

Corvallis-Benton Public Library

Facility Needs Assessment

October 25, 2017



HACKER

Prepared for City of Corvallis-Benton County Public Library:

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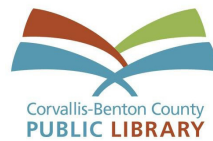


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WELCOME

DISCOVER READ EXPLORE



Renton Highlands Library, WA
Hacker Architects

I. Executive Summary

The downtown Corvallis library offers a diverse range of services and programs, spread out over three floors. The current facility incorporates three different eras: the original 5,200 square foot building, dating from 1932, a 17,000-square foot expansion which opened in 1965 and a final expansion in 1992 which brought it to the current 57,200 square feet. Much loved by its community, the library nonetheless struggles to provide 21st century library services in a building that was last comprehensively updated over 25 years ago.

The City of Corvallis engaged Hacker Architects in early 2017 to conduct a space needs assessment of the Corvallis Benton-County Public Library. Meetings were held with the library's management team on March 28, 2017 to plan a staff, stakeholder and public input process. Focus groups were conducted with library staff and representatives of the Friends of the Library, the Library Foundation and the Library Board on May 4, 2017. A community forum was held on May 4, 2017, followed by an online survey that was accessible from the library's website.

After consideration of several options, including expanding to utilize the space currently occupied by the Fenner Building (currently owned by the library), renovating the current footprint was selected. Based on best practice, evaluation of the current facility and input from library staff, stakeholders and public, an initial program was developed by library facilities consultant Penny Hummel and was presented to the library's management team for review and feedback on May 25, 2017. Based on this program, Hacker Architects worked with the leadership staff of the Corvallis Public Library to develop a building layout. Library IT consultant Lance Murty also conducted an analysis of the library's current and future technology needs.

II. GENERAL FINDINGS

The following is a summary of the key facilities-related issues that emerged from review of library data, observation of the building, public input and staff and stakeholder interviews.

COLLECTIONS AND SHELVING

One of the distinguishing factors of the Corvallis-Benton County Public Library system is the size of its collection, which in FY15-16 was 359,824 items, making it the sixth largest public library collection in Oregon. As the central library of a system that includes three branches and a bookmobile, the Corvallis library is the home for most of this collection, estimated at 245,371 items in April 2017. Since the CBCPL is not part of a library consortium, nor does the library provide access to interlibrary loans, the collection's large size is critical to satisfying community demand. Having said that, one of the challenges of a large collection from a facilities standpoint is to minimize the domination of book stacks. Although library materials are regularly weeded, shelving is at capacity in most areas, and utilizes the bottom shelf of the book stacks, which is generally not considered a best practice as the bottom shelf is difficult for patrons to see and access. In several areas of the library, 88" shelving is utilized to house the collection, creating accessibility issues for older or disabled patrons who have difficulty reaching the top shelf from a stool.

SEATING

The library offers a variety of seating options, including soft lounge chairs and tables at desks. At approximately 164 seats (or 2.9 seats/per 1000 people), this seating is at the low end of current best practice for a public library of this size and type (3 – 6 seats per 1,000 people) but is generally adequate for current and anticipated future needs. Much of the library's seating is at four person tables, which are often only used by one or possibly two persons, making them an inefficient use of space.



PUBLIC COMPUTERS

Currently, the library offers 49 public access computers (including catalog computers), divided between different areas of the library. At .88 computers/1000 people, this is adequate for current and estimated future needs. The bulk of the library's public computers are clustered closely together on the second floor, creating a "study hall" atmosphere that is less than optimal for patrons with respect to aesthetics, privacy, and opportunities to collaborate with others.

NOISE

While the open space between the 1st and 2nd floor is visually lovely, it also creates a funnel for noise to travel between floors. Some patrons complain that they cannot find a quiet space at the library to study or read.

MEETING ROOM/STUDY ROOM SPACES

In virtually every instance, space for community members to meet in large or small groups is inadequate to current demand.

The auditorium houses a robust array of programming for all ages and seats 120 people. While this space in general is relatively well laid out, it is too small to meet current needs, and has ventilation issues that frequently make it stuffy and inhospitable. A popular author series hosted by the Friends of the Library regularly is standing room only, and interested community members are regularly turned away. Similarly, the kitchen adjacent to the auditorium would be more usable for the library and its stakeholder groups with the added capacity of catering functions. The auditorium's second entrance (closest to the front of the library) is rarely used and presents security concerns.

The storytime room shares the same challenges as the auditorium. With a capacity of 60 seats, it is too small for the audiences it attracts and has heat and ventilation challenges. When there are overflow crowds in the adjacent auditorium, this room is sometimes used so that those who are turned away can listen to an audio feed of the programming next door.

Due to a lack of other options, the Makerspace is currently housed in a private staff area (formerly a manager's office) on the lower level. It is too small and poorly situated in every way to encourage exploration of technology and creativity.

The library currently houses five study/meeting rooms: one for two people, three for four people and a conference room that holds eight people. While staff describe these as adequate to meet current need from a capacity standpoint, they are minimally hospitable. Some are poorly laid out, others have no windows and inadequate ventilation.

SPACES FOR CHILDREN AND YOUTH

Each of the areas dedicated to children aged 0 – 18 is inadequate to the needs of that age group. Dominated by its large collection of picture books, the early childhood area for young children and families has limited seating, as well as minimal interactive play areas for little ones and their caregivers. With respect to the area of the library dedicated to school aged children, shelving is quite full and navigation can be challenging. In particular, shelving for graphic novels is inadequate, with a portion of the collection permanently on book carts.

The library's teen area is limited by several factors. All seating is at tables, which does not adequately respond to teens' need for comfortable seating. The location is also a challenge, since its adjacency to adult browsing areas causes many adults to want to use the computers, which are limited to teens. There is no noise barrier between the teen space and the rest of the library, so normal social teen noise bleeds out into the library at large.

READING AREAS

Currently housing periodicals, large print books and portions of the library's art collection, the Belluschi Wing is the original library built in 1932 and is named after Pietro Belluschi, the renowned Northwest architect who designed it. Designated as the library's quiet area, it has limited seating and is underutilized by the public, which is unfortunate given its beauty and historic features. Remote from any existing staff desks, it also suffers from a lack of supervision. The ante room adjacent to the Belluschi Wing (which incorporates what used to be an outside wall of the original library) is also underutilized, given its close proximity to the circulation area. Currently it houses back magazine issues and vacant space.

Similarly, the space between the old and the new buildings is underutilized as a reading space. Offering light filled seating for patrons looking for a place to sit and enjoy their library materials, this area currently includes a hodgepodge of furniture as well as a tile floor and lacks a cohesive visual appearance.

FRIENDS OF THE LIBRARY ACTIVITIES

Actively engaged in sorting, processing and selling donated and used library books, the Friends of the Library provide essential financial support to the library. Their current operations are in four locations on all three floors of the library. In general, they are satisfied with this arrangement, although not all of the areas they use work well for them. The bottom floor holds their book sorting area, which is much too cramped and dark for efficient operations and proper volunteer support. They also have a desk in the technical services work room where they process used library books, which is adequate to that activity. On the main floor, they operate an unstaffed bookstore, which is smaller than desired—although well situated right off the circulation area. On the 2nd floor, they utilize an office to manage Benton Books, their online sales effort. This area is

adequate to their current needs.

CIRCULATION SERVICE DESK/NEW BOOKS/HOLDS

In recent years, the library removed its large monolithic circulation desk and replaced it with a smaller and more streamlined version, which has been an improvement. This area also includes multiple self-check machines, the library's Lucky Day collection, high-demand music CDs and a changing thematic book display. While there is adequate room for these functions, the space currently is not being fully utilized. Library holds and the new book collection are adjacent to the circulation area, and are adequate for current and expected future needs.

COLLECTIONS, DVDS, AUDIO AND OTHER MEDIA

In general, shelving for the library's large audio and visual media collection is quite full, creating ongoing challenges for shelving and patron browsing. Due to space constraints, the nonfiction DVDs are housed on the 2nd floor away from the popular collection on the 1st floor. Ideally, these collections would be housed together to increase discovery of these materials. DVD holds are housed in the main collection on the first floor, and the DVD holds desk is staffed during open hours.

As has been true with all public libraries, the Corvallis library has downsized its reference collection over time to reflect changing community needs. While this area is currently adequate to the current collection, it could be better laid out to maximize use of space.



Existing Corvallis Library, OR

FICTION/NONFICTION COLLECTIONS

The second story of the library is dominated by the 88" high shelving for these large collections, which creates accessibility issues (many patrons cannot use a stool to access the top shelves and book-filled bottom shelves are also problematic visually and logistically). In addition, the tall shelving makes it difficult for staff at the reference desk to monitor the whole 2nd floor.

SPANISH LANGUAGE COLLECTION

The library houses a collection of books, magazines, DVDs, CDs and audiobooks in Spanish on a relatively small footprint. While generally appropriate to the size of the collection, the area has minimal seating.

STAFF WORK AREAS

The overall square footage dedicated to the library's staff areas is not small but these spaces are not optimal for maximum productivity. Most of the library's departments report a lack of needed storage. The Youth Services workroom is a particular pain point, located in the center of the building with no windows and poor lighting. Those who work on the lower level (Technical Services, Extensions, Systems and Operations and Administration) also have little or no access to natural light. Some of the management offices (including the area for the two circulation supervisors) are too small, while others could be trimmed in size to accommodate other needs.

The lower level houses a variety of areas for staff use, including the break room, a quiet room, a copy room and storage. While overall space is adequate, the dated appearance of these windowless basement rooms could be improved aesthetically to be more hospitable and inviting.

III. GENERAL RECOMMENDATIONS

The plan to update the downtown Corvallis library incorporates the following enhancements:

- A larger and divisible meeting room, with an expanded capacity of 187 and an improved kitchen.
- A larger storytime room, expanding capacity from 60 to 120 seats.
- An accessible and expanded Makerspace, with a capacity for 32 patrons.
- A computer lab, with a capacity for 12 patrons.
- An expanded family play area for parents and caregivers of young children.
- An enlarged and improved teen space, with adequate seating, computers and space for learning and socializing.
- Improved layout and allocation of computer workstations and table seating.
- Expanded meeting room capacity, including a twenty-seat board room, an eight-person video conferencing room, one six-person conference room, three four-person study rooms, and three two-person study rooms.
- Consolidation of the library's entire DVD collection on one floor.
- Reductions in shelving height in picture book area (45") and adult fiction and nonfiction (72").
- Improved and more efficient staff work areas, including a relocation of the youth/teen services staff workroom.
- Expanded area for Friends of the Library sorting activities.



Operable partition at Meeting Room, Bayview Library, CA, Hacker Architects.



IV. TECHNOLOGY SUMMARY

ELECTRICAL AND DATA INFRASTRUCTURE:

The electrical and data technology infrastructure is adequate for the next 3-5 years. Electrical capacity has been reviewed recently and is sufficient for current needs and has some excess capacity; lighting and power outlets are reported to be on separate circuits, so capacity for recommended additional power outlets will need to be assessed.

Data network infrastructure is adequate and current; cabling employs up-to-date category wiring, network switches are relatively new and are interconnected both internally and to the city by a fiber optic backbone. Each floor in the building has its own switch and at least one secure network rack in a locked non-public space.

The library should continue to actively manage, monitor, and maintain the network switch infrastructure, keep it current, apply patches in a timely manner, and utilize best-practices for security. The library and the city should work together to create and maintain an up-to-date network diagram.

The library's wifi access points have been upgraded recently, and a placement study was done to ensure good signal coverage. The city also provides a second public wifi network, and a staff wifi network has been activated or will be soon. As the space is reconfigured, wifi signal coverage should be reassessed and if needed, access points repositioned.

Internet bandwidth is limited and frequently maxed out. Internet bandwidth should be expanded as soon as practical. To diminish the cost of Internet service, the library should consider utilizing the E-rate program and any collaborative opportunities with other state and local public agencies/entities.

ELECTRICAL AND DATA INFRASTRUCTURE RECOMMENDATIONS:

- Add more power outlets in tables and other seating areas.
- Add USB power outlets for mobile device charging.
- Plan and budget for regular switch and wifi access point upgrades and replacements; employ active monitoring of switches; stay current on software patches and adhere to security best practices.
- Dedicated-use spaces (maker space, computer lab, meeting rooms) should have their own wifi nodes as well as copious electrical and wired network data outlets.
- Newly constructed or remodeled space should have at least 1 network data outlet and dual or quad power outlets for every workspace. Network data outlets should use the most current category of cabling.
- Plan and budget for increased Internet bandwidth as soon as possible.

- Consider E-rate funding for Internet service to reduce cost.
- Consider consolidating library and city-provided public wifi networks.
- Revisit Internet throttling strategy, especially when more bandwidth is in place.
- Revisit streaming policy and check with County Attorney regarding copyright violation claims and strategy to address if needed.

TECHNOLOGY DEVICE INFRASTRUCTURE:

Device infrastructure is adequate, although some computers are at or approaching end of life. The device replacement cycle is a year or two longer than most libraries and public institutions and should be reviewed to make sure devices, both staff and the public, are adequate for the tasks they are being used for.

The number of devices for public use is adequate for both Internet computers and catalog stations. Usage statistics don't indicate a need to increase the number of Internet computers, although the addition of one or two 15-minute walk up stations may be warranted.

Public printing appears to be adequate, although there is no print management nor automated payment system in place. The library should consider consolidating public printing and photocopying on to multi-function photocopiers to reduce space needs, improve functionality and reduce costs. The library should also assess and review PAC and print management systems and possibly implement a unified solution.

TECHNOLOGY DEVICE INFRASTRUCTURE RECOMMENDATIONS:

- Review equipment replacement cycle policy.
- Deploy more mobile devices for both public and staff. Purchase notebook computers for some staff.
- Consider checkout portable devices for in-library use, such as notebooks, Chromebooks or tablets, to replace some wired desktop computers.
- For newly remodeled spaces and dedicated-use rooms, build in the purchase of new computer equipment as part of the project.
- Replace most desk-bound Catalog stations with adjustable height shelf-end units to save space and make catalog stations more accessible.
- Review unified PAC and print management software.
- Consolidate public printing on multi-function photocopiers.
- Utilize in-network automation tools for image control, patches, software updates, etc.
- Leverage cooperative purchasing agreements for equipment, software and services whenever possible.

TECHNOLOGY DRIVERS FOR SPACE NEEDS:

The library articulated a number of programmatic, device and patron and staff needs that impact space requirements. The library wants to be known as a provider of leading technology and technology-based services to the public. The library should adopt technology that doesn't require the space to be used for a single (technological or program) purpose. For example, by employing laptops and other mobile devices instead of wired desktop computers, public seating and work surfaces can be used more flexibly.

The library's desire to have a maker space, computer lab and training facility can likewise be accommodated in shared spaces and by using flexible devices. Maker space and technology training spaces should take advantage of both wired desktop devices for high end uses and portable devices, such as tablets and laptop computers for less complex tasks, as well as wifi enabled peripherals such as printers and projectors.

The list of services and technology the library stated that it wants to provide includes:

- Services/technology to attract users who don't currently use the library as a technology resource, particularly for entrepreneurial and business oriented uses.
- Improved work areas and surfaces, where multiple people can work collaboratively at one computer device.
- A small number of specialized computers and software for more complex and sophisticated uses – such as design, music and video production and other uses.
- Provide adult Internet computers in a more flexible, less “kiosky” way.
- An enclosed teen area with technology and software geared towards that age group, and a separate area and technology for younger children.
- A classroom/training space and a mobile (portable) lab.
- A maker space area that is visible to the public.
- More flexibility for technology in staff workrooms.

TECHNOLOGY SPACE NEEDS RECOMMENDATIONS:

- Provide flexible workspaces and surfaces in staff workrooms to allow staff to tinker, set up equipment, prepare programs, etc. Workspaces need extra surface level power outlets, network data jacks and task lighting.
- Public areas for a maker space, technology training, and technology related programming should allow for maximum flexibility in use and should include display projection equipment with wifi capability. Wired desktop workstations that remain in those spaces should be kept to a minimum or placed on carts that can be moved.

- In teen area, install large wall-mounted displays or display projector(s) for gaming.
- Provide for a dedicated space for library technology staff to set up and work on equipment and for storage – negotiate with the City for on-going shared use of space in the computer room and adjacent storage area.
- Provide a workspace for technology interns from OSU and Linn-Benton Community College.



