

City Council Action Item Cover Sheet

DATE: November 7, 2018

Agenda Item:

Library Move Update

Question Before Council:

Receive recommendation and update from Library Commission.

Person/Group Initiating Request:

Library Commission

Item Summary/Background:

The Library Commission has been working with Carlson Veit architects. The conceptual drawings for the 501 building, expansion/remodel of the current facilities, and preliminary cost estimates are attached.

The Library Commission is going to provide a report and a recommendation to Council.

Recommendation: After discussion, the City Manager recommends Council consider the following motion:
I move to accept the report and recommendation of the Library Commission.

October 4, 2018



TO: Shannon Beaucaire
COMPANY: City of Yachats

FROM: Narcissa Bartley
PROJECT NAME: Yachats Public Library

PROJECT NUMBER: 06818
SUBJECT: Library Design

On September 21 Shannon and I had a phone call to discuss the proposed library addition and bank remodel options for the Yachats Public Library. Below are bullet points that were discussed for each option.

General Notes for all plans:

- Tried to include all requests from committee notes as well as meeting notes with Mike Junge.
- Sink needed, but not necessarily a break room (current set up is perfect)
- Computers in teen area, kids area, and potentially meeting room
- 20% linear footage book storage increase
- More fun kids and teen areas
- Sitting area not too close to computers, too noisy currently
- Have decent view of computer screens from Circulation
- Book storage for annual sale
- Fireplace in sitting/reading area
- Located areas where noted in committee meeting notes for bank, with a couple alternate layouts
- Flexible meeting space in most options
- All options have design inspiration shown on the right side. Some of the images are duplicates and some design aspects on an option may represent an image from another option.
- Opened entryways into both women's and men's restroom.
- Stair/ladder up to loft remained untouched, not feasible to alter stairs and increase structural capacity for second floor area.
- **Everything at this point of design is very flexible. We can mix and match design aspects from different options if you like some features more than others. At this point, nothing is set in stone**
- **We have included existing floor plans for both the library and the bank for reference. The bank plan also highlights which walls are structural/load bearing.**
- Linear footage for shelving shown on the bottom left of each plan.
- Library to receive all new finishes including paint, flooring, ceiling fans, lighting, and plumbing fixtures.

BANK REMODEL:

Option 1:

- Entry off main street
- Low for sale shelves off entry near sitting area
- Computers on back wall, further from circulation, not a clear line of sight from circulation to computer area
- Teen area off circulation, 5' high glass partition above 3' high bookshelves with wall graphic along back wall, similar to image in design inspiration
- Children's area in the back of the house. We were not able to move the walls you had removed in the options you sent us because they were load bearing walls. There would be a much higher cost associated with removing those walls and opening up the space.
- Staff room/office, could also be used as book storage if a staff room isn't needed.
- This plan does show a kitchenette/break room.
 - Not feasible to add a sink in the existing utility room, very small space, not enough clearance for the sink and counter to be along the long wall.
- Coffee bar outside the existing utility room, this can be used by the public.
- This plan only shows one adult sitting area

Option 2

- Circulation desk more centered in the open area
- Better line of sight from circulation to computers on the back wall
- Teen and children's area are in the same locations as option 1
- No break room area, existing sink and counter outside children's area to remain. Would receive new cabinets, counter and plumbing fixtures.
- Recessed corner reading nooks in both the children's and teen areas.
- Flexible training type table with USB and outlet access in meeting room.
- Staff room/office, could also be used as book storage if a staff room isn't needed.
- This plan only shows one adult sitting area
- Drive up book drop where deposit box used to be.

Option 3:

- Circulation off of entry similar to option 1 but with square edges. Could be similar to image shown in inspiration
- Two sets of computers, one off circulation, one shown on back wall between two reading nooks.
- Reading nooks can be open to the floor, have built in bench seating, or have built in bench with a table as shown in inspiration photos. Depends on what you feel works best for the demographic
- Open reading nooks in teen area and open stack area. These can be similar to the Ones shown in the kids photo on the top left of design inspiration. The top could go up to the ceiling, or have bookshelf above similar to inset reading nook with bench and table.
- In the children's area the hall you enter off the back entrance has full height book shelves with circular punch outs similar to the image on the bottom left of the page. There would be full height bookshelves on both sides on this wall. The punch outs would add more light going through and make the space seem more inviting to the children
- Tiered bench seating along the south wall of the children's area.
- Covered bookshelf walkway into additional reading area with window reading nook
- Staff room/office, could also be used as book storage if a staff room isn't needed. Lockers are shown in this room for staff.
- New coffee bar area on backside of utility room.

Option 4:

- Circulation off main entry
- Low for sale bookshelves off entry near adult sitting area and fireplace
- Additional sitting area near circulation for folks who come in to chat
- Computers located along back wall, further from circulation area
- Children's area was opened up, removed load bearing wall and added a post and beam above. Post can be turned into a fun feature such as a tree or something fun for the kids.
- Water heater was moved upstairs, removed entire utility room for added space to the children's area.
- Lockers for staff located in the staff room, which could also double as book storage
- New book drop added in existing storage room by stairs/ladder. Bin can be placed inside this secure room instead of being visible to the public. Book drop also shown at the front entry in the meeting room
- Teen area is located over by vault. Not as much visibility from circulation to teen area

Option 5:

- Circulation shown off main entry, design can be similar to image shown
- Two separate computer areas similar to option 3. Partial height wall behind computer station for visibility of teen area. Could also do glass wall above partition for added privacy, similar to option 1 with wall graphic.
- Teen area near reception with private reading nook similar to inset reading nook shown in inspiration photos.
- Children's area is moved back into the vault and flows out into the open reading area. This may be too much space for the children's area, but we had heard it may be fun having the kids in there, but there aren't any windows, so we had them flow out so they could also have access to a brighter space with a window nook. Curved modular benches with book storage in between them
- Covered bookshelf walkway between adult reading area and children's area similar to option 3. Image shown on option 3 for visuals.
- This plan shows a kiosk area for a catalog off the entry, as well as a wall mounted tablet catalog on the wall by the computers near circulation.
- The back area houses a gallery space and 36"-48" high bookshelves with wall space for artwork above.
- The staff/storage area, is more shown as storage, there are lockers in there as well for staff.

