Keene Memorial Library Renovation & Addition

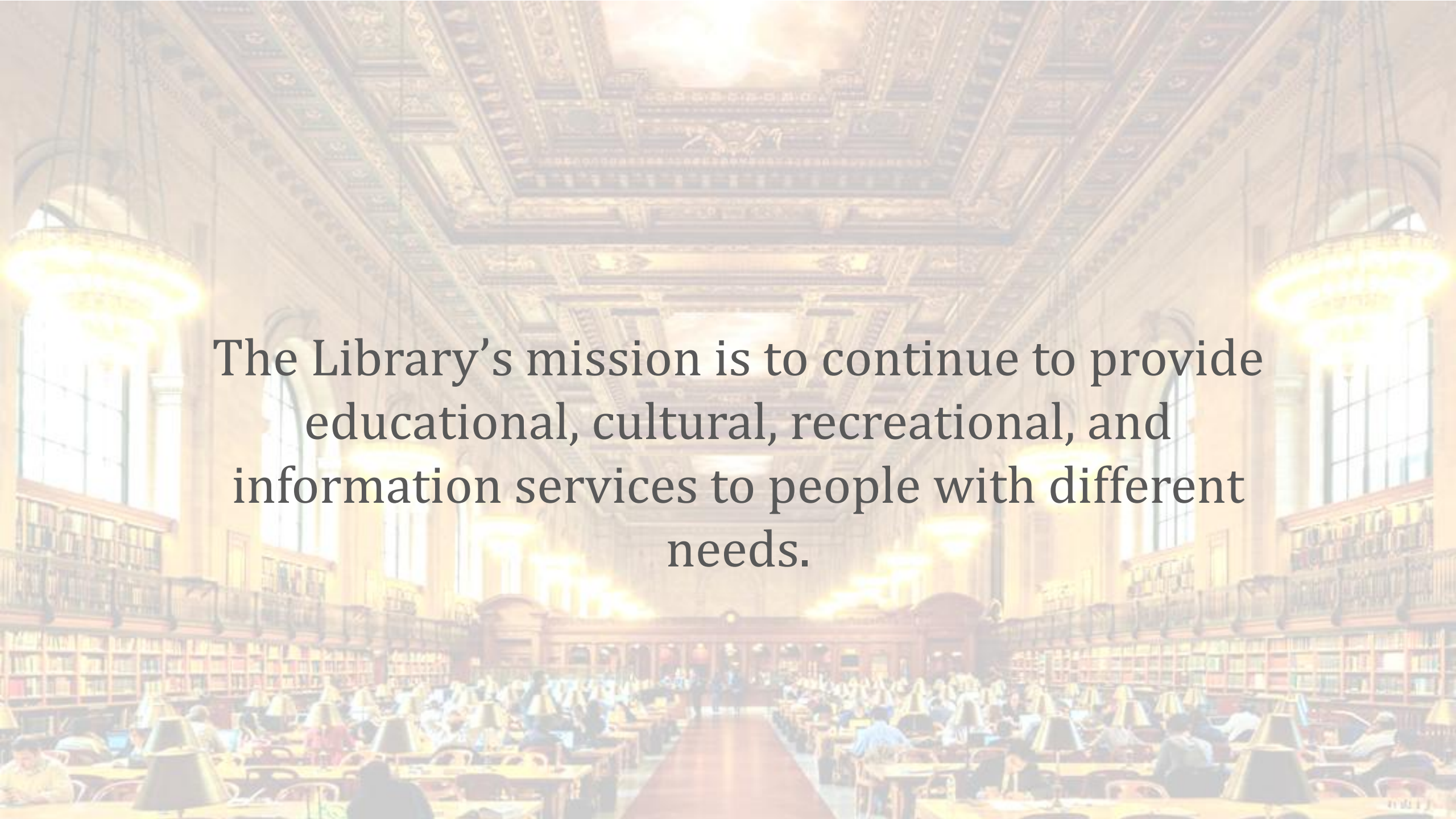
APRIL 26, 2018

KEENE MEMORIAL LIBRARY
CITY OF FREMONT
NEBRASKA PATHFINDERS

ALLEY·POYNER MACCHIETTO ARCHITECTURE

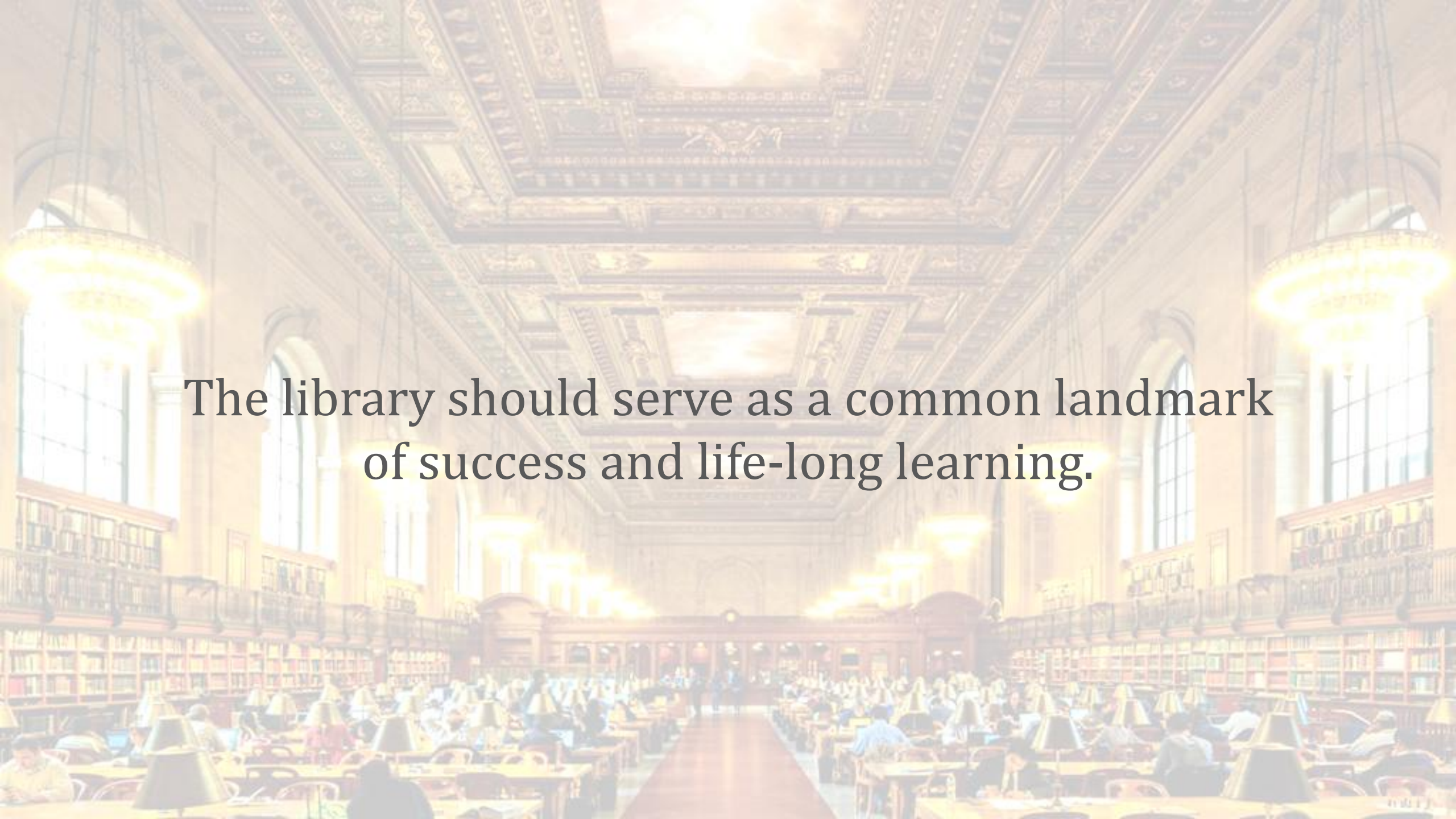
Town Hall Meeting Agenda
April 26th

- Review Process
- Community Feedback
- Review Space Needs Program
- Conceptual Floor Plans
- Proposed Materials
- Conceptual Renderings
- Order of Magnitude Cost Estimate
- Questions