Existing Corvallis Library, OR



Existing Corvallis Library, OR



Meeting Room, Mendenhall Valley Library, AK,
Hacker Architects



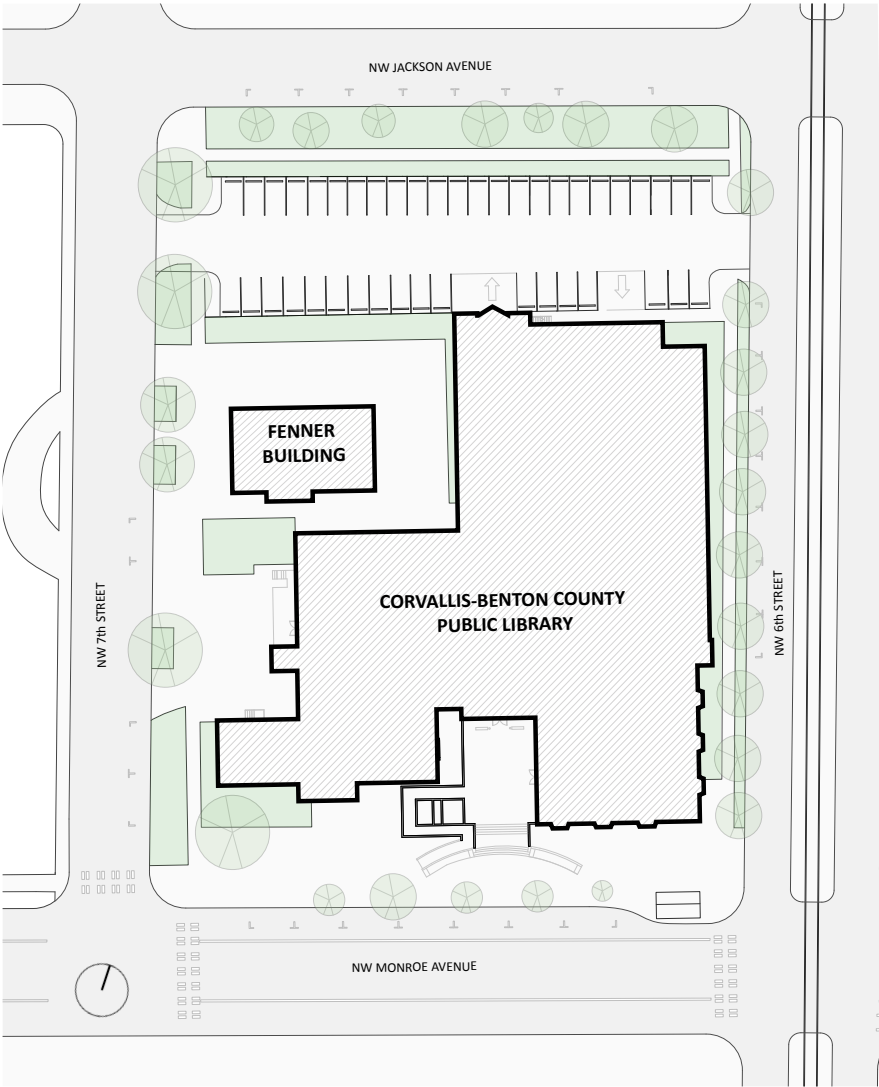
Study Rooms, Renton Highlands Library, WA
Hacker Architects

Conceptual Layout Options

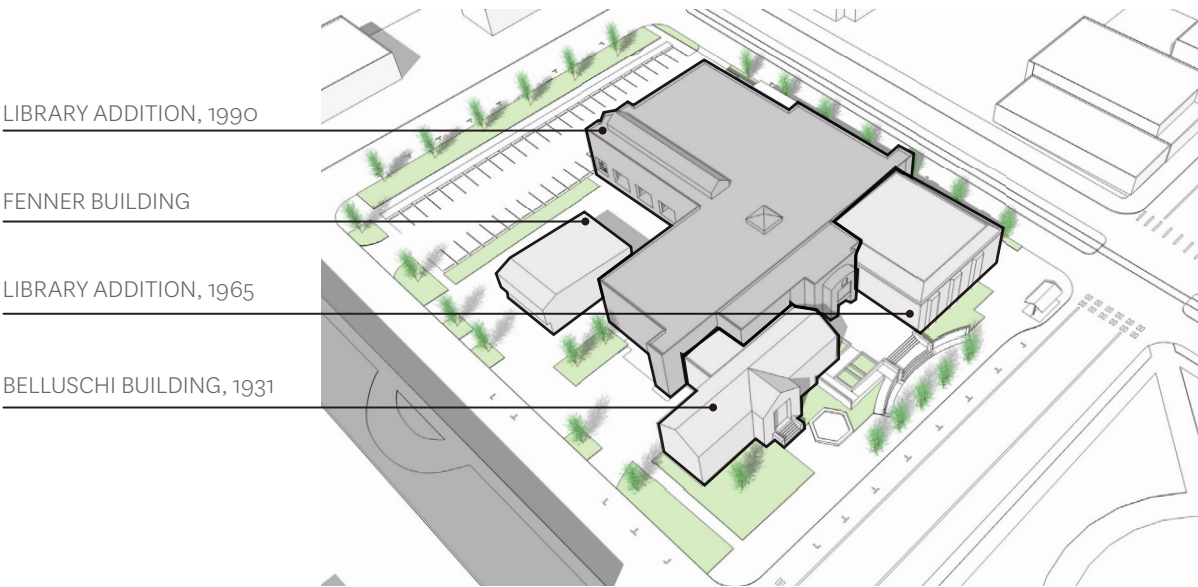
EXISTING BUILDING

EXISTING LIBRARY

- HVAC under performing and inadequate
- Restrooms need to be updated
- Lacking durable, comfortable furniture throughout
- General sense of disorganization or lack of clarity of circulation / collection layout

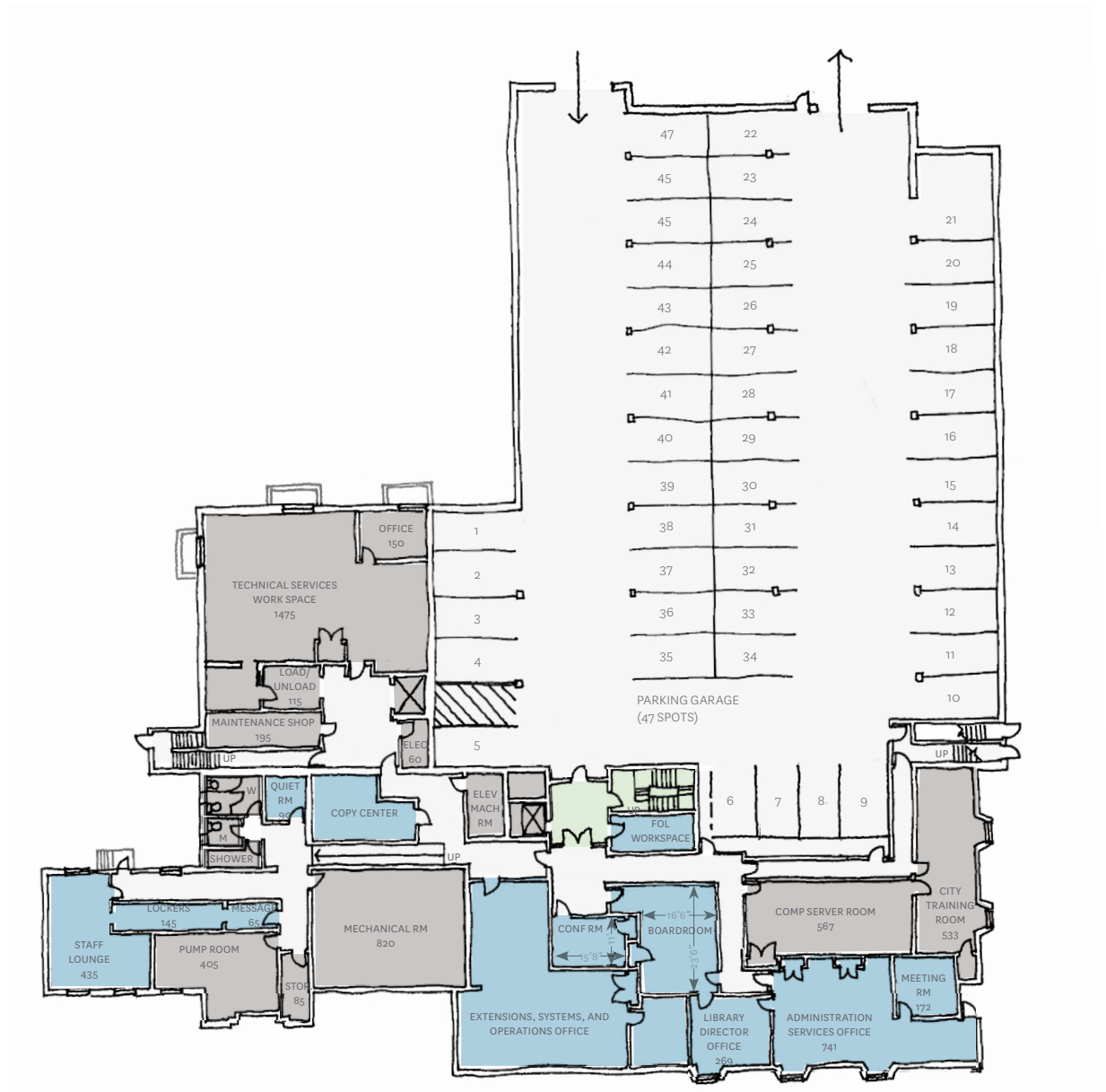
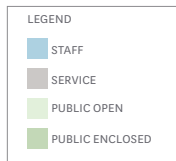


SITE PLAN



AXONOMETRIC LOOKING NORTH

EXISTING BUILDING



LOWER LEVEL PLAN

SUMMARY

- Meeting rooms have poor quality HVAC, no access to daylight, poor lighting
- Staff workspaces tend to lack adequate access to daylight and views. Access to daylight and views are directly connected with employee health, well-being and productivity.
- Staff workspaces tend to lack adequate storage + updated furniture.
- FOL Workspace undersized per need
- Poor connection between Library Directors Office and other staff workspace.
- Poor connection between entire library staff as they are spread across three floors.
- Bookdrops lack consolidation.

EXISTING BUILDING

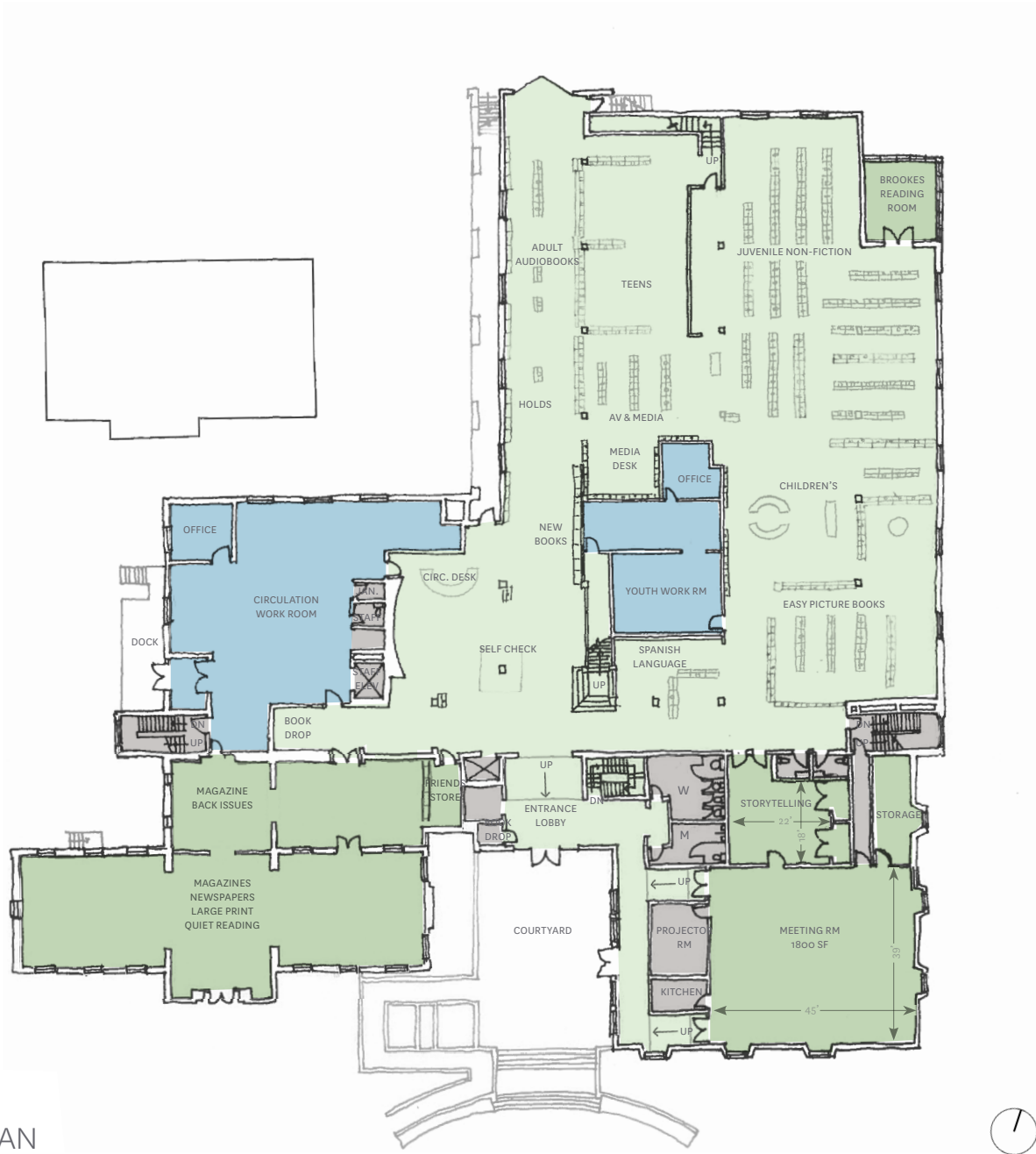
LEGEND

STAFF

SERVICE

PUBLIC OPEN

PUBLIC ENCLOSED

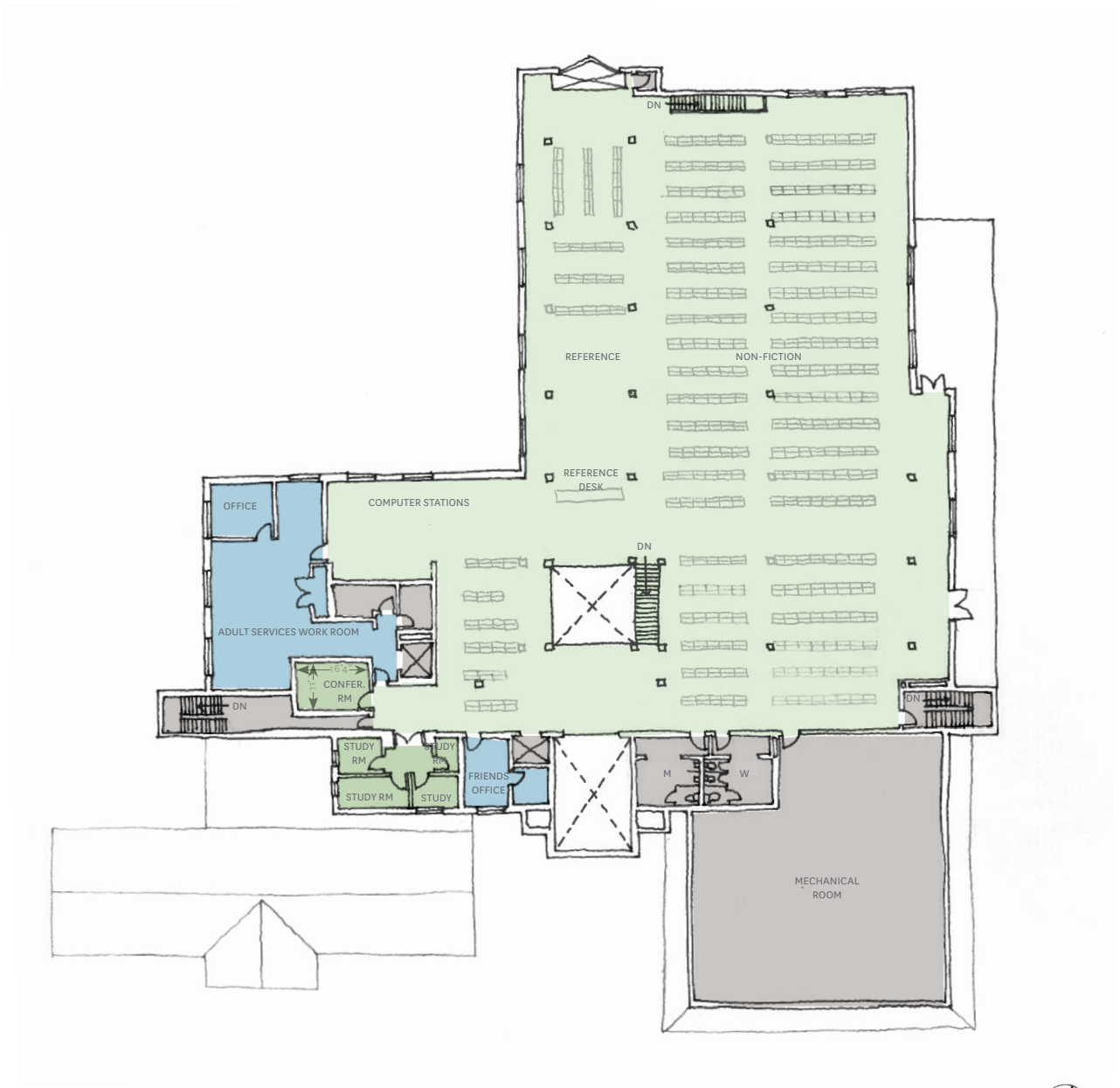
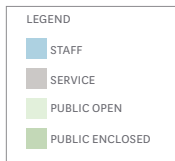


FIRST FLOOR PLAN

SUMMARY

- Poor oversight from staff in many open library spaces.
 - Acoustic issues due to poor program adjacencies.
 - Lack of clarity in program layout.
 - Belluschi Building feels disconnected from the rest of the library. Parts of the Belluschi Building are underutilized.
 - Large meeting room is lacking capacity to serve public programming needs. Poor HVAC quality.
- Storytime area is undersized for need. Lacking storage and daylight.
 - Youth Services Workroom lacks daylight and has poor air quality. The current location creates a visual barrier at the center of library, reducing connectivity of spaces and making it difficult for staff to monitor.
 - Desire for Maker Space and not currently met.
 - Entry Lobby not welcoming.

EXISTING BUILDING



SECOND FLOOR PLAN

SUMMARY

- General organization of program can be improved.
- Poor oversight from staff in many open library spaces. High stack height of 88" prevents sight lines throughout library.
- Both top and bottom shelves of 88" high stacks are not accessible to all patrons.
- Poor oversight into study rooms, study rooms not welcoming.
- Computer area with outdated furniture, not private, difficult for staff to provide oversight.
- Acoustic separation issues between floors at the north side double height space.
- Desire for Computer Classroom not currently met.
- Desire for Videoconferencing.
- Desire for more dedicated Quiet Reading.
- Friends of Library like access to daylight in their office space, but being split on 3 levels is not ideal.