LIBRARY ADDITION:

Option 1:

- Circulation moved near entry
- Sitting area off circulation
- Computers off reception, but further away from reading area to help with noise traveling.
- Additional adult reading area with fireplace off open stacks with outdoor access
- ADA accessible restroom
- Large book storage area
- Meeting room with computer desk nook
- Teen and children's areas at back of house similar to current configuration
- Children's area and teen area both have private inset reading nooks with a bench. The nook in the children's area could be similar to the nook in the top inspiration photo
- Covered bookshelf walkway into additional adult reading area
- Tiered bench seating in children's area
- Teen area has modular curved bench seating around a round table, similar to image. Computers in teen area are bar height
- Café table and chairs in teen area
- Kitchenette area left as is, would receive new finishes and plumbing fixtures.

Option 2:

- Circulation in same location as currently.
- Computers and sitting areas are further apart to allow for less sound to travel. Book cases will also help buffer the noise.
- This plan doesn't show an ADA bathroom, but this can be reconfigured to show that.
- Meeting room is tucked between adult reading area and teen area. Special double doors can be a nice design feature to draw people in.
- The corners on the outside of the meeting room are built out with bookshelves from floor to ceiling. There is a cut out about 3' up from the floor with a shelf to feature books. Image shown in inspiration
- Wave tiered bench seating in children's area
- Flexible task tables with usb and outlet ports
- Two adult seating areas
- The front entrance is reworked with two instead of just the one. The windows on either sides of the entry doors will mirror each other.
- The addition sits back from the front main entry, with a wall full of windows, and a single sloped roof.

Option 3:

- Circulation is more centered on its current wall location.
- Computers near circulation for good visibility, but further from sitting area with book stacks between to help buffer noise
- Main entry stays the same, will receive a new front door
- Adult reading area at the back of house
- Covered book shelf walkways between teen, children's area and walkway in front of meeting room
- Meeting room has sliding barn doors, image shown in inspiration. Triple sliding glass door out to front patio. Can be fenced in or open
- High back chairs in teen area
- Additional exit at back through adult reading area

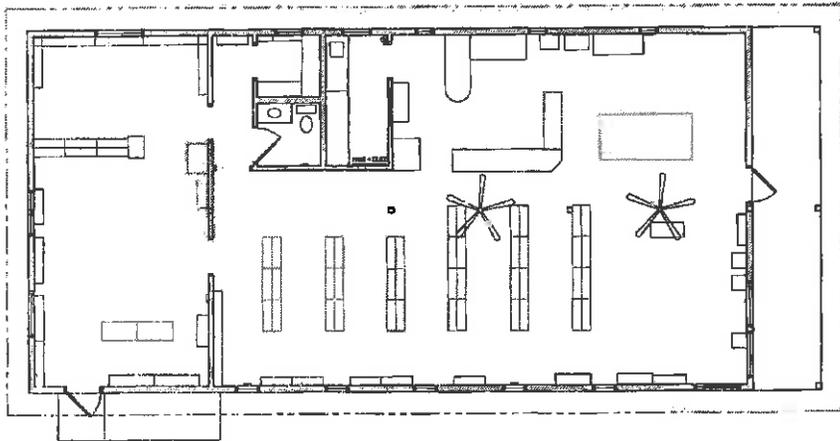
Option 4:

- Entry is now through new addition
- Circulation is located off new entry with stacks for sale off to the side and near sitting area
- Direct access to children's area from circulation
- Computers are centralized, clear visibility from circulation, book stacks in center add buffer between computers and sitting area
- Large book storage room
- Ada bathroom
- Meeting room have flexible tables with usb and outlet ports. Small computer niche in meeting space
- Double sliding glass door out to private patio, could potentially be a garden space
- Exit from teen area could be emergency exit only, if additional exit is required. Or double sliding door could be single glass door. Sliding doors cannot be considered egress doors.
- Corner reading nook in teen area with café table and chairs.

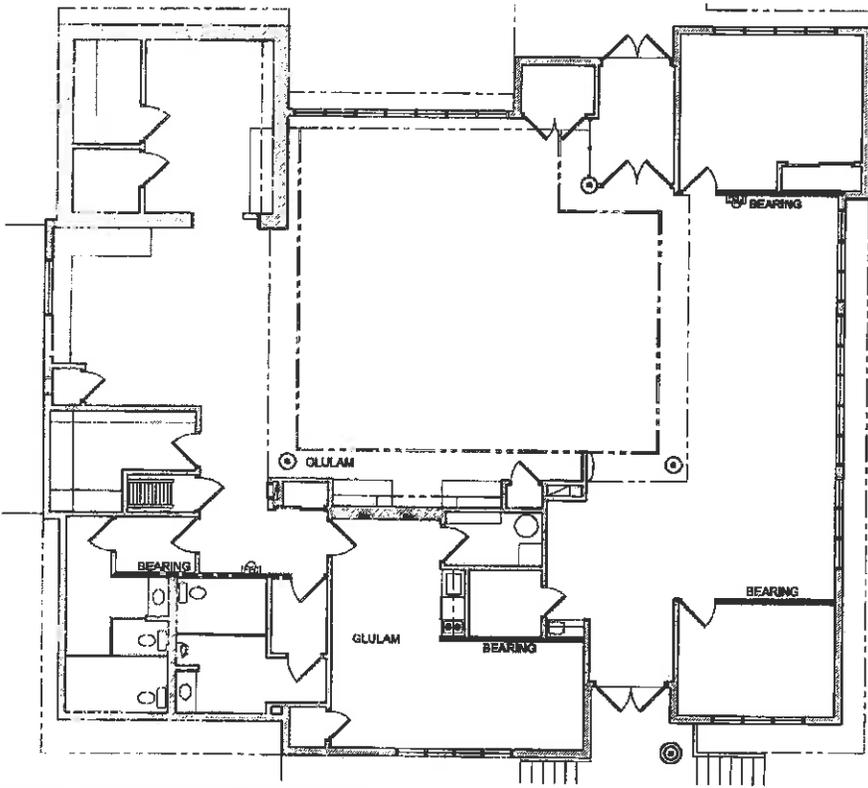
- Full height book shelf separation between children's and teens area
- Tiered benches in children's area
- Adult reading area off in the back corner, more secluded with fireplace
- Kitchenette left in same configuration, new finishes and plumbing fixtures

Option 5:

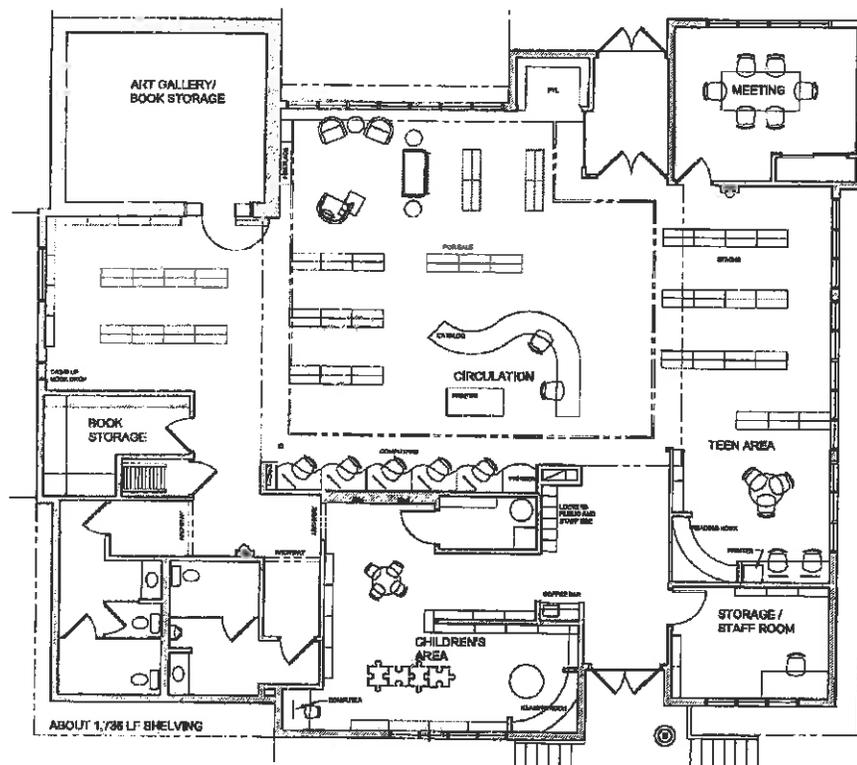
- Very similar in layout compared to option 4.
- Main differences are wall angles in the addition and configurations in the teen, children's areas, and the main circulation/entry area
- Teen area has a tall rectangular café table instead of round ones. This is shown in the design inspiration images. Table shown is much more narrow than image.
- Incorporated waved computer station in teen and children areas to match the stations in the front.