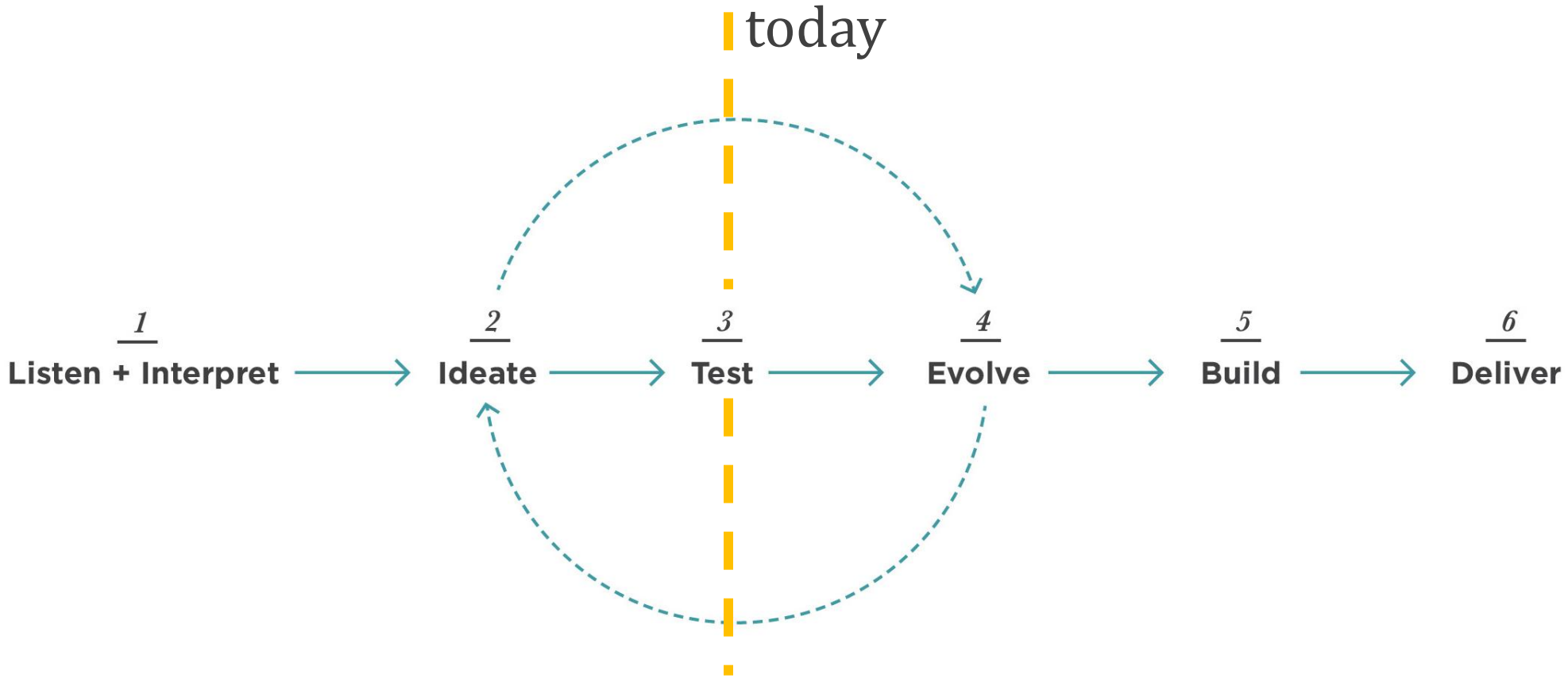
The Library's mission is to continue to provide educational, cultural, recreational, and information services to people with different needs.

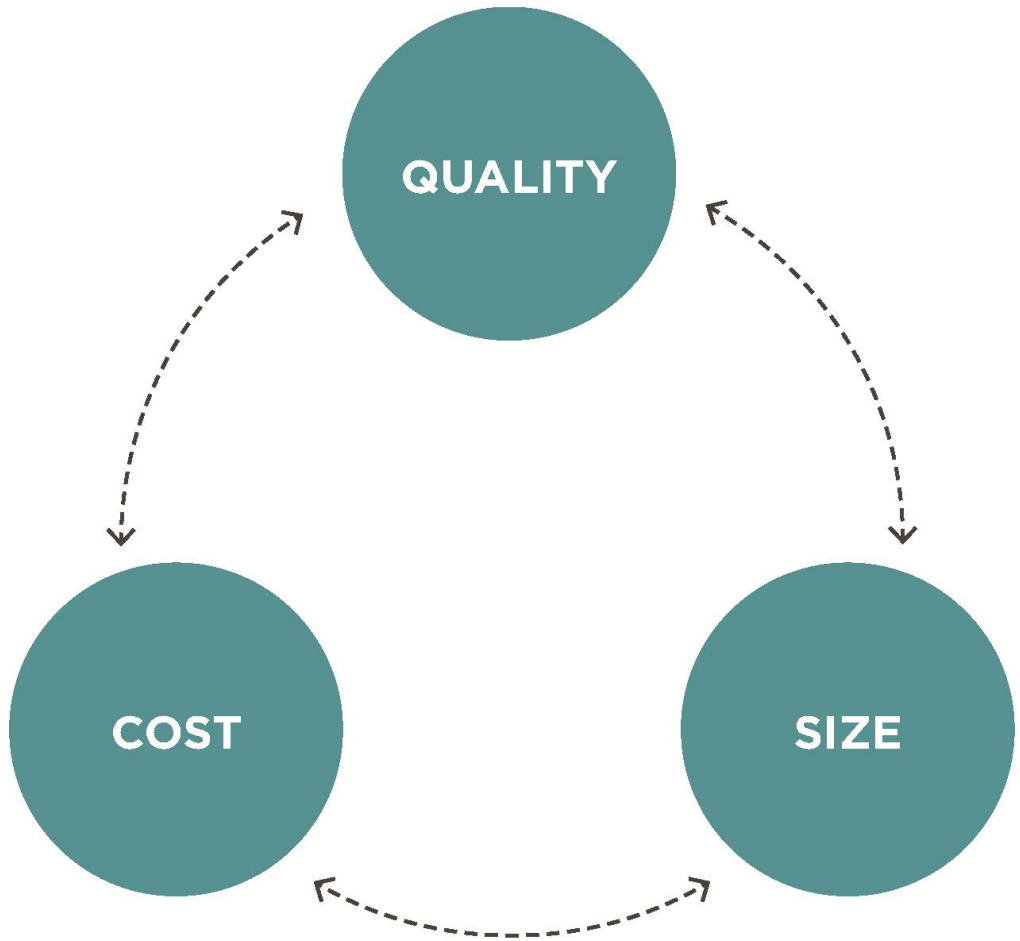
The library of the 21st century should be the cultural focal point for the community.



The library should serve as a common landmark of success and life-long learning.

