV-A	0.10	112,742	111,742	109,742	106,472	100,472	11,274	11,174	10,974	10,647	10,047	Trend: largest increases in circulation are media items		
	Adult media	SHLV-A	0.10	37,202	42,250	46,250	48,250	50,000	3,720	4,225	4,625	4,825	5,000	Reference collections shrinking; people use Internet		
	Art Print Display		0.11	524	524	400	400	300	58	58	44	44	33			
	Children's Reference	SHLV-YR	0.12	3,246	2,450	1,400	900	600	390	294	168	108	72			
	Children's Easy/Picture	SHLV-YE	0.05	13,563	16,563	20,563	22,563	25,563	678	828	1,028	1,128	1,278			
	Children's Fiction/Non-Fiction	SHLV-Y	0.08	41,443	39,443	43,553	43,553	43,553	3,315	3,155	3,484	3,484	3,484			
	Children's Kits	SHLV-SP	0.10	434	510	610	610	710	43	51	61	61	71			
	Children's Media	SHLV-YM	0.10	5,655	6,850	8,850	10,600	10,600	566	685	885	1,060	1,060			
	Young Adult	SHLV-T	0.08	6,755	6,755	7,450	7,450	7,450	540	540	596	596	596	A relocated & expanded YA area is needed.		
	Young Adult media	SHLV-TM	0.10	268	508	708	750	800	27	51	71	75	80			
	Periodicals	SHLV-PE	1.00	671	671	650	650	600	671	671	650	650	600	One subscription per every 300 residents		
	Backfile periodicals	SHLV-CR	0.10	10,004	10,004	9,750	9,750	9,000	1,000	1,000	975	975	900	Hardcopy retention currently two years (current + one)		
				TOTAL ITEMS:		300,670	308,072	321,926	322,148	319,348						
				ITEMS PER CAPITA:		1.88	1.88	1.91	1.86	1.78						
						SUBTOTAL SQUARE FOOTAGE:			28,330	28,817	29,921	29,794	29,302			
seating			<i>unit area x number of seats</i>											= net square footage		
	Adult four-place	SEAT-AR	25	144		100	100	100	3,600	0	2,500	2,500	2,500			
	Adult two-place	SEAT-AR	35	2	2	20	24	24	70	70	700	840	840			
	Adult one-place	SEAT-AR	35	34	34	42	42	42	1,190	1,190	1,470	1,470	1,470			
	Adult lounge	SEAT-AL	40	57	57	64	64	64	2,280	2,280	2,560	2,560	2,560	Strong desire for increased comfortable seating		
	Adult computers	SEAT-AT	24	40	40	55	55	55	960	960	1,320	1,320	1,320	Need for "express" Internet stations 15 minute limit		
	Adult bench	SEAT-AB	5	0	0	10	10	10	0	0	50	50	50	Bench seating in new book display area & stack areas		
	Index table	SEAT-IN	20	12	12	0	0	0	240	240	0	0	0			
	Children's four-place	SEAT-CR	25	20	20	20	20	20	500	500	500	500	500			
	Children's two-place	SEAT-CR	35	0	0	12	12	12	0	0	420	420	420			
	Children's lounge (Read Aloud)	SEAT-CL	30	28	28	30	30	30	840	840	900	900	900			
	Children's computers	SEAT-CR	24	16	16	16	16	16	384	384	384	384	384			
	Children's floor	SEAT-CF	5	25	25	28	28	28	125	125	140	140	140			
	Children's bench	SEAT-CB	10	2	2	4	4	4	20	20	40	40	40			
	Teen four-place	SEAT-TR	25	20	20	16	16	16	500	500	400	400	400			
	Teen lounge	SEAT-TL	35	0	0	6	6	6	0	0	210	210	210			
	Teen floor	SEAT-TF	10	0	0	8	8	8	0	0	80	80	80			
	Teen computers	SEAT-TT	24	0	0	10	12	12	0	0	240	288	288			
	Microform Reader/Printer	SEAT-MF	45	8	8	2	2	2	360	360	90	90	90			
	Group study rooms	SEAT-AR	25	20	20	30	30	30	500	500	750	750	750	Expressed need for more group study rooms (capacity 6/room)		
	Tutoring room	SEAT-AR	48	8	8	15	15	15	384	384	720	720	720	Expressed need for more tutoring rooms (max capacity 3/room)		
				TOTAL READER SEATS:		436	292	488	494	494	11,953	8,353	13,474	13,662	13,662	
				RATIO OF ITEMS PER SEAT:		690	1055	660	652	646						