YACHATS PUBLIC LIBRARY
EXISTING PLAN
Conceptual Design
September 21, 2018



YACHATS PUBLIC LIBRARY
BANK EXISTING PLAN
Conceptual Design
September 21, 2018



DESIGN INSPIRATION



Reception inspiration



Inset reading nooks



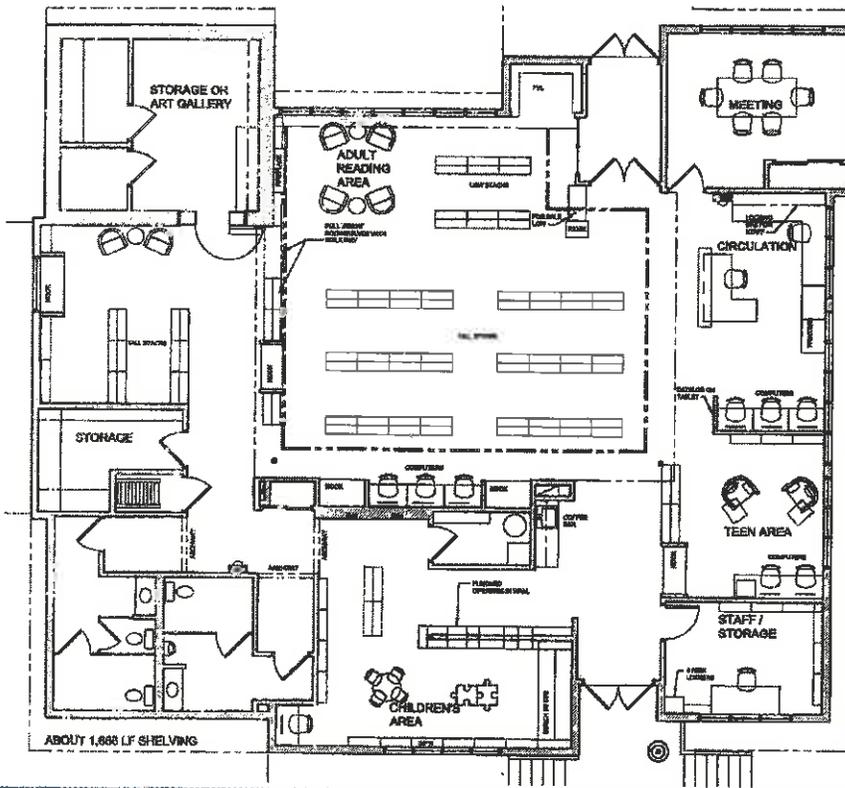
Puzzle seating, kids area



Wave computer counter

YACHATS PUBLIC LIBRARY
BANK OPTION 2
Conceptual Design
 October 4, 2018

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DESIGN INSPIRATION



Open reading nooks

Catalog on tablet



Inset reading nooks



Recapitan inspiration



Wall punch outs in children's area.
Bookcase around punch outs



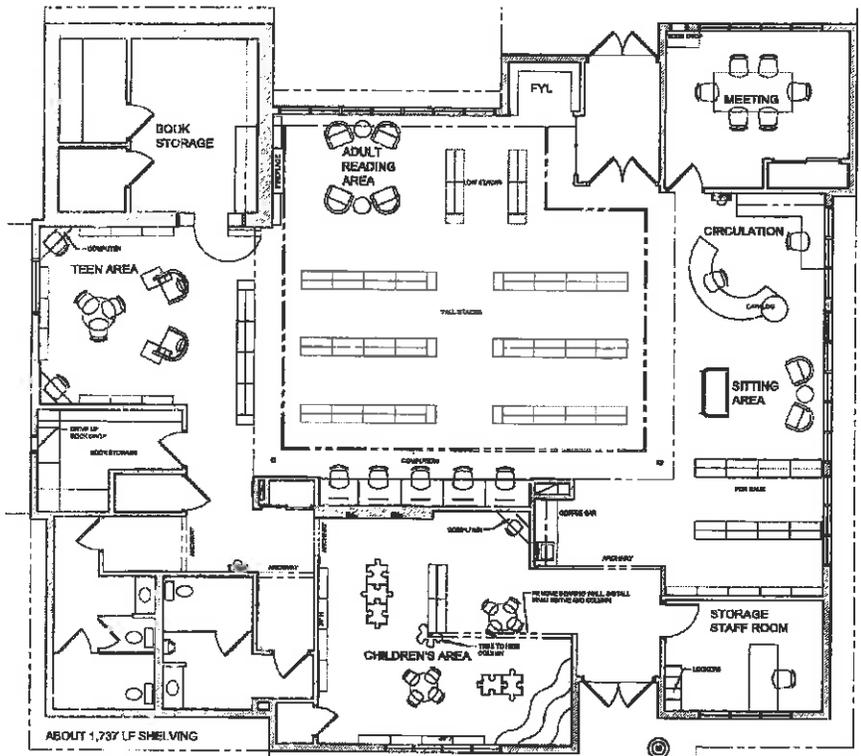
Window nook



Covered walk way

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BANK OPTION 3
Conceptual Design
 October 4, 2018

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DESIGN INSPIRATION



Reception inspiration

Tree or "cassie" to hide column in kids area



Bookcase ends, game labels



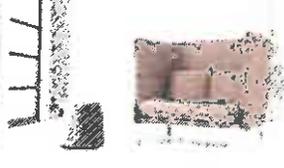
Bench seating children's area



High back chair with lap-top table, teen area



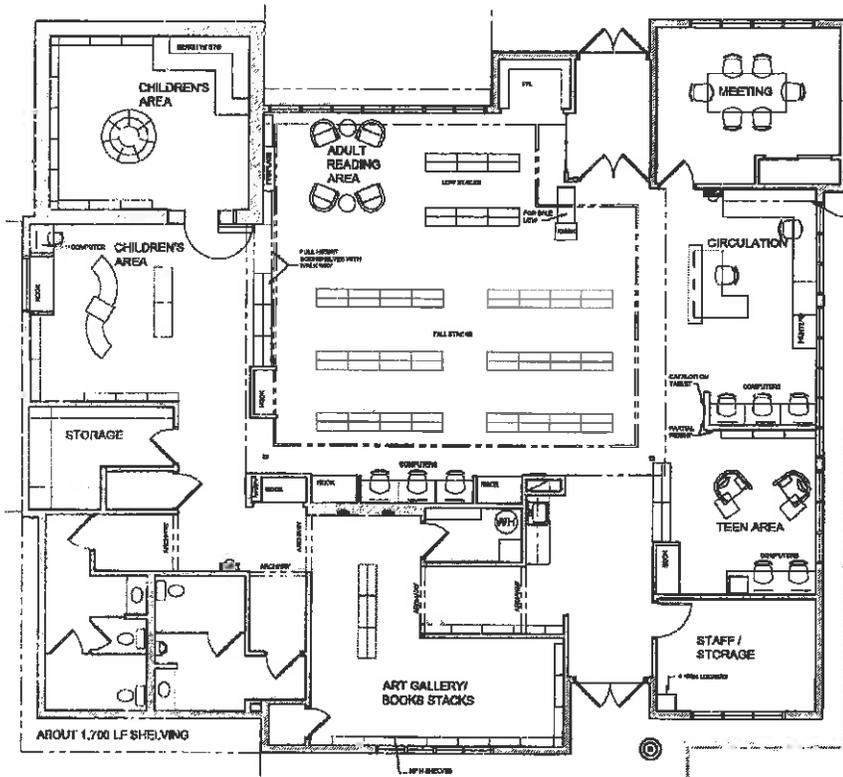
Puzzle seating, kids area



High back sofa sitting area

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BANK OPTION 4
Conceptual Design
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DESIGN INSPIRATION



Reception Counter



Seat reading nooks



Window nook



Reading nook



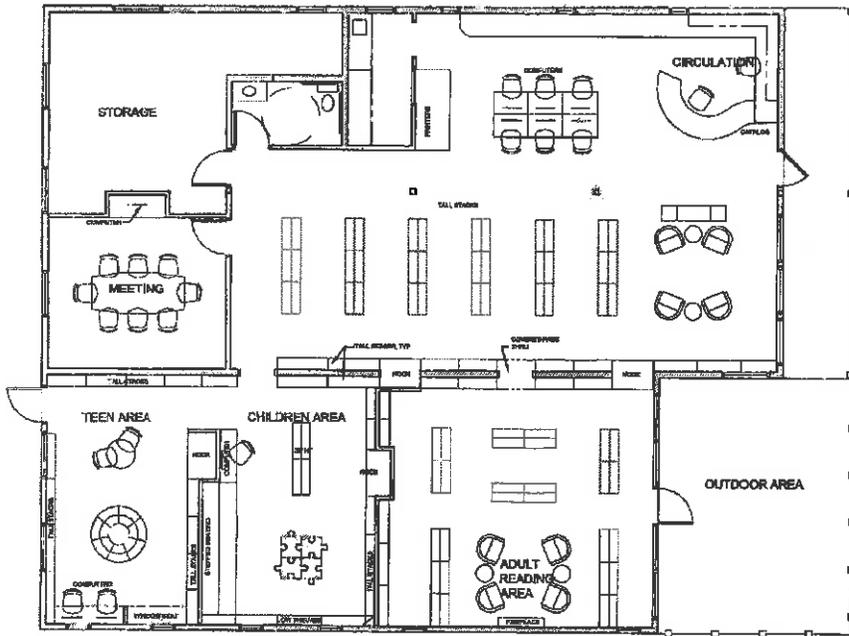
Curved children's bench



Covered walkway

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3,149 TOTAL SF
 1,151 SF ADDITION
 ABOUT 1,873 LF SHELVING