Our Process


today
1
Listen + Interpret
2
Ideate
3
Test
4
Evolve
5
Build
6
Deliver


QUALITY
COST
SIZE

Community Feedback

Survey Summary

Top 3 Reasons People Use the Library

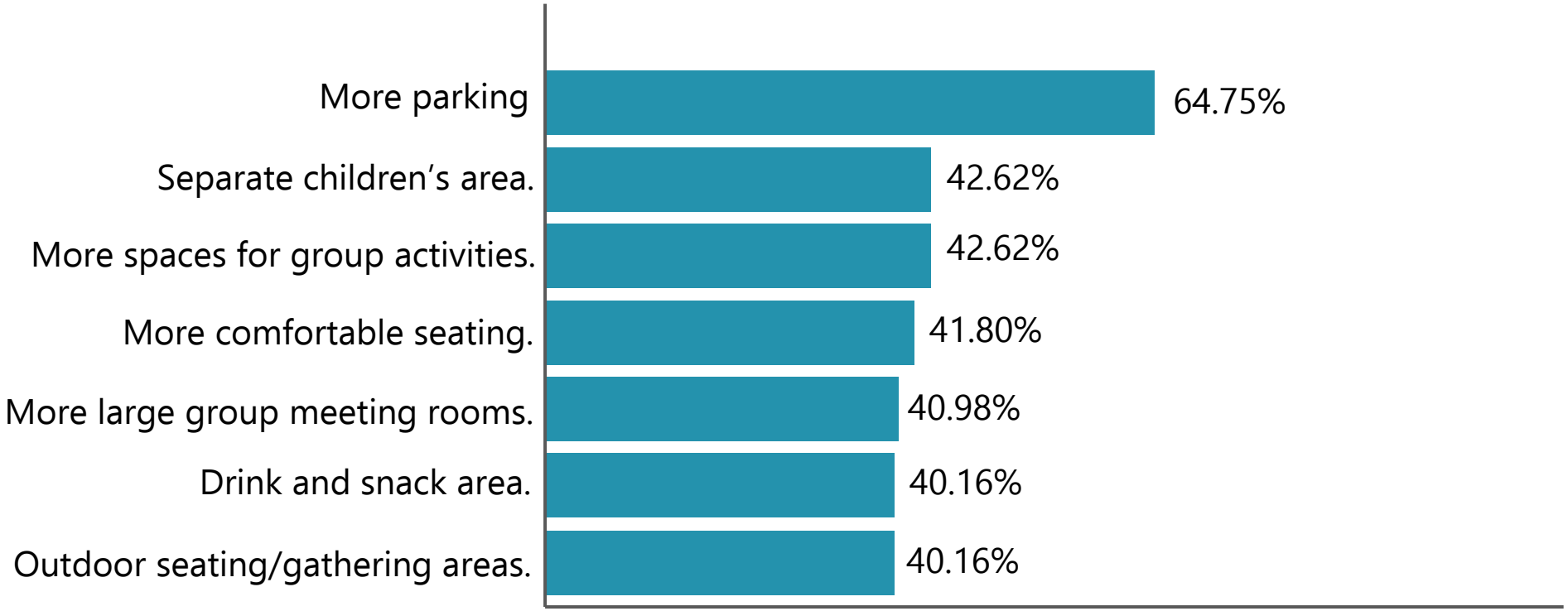
Top 3 Reasons People **DON'T** Use the Library

Which of the following do you **wish the library had more of**?
(top 5 answers)

1. Entertainment/educational events (musical performances, guest lectures, etc.) – 34.43%
2. Coffee/vending machines. – 31.97%
3. Books for adults. – 31.15%
4. Variety of meeting spaces. – 28.69%
5. Art and gallery space. – 26.23%

Survey Summary

Which of these do you think would improve the library? (top 5 answers)



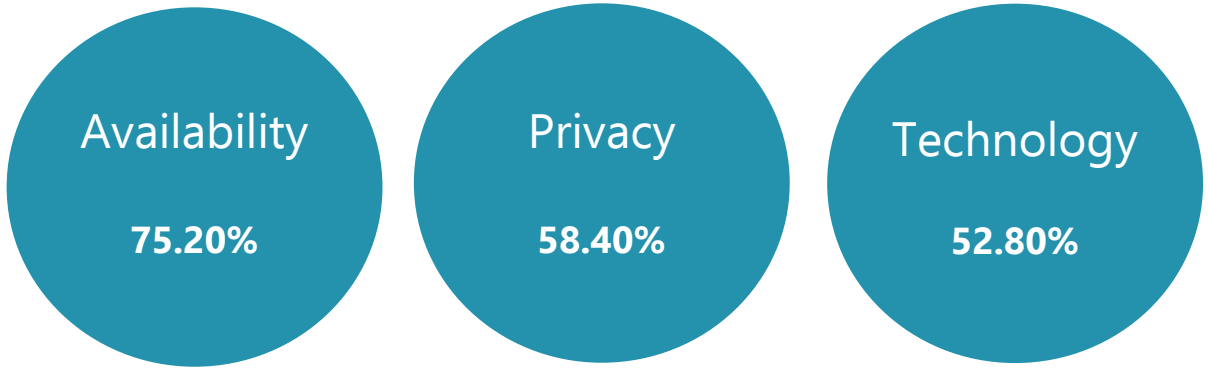
Survey Summary

Prioritizing Spaces (top two answers)

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	MANDATORY
Improved Children's Area			●	●	
Children's Computers		●	●		
Larger Young Adult Area		●	●		
More computers	●		●		
More comfortable seating			●	●	
More study tables		●	●		
More parking			●	●	
More large group meeting rooms		●	●		
More space for group activities		●	●	●	
More quiet study areas		●	●		
Drink and snack area	●	●			
Makers Space	●		●		
Outdoor seating/gathering area	●	●			

Survey Summary

What is important to you in a meeting space? (top 3 answers)



How do you prefer to sit at the library? (top 3 answers)

What items would you use in a makers space? (top 6 answers)

1. Arts and crafts supplies – 53.76%
2. 3D printer – 51.61%
3. Large-scale paper printing – 49.46%
4. Large-scale digital scanner – 36.56%
5. High-quality digital cameras – 31.18%
6. Vinyl cutter – 31.18%

Survey Summary

What is the best thing about the Keene Memorial Library? (a sample of responses)

- The people working there have always been friendly and helpful.
- **The beautiful building and the amazing staff! We are fortunate to have such a nice library in this city.**
- Reserve system to get books. It is great!
- **Staff and children's programs!**
- Location!
- **That we have a great library with great services. The alternative would be sad for all.**
- Books to read, people I have met through involvement in library activities
- **I enjoy my time at the Library and am pleased with all of the information that is available. Things could be updated (as with anything) but I have never gone away empty handed!**
- I really enjoy the special events they host for kids.
- **Potential for being a community "hub".**
- Being there for me and others in the community.