	Multi-Purpose Large Meeting room	SEAT-S	10	200	200	250	250	250	2,000	2,000	2,500	2,000	2,500	Includes space for chair storage		
	Large Conference room	SEAT-C	25	24	24	30	30	30	600	600	750	750	750			
	Conference room	SEAT-C	30	12	12	45	45	45	360	360	1,350	1,350	1,350	Expressed need for more conference rooms		
	Library Board Room	SEAT-BD	34	24	24	30	30	30	809	809	1,011	1,011	1,011	Includes Kitchenette (88SF) and Storage (90SF)		
	Large Meeting Room(now used by School Bd)		11	220	220	220	220	220	2,330	2,330	2,330	2,330	2,330	Part of District Library large group meeting space		
	Meeting Rooms		10	32	32	150	150	150	320	320	1,500	1,500	1,500	More meeting rooms seating 50 to 75 each are needed		
	Youth Program room in Youth Space	SEAT-CF	12	70	70	100	100	100	805	805	1,150	1,150	1,150			
	Electronic classroom	SEAT-AT	36	13	13	20	20	20	468	468	720	720	720	More computer training space for public (Seniors/New Americans)		
	Café Vending Space		25	12	12	0	0	0	300	300	0	0	0			
	Auditorium		12	0	0	400	400	400	0	0	4,800	4,800	4,800	Expressed need for auditorium space		
						SUBTOTAL SQUARE FOOTAGE:			31,898	24,698	43,059	42,935	43,435			

support spaces	unit area	x	number of units						= net square footage											
Public service desk station	SVDSK-A	80	14	14	10	10	10	10	1,120	1,120	800	800	800			Trend: reduced size of service desk & staffing				
Express check-out station	EXP-CK	40	0	0	8	8	8	8	0	0	320	320	320			Add Express-check machines for increased patron convenience				
Catalog station	SPO-G	24	18	18	18	18	18	18	432	432	432	432	432							
Printer/scanner station	SPO-H	16	4	4	8	8	8	8	64	64	128	128	128							
Display/gallery	CASE-X	6	12	12	100	100	100	100	72	72	600	600	600			Expressed need for art gallery area				
Literature rack	LIT-R	15	23	23	15	15	15	15	345	345	225	225	225							
Framed art display unit	ART-D	90	2	2	1	1	1	1	180	180	90	90	90							
Pamphlet file	FILE-L	18	31	25	15	15	15	15	558	450	270	270	270							
Microform Cabinets	FILE-L	18	15	15	15	15	15	15	270	270	270	270	270							
Atlas Case	ATLAS-X	25	2	2	2	2	2	2	50	50	50	50	50							
Dictionary Stand	DICT-X	25	6	6	6	6	6	6	150	150	150	150	150							
Children's Doll House/Feature		30	1	1	4	4	4	4	30	30	120	120	120			Trend is for unique public art feature in Youth area				
Children's Stroller Parking		6	0	0	30	40	40	40	0	0	180	240	240							
Workroom shelving	SHLV-X	9	72	72	60	60	60	60	648	648	540	540	540			Single-face shelving				
Staff worktable	WKTBL-A	96	6	6	4	4	4	4	576	576	384	384	384							
Work counter	CNTR-A	48	10	10	6	6	6	6	480	480	288	288	288							
Booktruck parking	BKTRK-A	8	175	175	180	180	180	180	1,400	1,400	1,440	1,440	1,440							
Photocopier/telefax	COPY-B	48	12	12	15	15	15	15	576	576	720	720	720							
Staff lounge	STFF-LO	15	58	58	55	55	55	55	870	870	825	825	825							
Staff lockers - full	STFF-LK	5	24	24	0	0	0	0	120	120	0	0	0							
Staff lockers -half	STFF-LK	3	58	58	105	105	105	105	145	145	263	263	263							
Workroom file cabinets	FILE-X	18	140	140	115	115	115	115	2,520	2,520	2,070	2,070	2,070							
Server room		400	1	1	1	1	1	1	400	400	400	400	400							
Supply cabinets	SPLY-X	48	33	33	20	20	20	20	1,584	1,584	960	960	960							
Supply room	SPLY-R	400	0	0	1	1	1	1	0	0	400	400	400							
Storage room	STOR-S	400	10	10	10	10	10	10	4,000	4,000	4,000	4,000	4,000							