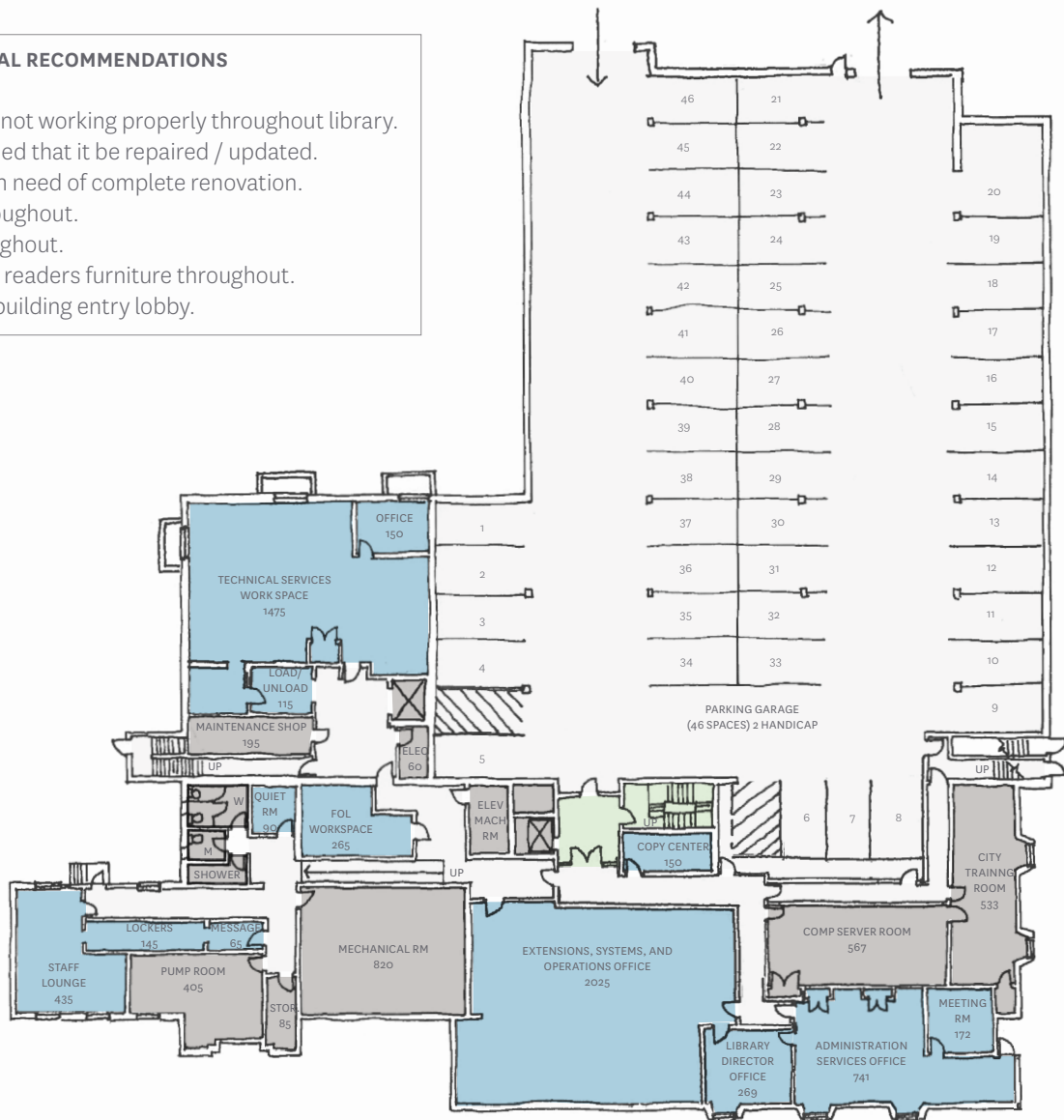
OPTION 1

RENOVATE LIBRARY, FENNER BUILDING TO REMAIN

SUMMARY OF GENERAL RECOMMENDATIONS

- HVAC System is not working properly throughout library. It is recommended that it be repaired / updated.
- Restrooms are in need of complete renovation.
- New carpet throughout.
- New paint throughout.
- New lounge and readers furniture throughout.
- New finishes in building entry lobby.

LEGEND	
■	STAFF
■	SERVICE
■	PUBLIC OPEN
■	PUBLIC ENCLOSED



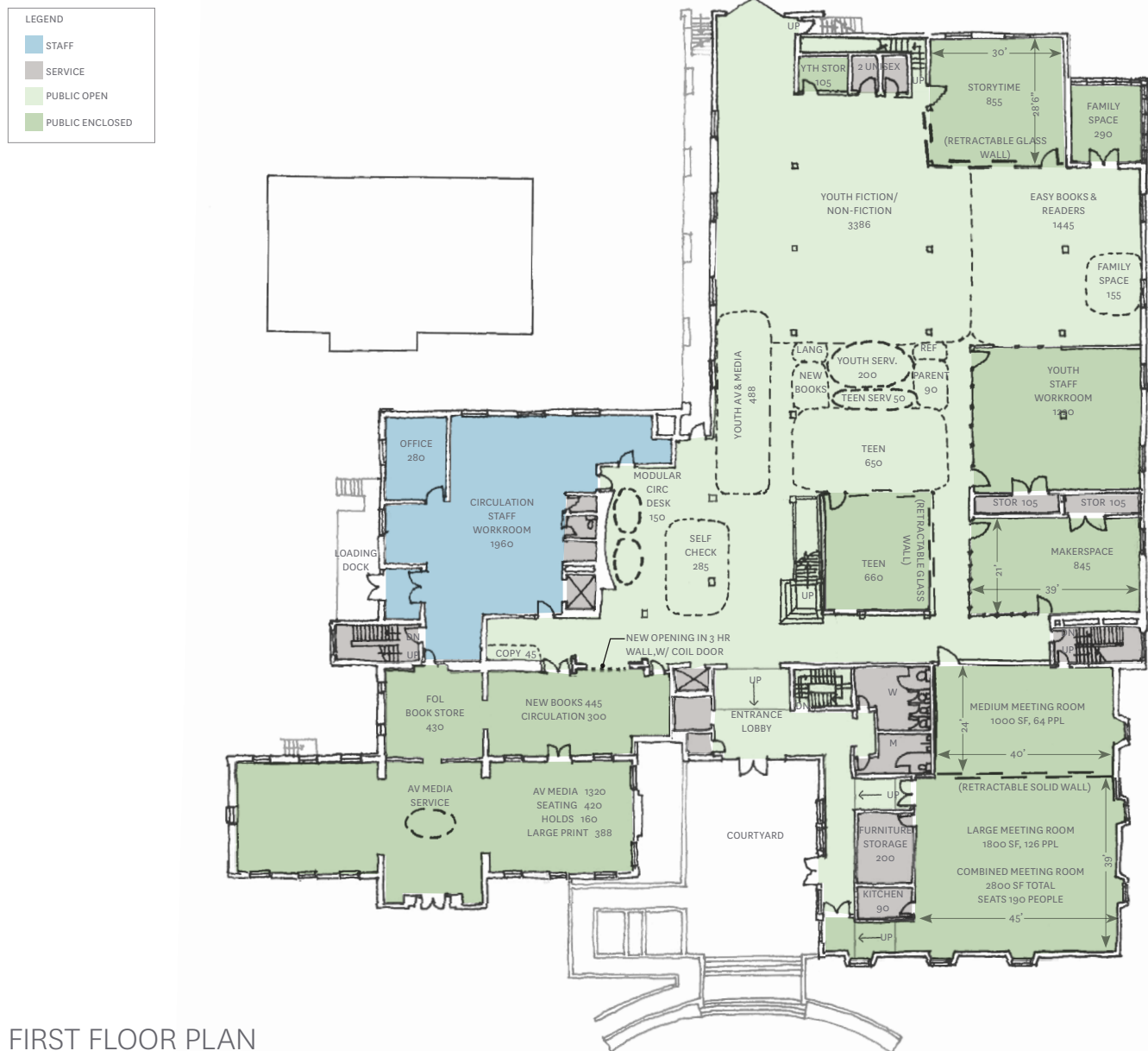
LOWER FLOOR PLAN

SUMMARY

The proposed lower floor plan for the renovation has several key changes:

- The Boardroom and Conference Room A have been moved to the second floor, allowing for a larger suite of space for the Extensions, Systems and Operations Office.
- A door was added between the suite of open workspace and the Library Director's office to create a stronger connection.
- A second means of egress was added across from the Administrative Suite. This second entry will strengthen the connection between those two suites of workspace.
- The Copy Room was switched with the Friends of the Library Workroom to provide the Friends with some much needed additional space. The door to the new Copy Room was relocated to be within the secured staff area.

RENOVATE LIBRARY, FENNER BUILDING TO REMAIN



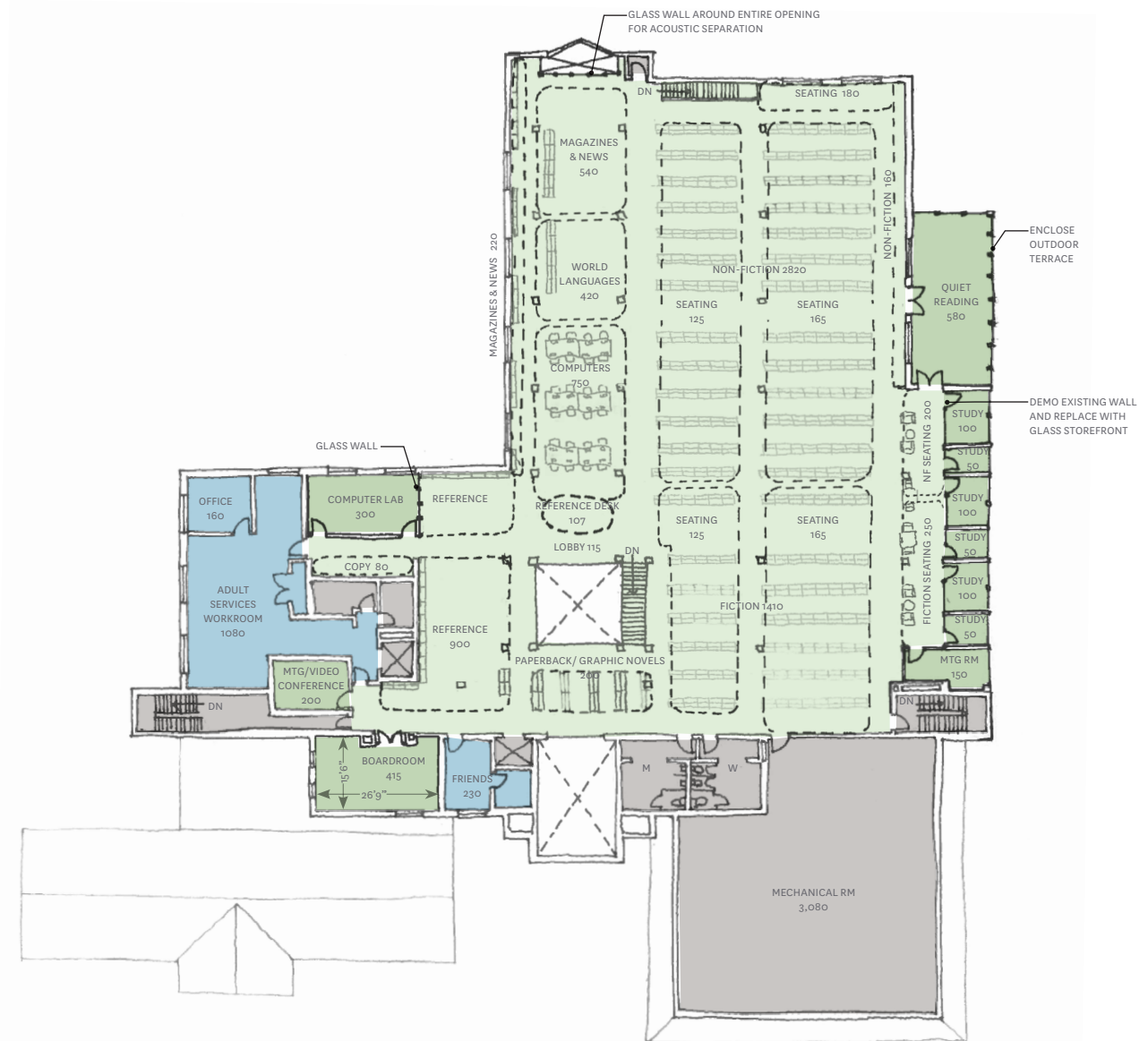
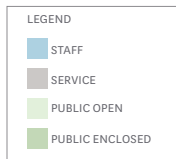
FIRST FLOOR PLAN

SUMMARY

- ## SUMMARY
- Youth Services Workroom is relocated to open up the center of the library for views and oversight and introduce windows to the suite.
 - The majority of the adult collection is moved to the second floor.
 - Teens are relocated to the center of the library for easy oversight. Their provided with both an enclosed room with an operable glass wall for acoustic separation and adjacent open space.
 - A Maker Space is added with storage.
- The unisex restrooms are relocated.
 - Story Time is relocated to the north east corner of the library.
 - The large Meeting Room is expanded, creating a 190 person dividable room. The larger space can accommodate 126 ppl while the smaller can fit 64. The south entry is shifted to increase safety and security.
 - AV, Media, and New Books are moved into the Belluschi Building, providing a point of service and improved oversight. An opening with roller door is added in the 3 hr rated wall to improve visual connection between the library and Belluschi.