Space Needs Program

ALLEY-POYNER
MACCHIETTO
ARCHITECTURE

KEENE MEMORIAL LIBRARY COLLECTION COUNTS: First Draft

DESIGN POPULATION

	Current	20 Year Projection				
Primary Service Area	26,479	26,667				
Non-Resident Service Population (Outside Freemont city limits)	10,722	10,399				
					DESIGN POPULATION:	**37,066**

PROJECTED COLLECTION COUNTS

	Current	5% Growth Projection over 10 years	5% Growth Projection over 15 years	5% Growth Projection over 20 years	10 Year Projection Count	20 Year Projection Count
Books in all collections	87,210	142,053 volumes	181,300 volumes	231,390 volumes		231,390
Audio Books	6,215	10,125 volumes	NA	NA		10,125
Videos	3,250	5,292	NA	NA		5,292
Periodicals (display)	191	NA	NA	NA		191
Periodicals (back issue)	4,584	NA	NA	NA		4,584
Nonprint Materials	?	?	NA	NA		?
News print	?	NA	NA	NA		?
Newspaper back issues	?	NA	NA	NA		?
ADULT COLLECTION BREAKOUT:					**REQUIRED SF**	**REQUIRED SF**
Fiction	19,797	32,245	41,153	52,520	2,150	3,500
Non Fiction	18,488	30,115	38,433	49,050	2,008	3,270
Spanish Fiction & Non Fiction	1,380	2,240	2,865	3,655	150	250
Periodical Display	180	NA	NA	NA	160	160
Audio Books	2,058	3,360	4,290	5,475	224	365
Non Print Materials	?	?	NA	NA		
DVD's (All Ages)	3,326	5,292	NA	NA	350	350
CD's (All Ages)	3,364	5,480	NA	NA	365	365
CHILDREN'S COLLECTION BREAKOUT:						**REQUIRED SF**
Fiction & Non Fiction	29,198	47,560	60,700	77,470	3,302	5,380
Spanish Fiction & Non Fiction	914	1,485	1,893	2,415	103	167
Periodical Display	3	3	NA	NA	20	20
CD's (Included with adult collection counts)						
YOUNG ADULT COLLECTION BREAKOUT:						**REQUIRED SF**
Books	4,757	6,340	8,090	10,325	422	688
Periodical Display	8	NA	NA	NA	40	40
				PROJECTED COLLECTION:	**9,294**	**14,555**

KEENE MEMORIAL LIBRARY **DRAFT REVISION 2:**
03.23.18

MEETING SPACE						
		Existing SF	SF	Projected QTY	Seat Counts	Total SF
	Self Serve Café		400	1		400
	Community Meeting Room		2,700	1	200	2,700
	FFE Storage		300	1		300
	MEETING/CLASSROOMS/STUDY ROOMS					
	Medium Meeting Room		185	2	8	370
	Small Meeting Room/AV Room		120	3	4	360
	Full Kitchen		200	1		200
				MEETING SPACE SF Subtotal:		**4,330**
				Grossing Factor:		**1.30**
				MEETING SPACE DGSF Subtotal:		**5,629**

ADULT COLLECTION & SHARED SERVICES						
		Existing SF	SF	Projected QTY	Seat Counts	Total SF
	Public Entrance/Lobby		400	1		400
	Service Desk - First Floor		200	1		200
	Service Desk - Second Floor		150	1		150
	Copy Station		50	1		50
	Self Check-out Station		50	2		100
	Adult Collection		8,260	1		8,260
	Public Computers		30	20	20	600
	Reader Tables		110	14	56	1,540
	Lounge Chairs		45	30	30	1,350
				ADULT COLLECTION & SHARED SERVICES SF Subtotal:		**12,650**
				Grossing Factor:		**1.30**
				ADULT COLLECTION & SHARED SERVICES DGSF Subtotal:		**16,445**

PROJECTED CHILDREN'S/TWEEN COLLECTION					
	Existing SF	SF	Projected QTY	Seat Counts	Total SF
Youth Services Desk		175	1		175
Children's Collection		5,567	1		5,567
Children's Computers		180	1	6	180
Youth Services Offices (5 people)		225	1	5	225
Reader Tables - Children's		110	4	16	440
Reader Tables - Tween's		110	3	12	330
Reader Lounge Seating - Children's		30	8	8	240
Reader Lounge Seating - Tween's		30	8	8	240
Family Seating		30	4	4	120
Manipulative Play Area		120	1		120
Children's Activity/Multi-Purpose Room		900	1	40	900
Family Restroom		60	1		60
PROJECTED CHILDREN'S/TWEEN COLLECTION SF Subtotal:					**8,597**
Grossing Factor:					**1.30**
PROJECTED CHILDREN'S/TWEEN COLLECTION DGSF Subtotal:					**11,176**

YOUNG ADULT SPACE					
	Existing SF	SF	Projected QTY	Seat Counts	Total SF
YA Collection		725	1		725
Computer Station		30	6	6	180
Lounge Seating		30	8	8	240
Reader Table		110	4	16	440
Group Study Room		120	1	4	120
YA Gaming Area		200	1		200
YOUNG ADULT SPACE SF Subtotal:					**1,905**
Grossing Factor:					**1.30**
YOUNG ADULT SPACE DGSF Subtotal:					**2,477**

PROJECTED STAFF AREAS						
		Existing SF	Square Feet	Projected QTY	Seat Counts	Total SF
	Library Director Private Office		180	1	1	180
	Senior Office Associate (Tracy)		100	1	1	100
	Circulation Manager (Elisa)		50	1	1	50
	Acquisitions/Processing (Ann)		50	2	2	100
	Cataloging (Dorlissa)		50	1	1	50
	Inter-Library Loan (Bob)		50	1	1	50
	Information Technology Manager (Kelly)		150	1	1	150
	Future Office		50	2	2	100
	Staff Conference Room		120	1	4	120
	Staff Lockers		50	1		50
	Book Drop - Pedestrian & Drive up Window		100	1	2	100
	Work Room		500	1	3	500
	Storage Space		600	1		600
	Break Room		350	1	8	350
	Delivery Entrance/Loading Area		400	1		400
	Friends Sales/Storage		300	1		300
	Restroom		60	2		120
				PROJECTED STAFF AREAS SF Subtotal:		**3,320**
				Grossing Factor:		**1.30**
				PROJECTED STAFF AREAS DGSF Subtotal:		**4,316**

MAKERS SPACE & GENEALOGY						
		Existing SF	Current Qty	Projected QTY	Seat Counts	Total SF
	Makers Space		500	1	6	500
	Genealogy Room		230	1		230
	Computer Stations		35	3	3	105
	Research/Meeting Table		120	1	8	120
				MAKERS SPACE & GENEALOGY SF Subtotal:		**955**
				Grossing Factor:		**1.25**
				MAKERS SPACE & GENEALOGY DGSF Subtotal:		**1,194**

BUILDING SUPPORT						
		Existing SF	Current Qty	Projected QTY	Seat Counts	Total SF
	Restrooms		200	2		400
	Mechanical		1,200	1		1,200
	Custodial		50	1		50
	Server Room		150	1		150
	Elevator /Equipment Room		200	1		200
				BUILDING SUPPORT SF Subtotal:		**2,000**
				Grossing Factor:		**1.25**
				BUILDING SUPPORT DGSF Subtotal:		**2,500**

	GRAND TOTAL SQUARE FOOT REQUIREMENT	**43,736**

	CITY	POPULATION OF LIBRARY SERVICE AREA	LAST CONSTRUCTION (NEW OR RENOVATION)	LIBRARY SIZE (SF)	USERS	ANNUAL CIRC. (ACCORDING TO NEB. LIB. COMMISSION 2012)
1	BEATRICE	12,459	2014	23,000	5,022	110,400
2	BELLEVUE	50,137	2012	20,973	27,524	323,953
3	COLUMBUS	32,847	1977	33,000	12,845	194,324
4	FREMONT	26,722	2010	22,500	10,117	157,721
5	GRAND ISLAND	48,250	2007	48,852	39,044	335,268
6	HASTINGS	31,364	2017	33,000	28,441	266,114
7	KEARNEY	30,787	2011	49,052	40,705	513,107
8	LA VISTA	15,758	1999	23,316	2,337	156,522
9	LEXINGTON	10,230	2005	18,500	8,578	58,702
10	NORFOLK	24,210	2017	22,000	14,990	299,776
11	NORTH PLATTE	24,733	2007	20,178	18,056	258,925
12	PAPILLION	18,894	2016	23,000	19,324	257,739
13	SCOTTSBLUFF	15,039	2011	22,800	21,381	143,730
14	BLAIR	8,089	2017	27,000	8,275	126,386
15	SOUTH SIOUX CITY	13,353	2004	16,385	7,548	47,790