DESIGN INSPIRATION



Inset nook inspiration



Table with cushions, teen area



Inset nook, all areas minus kids



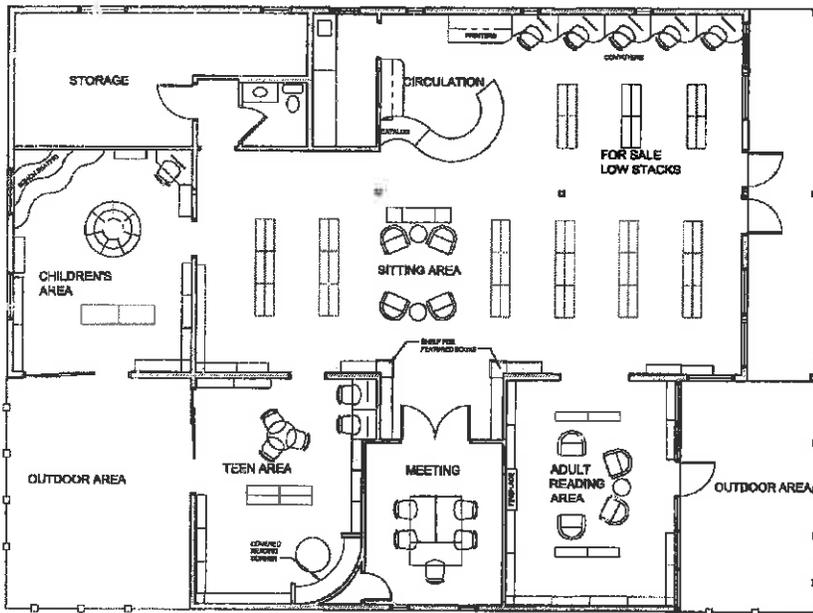
Circular reception counter inspiration



Covered walk way

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LIBRARY OPTION 1
Conceptual Design
 October 4, 2018

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2,819 TOTAL SF
 818 SF ADDITION
 ABOUT 1,987 LF SHELVING



DESIGN INSPIRATION



Round table with seat cushions.



Bench seating children's area



Kids area



Bookshelf corner at meeting room entry. Cut out for shelf in center



Inset reading nooks



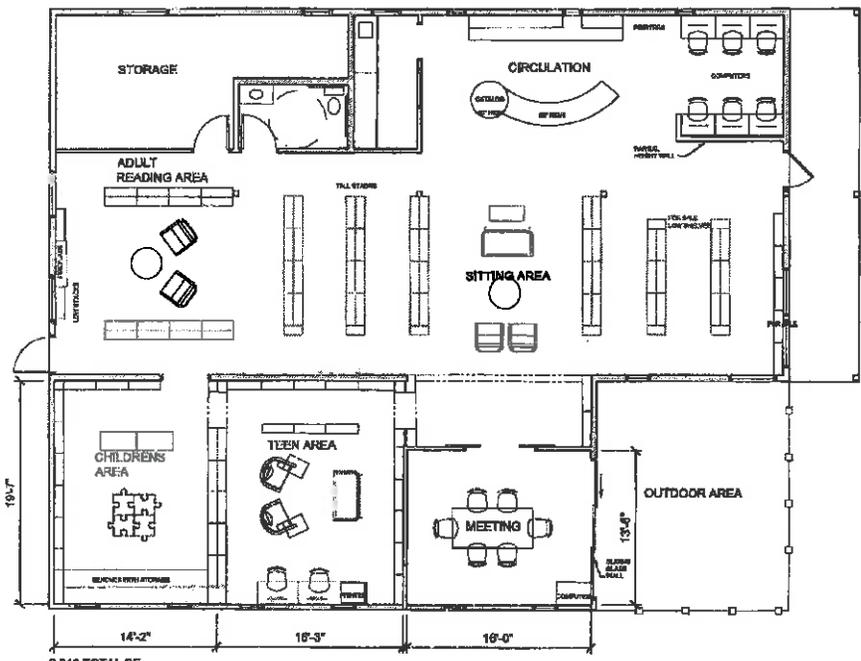
Wave computer counter



Glass storefront building addition

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LIBRARY OPTION 2
Conceptual Design
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2,919 TOTAL SF
 913 SF ADDITION
 ABOUT 1,710 LF SHELVING

DESIGN INSPIRATION



Puzzle seating, kids area



Reception inspiration



High back chair with table, teen area



Sliding barn doors into meeting room



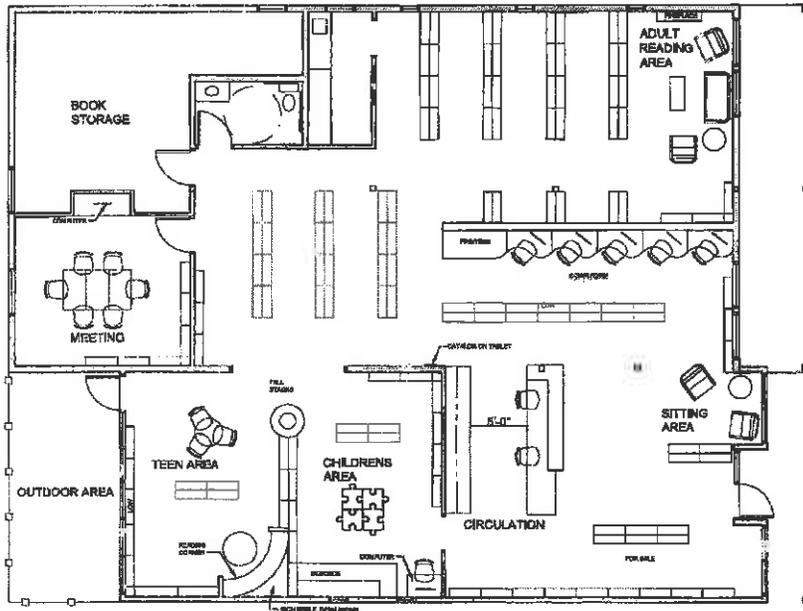
Triple sliding patio door from meeting



Covered walk way from meeting room vestibule to children's area

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LIBRARY OPTION 3
Conceptual Design
 October 4, 2018