OPTION 1

RENOVATE LIBRARY, FENNER BUILDING TO REMAIN



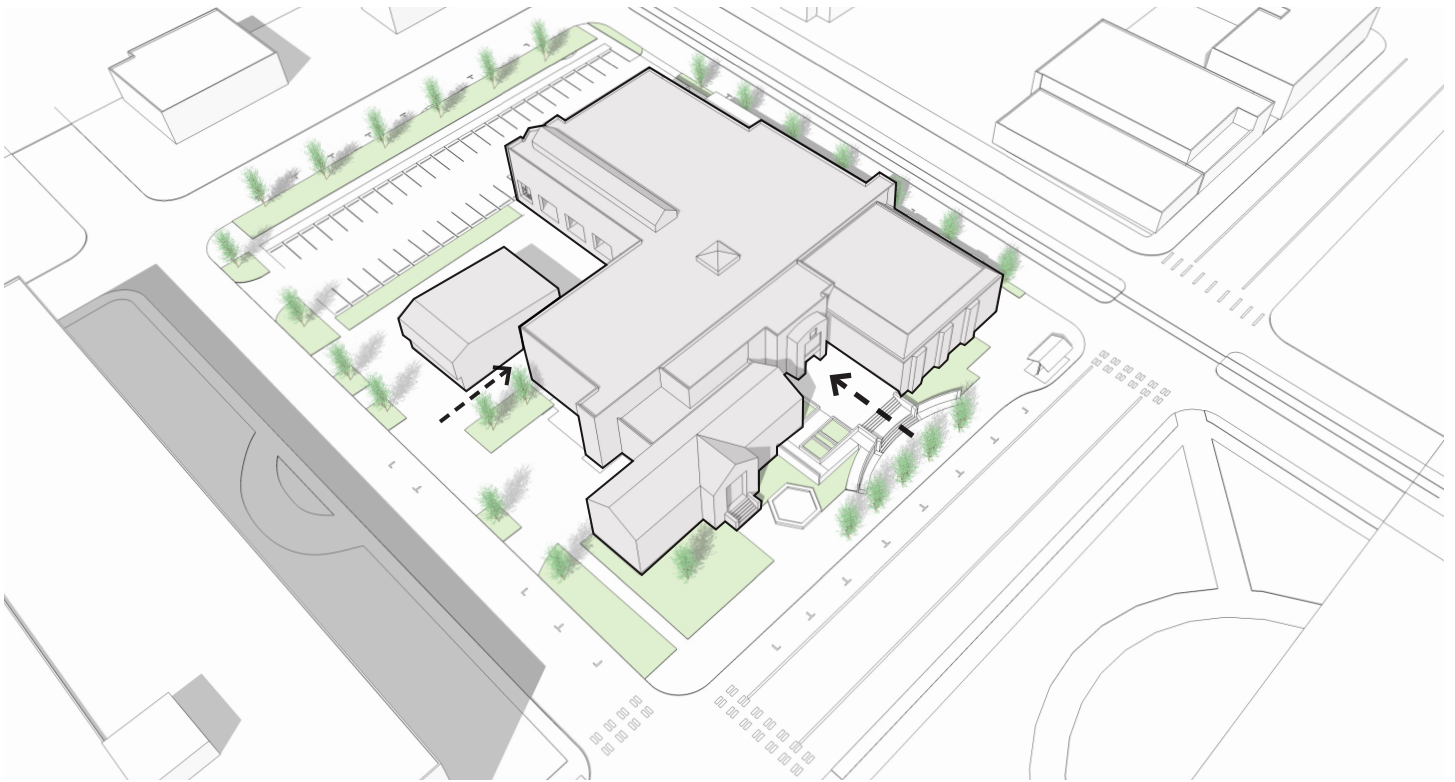
SECOND FLOOR PLAN

SUMMARY

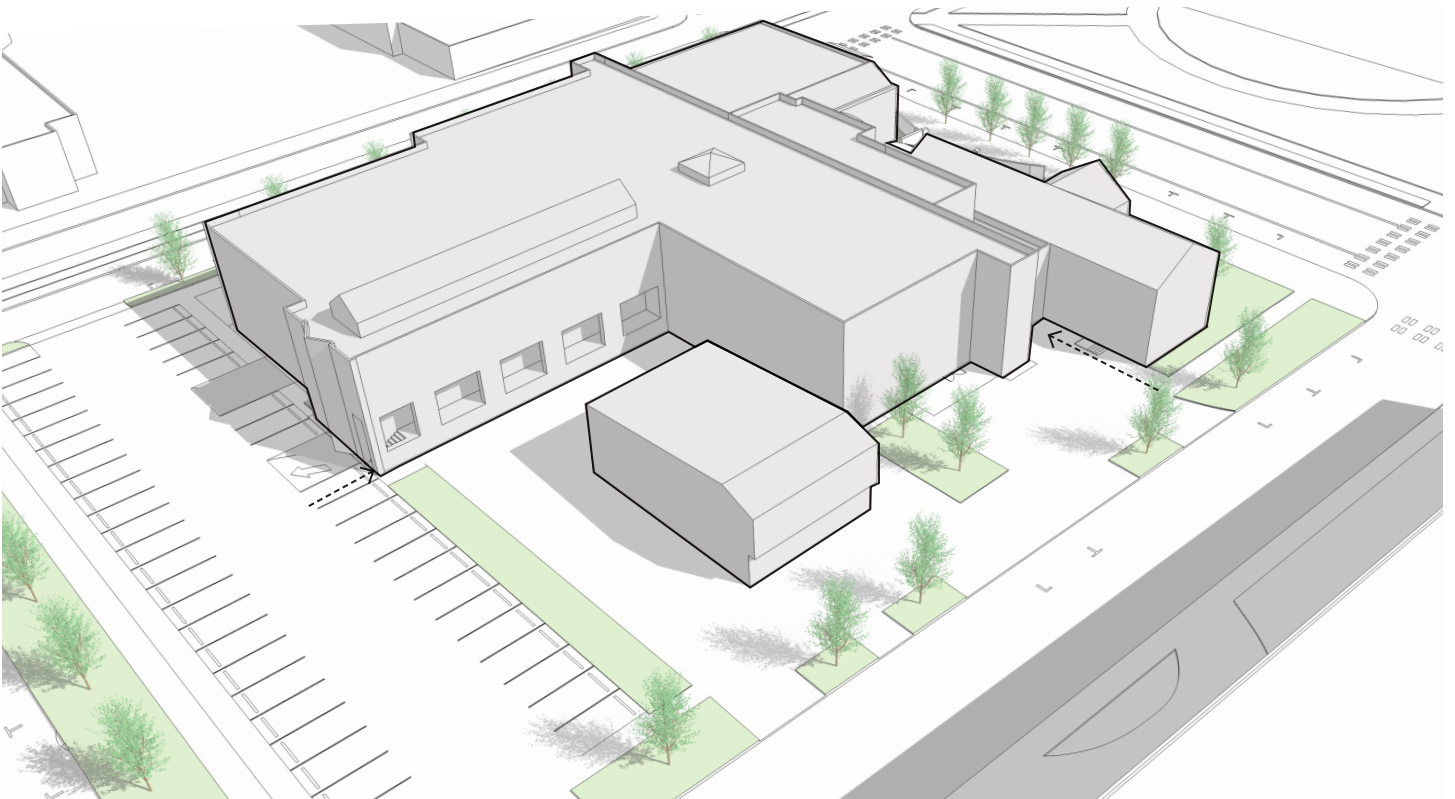
- The collections have been relocated throughout.
- The outdoor patio was enclosed to create a new Quiet Reading Room and series of Study Rooms. The Study Rooms require demolishing the existing wall and creating a new, glass storefront. A second door was added into the Quiet Reading Room.
- A larger room was created from where the previous study rooms had been. This space will serve as the Boardroom.
- The computer stations are moved to the center of the floor to provide better oversight from library staff. The furniture will be updated.
- The area that previously housed the computer stations will become a new Computer Lab / Classroom with a glass wall for oversight by staff.
- A new glass wall will enclose the opening around the double height space at the north end of the library for acoustic separation between floors.

OPTION 1

RENOVATE LIBRARY, FENNER BUILDING TO REMAIN

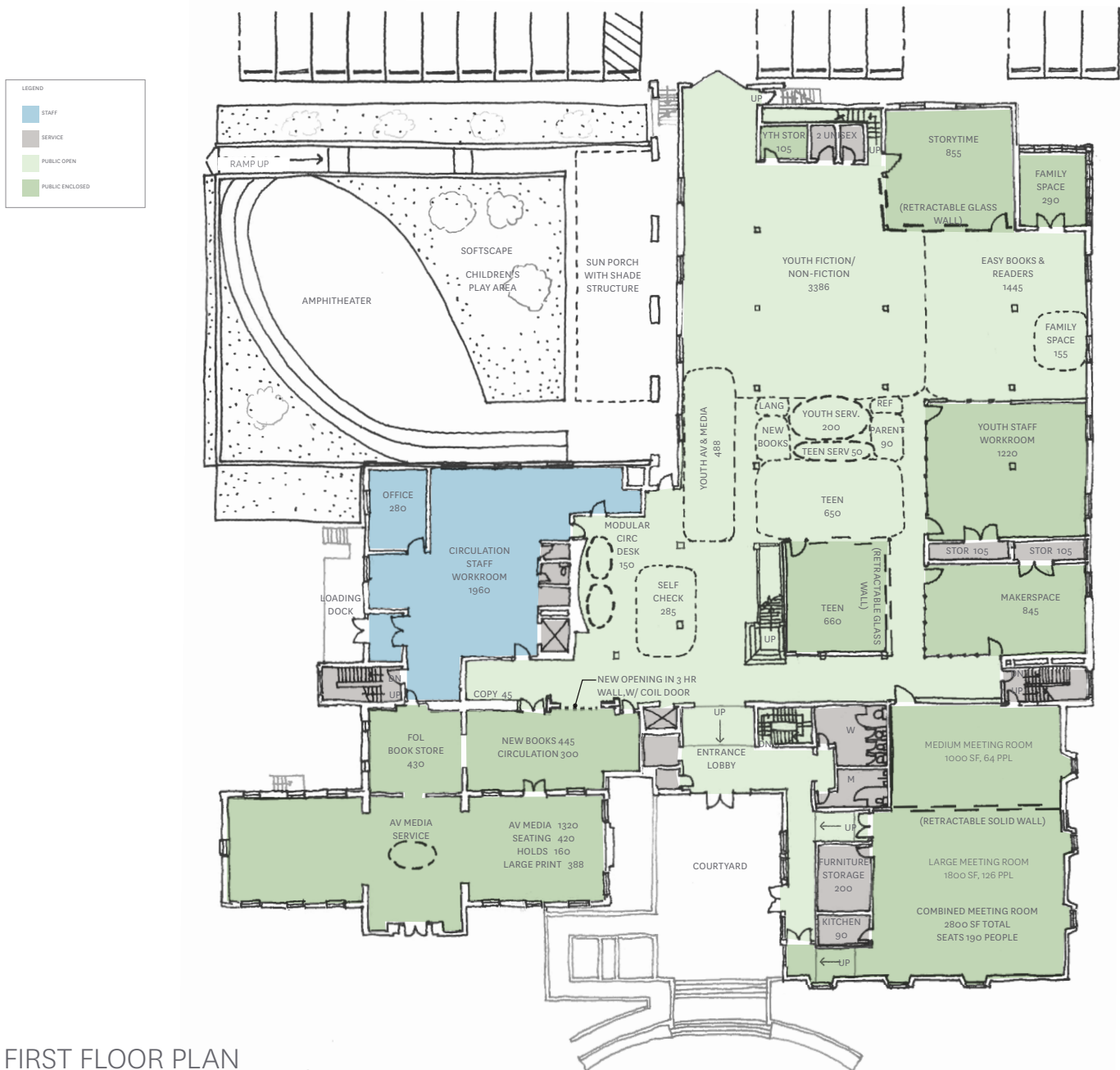


AXONOMETRIC LOOKING NORTH



AXONOMETRIC LOOKING EAST

RENOVATE LIBRARY, DEMO FENNER BUILDING, NEW COURTYARD



FIRST FLOOR PLAN

SUMMARY

A protected outdoor courtyard would provide the library with additional program area where the Fenner building is currently located. This courtyard could include covered outdoor seating, natural landscape for children to play, and an amphitheater for additional program space. The courtyard would be multilevel, with seating at grade with the interior of the library and an amphitheater that steps down to sculpt the landscape. The courtyard would have

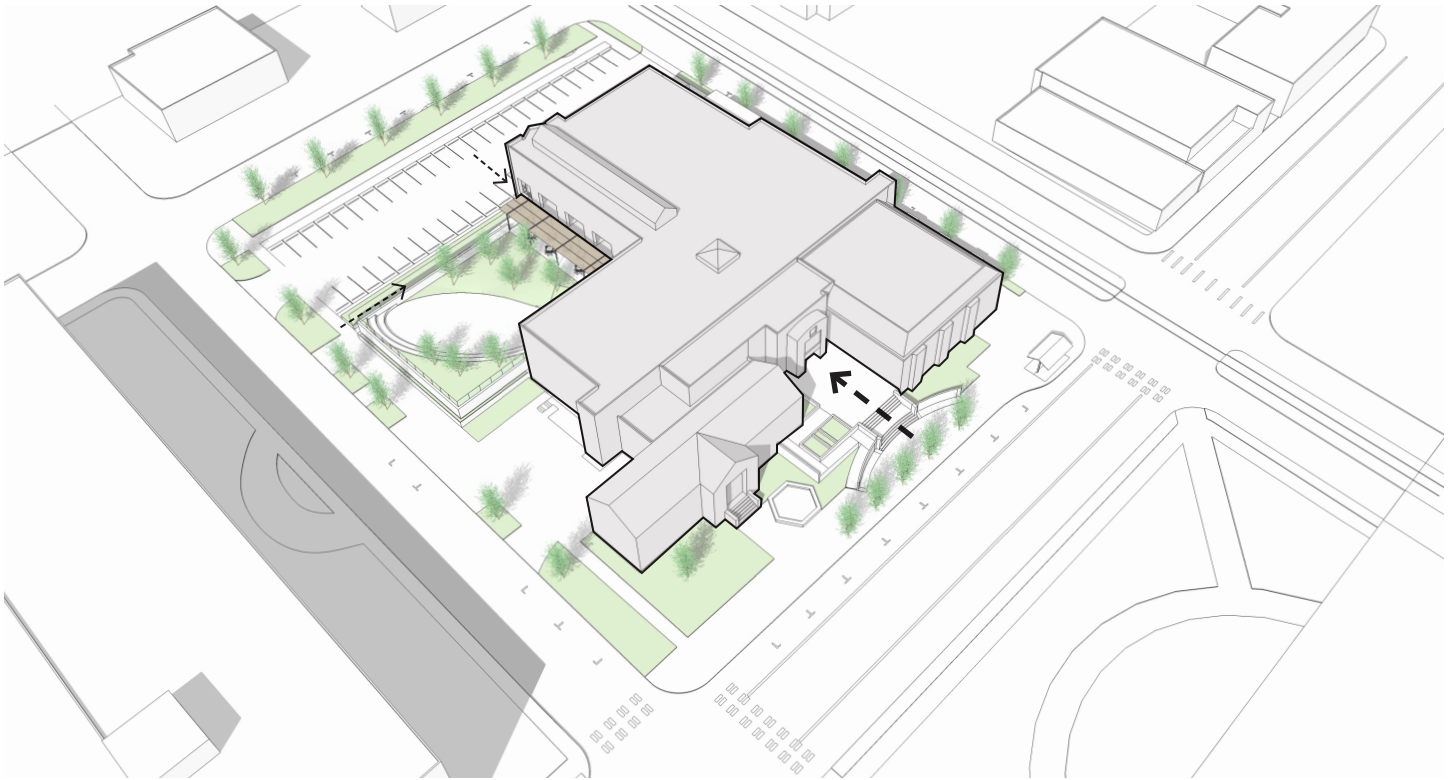
a locking gate for security and likely be closed unless special events warrant opening it.

The proposed scheme can accommodate 133 ppl in the 2000 sf covered seating area and an additional 166 people in the 2500 sf amphitheater.

No changes were made to the Option 1 scheme for the main building.

OPTION 2

RENOVATE LIBRARY, DEMO FENNER BUILDING, NEW COURTYARD



AXONOMETRIC LOOKING NORTH



AXONOMETRIC LOOKING EAST

OPTIONS 3 + 4

PARKING REQUIREMENTS

SUMMARY

The Corvallis-Benton County Public Library falls under the University Overlay and is zoned Residential 20 (R-20). The library property is subject to the historic permitting requirements of Chapter 2.9 of the City's Land Development Code. With the addition to the library in 1990, the site was granted a Planned Development modification (PD 89-4) that approved for a parking modification from zoning. Through PD 89-4, the library was granted exclusive use of 21 off site spaces in a nearby parking lot at City Hall that are no longer posted for library use.

Current city code for parking calls for (1) parking space for every 200 sf of gross building square footage. This code is stringent when compared to similar building types in similar communities across the country. The library has two options: either conform to the current code (Masterplan Option 4), or apply for another Planning Development modification (Masterplan Option 5).

Should the library choose to pursue another Planning Development modification with the City of Corvallis the process would be handled by the planning division and would require a public hearing. In total, the process can take upwards of 4 months to complete.

When planning the 1990 library addition, the architect successfully argued that the code requirement of 1 spot per 200 gsf was suited for a rural environment where all patrons required a motor vehicle to access the library. In a more urban model, the parking requirement can be upwards of 1 space per every 1000 sf or even eliminated entirely. There is a growing trend in urban environments to reduce parking requirements for public buildings. It can be argued that the City of Corvallis falls somewhere between a rural and urban environment.

In it's current configuration, the Corvallis-Benton County Public Library provides 86 on site parking spaces for 61,685 gross square feet of building. This equates to 717 gross sf of building per every 1 parking space. Although the library has right to the 21 off site spaces in the City Hall lot, neither patrons nor library staff are aware of this offering and do not seem to utilize the spots for library use.

It can be argued that the library be allowed to build an addition that conforms with the current ratios of parking. According to this logic, if the library site can support 18 new underground spots then they can build an addition up to 12,906 sf.

PARKING COUNTS EXISTING BUILDING

46 Spaces Underground Parking Spots - 1 Handicap

40 Surface Lot Parking Spots - 2 Handicap

86 Total Spots

TOTAL BUILDING GROSS SQUARE FOOTAGE

Lower Level	13,370 sf
First Floor	27,000 sf
Second Floor	18,235 sf
Second Floor Mechanical	3,080 sf
Total Building	61,685 sf

CURRENT PARKING RATIO

Total Building GSF / Total Parking Spots

61,685 sf / 86 spots = **717 sf : 1 Parking Spot**

PARKING RATIO OF OTHER LIBRARIES

Milwaukie, OR Public Library	1:1000 sf
Renton Library, WA	1:325 sf
Colombia Library, Seattle	1:500 sf
St. Paul Library	1:800 sf
City of Portland	None Required

OPTION 3

NEW ADDITION & UNDERGROUND PARKING PER CURRENT CITY CODE, NEW COURTYARD



LOWER LEVEL PLAN

SUMMARY

Building addition size is limited by the aforementioned parking requirements. The current code calls for 1 space for every 200 sf of gross building. The library must provide 1 handicap space for every 25 spaces up to 100, and 1 for every 50 spaces thereafter. An underground parking garage that connects to the existing lot can accommodate 18 additional parking spaces, one of which is handicap. This added parking would allow for a 3600 sf addition. If

additional surface parking is added to the west side of the site, this addition could be slightly larger.

We recommend a stacked two story addition. This addition can serve as either higher quality staff space, or additional program or collection space. If the library chooses to relocate staff space, the current staff space can be reallocated to much needed building storage. Current staff spaces on the lower level lack daylight and connection to the rest of the library and are not ideal.

NEW ADDITION & UNDERGROUND PARKING PER CURRENT CITY CODE, NEW COURTYARD



This scheme can also accommodate an outdoor courtyard that is approximately 2600 sf. Assuming half of that space is occupiable and half is landscape, that would accommodate 86 people gathering

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NEW ADDITION & UNDERGROUND PARKING PER CURRENT CITY CODE, NEW COURTYARD

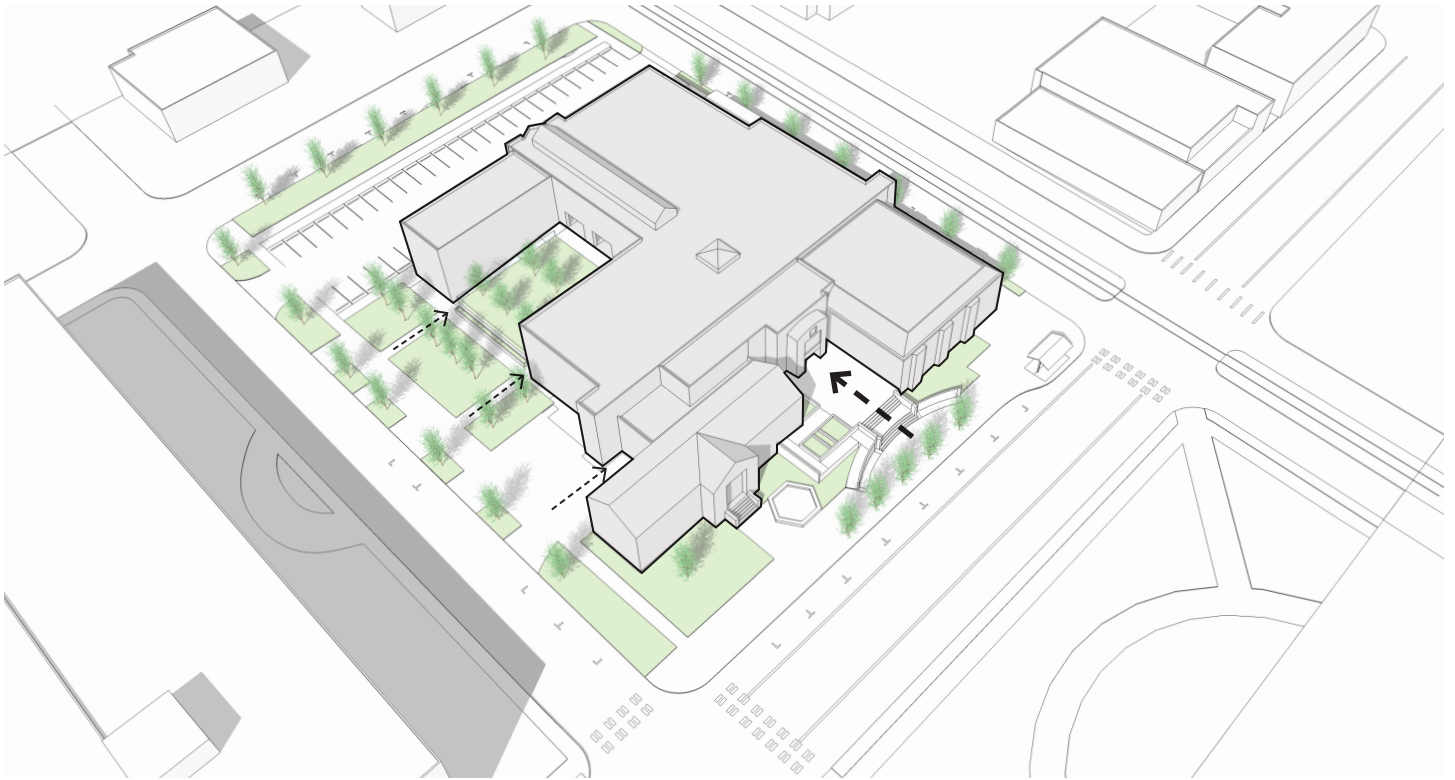


The second floor addition would be 1725 sf in size. This size space could accommodate an additional 100 3' shelving sections at 66" high (5 shelves high) and 24 new 3' sections at 72" (6 shelves high). This equals 644 sections of 3' shelves. This additional stack capacity would be enough to reduce all of the high stacks to 66" stacks. In the renovated scheme there are 585 88" high, 3' wide stacks.