Program Summary: Optimization of Space

- 15-20 years of collection growth
- Improved program support
- Optimized space for more effective staff work
- Versatility for different activities
- Flexible library space with appropriate open plan areas
- Meeting and quiet spaces of varying sizes
- Use of Community meeting room during library off-hours

Program Summary: Improved Adjacencies

- Improves personnel coverage
- Simplifies & improves access
- Orients users
- Accommodates growth
- Balances resources
- Facilitates self-instruction

Program Summary: Improved Security, Accessibility & Natural Light

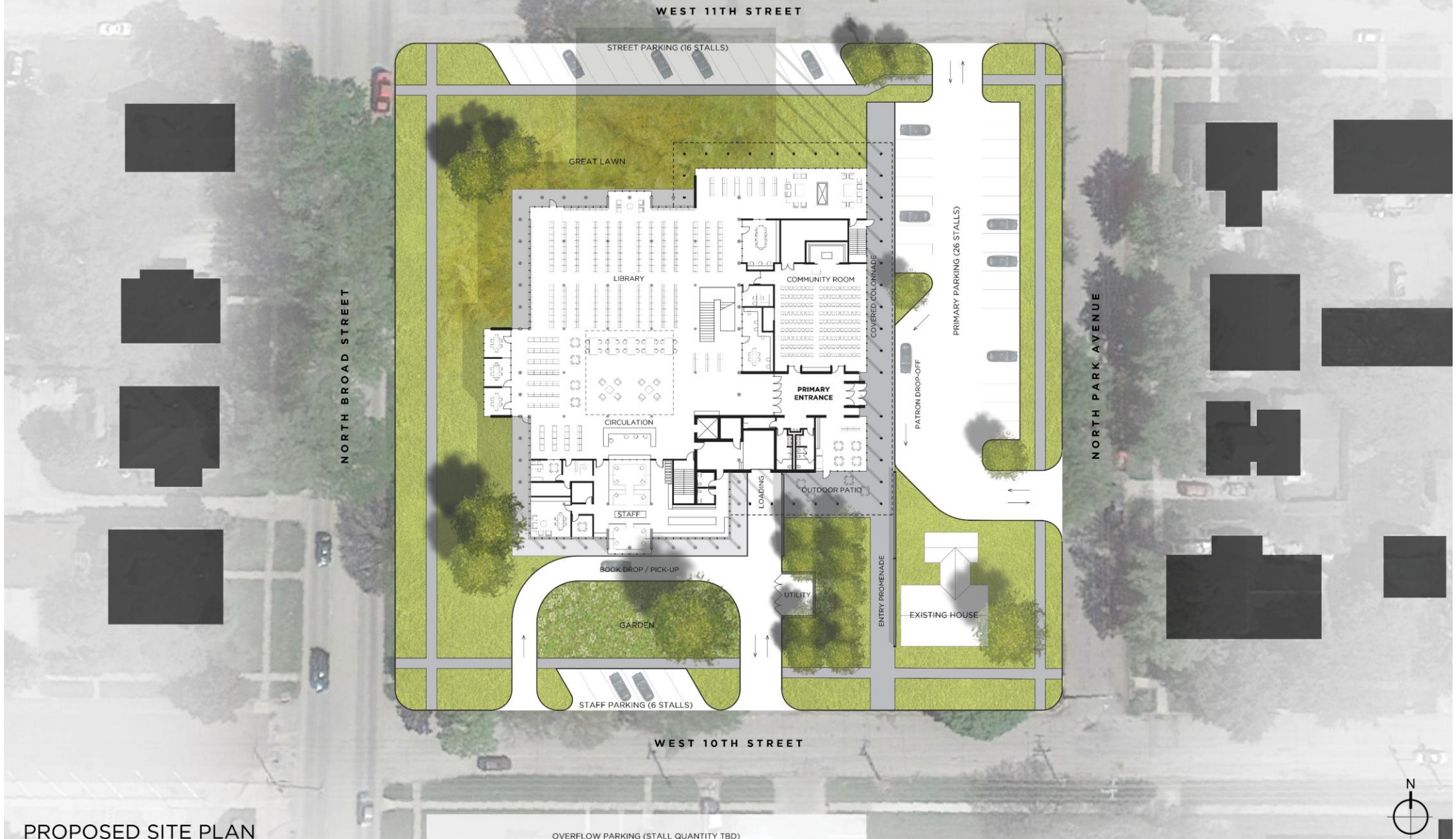
- Improved security (sight lines throughout the building)
- Visible services points
- Intuitive wayfinding
- Visually secure entrances
- Children’s area separate but visually connected
- Increased interior natural lighting
- Library collection stacks lowered for increased accessibility
- ADA compliant restrooms
- Children’s/Family restroom