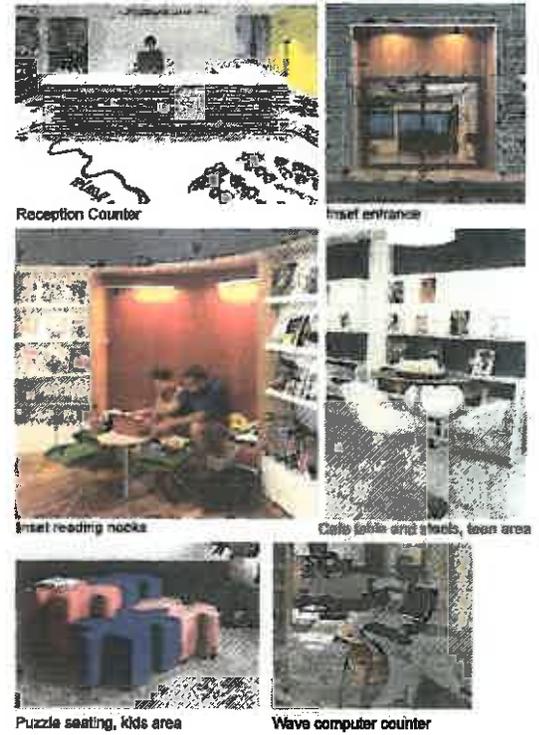
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3,079 TOTAL SF
 1,074 SF ADDITION
 ABOUT 1,876 LF SHELVING



DESIGN INSPIRATION



Reception Counter

Inset entrance

Inset reading nooks

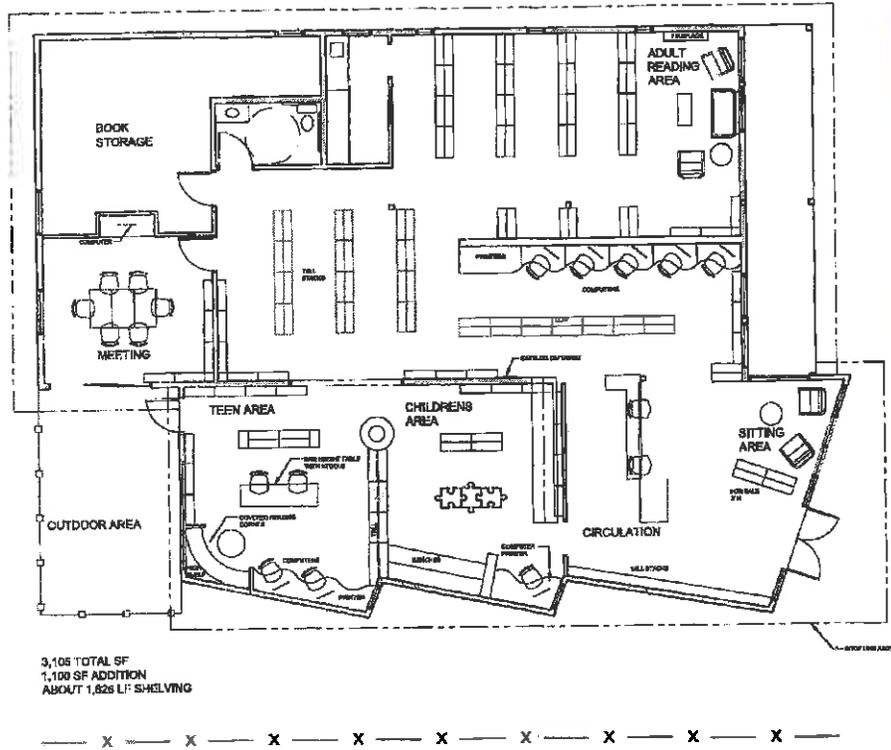
Teen table and stools, teen area

Puzzle seating, kids area

Wave computer counter

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LIBRARY OPTION 4
Conceptual Design
 October 4, 2018