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OPTION 3

NEW ADDITION & UNDERGROUND PARKING PER CURRENT CITY CODE, NEW COURTYARD



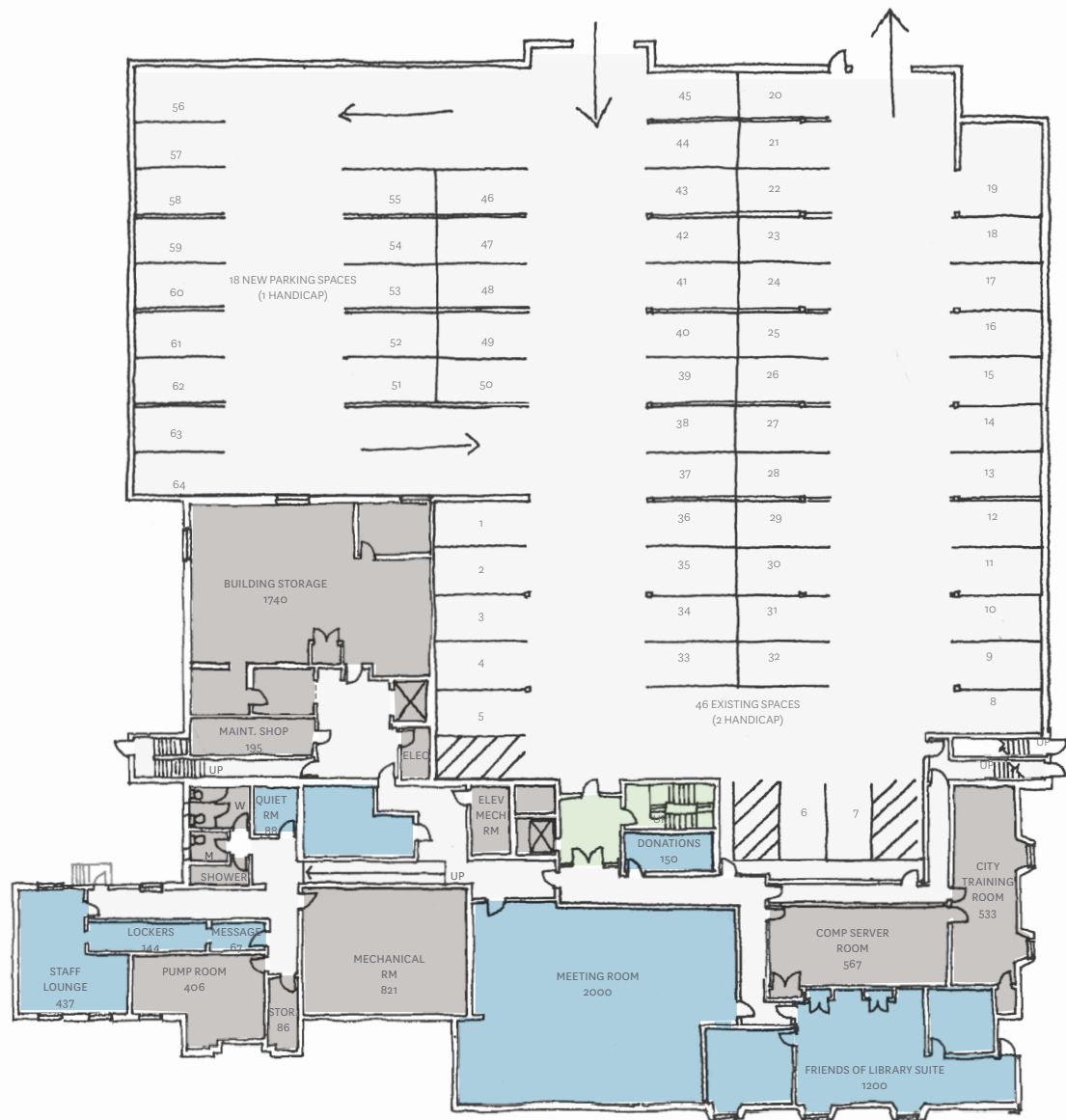
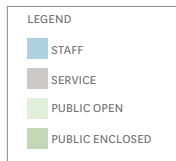
AXONOMETRIC LOOKING NORTH



AXONOMETRIC LOOKING EAST

OPTION 4

NEW ADDITION & UNDERGROUND PARKING PER CURRENT LIBRARY PARKING CAPACITY



LOWER LEVEL PLAN

SUMMARY

By expanding the underground lot, 18 new parking spaces can be added. If we apply the same parking ratio to a new addition that the library currently operates at, this would allow for an addition up to 12,906 sf. We recommend an addition totaling 10,585 sf.

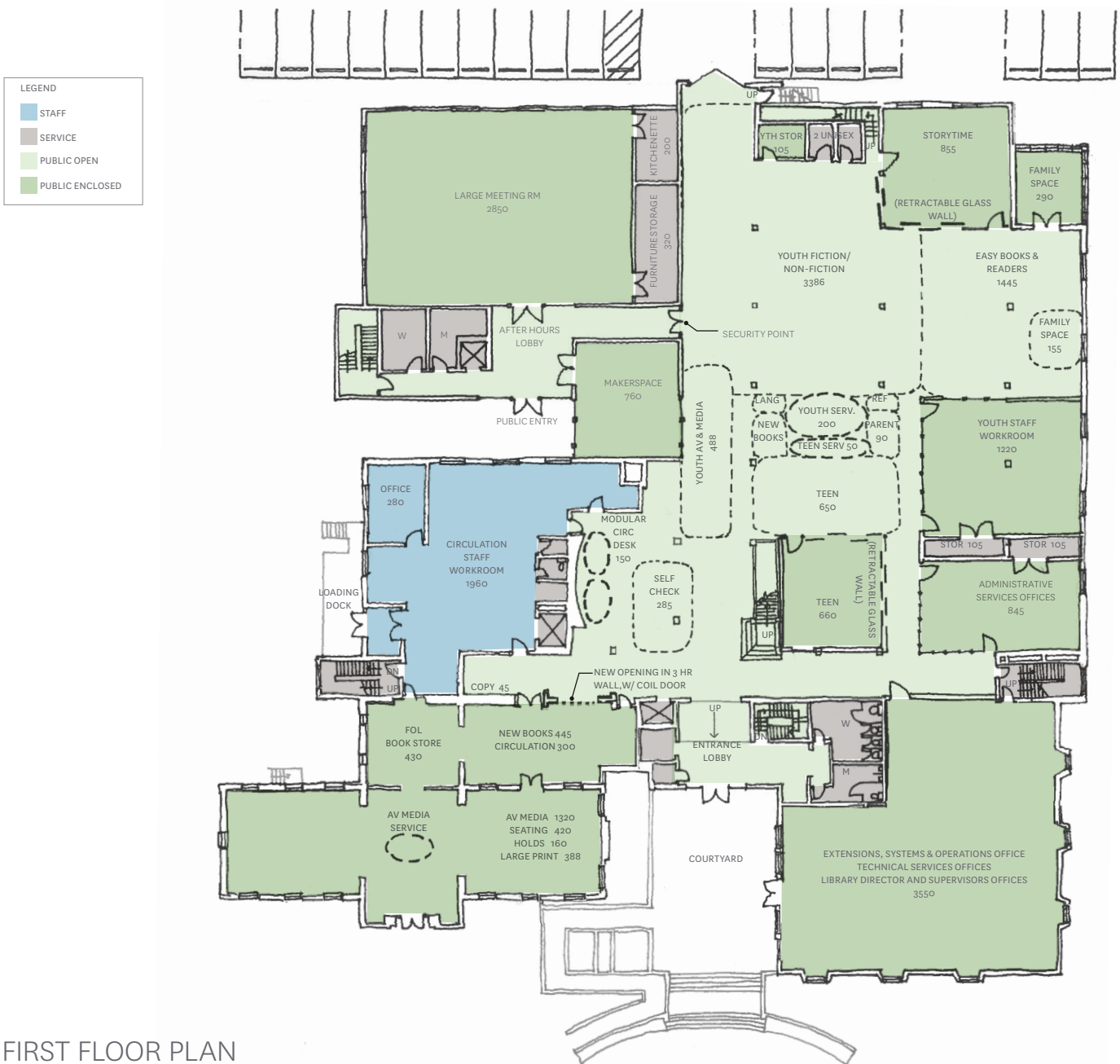
Due to lack of access to daylight and poor connectivity to the library, we recommend moving staff workspace to the first floor. The Technical Services Workspace will no longer receive daylight due to the new parking and addition. A good use for this space would be to provide much needed additional building storage.

While the Administrative Services Suite does have access to daylight and views, it would be preferable for all staff to be on one level to improve communication and their ability to serve the public. This space could provide an opportunity to consolidate the Friends of the Library sorting room and offices into one large daylight suite.

This former Extensions, Systems and Ops office could become an additional meeting room that would accommodate up to 133 people. This space could be rented out after hours.

OPTION 4

NEW ADDITION & UNDERGROUND PARKING PER CURRENT LIBRARY PARKING CAPACITY



FIRST FLOOR PLAN

SUMMARY

A new addition totaling 10,585 sf on two floors would provide much desired additional programming space and enable staff to move from the under lit lower level to the daylit first floor. The first floor addition totals 5050 sf, while the second floor totals 5535 sf.

The new addition accommodates the 190 seat meeting room with attached kitchenette and furniture storage. The public enters directly into a lobby that can be secured after hours. The Maker

Space is moved into this wing to support additional programming opportunities. A new staircase and elevator connect to the second floor lobby which can similarly be secured after hours.

The space freed up in the main library due to moving the Maker Space and large meeting room is enough to accommodate all of the lower level staff areas. It is our recommendation to move all permanent staff workspace to first floor to provide a healthier work environment.

NEW ADDITION & UNDERGROUND PARKING PER CURRENT LIBRARY PARKING CAPACITY



SECOND FLOOR PLAN

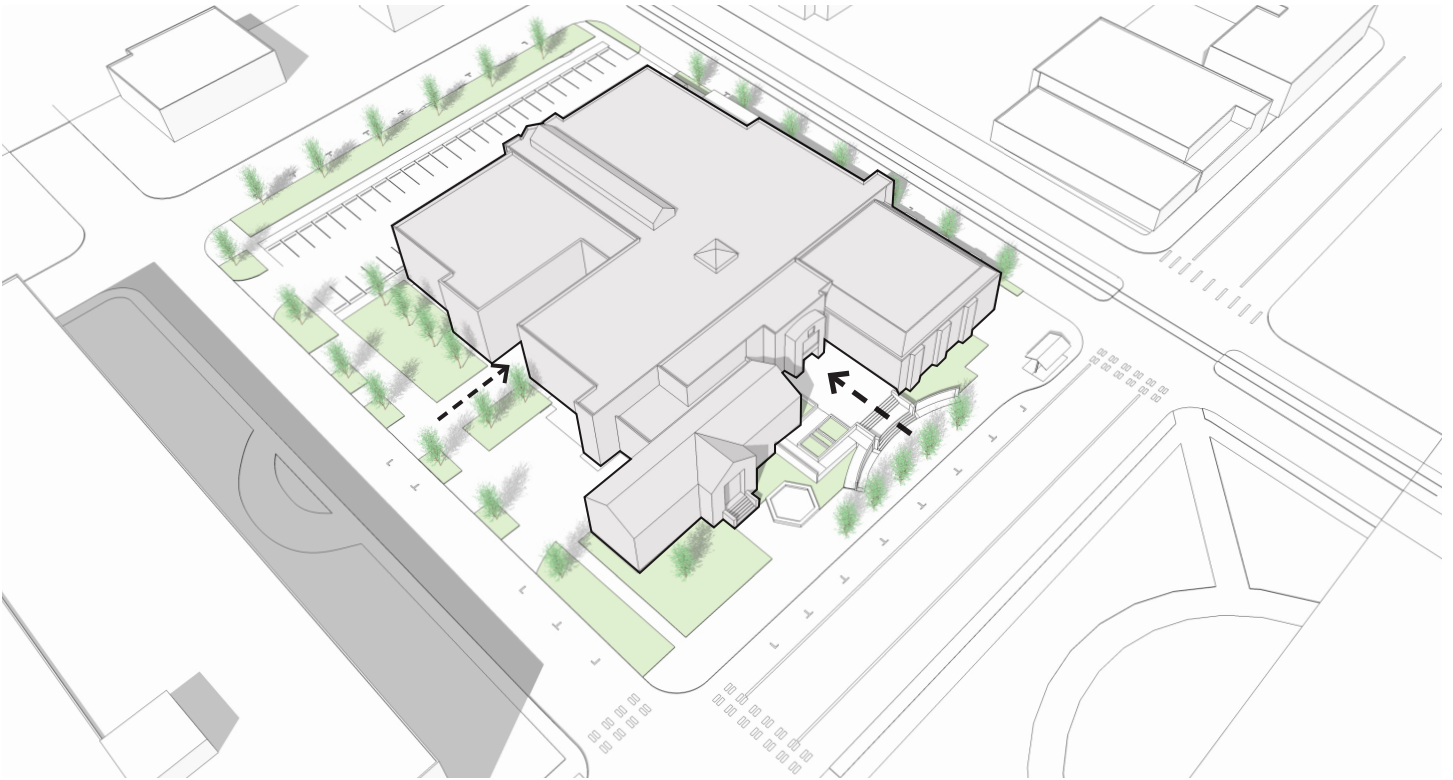
SUMMARY

The new addition contains a combination of additional collection space and new programming space. The programming space includes a meeting room that can accommodate up to 115 ppl and a classroom that can fit 28 people. This section of the building can be used after hours and it separated from the main library with security doors. It is connected to the first floor with a new staircase creating a two story volume for after hours programming.

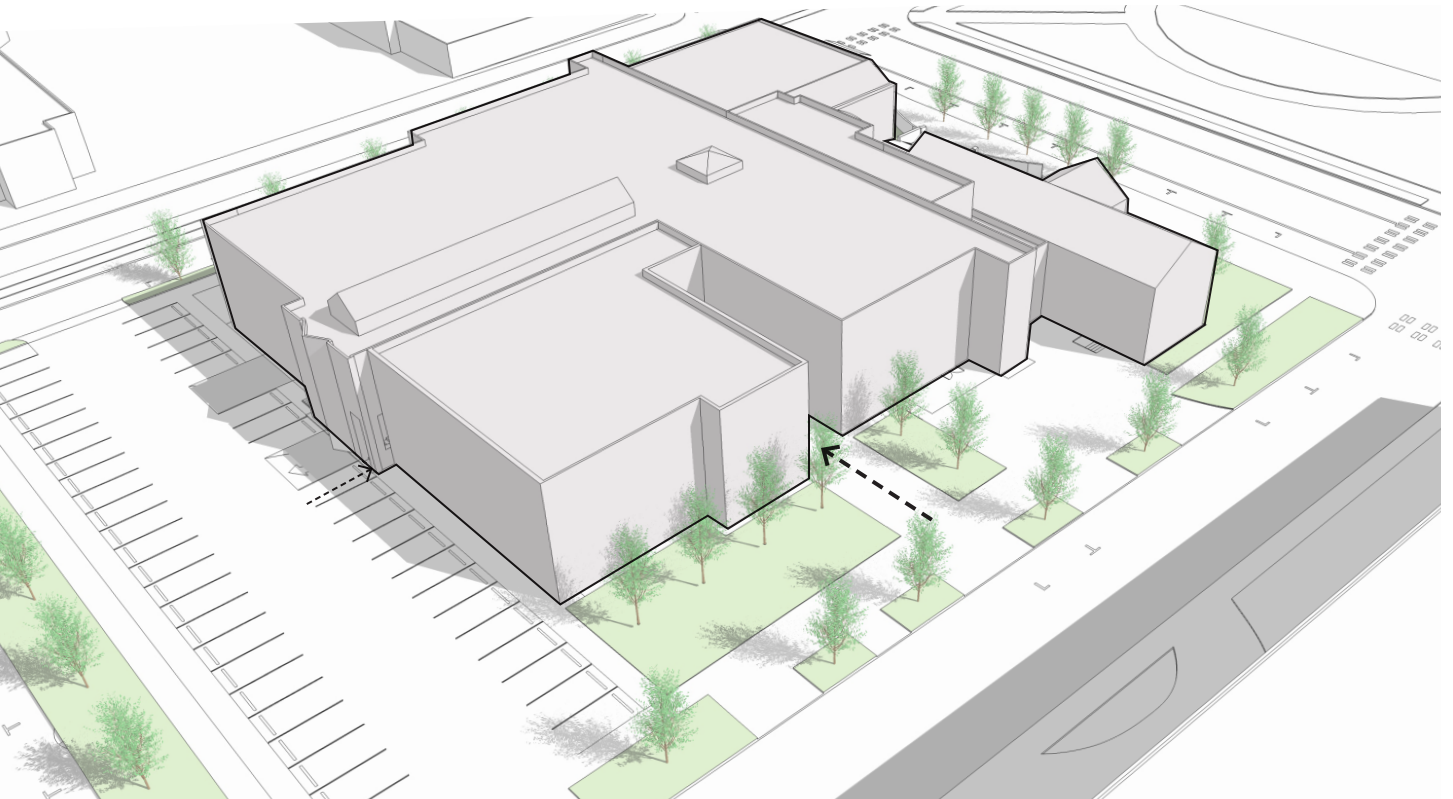
The new collection space can accommodate approximately 690 3' shelves and 370 sf of additional seating. The additional shelving space is enough to drop all the higher shelves to 66" and remove an additional 28 3' lengths of shelving thereby creating a break in the long bank of non-fiction. This would provide an additional 200 sf of seating or display.