Conceptual Floor Plans

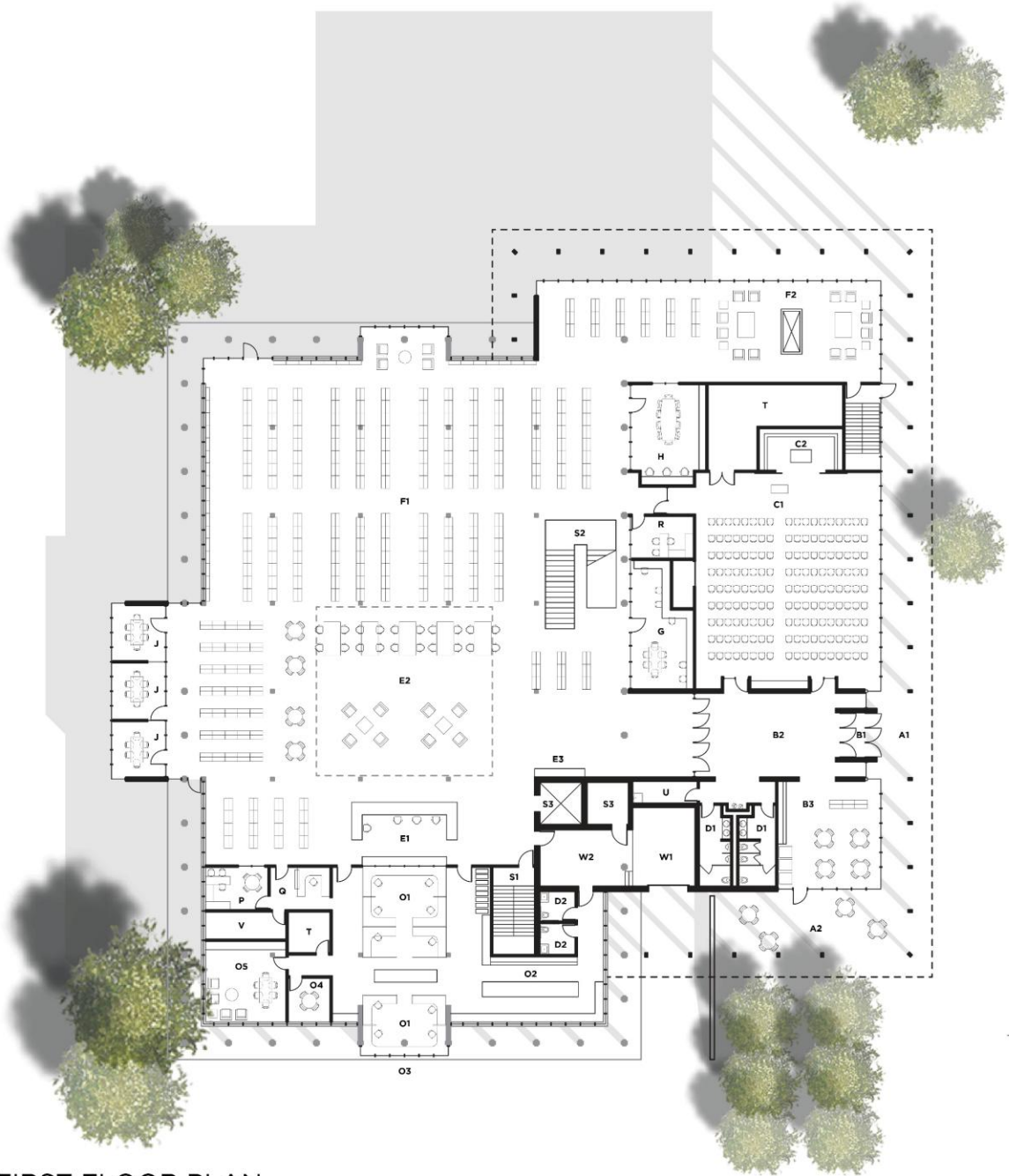
KEENE MEMORIAL LIBRARY
RENOVATION & ADDITION

ALLEY·POYNER MACCHIETTO ARCHITECTURE

CITY OF FREMONT NEBRASKA PATHFINDERS



PROPOSED SITE PLAN



A1 COVERED ENTRY COLONNADE
A2 COVERED OUTDOOR PATIO
B1 ENTRY VESTIBULE
B2 LOBBY
B3 CAFE / FRIENDS OF THE LIBRARY
C1 COMMUNITY ROOM
C2 CATERING / TEACHING KITCHEN
D1 PUBLIC RESTROOM
D2 STAFF RESTROOM
D3 FAMILY RESTROOM
D4 WELLNESS ROOM
E1 CIRCULATION DESK
E2 INFORMATION COMMONS
E3 SELF-CHECK
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F2 FIREPLACE READING ROOM
G ADULT MAKER'S SPACE
H GENEALOGY ROOM (CHANDELIER LOCATION)
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S2 STAIR - FEATURE (LA BREZZA LOCATION)
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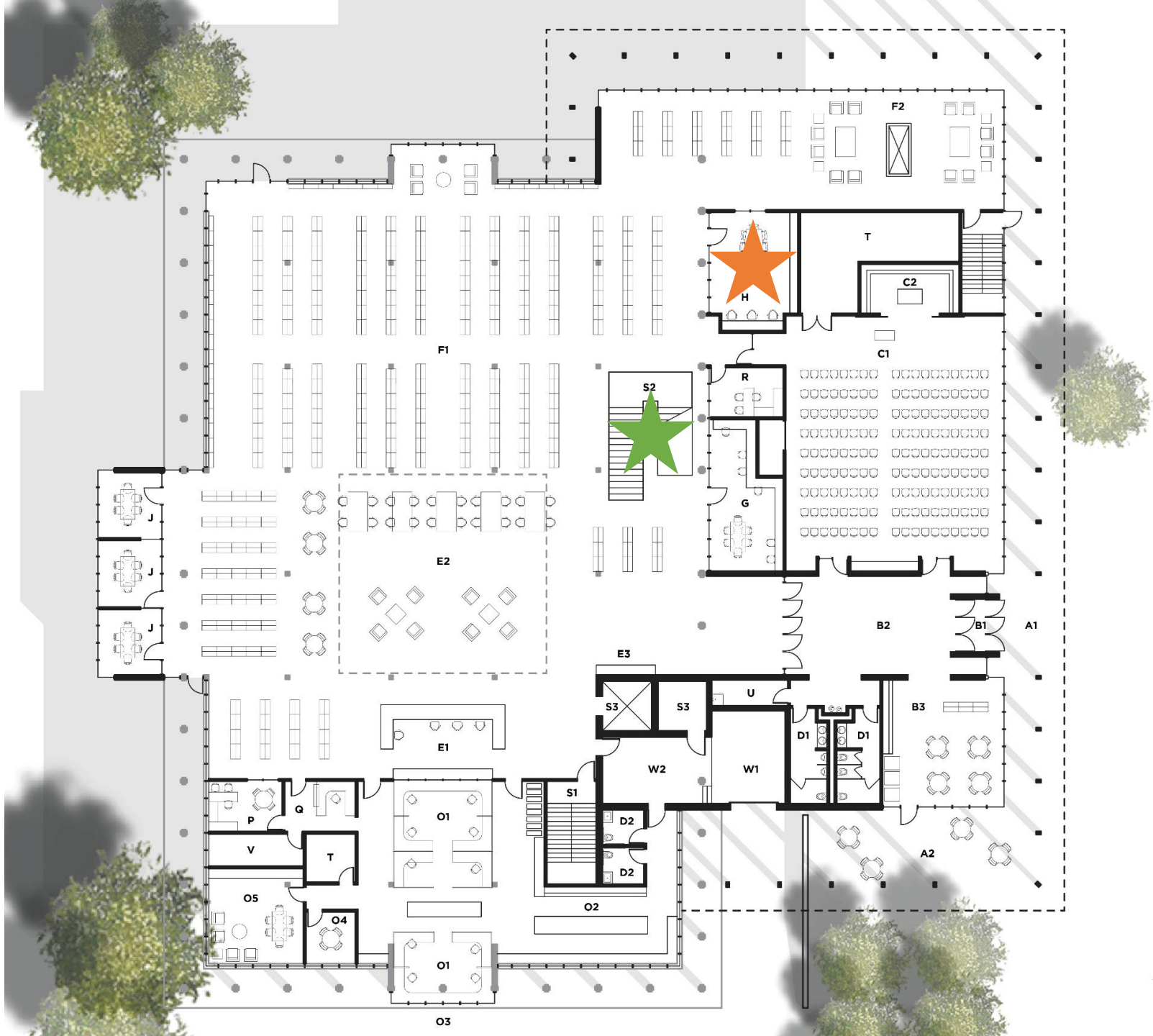
T STORAGE
U JANITOR
V MECHANICAL / ELECTRICAL
W1 GARAGE
W2 LOADING