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DESIGN INSPIRATION



Building addition



Reception counter



Inset reading nooks



Cafe table and stools, teen area



Puzzle seating, kids area

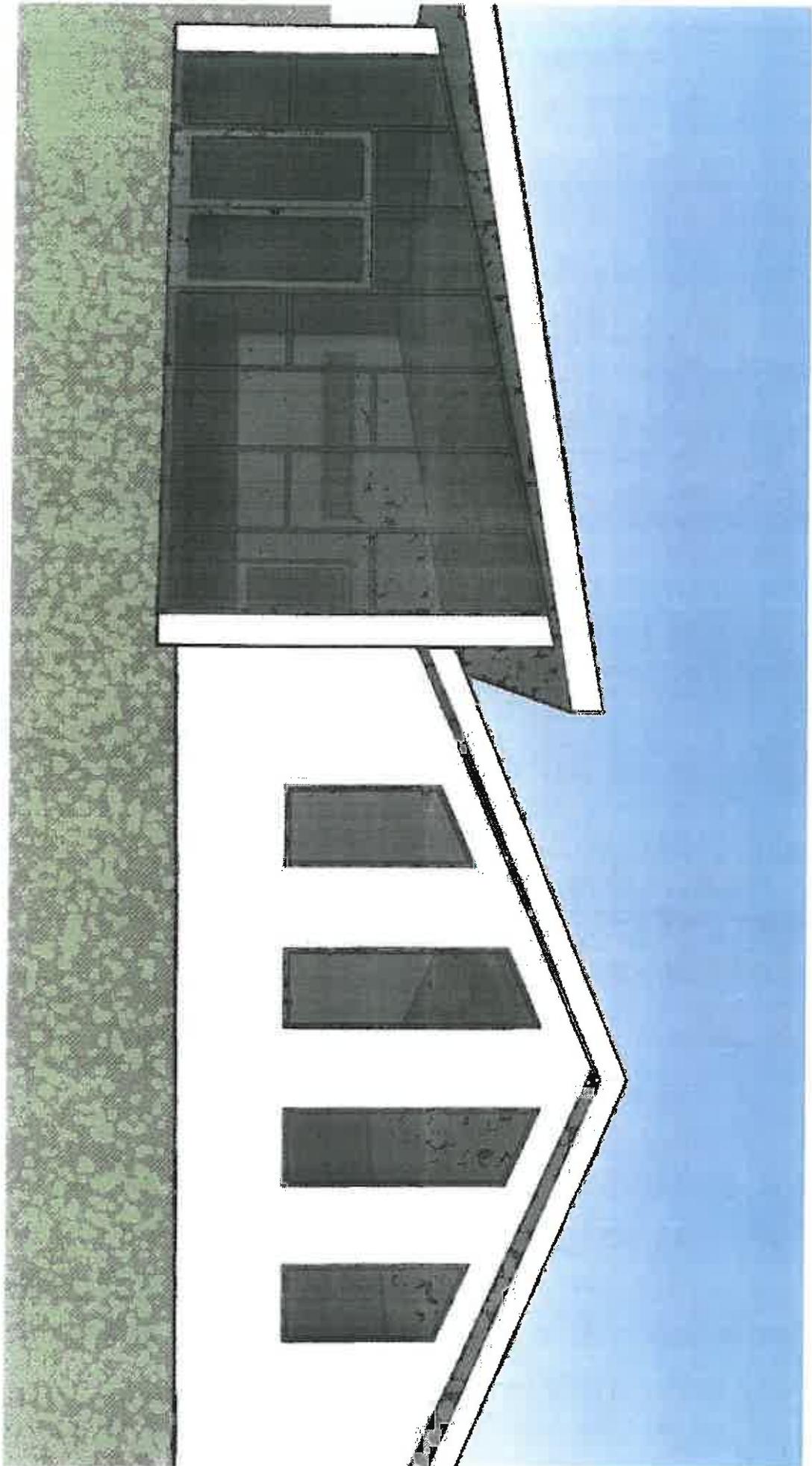


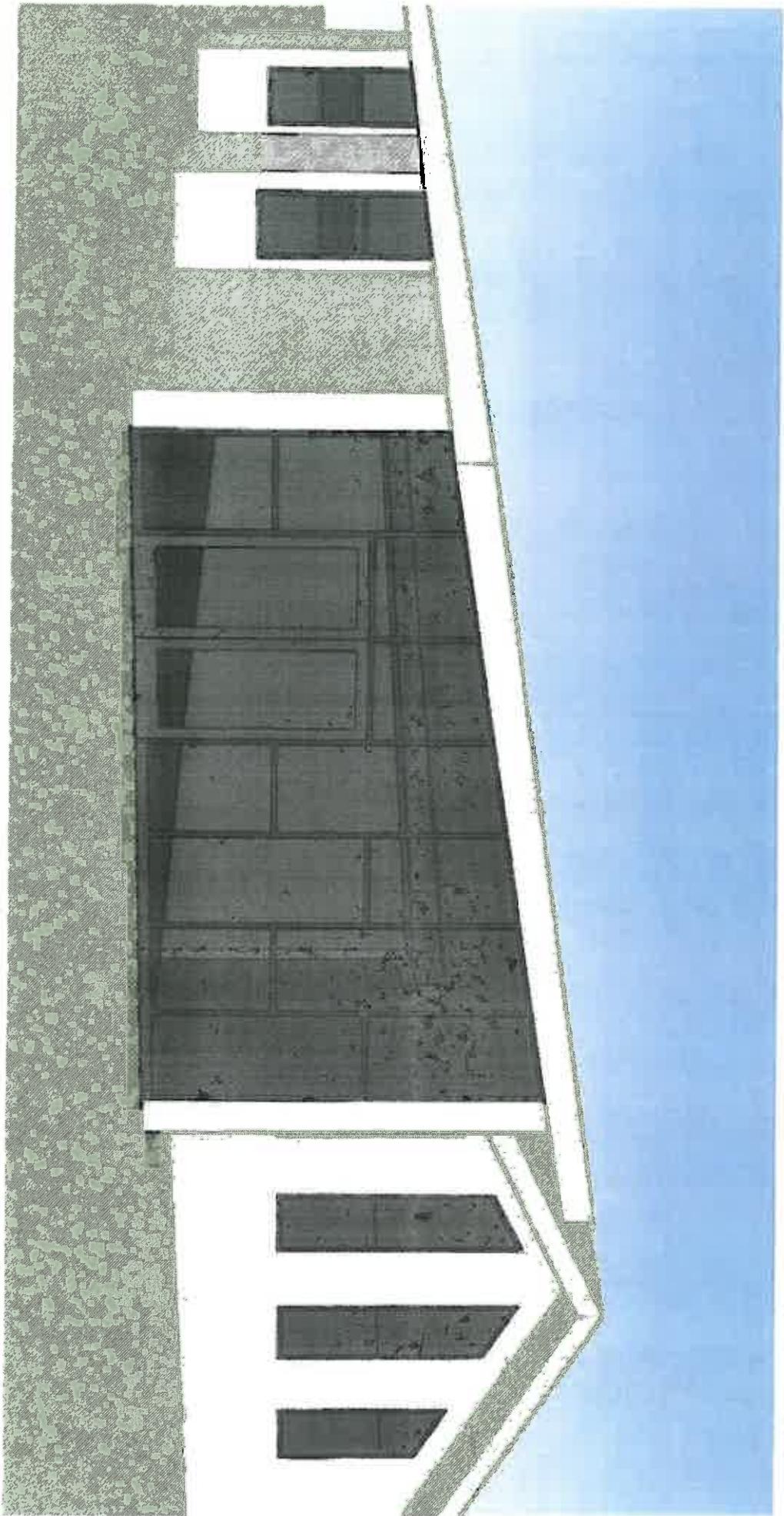
Wave computer counter

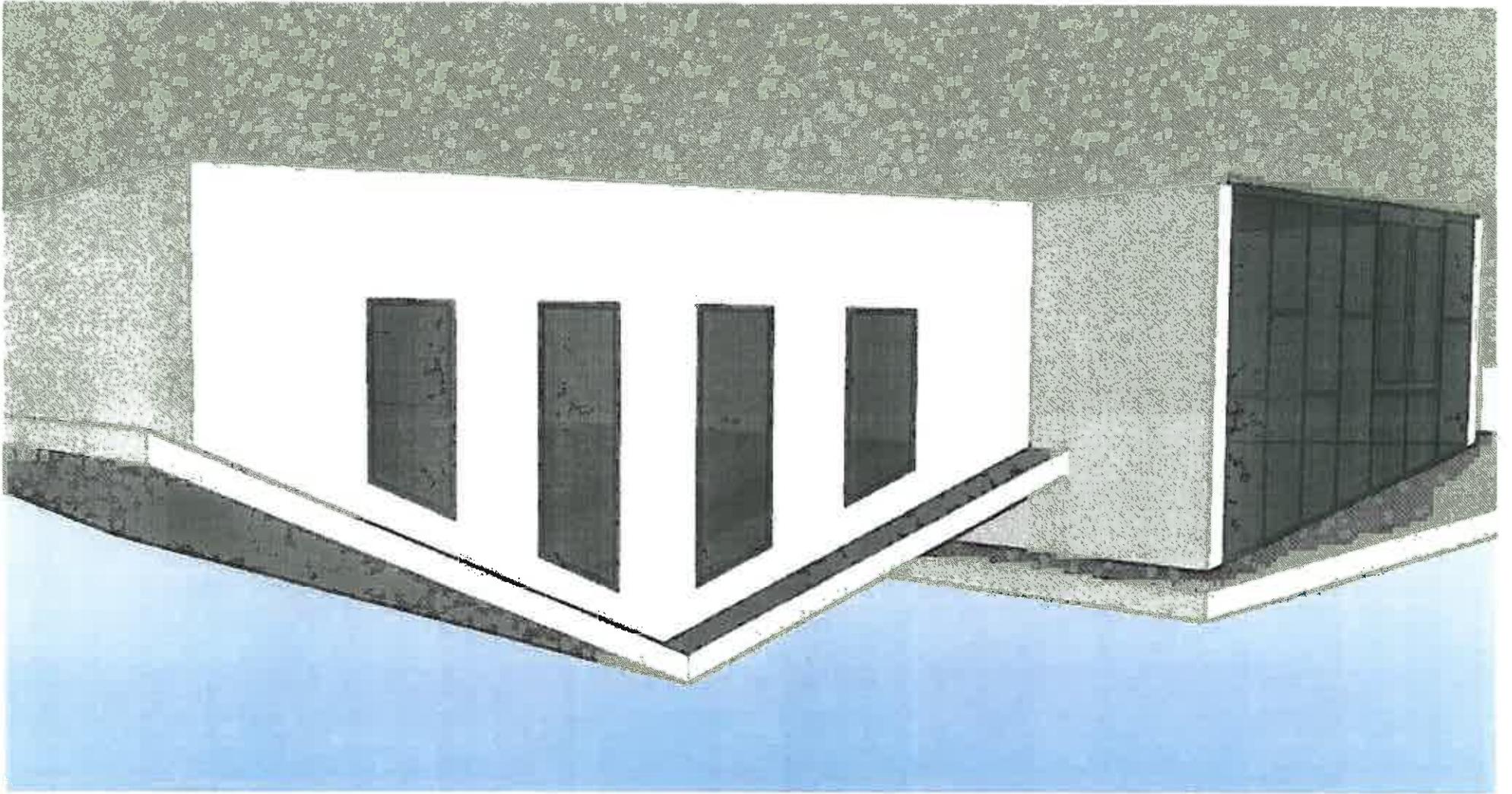
YACHATS PUBLIC LIBRARY
LIBRARY OPTION 5
Conceptual Design
 October 4, 2018

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Yachats Public Library Options											
		Library									
Project Construction Costs		Option 1: 1,151 SF		Option 2: 818 SF		Option 3: 913 SF		Option 4: 1,074 SF		Option 5: 1,100 SF	
	Remodel Per Square Foot (2,000 SF)	\$100	\$ 200,000.00	\$110	\$ 220,000.00	\$100	\$ 200,000.00	\$115	\$ 230,000.00	\$115	\$ 230,000.00
	Addition Per Square Foot	\$200	\$ 230,200.00	\$210	\$ 171,780.00	\$210	\$ 191,730.00	\$220	\$ 236,280.00	\$225	\$ 247,500.00
	Subtotal		\$ 430,200.00		\$ 391,780.00		\$ 391,730.00		\$ 466,280.00		\$ 477,500.00
Soft Costs:											
	FFE Allowance		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00
	A/E/ Permits		\$ 86,040.00		\$ 78,356.00		\$ 78,346.00		\$ 93,256.00		\$ 95,500.00
	Subtotal		\$ 616,240.00		\$ 570,136.00		\$ 570,076.00		\$ 659,536.00		\$ 673,000.00
	Contingency		\$ 61,624.00		\$ 57,013.60		\$ 57,007.60		\$ 65,953.60		\$ 67,300.00
TOTAL:			\$ 697,864.00		\$ 627,749.60		\$ 627,083.60		\$ 725,489.60		\$ 740,300.00
Bank											
Project Construction Costs		Option 1		Option 2		Option 3		Option 4		Option 5	
	Remodel Per Square Foot	\$115	\$ 460,460.00	\$115	\$ 460,460.00	\$130	\$ 520,520.00	\$125	\$ 500,500.00	\$125	\$ 500,500.00