OPTION 4

NEW ADDITION & UNDERGROUND PARKING PER CURRENT LIBRARY PARKING CAPACITY

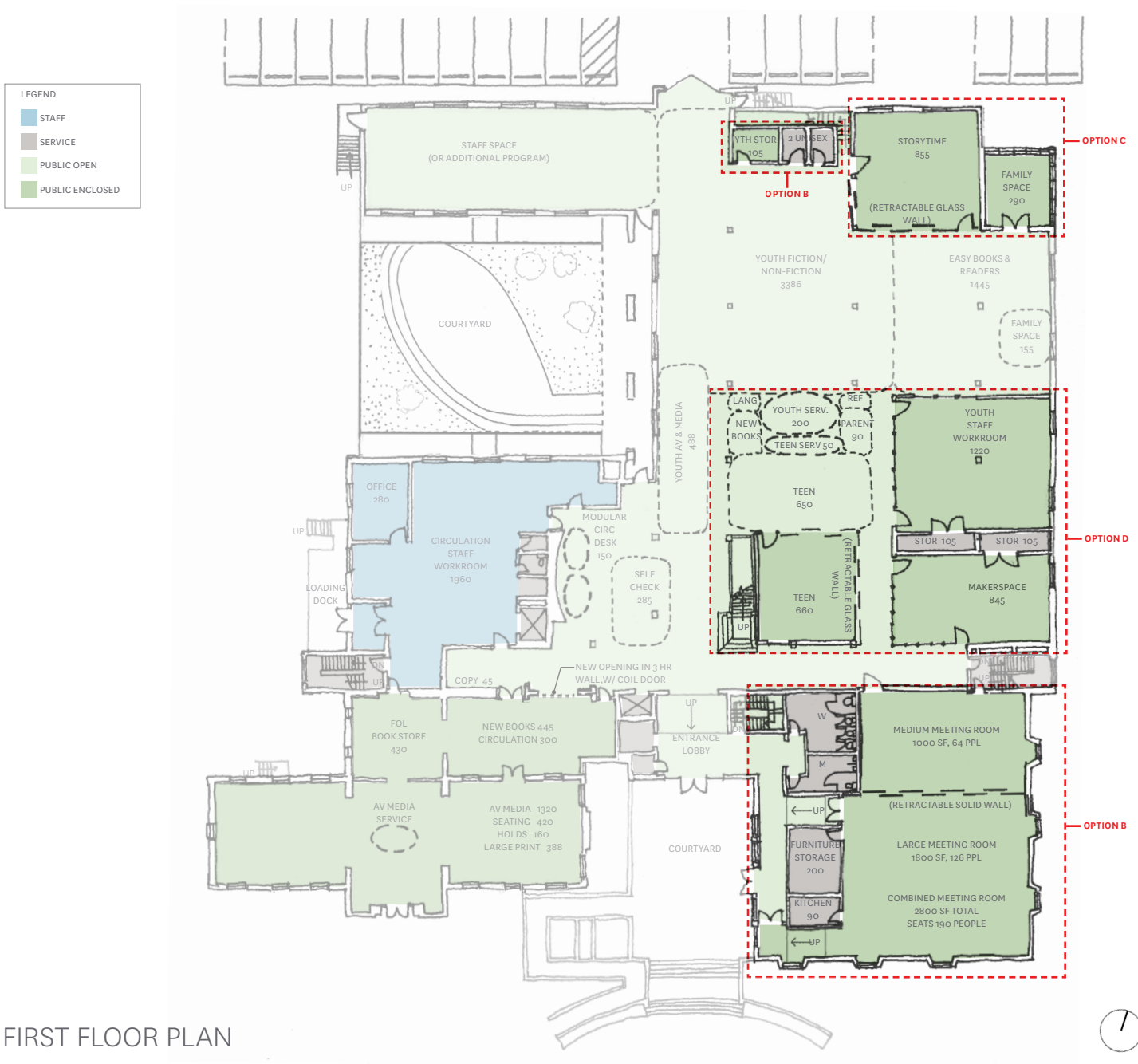


AXONOMETRIC LOOKING NORTH



AXONOMETRIC LOOKING EAST

OPTION 3 - COST BREAKDOWN



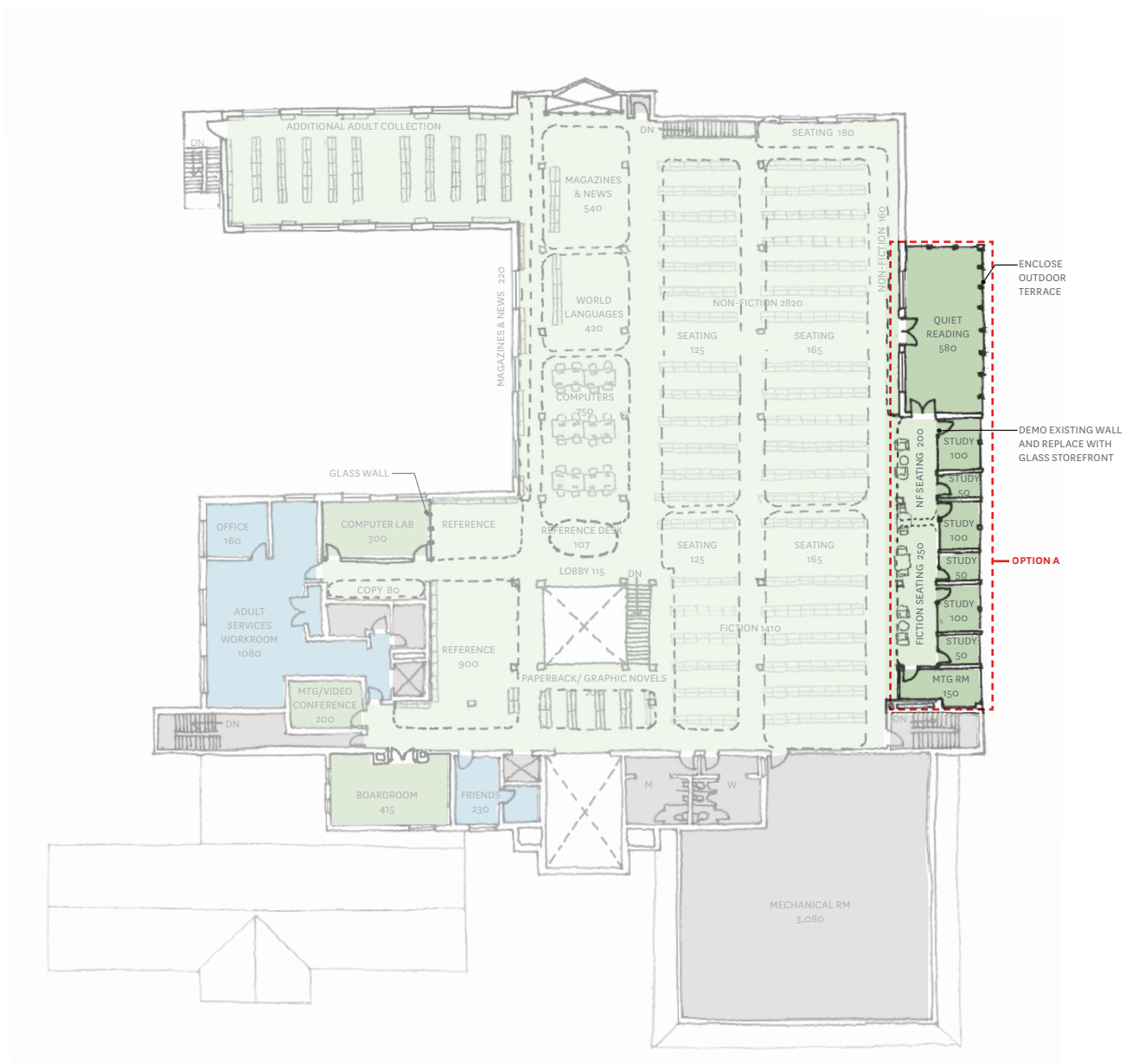
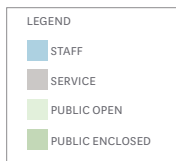
FIRST FLOOR PLAN

Option B: Large meeting room is expanded with a retractable wall to divide the space. The south entry is shifted to increase safety and security. Unisex bathrooms and Youth Storage are relocated.

Option C: Storytime and Family Space rooms are relocated to northeast corner of building. Retractable wall is added.

Option D: Youth Services Workroom is relocated and a Maker Space is added, both with storage. Teens is moved to the center of the library for easy oversight. The solid walls are demolished and an operable glass wall will be constructed.

OPTION 3 - COST BREAKDOWN



SECOND FLOOR PLAN

Option A: The outdoor patio was enclosed to create a new Quiet Reading Room and series of Study Rooms. The Study Rooms require demolishing the existing wall and creating a new, glass storefront. A second door was added into the Quiet Reading Room.

Appendices:

Appendix A: Space Summary

Appendix B: Cost Model

SPACE SUMMARY

Corvallis-Benton County Public Library
Spaces Summary

	SPACE	SQ FEET	
	FIRST FLOOR		
1.1	Public Entrance/Lobby	1,190	
1.2	Meeting Room (dividable)	2,805	
1.3	Kitchen	90	
1.4	Meeting Room Storage	200	
1.5	Storage	202	
1.6	Public Restrooms	IN GSF	
1.7	FOL Book Store	430	
2.1	Express Checkout	265	
2.2	Holds	160	
2.3	Service Desk, First Floor	215	
2.4	New Books / Browsing	406	
2.5	AV Media	1,320	
2.6	Copy Center - First Floor	45	
3.1	Family Space	446	
3.2	Easy Books and Readers	1,445	
3.3	Storytime Room	856	
3.4	Youth Programming Storage	165	
3.5	Parent Collection	90	
3.6	Family Restrooms (2)	IN GSF	
3.7	Youth/Teen Services Staff Workroom	1,220	
3.8	Youth New Books / Browsing	64	
3.9	Youth AV Media / Browsing	488	
3.10	Youth Service Desk	196	
3.11	Youth Reference Collection	16	
3.12	Youth Circulating Books	3,392	
3.13	Teen Space	1,325	
4.1	Makerspace	725	
4.2	Seating, Belluschi Room	420	
4.3	Large Print Books	388	
5.1	Delivery Entrance	96	
5.2	Staff Restroom	IN GSF	
5.3	Circulation Staff Workroom	1,850	
5.4	Circulation Supervisors Office	288	
First Floor Total			20,798
	SECOND FLOOR		
6.1	Lobby - Second Floor	115	
6.2	Public Restrooms - Second Floor	IN GSF	
6.3	Reference Desk	107	
6.4	Adult Public Access Computers	864	
6.5	Reference Collection	900	
6.6	Adult Circulating Nonfiction Books	3,648	
6.7	Adult Circulating Fiction Books	2,373	
6.8	World Language Collection	420	
6.9	Magazine and Newspaper Browsing	761	
6.10	Quiet Reading	580	
6.11	Computer Lab	300	

Corvallis-Benton County Public Library
Spaces Summary

6.12	Board Room	415	
6.13	Video Conference Room A	200	
6.14	Conference Room B	150	
6.15	Conference Room C	100	
6.16	Conference Room D	100	
6.17	Conference Room E	100	
6.18	Group Study / Tutoring Room A	50	
6.19	Group Study / Tutoring Room B	50	
6.20	Group Study / Tutoring Room C	50	
6.21	Copy Center - Second Floor	80	
7.1	Adult Services Librarian's Office	105	
7.2	Adult Services Staff Workroom	1,135	
7.3	Friends of the Library/Online sales	230	
7.4	Staff Restroom - Second Floor	IN GSF	
Second Floor Total			12,833
	LOWER FLOOR		
8.1	FOL Workspace	267	
9.1	Library Director's Office	269	
9.2	Administrative Services Office	933	
9.3	Extensions Supervisor Office	105	
9.4	Deputy Director for Public Services Office	105	
9.5	Extensions, Systems and Operations Office	1,815	
9.6	Technical Services Supervisor's Office	105	
9.7	Technical Services Work Space	1,573	
10.1	Copy Center	150	
10.2	Computer/Server Room	581	
10.3	City Training Room	533	
10.4	Staff Lounge	648	
10.5	Building maintenance workshop	195	
10.6	Staff Restrooms - First Floor	IN GSF	
10.7	Quiet Room	88	
10.8	Storage/Janitorial closet	492	
10.9	Mechanical/Electrical Rooms	999	
Lower Floor Total			8,858
TOTAL	Net Assignable Square Feet:		42,489
	Gross Square Feet @70% Net to Gross SF:		60,698

Corvallis-Benton County
Detailed Spaces Summary

		Quantity	Item	SF/Item	Total SF
1.1	Public Entrance/Lobby				
	floor mats, with minimum 16' walk-off length			NA	NA
	seating, bench, 5' x 24", 2-person	2	benches	30	60
	community information display unit, wall-mounted, with brochure & nsp racks, bulletin board & storage below, 8'L x 5'H x 1.5'D	2	units	36	72
	unprogrammed space				1,058
	total				1,190
1.2	Meeting Room (dividable)				
	stacking chairs	187	seats	15	2,805
	tables, folding, lightweight, 24" x 60"	24	tables	0	0
	podium, movable, on stage	1	podium	0	0
	movable wall partitions	1	unit	GSF	GSF
	video/digital projector, ceiling-mounted	1	projector	0	0
	projection screen, ceiling-mounted	1	screen	0	0
	chair rails at perimeter of room	1	unit	0	0
	total				2,805
1.3	Kitchen				
	work counter, 8' x 2.5', w double sink, commercial grade, dishwasher, cabinets above and below	1	counter	50	50
	refrigerator, full size	1	unit	20	20
	microwave oven, on counter	1	oven	0	0
	oven with range-top, under counter	1	oven	0	0
	storage cabinet for supplies	1	cabinets	20	20
	total				90
1.4	Meeting Room Storage				
	dollies, stacking, for chairs	6	dollies	7	42
	table trucks for folding tables	10	dollies	10	100
	AV cart, mobile	1	cart	10	10
	circulation space	1	space	48	48
	total				200
1.5	Storage				
	clear space for storage of easels, equipment, other programming supplies				202
	total				202
1.6	Public Restrooms - First Floor				IN GSF
1.7	FOL Book Store				
	shelving, 78", wall-mounted, for books on sale	10	sections	12	120
	shelving, retail, 60" mobile units, for books on sale	4	D/S sections	40	160
	storage closet for immediate supply/inventory needs	1	closet	50	50
	unassigned square footage	1	space	100	100
	total				430
2.1	Express Checkout				
	express self-checkout machines	4	machines	40	160

Corvallis-Benton County
Detailed Spaces Summary

	queuing space	4	people	6	24
	display cases, glass-enclosed, wall-mounted, 6'w x 6'h x 2'd	2	cases	30	60
	Oregon Coast Impressions (art work)	1	art piece	21	21
	unassigned square footage	1	space	120	120
	total				265
2.2	Holds				
	shelving, holds	10	sections	16	160
	total				160
2.3	Service Desk, First Floor				
	staff counter positions with computer workstns	2	positions	50	100
	cash register, behind counter	1	machine	12	12
	book trucks	2	trucks	8	16
	shelving, wall-mounted, behind desk	2	sections	10	20
	unassigned square footage	1	space	67	67
	total				215
2.4	New Books / Browsing				
	shelving, Lucky Day collection	1.0	display unit	13	13
	shelving, new books	14	sections	8	112
	benches, 2-person, 2' x 6'	2	seats	20	40
	online catalog workstation	4	stations	30	120
	catalog research workstation	2	stations	30	60
	display tables for featured items, 3' x 3'	2	tables	25	50
	phone charging station	1	station	4	4
	library map	1	map	7	7
	total				406
2.5	AV Media				
	service desk, 1-person, with computer workstation	1	position	50	50
	new media display tables, 3' x 3'	2	tables	25	50
	shelving, DVD holds	3	sections	16	48
	shelving, DVDs	65	sections	8.0	520
	shelving, Music CDs	28	sections	8.0	224
	shelving, audiobooks	42	sections	8.0	336
	shelving, video games	4	sections	8.0	32
	shelving, other adult media	1	section	8.0	8
	Belluschi display case	1	display	12.0	12
	benches, 2-person, 2' x 6'	2	seats	20	40
	total				1,320
2.6	Copy Center - First Floor				
	copy machines, standard	1	machine	40	40
	debit card dispenser, change machine	1	each	4	5
	total				45
3.1	Family Space				
	display cases, glass-enclosed, wall-mounted, 6'w x 6'h x 2'd	4	cases	30	120
	lounge seating, parent/child	4	chairs	35	140
	seating @ 4-pl tables, round for toddlers	8	seats	22	176

Corvallis-Benton County
Detailed Spaces Summary

	manipulatives, etc.				100
	cabinets for puzzle and toy storage	2	cabinets	15	30
	total				446
3.2	Easy Books and Readers				
	seating @ 4-pl tables, round for toddlers	8	seats	22	176
	shelving, 45" for easy books	123	sections	8.0	984
	shelving, 66" for readers	23	sections	8.0	184
	express self-checkout machines	1	machines	40	40
	open play space for children	1	space	61	61
	total				1,445
3.3	Storytime Room				
	floor seating for children and parents, carpeted	82	spaces	10	820
	stroller parking	6	strollers	6	36
	projection screen, ceiling-mounted	1	screen	0	0
	total				856
3.4	Youth Programming Storage				
	shelving, industrial, 80" for boxes of supplies, puppets, programming props	9	sections	12	108
	mobile AV cart	1	cart	12	12
	clear space for temporary storage of exhibits, supplies, programming materials	1	space	45	45
	total				165
3.5	Parent Collection				
	lounge chairs	2	chairs	35	70
	shelving for parent collection	2	sections	8.0	16
	display boards, tackable, wall-mounted	1	board	0	0
	unassigned square footage	1	space	4	4
	total				90
3.6	Family Restrooms (2)				IN GSF
3.7	Youth/Teen Services Staff Workroom				
	workstations, modular, 8' x 8'	7	wkstns	60	420
	volunteer workstation, modular, 6" x 6"	1	wkstns	45	45
	printers	2	printers	12	24
	work/meeting room (with table and 6 chairs)	1	meeting room	152	152
	shelving, 84", for supplies, etc.	18	sections	8	144
	shelving for storytelling collection	6	sections	8	48
	supply closet, for programming supplies	1	closet	50	50
	bulletin board, wall-mounted, 6' x 4'	1	board	0	0
	whiteboard, wall-mounted, 2' x 3'	1	board	0	0
	work counter, 8' x 3', cabinets above and below	1	counter	30	30
	work table, 8' x 3', with flat file storage below	1	table	40	40
	counter, 8' x 2', w double sink, commercial grade, cabinets above and below	1	counter	40	40
	trash container	1	container	6	6
	unprogrammed space				221
	total				1,220