PROPOSED FIRST FLOOR PLAN



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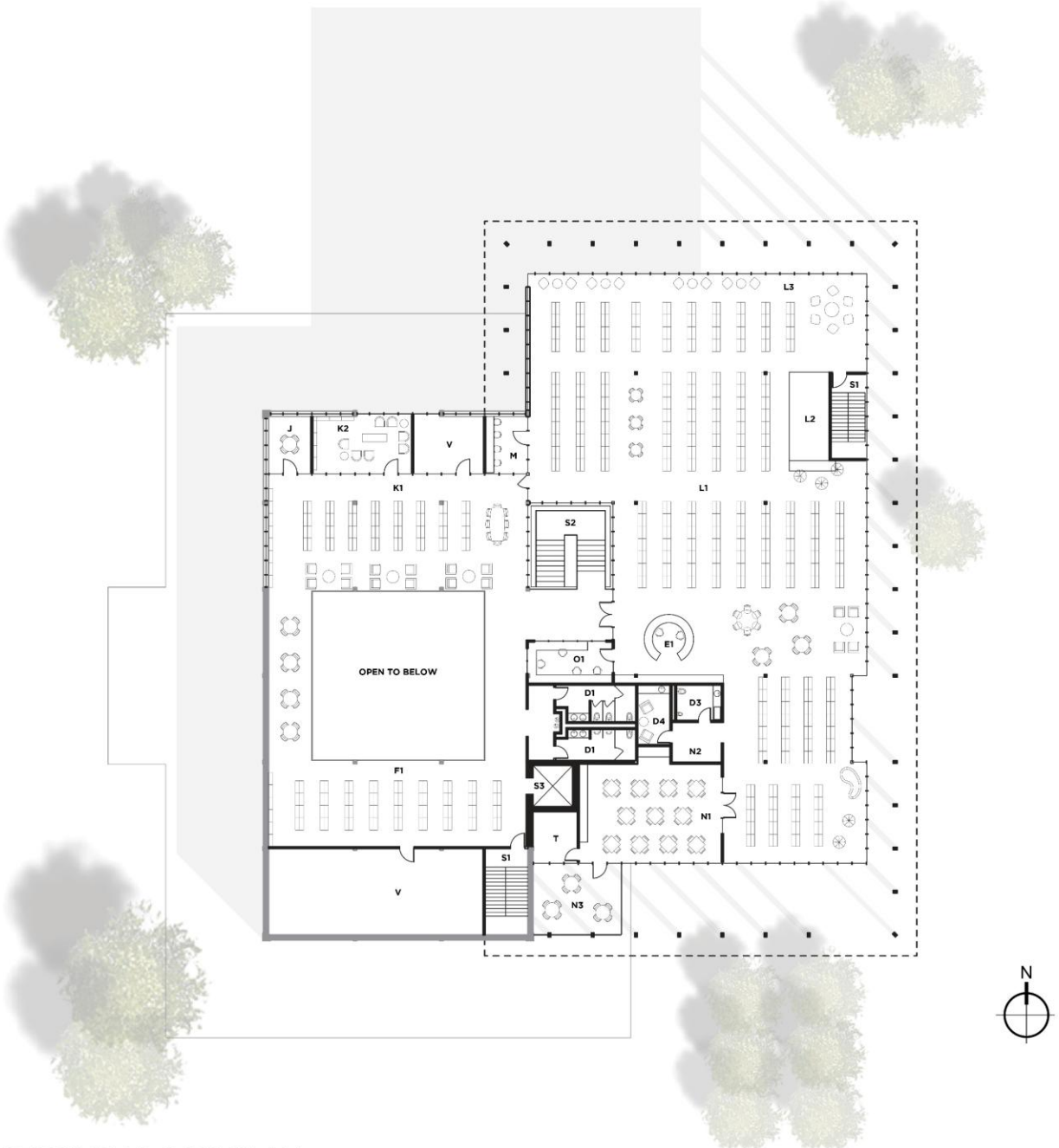

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PROPOSED SECOND FLOOR PLAN

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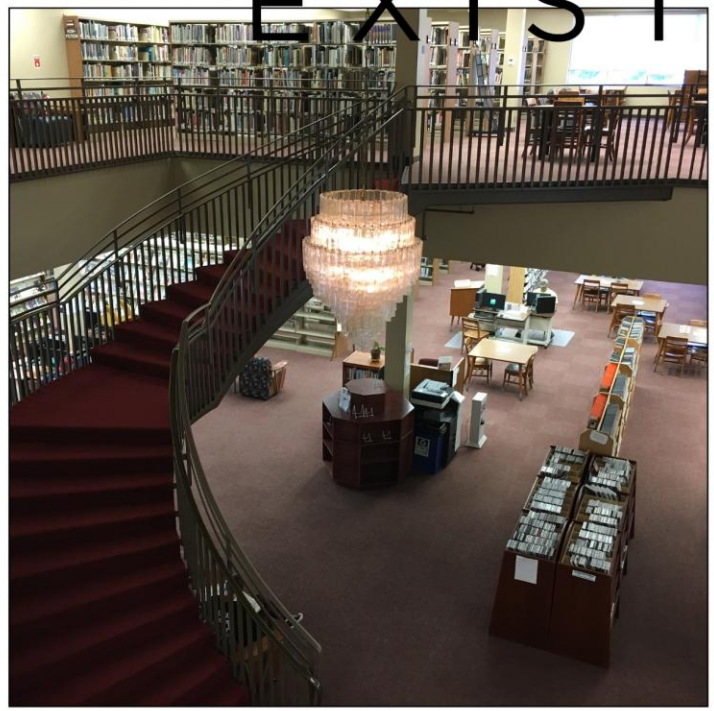
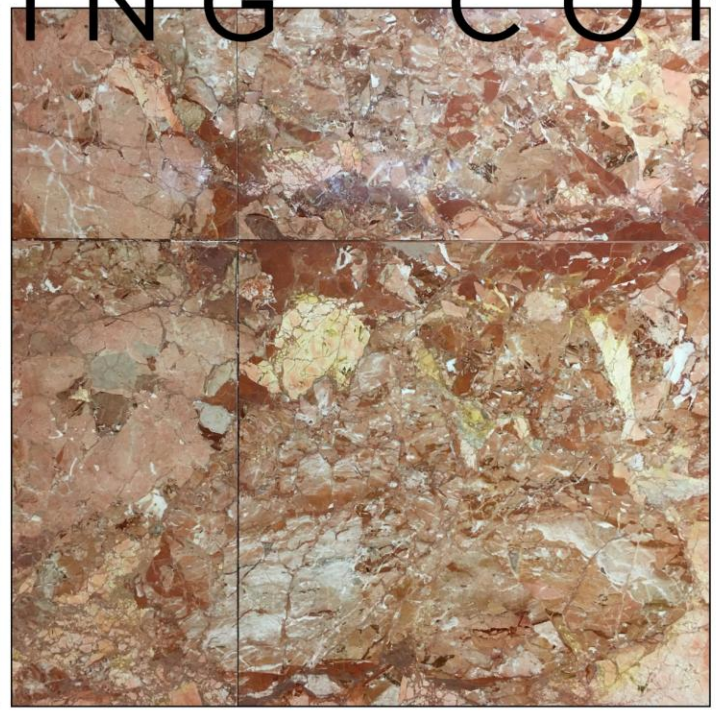
Proposed Materials