	Subtotal		\$ 460,460.00		\$ 460,460.00		\$ 520,520.00		\$ 500,500.00		\$ 500,500.00
Soft Costs:											
	FFE Allowance		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00
	A/E/ Permits		\$ 69,069.00		\$ 69,069.00		\$ 78,078.00		\$ 75,075.00		\$ 75,075.00
	Subtotal		\$ 629,529.00		\$ 629,529.00		\$ 698,598.00		\$ 675,575.00		\$ 675,575.00
	Contingency		\$ 62,952.90		\$ 62,952.90		\$ 69,859.80		\$ 67,557.50		\$ 67,557.50
TOTAL:			\$ 692,481.90		\$ 692,481.90		\$ 768,457.80		\$ 743,132.50		\$ 743,132.50







Yachats Public Library Options

		Library									
Project Construction Costs		Option 1: 1,151 SF		Option 2: 818 SF		Option 3: 913 SF		Option 4: 1,074 SF		Option 5: 1,100 SF	
	Remodel Per Square Foot (2,000 SF)	\$100	\$ 200,000.00	\$110	\$ 220,000.00	\$100	\$ 200,000.00	\$115	\$ 230,000.00	\$115	\$ 230,000.00
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		Bank									
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	Remodel Per Square Foot	\$115	\$ 460,460.00	\$115	\$ 460,460.00	\$130	\$ 520,520.00	\$125	\$ 500,500.00	\$125	\$ 500,500.00
	Subtotal		\$ 460,460.00		\$ 460,460.00		\$ 520,520.00		\$ 500,500.00		\$ 500,500.00
Soft Costs:											
	FFE Allowance		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00
	A/E/ Permits		\$ 69,069.00		\$ 69,069.00		\$ 78,078.00		\$ 75,075.00		\$ 75,075.00
	Subtotal		\$ 629,529.00		\$ 629,529.00		\$ 698,598.00		\$ 675,575.00		\$ 675,575.00
	Contingency		\$ 62,952.90		\$ 62,952.90		\$ 69,859.80		\$ 67,557.50		\$ 67,557.50
	TOTAL:		\$ 692,481.90		\$ 692,481.90		\$ 768,457.80		\$ 743,132.50		\$ 743,132.50