Corvallis-Benton County
Detailed Spaces Summary

3.8	Youth New Books/Browsing				
	shelving, retail display for youth new books	2	unit	13	26
	shelving, for youth magazines, with backfiles	3	sections	10	30
	display boards, tackable, wall-mounted	2	boards	0	0
	unassigned square footage	1	space	8	8
	total				64
3.9	Youth AV Media/Browsing				
	shelving, 66" for youth DVDs	25	sections	8.0	200
	shelving, 66" AV browsing for youth music CDs	6	sections	8.0	48
	shelving, 66" for youth audio books tape/CD	22	sections	8.0	176
	shelving, 66" with hanging rods for AV media kits	8	sections	8.0	64
	total				488
3.10	Youth Service Desk				
	allowance for focal point (aquarium, tree or similar feature)	1	space	50	50
	service desk, 2-person, with computer workstn	2	position	50	100
	display of Library handouts, freestanding or built into desk	1	unit	6	6
	express self-checkout machine	1	machines	40	40
	display walls, tackable, for rotating exhibits	6	wall areas	0	0
	total				196
3.11	Youth Reference Collection				
	shelving, 66" for reference books	2	sections	8.0	16
	total				16
3.12	Youth Circulating Books				
	seating @ 4-pl tables	28	seats	25	700
	seating, lounge chairs	4	seats	30	120
	computer workstations, sitdown	6	wkstns	30	180
	networked printer/print release station	1	printers	24	24
	shelving, 66" for youth nonfiction	146	sections	8.0	1,168
	shelving, 66" for youth fiction	87	sections	8.0	696
	shelving, 66" for youth graphic novels	15	sections	8.0	120
	shelving, 66" for youth series	27	sections	8.0	216
	shelving, Spanish language books	20	sections	8.0	160
	shelving, 66" for youth oversize	1	section	8.0	8
	total				3,392
3.13	Teen Space				
	service desk, 1-person, with computer workstation	1	desk	50	50
	computer workstations, sitdown	7	wkstns	30	210
	networked printer/print release station	1	printer	24	24
	seating, lounge chairs	4	seats	35	140
	seating @ 4-pl round tables or booth seats	12	seats	35	420
	casual seating (e.g., café tables, cockpit chairs)	4	seats	25	100
	shelving, 72", for teen graphic novels	11	sections	8.0	88
	shelving, retail display, for teen new and popular books	1	unit	13	13
	shelving, teen hardback fiction	19	sections	8.0	152
	shelving, teen nonfiction and reference	4	sections	8.0	32

Corvallis-Benton County
Detailed Spaces Summary

	shelving, for teen audiobooks	4	sections	8.0	32
	shelving, for Teen Spanish language F/NF books	1	sections	8.0	8
	shelving, display for teen magazines	2	section	10.0	20
	display walls, tackable, for art + posters	6	walls	0	0
	unassigned square footage	1	space	36	36
	total				1,325
4.1	Makerspace				
	seating, 1 place work tables 30" x 48"	32	seats	20	640
	counter, 8' x 2', w double sink, commercial grade, cabinets above and below	1	counter	40	40
	supply closet	1	closet	30	30
	unassigned square footage	1	space	15	15
	total				725
4.2	Seating, Belluschi Room				
	seating @ 1-place study tables or counter with dividers	8	seats	25	200
	seating, lounge chairs	6	seats	35	210
	unassigned square footage	1	space	10	10
	total				420
4.3	Large Print Books				
	shelving, 78" for large print books	31	sections	8.0	248
	seating, lounge chairs	4	seats	35	140
	total				388
5.1	Delivery Entrance				
	shelving, industrial, to sort + process deliveries, 42" x 18"	2	sections	15	30
	clear floor space for receiving + unpacking shipments	1	space	50	50
	trash container, large	1	container	6	6
	shelving, 84" for temporary storage (donations, boxes etc.)	1	sections	10	10
	total				96
5.2	Circulation Staff Workroom				
	work counter, 6' x 3'	3	counters	24	72
	workstations, modular, 8' x 8'	4	wkstns	70	280
	workstations, modular, 6' x 6', for circulation staff and volunteers	8	wkstns	45	360
	printers	2	printers	12	24
	book truck parking	50	trucks	8	400
	sorting space for delivery bins	6	bin stacks	6	36
	delivery box stacking space (6 stacks @ 4 boxes each)	6	stacks	4	24
	shelving, 84", for circulation problems and snags	8	sections	10	80
	material returns slot/bin, exterior	2	return unit	20	40
	material returns slot/bin, interior	2	return unit	20	40
	supply closet for circulation supplies storage	1	closet	25	25
	bulletin board, wall-mounted, 6' x 4'	1	board	0	0
	whiteboard, wall-mounted, 2' x 3'	1	board	0	0
	trash container	1	container	6	6

Corvallis-Benton County
Detailed Spaces Summary

	mop sink, floor-mounted w mop storage, wall-mounted	1	space	25	25
	lockers, 6 per stack (for 24 people)	4	stacks	5	20
	coat closet, 6' x 3'	1	closet	24	24
	unprogrammed space	1	space	394	394
	total				1,850
5.3	Staff Restrooms (2)				IN GSF
5.4	Circulation Supervisors' Offices				
	desk, computer workstation, printer and task chair	2	desks	64	128
	chair, guest	2	chair	20	40
	workstations, modular, 6' x 6' +25% circ space, for shared use	1	wkstn	45	45
	shelving, 84", wall-mounted	4	section	10	40
	safe, floor	1	safe	5	5
	lateral file, 3-drawer unit	2	cabinets	15	30
	total				288
6.1	Lobby - Second Floor				
	circulation space	1	space	115	115
	total				115
6.2	Public Restrooms - Second Floor				IN GSF
6.3	Reference Desk				
	service desk, 2-person, with computer workstations	2	positions	50	100
	display of Library handouts, built into desk	1	unit	7	7
	total				107
6.4	Adult Public Access Computers				
	computer workstations	25	wkstns	30	750
	special needs computer workstation	2	wkstns	30	60
	networked printer/print release station	2	printers	12	24
	scanner	1	scanner	30	30
	total				864
6.5	Reference Collection				
	seating @ 2-pl tables	8	seats	25	200
	seating, lounge chairs	2	seats	35	70
	shelving, 84" for reference books	24	sections	8.0	192
	express self-checkout machine	1	machines	40	40
	map case	2	cases	36	72
	flat files	2	cases	24	48
	microform readers	2	readers	42	84
	microform cabinets	4	cabinets	18	72
	vertical files	2	cabinets	8	15
	unassigned square footage	1	space	107	107
	total				900
6.6	Adult Circulating Nonfiction Books				

Corvallis-Benton County
Detailed Spaces Summary

	seating @ 2-pl tables	20	seats	25	500
	seating @ lounge chairs	4	seats	35	140
	tables, occasional @ lounge chairs	4	tables	0	0
	shelving, adult nonfiction, biographies	373	sections	8.0	2,984
	shelving, oversize books	3	sections	8.0	24
	total				3,648
6.7	Adult Circulating Fiction Books				
	seating, lounge chairs	3	seats	35	105
	tables, occasional @ lounge chairs	3	tables	0	0
	seating @ 2-pl tables	20	seats	25	500
	shelving, fiction	190	sections	8.0	1,520
	shelving, graphic novels	16	sections	8.0	128
	shelving, paperbacks	15	sections	8.0	120
	total				2,373
6.8	World Language Collection				
	shelving, Spanish language books	7	sections	8.0	56
	shelving, for Spanish language media	1	section	8.0	8
	shelving, for Spanish language magazines	1	sections	8.0	8
	seating @ 2-pl tables	8	seats	25	200
	seating, lounge chairs	4	seats	35	140
	community bulletin board, wall-mounted/handout display	1	boards	8	8
	total				420
6.9	Magazine and Newspaper Browsing				
	seating, lounge chairs	4	seats	35	140
	tables, occasional @ lounge chairs	4	tables	0	0
	seating @ 2 place tables	10	seats	25	250
	shelving, slanted, for magazine, with backfiles below	26	sections	10.3	268
	shelving, for newspaper display of current/recent issues	4	sections	10.3	41
	shelving, for newspaper backfiles	6	sections	10.3	62
	total				761
6.10	Quiet Reading				
	seating @ 1-place study tables or counter with dividers	12	seats	25	300
	seating, lounge chairs	8	seats	35	280
	total				580
6.11	Computer Lab				
	laptop/tablet storage/recharging station, 12-unit capacity, w 12 devices	1.0	storage unit	12	12
	1 person tables for desktop computers with specialized software	2	wkstns	25	50
	seating, 1 place work tables 30" x 48"	10	seats	20	200
	networked printer/print release station	1	printer	24	24
	video/digital projector, ceiling-mounted	1	projector	0	0
	projection screen, ceiling-mounted	1	screen	0	0
	white board, wall-mounted, interactive	1	board	0	0

Corvallis-Benton County
Detailed Spaces Summary

	unassigned square footage	1	space	2	14
	total				300
6.12	Boardroom				
	table, conference	1	table	0	0
	seating @ 20-place conference table	20	seats	20	400
	unassigned square footage	1	space	15	15
	total				415
6.13	Video Conference Room A				
	table, conference	1	table	0	0
	seating @ 8-place conference table	8	seats	25	200
	video/digital projector, ceiling-mounted	1	projector	0	0
	projection screen, ceiling-mounted	1	screen	0	0
	total				200
6.14	Conference Room B				
	table, conference	1.0	table	0	0
	seating @ 6-place conference table	6	seats	25	150
	total				150
6.15	Conference Room C				
	table, conference	1	table	0	0
	seating @ 4-place conference table	4	seats	25	100
	total				100
6.16	Conference Room D				
	table, conference	1	table	0	0
	seating @ 4-place conference tables	4	seats	25	100
	total				100
6.17	Conference Room E				
	table, conference	1	table	0	0
	seating @ 4-place conference table	4	seats	25	100
	total				100
6.18	Group Study/Tutoring Room A				
	table, conference	1	table	0	0
	seating	2	seats	25	50
	total				50
6.19	Group Study/Tutoring Room B				
	table, conference	1	table	0	0
	seating	2	seats	25	50
	total				50
6.20	Group Study/Tutoring Room C				
	table, conference	1	table	0	0
	seating	2	seats	25	50
	total				50

Corvallis-Benton County
Detailed Spaces Summary

6.21	Copy Center - Second Floor				
	copy machines, standard	1	machines	40	40
	debit card dispenser, change machine	1	each	4	4
	storage cabinet w work counter & small eqpt	1	cabinet	16	16
	display unit for tax forms, 5' x 2'	1	unit	20	20
	total				80
7.1	Adult/Youth Services Librarian's Office				
	desk, computer workstation, printer and task chair	1	desk	50	50
	chair, guest	1	chair	20	20
	shelving, 84", wall-mounted	2	sections	10	20
	lateral file, 3-drawer unit	1	cabinet	15	15
	total				105
7.2	Adult Services Staff Workroom				
	workstations, modular, 8' x 8'	5	wkstns	64	320
	volunteer workstations, modular, 6' x 6'	2	wkstns	45	90
	printers	2	printers	12	24
	shelving, 84" for books, supplies, etc.	20	sections	10	200
	work/meeting room (with table and 6 chairs)	1	meeting room	152	152
	lateral file, 3-drawer unit	2	cabinet	15	30
	supply closet, for programming supplies	1	closet	50	50
	bulletin board, wall-mounted, 6' x 4'	1	board	0	0
	whiteboard, wall-mounted, 2' x 3'	1	board	0	0
	trash container	1	container	6	6
	unprogrammed space	1	space	263	263
	total				1,135
7.3	Friends of the Library/Online Sales				
	volunteer workstations, modular, 6' x 6' +25% circ space	1	wkstns	45	45
	shelving, 84"	11	sections	10	110
	unprogrammed space	1	space	75	75
	total				230
7.4	Staff Restroom - Second Floor				IN GSF
8.1	FOL Workspace				
	work tables, for book sorting	2	tables	40	80
	shelving, 84", for sorting and storage	6	sections	5	30
	book trucks	4	trucks	8	32
	recycling/trash containers	2	containers	6	12
	coat closet	1	closet	20	20
	bulletin board, wall-mounted	1	board	0	0
	desk with computer workstation for accounts/admin	1	desk/wkstn	50	50
	unassigned square footage	1	space		43
	total				267

Corvallis-Benton County
Detailed Spaces Summary

9.1	Library Director's Office				
	desk, computer workstation, printer and task chair	1	desk	75	75
	credenza	1	credenza	20	20
	conference table, 4-place, round	1	table	0	0
	chairs, guest, @ conference table	4	chairs	22	88
	shelving, 84", wall-mounted	2	sections	10	20
	lateral file, 3-drawer unit	1	cabinet	15	15
	unassigned square footage				51
	total				269
9.2	Administrative Services Office				
	Administrative Services Office				
	arm chairs	2	chairs	25	50
	occasional table	1	table	0	0
	brochure rack, freestanding	1	rack	6	6
	work/meeting room (with table and 6 chairs)	1	meeting room	172	172
	desk, computer workstation, printer and task chair	2	desk	80	160
	chair, guest	1	chair	25	25
	printers	2	printers	12	24
	work table, 3' x 6'	1	table	18	18
	lateral files, 4-drawer units	6	files	15	90
	supply closet	1	closet	50	50
	work counter, 10' x 2', w sink, cabinets	1	counter	20	20
	shelving, wall mounted	4	sections	10	40
	copy machine	1	machine	36	36
	safe	1	safe	5	5
	unassigned square footage				237
	total				933
9.3	Extensions Supervisor Office				
	desk, computer workstation, printer and task chair	1	desk	50	50
	chair, guest	1	chair	20	20
	shelving, 84", wall-mounted	2	sections	10	20
	lateral file, 3-drawer unit	1	cabinet	15	15
	total				105
9.4	Deputy Director for Public Services Office				
	desk, computer workstation, printer and task chair	1	desk	50	50
	chair, guest	1	chair	20	20
	shelving, 84", wall-mounted	2	sections	10	20
	lateral file, 3-drawer unit	1	cabinet	15	15
	total				105
9.5	Extensions, Systems and Operations Office				
	workstations, modular, 8' x 8'	4	wkstns	64	256
	volunteer workstations, modular, 6' x 6' +25% circ space, for shared use	1	wkstns	45	45
	printers	2	printers	12	24
	shelving, 84" for books, supplies, etc.	20	sections	10	200
	work/meeting room (with table and 6 chairs)	1	meeting room	152	152
	supply closet, for programming supplies	1	closet	50	50
	bulletin board, wall-mounted, 6' x 4'	1	board	0	0

Corvallis-Benton County
Detailed Spaces Summary

	whiteboard, wall-mounted, 2' x 3'	1	board	0	0
	lateral file, 4-drawer unit	2	cabinets	15	30
	trash container	1	container	6	6
	unassigned square footage				1,052
	total				1,815
9.6	Technical Services Supervisor's Office				
	desk, computer workstation, printer and task chair	1	desk	50	50
	chair, guest	1	chair	20	20
	shelving, 84", wall-mounted	2	sections	10	20
	lateral file, 3-drawer unit	1	cabinet	15	15
	total				105
9.7	Technical Services Work Space				
	workstation, modular, 8' x 8' (including FOL workstation)	7	wkstns	64	448
	workstation, modular, 6' x 6', shared, for common-use equipment, such as label printer, networked printer.	1	wkstn	45	45
	work/meeting room (with table and 6 chairs)	1	meeting room	152	152
	shelving, 84" for each modular workstation	7	section	10	70
	work table, 6' x 3', for packing/processing "go back" materials	1	table	40	40
	mending/processing work counter, 8' x 2.5'	2	counters	40	80
	work counter, 10' x 2', w sink, cabinets	1	counter	20	20
	storage rack for mending/processing supplies	1	cabinet	20	20
	shelving, 84" for in-process materials	6	sections	10	60
	shelving, 84" for discarded and withdrawn materials	3	sections	10	30
	book truck parking	6	trucks	8	48
	paper cutter, on worktable	1	paper cutter	20	20
	trash/recycling containers, large, for weeded + recycled materials	2	containers	6	12
	lateral file, 4-drawer unit, for order files	1	cabinet	15	15
	copy machine	1	machine	36	36
	work counter, 8' x 3', cabinets above and below	1	counter	40	40
	trash container	1	container	6	6
	fax machine on counter	1	fax	0	0
	work table, 6' x 3'	1	table	40	40
	bulletin board, wall-mounted, 6' x 4'	1	board	0	0
	whiteboard, wall-mounted, 2' x 3'	1	board	0	0
	shelving, 84" for supplies	10	sections	10	100
	shelving, industrial, 80", for boxed supplies	6	sections	10	60
	shelving, 84" for in-process materials, secure	6	section	10	60
	loading/unloading area	1	space	116	116
	unassigned square footage	1	space	55	55
	total				1,573
10.1	Copy Center				
	shelving, for or office + paper supplies, Library forms + publications	4	sections	10	40
	copy machine	1	machine	36	36
	flat files	1	case	24	24