EXISTING CONTEXT



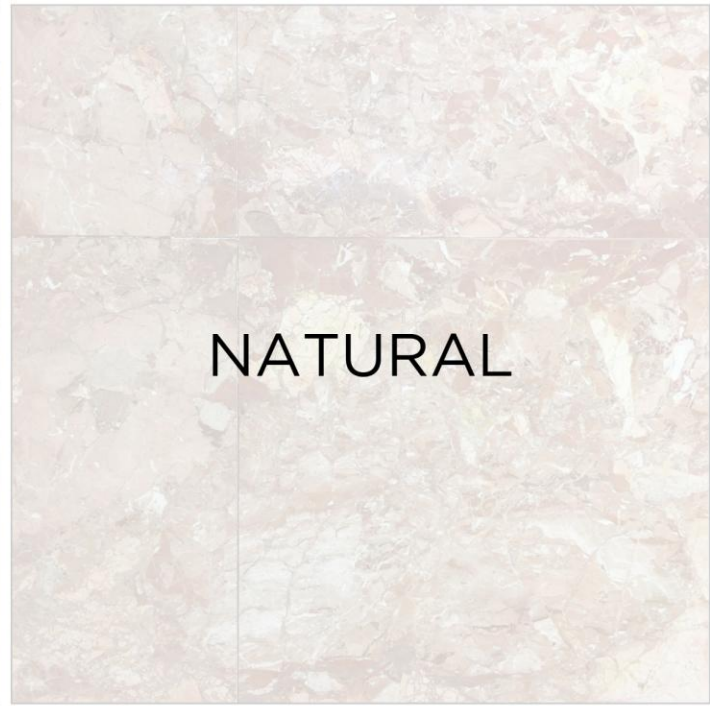


HORIZONTAL

FORMAL

REPETITIVE

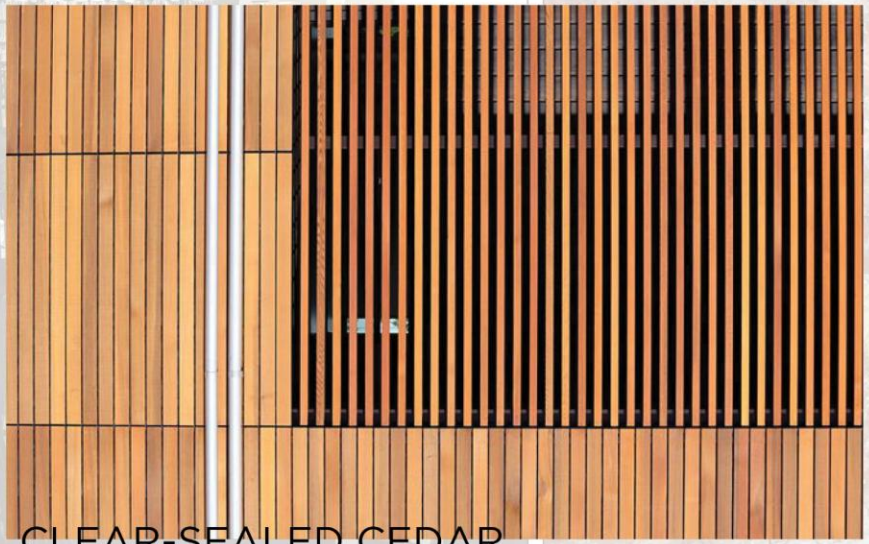
VOLUMETRIC


NATURAL

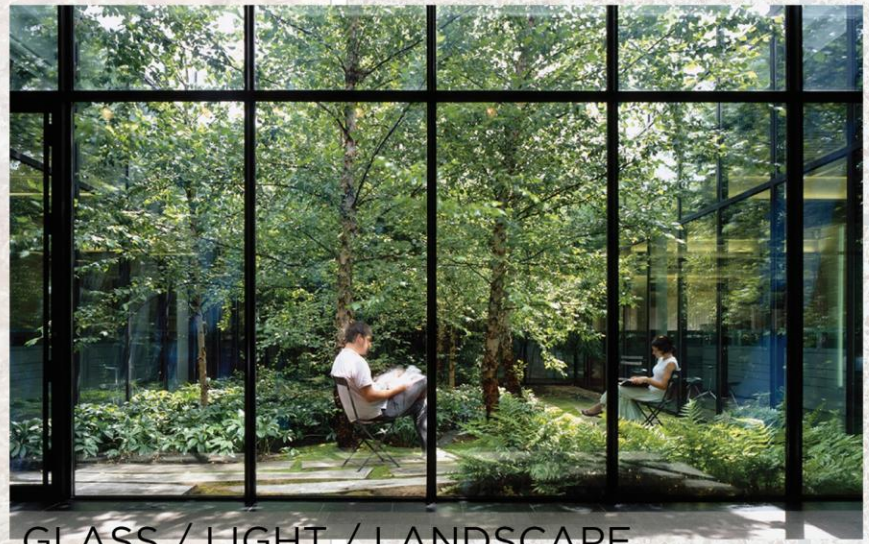
PERMANET

HONED NATURAL STONE

WHITE PRECAST CONCRETE



CLEAR-SEALED CEDAR



GLASS / LIGHT / LANDSCAPE

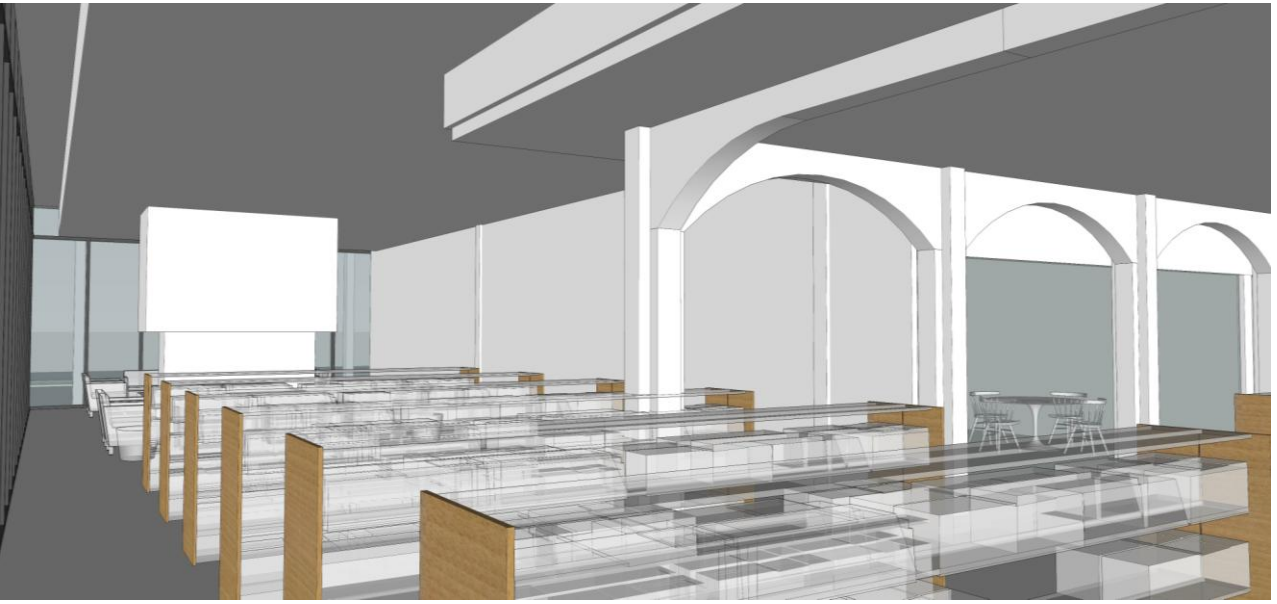
Conceptual Renderings

VIEW OF ENTRY PROMENADE FROM WEST 10TH STREET - LOOKING NORTHWEST

VIEW OF INFORMATION COMMONS FROM EXISTING BUILDING - LOOKING NORTHEAST

1. ADULT CIRCULATION DESK LOOKING NORTH

2. FEATURE STAIR LOOKING NORTH



3. FIREPLACE READING ROOM LOOKING EAST

4. CHILDREN’S COLLECTION LOOKING NORTHWEST

VIEW OF MAIN ENTRY FROM NORTH PARK AVENUE - LOOKING WEST

Cost Benchmarking

Columbus Library

- New Construction
  - $320/SF
- 44,650 SF

$14,288,000 Total*

Norfolk Library

- New Construction
  - $284/SF
- Renovation
  - $116/SF
- 39,988 SF

$7,251,248 Total*

Keene Library

- Renovation
  - $115 - $125/SF
  - 24,000 Existing SF
  - $2,760,000 - $3,000,00
- New Construction
  - $300 - $350/SF
  - 20,680 New SF
  - $6,204,000 - $7,238,000

$8,964,000 - $10,238,000

* 5% escalation factor included

Keene Library

- Estimated Construction Costs:

$8,964,000 - $10,238,000

- Estimated FF&E (10% of construction):

$896,400 - $1,023,800

- Estimated Soft Costs (12% of construction):

$1,075,680 - $1,228,560

Estimated Project Cost:

$10,936,080 - $12,490,360 *

* Factor an additional 5% per year for escalation

Thank You!

Questions?