Maintenance room	MAINT-R	600	1	1	1	1	1	1	600	600	600	600	600							
Entrance lobby	ENT-LOB	600	1	1	1	1	1	1	600	600	600	600	600							
Library store	LIB-STOR	200	10	10	1	1	1	1	2,000	2,000	200	200	200			Now 2,087SF-trend small primary visible retail space				
Friends sorting and storage	LIB-FOL	400	10	10	1	1	1	1	4,000	4,000	400	400	400			Now 3,173 SF - trend off site location:collecting, and selling				
Library café	LIB-CC	600	0	0	1	1	1	1	0	0	600	600	600							
Loading dock	LOAD-D	600	1	1	1	1	1	1	600	600	600	600	600							
SUBTOTAL SQUARE FOOTAGE:									24,390	24,282	18,925	18,985	18,985							
TOTAL NET SQUARE FEET (NSF)*									88,531	81,502	95,788	95,696	95,723							
less allowance for collections "in-the-air"									8,344	8,637	9,076	9,157	9,112							
Average Component Efficiency* Factor = 0.85																				
Existing Building Efficiency** Factor = 0.85																				
TOTAL NET ASSIGNABLE SQUARE FEET (NASF**)									94,337	85,723	102,014	101,810	101,895			Restrooms part of Unassignable Space.				
TOTAL BUILDING GROSS SQUARE FEET (BGSF***)									110,985	100,851	120,016	119,776	119,876							
EXISTING BUILDING GROSS SQUARE FEET									111,341	111,341	111,341	111,341	111,341							
over (under)									356	10,490	(8,675)	(8,435)	(8,535)							
PARKING GUIDELINES									314	336	400	399	400			Public Library standard of one space/300 SF of building				
Current Adjacent City Surface Lot Parking									275											
<p>*Efficiency factor is added to the pure net square footage (NSF) to accommodate other assignable spaces that may range from 10 to 30 percent of the total net area. Experience has shown the efficiency of older facilities is generally less than new construction due to the area required for structure, walls, and formalistic approaches to space planning. The standard efficiency factor for today's new library buildings used by all Library Planners and Architects is 0.85.</p> <p>**NSF = Net Square Footage includes all areas assigned to a given unit not including related corridor spaces, interior partitions and other areas incidental to the special organization or construction.</p> <p>**NASF = Net Assignable Square Footage includes all areas assigned to a given unit, as well as related corridor space for movement, interior partitions, and other areas incidental to the special organization or construction. Net assignable area excludes the area required for mechanical and electrical spaces, distribution shafts, space stairs, rest rooms, elevators, and other common building elements. In effect, this is the total area assigned a use and it comparable to the amount of area occupied for a specific tenant, as if it were leased from a landlord. The area includes internal partitions, corridors and allowances for columns, chases, etc. which penetrate the space.</p> <p>***BGSF = Building Gross Square Footage reflecting the total area of the building, including all net and net assignable areas as defined above, plus any additional area occupied by public building corridors, vertical movement, rest rooms, central mechanical and electrical space, chases and other spaces related to primary air and power distribution, columns, and exterior walls.</p>																				