Corvallis-Benton County
Detailed Spaces Summary

	clear floor space for boxed storage	1	space	50	50
	total				150
10.2	Computer / Server Room				
	equipment racks	3	racks	40	120
	printer on stand	1	printer	16	16
	supply cabinet, 2-door, for IS supplies storage	2	cabinet	20	40
	PC at workstation	1	wkstn	16	16
	telecom equipment and patch panels, wall-mounted	1		30	30
	workstation, modular, 8' x 7', for IT support technician	2	wkstns	70	140
	work bench, 8' x 30", for equipment repairs	1	bench	50	50
	shelving, industrial, 80" for equipment storage	4	sections	12	48
	shelving, 84", for IT supplies, tech manuals, software etc.	5	sections	10	50
	clear space for boxed or large item storage	1	space	71	71
	total				581
10.3	City Training Room				533
	total				533
10.4	Staff Lounge				
	lockers, half-height, 2 per stack	20	stacks	5	100
	coat closet, 6' x 3'	1	closet	30	30
	lounge seats	4	seats	25	100
	seating @ 4-place tables	8	seats	25	200
	work counter, 8' x 24", w double sink, cabinets above and dishwasher below	1	counter	40	40
	refrigerator, full size	1	unit	20	20
	microwave oven, on counter	1	oven	0	0
	toaster oven, on counter	1	oven	0	0
	dishwasher, full-size, in cabinet	1	dishwasher	0	0
	trash containers/recycling containers	1	container	6	6
	bulletin board, wall-mounted	1	board	0	0
	vending machine, full-size	1	machine	16	16
	unprogrammed space				136
	total				648
10.5	Building Maintenance Workspace				
	work bench, 10' x 3'	1	bench	50	50
	shelving, rack, for light ballasts + other bulky items	3	sections	12	36
	clear space for furniture storage	4	sections	15	60
	unassigned square footage	1	space	49	49
	total				195
10.6	Staff Restrooms - First Floor				IN GSF
10.7	Staff Quiet Room				
	cot	1	cot	22	22
	lounge chair	1	chair	35	35
	table	1	table	10	10
	unassigned square footage				21
	total				88

Corvallis-Benton County
Detailed Spaces Summary

10.8	Storage/Janitorial Closet				
	shelving, industrial, 80" for supplies,storage	14	sections	12	168
	supply cabinet, 2-door, for secure supplies storage	2	cabinet	20	40
	clear space for boxed, bulk storage	1	space	50	50
	mop sink, floor-mounted w mop storage, wall-mounted	1	space	25	25
	unassigned square footage				209
	total				492
10.9	Mechanical/Electrical Rooms				
	Mechanical room	1.0	room	821	821
	Elevator room	1.0	room	118	118
	Electrical room	1.0	room	60	60
	total				999
	TOTAL (Net assignable square feet)				42,489
	Gross Square Feet @70% Net to Gross SF:				60,698



SFPL Bayview Library, San Francisco CA
Hacker Architects

Corvallis Benton County Public Library Option Study

Prepared for:

HACKER



City of Corvallis
Public Library
Renovation Cost Option Study

October 12, 2017

Scope of Work and Cost Basis

The scope of work includes the development of a cost model at the concept design level for the City of Corvallis Corvallis-Benton County Public Library . A cost model is provided for each design option and breakout costs are provided for specific areas as requested.

Assumptions and Clarifications

The costs herein are based upon the Concept Design Package including drawings and narratives dated 09/11/2017 provided by Hacker.

A budget recommendation is provided for FF&E items such as tables, chairs and other moveable furnishings. The budget is based upon a cost per square foot for a typical library renovation and addition.

In preparing the cost model for this project, multiple sources were used. The source information includes a current perspective on codes, technology, energy conservation, local general and sub construction markets, labor agreements, material costs, material availability and labor efficiencies.

Procurement: The project planned delivery method is design, bid, build.

Schedule: The project assumed start date is March 2018.

Mark ups

In addition to the cost of labor and materials (Direct Costs) needed to construct the projects identified, Mark ups are applied to cover the multitude of other related costs. Below we have included Mark Up categories with line items that are traditionally included within these groups.

Construction Cost Mark Ups

- Contingency- 10% For construction and design based upon level of design completion.
- General Conditions- 10% Management staff, trailers, etc.
- General Requirements- 12% Cranes and other project specific equipment
- Overhead and Profit- 5% Contractor's fee
- Bonds and insurance- 2% As required for the contract
- Escalation- 3% Anticipated construction cost increases from one date to another. Typically, this is provided from initial pricing to the mid-point of the project.

In this exercise the Markups are 42% as a compilation of the percentages listed above.

Corvallis Benton County Public Library Option Study

Overall Summary of Options

Option 1	SF	Cost/SF	TOTAL
Renovation	62,875	\$ 45.59	\$ 2,866,742
Sitework	1,500	\$ 32.45	\$ 48,675
Contractor's Mark up -42%			\$ 1,224,475
FF&E Allowance	62,875	\$ 56.00	\$ 3,521,000
Total Project with FF&E	62,875	\$ 121.84	\$ 7,660,892

Option 2	SF	Cost/SF	TOTAL
Renovation	62,875	\$ 45.59	\$ 2,866,742
Sitework	9,000	\$ 76.76	\$ 690,841
Contractor's Mark up -42%			\$ 1,494,184.66
FF&E Allowance	62,875	\$ 56.00	\$ 3,521,000
Total Project with FF&E	62,875	\$ 136.35	\$ 8,572,767

Option 3	SF	Cost/SF	TOTAL
Renovation	62,875	\$ 45.59	\$ 2,866,742
Sitework	4,334	\$ 134.70	\$ 583,779
Below grade Parking	6,400	\$ 72.94	\$ 466,840
Addition	3,320	\$ 395.77	\$ 1,313,965
Contractor's Mark up -42%			\$ 2,197,157
FF&E Allowance	66,195	\$ 56.00	\$ 3,706,920
Total Project with FF&E	66,195	\$ 168.22	\$ 11,135,402

Option 4	SF	Cost/SF	TOTAL
Renovation	62,875	\$ 45.59	\$ 2,866,742
Sitework	4,334	\$ 34.37	\$ 148,981
Below grade Parking	6,400	\$ 72.94	\$ 466,840
Addition	10,660	\$ 310.08	\$ 3,305,491
Contractor's Mark up -42%			\$ 2,850,982
FF&E Allowance	73,535	\$ 56.00	\$ 4,117,960
Total Project with FF&E	73,535	\$ 187.08	\$ 13,756,996

Corvallis Benton County Public Library Option Study Break Out Costs for Prioritization

Break out costs: The following project elements are included in the baseline cost report. These elements and their related costs are summarized below for prioritization purposes. For full detail, please see the detail section of this report.

	Area	Unit	\$/SF	Direct Cost	Total w/MU
Break out item: Option A- Terrace Build out					
Demolition to exterior wall to terrace	940	SF	\$ 28.00	\$ 26,320	\$ 37,374
Demolition to concrete pavers and pedestals	1,190	SF	\$ 6.50	\$ 7,735	\$ 10,984
Demolition to membrane system and drains at terrace	1,190	SF	\$ 11.00	\$ 13,090	\$ 18,588
Demolition to walls for reconfiguration	520	SF	\$ 3.30	\$ 1,716	\$ 2,437
Prep and build up floor at Terrace	1,190	SF	\$ 24.50	\$ 29,155	\$ 41,400
Build new partitions	874	SF	\$ 12.75	\$ 11,146	\$ 15,827
Build exterior wall at terrace addition w/glazing	1,160	SF	\$ 88.00	\$ 102,080	\$ 144,954
Building Ceiling/roof assembly at Terrace addition	1,190	SF	\$ 54.00	\$ 64,260	\$ 91,249
Extend MEP system to terrace addition	1,190	SF	\$ 21.00	\$ 24,990	\$ 35,486
Electrical, Lighting, Data to terrace addition	1,190	SF	\$ 54.00	\$ 64,260	\$ 91,249
Finishes	1,190	SF	\$ 21.00	\$ 24,990	\$ 35,486
	1,190	SF	\$441.20	\$ 369,742	\$ 525,034
Break out item: Option B- Meeting Rms and new Restrms					
Demolition for restrooms- Unisex (complete)	120	SF	\$ 28.00	\$ 3,360	\$ 4,771
Build restrooms to be ADA compliance	120	SF	\$ 76.50	\$ 9,180	\$ 13,036
Rebuild restrooms to be ADA compliance	940	SF	\$ 48.50	\$ 45,590	\$ 64,738
Meeting room Upgrades					\$ -
Demolition/Build back	2,800	SF	\$ 32.21	\$ 90,188	\$ 128,067
Retractable solid wall	230	SF	\$104.00	\$ 23,920	\$ 33,966
	3,980	SF	\$ 61.45	\$ 168,878	\$ 244,578
Break out item: Option C- Story time and Family Space					
Demolition/Build back	1,145	SF	\$ 32.21	\$ 36,880	\$ 52,370
Install retractable glass partitions w/ structural	240	SF	\$155.00	\$ 37,200	\$ 52,824
	1,145	SF	\$ 91.87	\$ 74,080	\$ 105,194
Break out item: Option D- Teen and Youth Area					
Demolition/Buidback	4,375	SF	\$ 24.18	\$ 105,788	\$ 150,218.25
Retractable Wall	322	SF	\$155.00	\$ 49,910	\$ 70,872.20
Glazed partitions w/doors	930	SF	\$ 92.00	\$ 85,560	\$ 121,495.20
	4,375	SF	\$ 78.31	\$ 241,258	\$ 342,586
Break out item: Replace lighting fixtures with LED	62,875	SF	\$ 4.00	\$ 251,500	\$ 357,130
Break out item: Upgrade fire alarm system	62,875	SF	\$ 3.50	\$ 220,063	\$ 312,489

Corvallis Benton County Public Library Option Study

Control Quantities

Program Areas- Existing Areas

Lower Level

Copy Center	265
Quiet Room	90
Staff Lounge	435
Lockers	145
Message	65
FOL Workspace	150
Extensions, systems and operations office	1,400
Conference Room	250
Boardroom	425
Open office	250
Library Director Office	269
Administration Services Office	741
Meeting Room	172
Tech services	1,475
Office Area	150
Load/unload	115
Maintenance Shop	195
Electrical room	60
Women's Room	105
Men's Room	80
Shower	80
Storage	405
Janitor	85
Mechanical room	820
Elevator Machine Room	80
City Training Room	567
Computer Server room	533
Circulation- 30%	3,963
Total	13,370

First Floor

Office	160
Circulation Work room	2,046
Magazine Back Issues	434
Friends Store	744
Magazines, Newspapers, etc.	2,354
Entrance Lobby	960
Meeting Room	1,800
Storytelling	612
Storage	202
Youth Work Room	800

Corvallis Benton County Public Library Option Study		
Control Quantities		
	Office	140
	Brooks reading room	300
	Main Floor Open Library	11,140
	Single Restroom 1	60
	Single Restroom 2	60
	Book Drop off	40
	Women's Room	250
	Men's Room	150
	Projection Room	185
	Kitchen	100
	Janitor	24
	Staff Restroom	65
	Circulation- 17%	4,374
Total		27,000
Second Floor		
	Office	170
	Adult Services Work Room	1,130
	Friends Office	236
	Conference Room	175
	Study Room 1	85
	Study Room 2	115
	Study Room 3	85
	Study Room 4	42
	Second Floor Open Library	13,900
	Storage Rooms (2)	210
	Men's Room	215
	Women's Room	238
	Mechanical	3,080
	Open to Below	872
	Circulation	762
	Outdoor Terrace	1,190
Total		22,505
Total Floor Area including Terrace build out		62,875

Corvallis Benton County Library Library Renovation

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Lower Floor	13,370	SF		
Main Floor	27,000	SF		
Second Floor	22,505	SF		
TOTAL AREA	62,875	SF		
Lower Floor				
Temporary Protection	13,370	SF	0.88	11,766
Remove all flooring, haul	13,370	SF	2.11	28,211
Remove nails and other wall mounted	8,766	SF	0.11	964
Repair walls for paint	8,766	SF	0.28	2,454
Demolition to restrooms (complete)	265	SF	15.70	4,161
Demolition to walls to expand operations office	1,080	SF	3.30	3,564
Build new partitions for office expansion	540	SF	9.90	5,346
Rebuild restrooms to be ADA compliant	265	SF	48.50	12,853
Paint Walls	8,766	SF	1.54	13,499
Paint Gyp Ceilings as required	1,000	SF	1.60	1,600
New flooring and base	10,696	SF	15.50	165,788
Replace lighting with LED	67	EA	800.00	53,480
Upgrade fire alarm	13,370	SF	3.50	46,795
Revise ceiling grid and diffusers as	12,370	SF	0.56	6,927
Modify HVAC system	13,370	SF	8.50	113,645
Test and Balance	16	HRs	130.00	2,080
	13,370	SF	35.39	473,132
Main Floor				
Temporary Protection	27,000	SF	0.88	23,760
Remove all flooring, haul	27,000	SF	2.11	56,970
Remove nails and other wall mounted	11,340	SF	0.11	1,247
Repair walls for paint	11,340	SF	0.28	3,175
Demolition for restrooms- Unisex (complete)	120	SF	28.00	3,360
Demolition to walls for reconfiguration	1,440	SF	3.30	4,752
Demolition to 3 HR walls for new opening	150	SF	10.50	1,575
Build new partitions	540	SF	9.90	5,346
Install glazed partitions w/doors	930	SF	92.00	85,560
Install retractable glass partitions w/ structural reinforcement w/ doors	960	SF	155.00	148,800
Retractable solid walls w/structural	230	SF	104.00	23,920
Build restrooms to be ADA compliant	120	SF	76.50	9,180
Paint Walls	12,930	SF	1.54	19,912
Paint Gyp Ceilings as required	520	SF	1.60	832

Corvallis Benton County Library Library Renovation

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Build new frame and install new pair doors-				
Lobby	1	PR	2,880.00	2,880
New doors	6	LEAF	1,330.00	7,980
Frame and coil door -motorized	1	EA	3,200.00	3,200
New flooring and base	21,600	SF	15.50	334,800
Copy area cabinets	15	LF	450.00	6,750
Revise ceiling grid and diffusers as	27,000	SF	0.56	15,120
Replace lighting with LED	135	EA	800.00	108,000
Upgrade fire alarm	27,000	SF	3.50	94,500
Modify HVAC system	27,000	SF	8.50	229,500
Test and Balance	20	HRs	130.00	2,600
	27,000	SF	44.21	1,193,720
Second Floor				
Temporary Protection	22,505	SF	1.04	23,405
Remove all flooring, haul	21,315	SF	2.11	44,975
Remove nails and other wall mounted	10,920	SF	0.11	1,201
Repair walls for paint	10,920	SF	0.28	3,058
Demolition to exterior wall to terrace	940	SF	28.00	26,320
Demolition to concrete pavers and	1,190	SF	6.50	7,735
Demolition to membrane system and				
drains at terrace	1,190	SF	11.00	13,090
Demolition to walls for reconfiguration	520	SF	3.30	1,716
Prep and build up floor at Terrace	1,190	SF	24.50	29,155
Build new partitions	1,410	SF	12.75	17,978
Glazed overlook enclosure	720	SF	55.00	39,600
Build exterior wall at terrace addition				
w/glazing	1,160	SF	88.00	102,080
Building Ceiling/roof assembly at Terrace				
addition	1,190	SF	54.00	64,260
Rebuild restrooms to be ADA compliant	940	SF	48.50	45,590
Paint Walls	12,330	SF	1.54	18,988
Paint Gyp Ceilings as required	453	SF	1.60	725
New single doors	7	EA	1,560.00	10,920
New pair doors	2	EA	2,880.00	5,760
New flooring and base	18,004	SF	15.50	279,062
Replace lighting with LED	113	EA	800.00	90,020
Upgrade fire alarm	22,505	SF	3.50	78,768
Extend MEP system to terrace addition	1,190	SF	21.00	24,990
Electrical, Lighting, Data to terrace	1,190	SF	54.00	64,260
Revise ceiling grid and diffusers as	22,505	SF	0.56	12,603
Modify HVAC system	22,505	SF	8.50	191,293

Corvallis Benton County Library Library Renovation

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Test and Balance	18	HRs	130.00	2,340
	22,505	SF	53.32	1,199,890
TOTAL DIRECT COST Renovation				2,866,742

Corvallis Benton County Library Option 1		Renovate Library, Fenner Building to Remain		
<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
TOTAL DIRECT COST Renovation				2,866,742
Landscape				
Concrete paving- sidewalk	495	SF	15.00	7,425
Trees	5	EA	500.00	2,500
Landscape and irrigation	1,500	SF	12.50	18,750
Benches and other features	1	ALW	5,000.00	5,000
Lighting and electrical	1	ALW	15,000.00	15,000
	1,500	SF	32.45	48,675
OPTION 1				
Renovation				
Demolition	62,875	SF	4.12	258,771
Build out	62,875	SF	13.15	827,114
Finishes	62,875	SF	13.39	841,956
Systems	62,875	SF	14.93	938,900
Sitework	1,500	SF	32.45	48,675
Contractors Mark up	42%			1,224,475
FF&E Allowance	62,875	SF	56.00	3,521,000
	62,875	SF	121.84	7,660,892

**Corvallis Benton County Library
Option 2**

Option 2, is the renovation of the existing library, demo
Fenner Building add new courtyard

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
TOTAL DIRECT COST Renovation				2,866,742
Sitework				
Demolition				
Cap and make safe Fenner building utilities	4,334	SF	5.00	21,670
Demolition to the Fenner Building	4,334	SF	10.55	45,724
Haul and Dispose	374	TNs	88.00	32,912
	4,334	SF	23.14	100,306
Courtyard- 9,000 SF				
Excavation	735	CY	33.00	24,248
Concrete paving- sidewalk	919	SF	15.00	13,785
Concrete paving- ramp	600	SF	22.00	13,200
Concrete seat walls	345	LF	355.00	122,475
Retaining walls	100	LF	550.00	55,000
Amphitheatre	2,000	SF	35.00	70,000
Sun porch and shade structure	1,685	SF	120.00	202,200
Trees	6	EA	500.00	3,000
Landscape and irrigation	2,405	SF	12.50	30,063
Fencing	183	LF	55.00	10,065
Benches and other features	1	ALW	6,500.00	6,500
Lighting and electrical	1	ALW	40,000.00	40,000
	9,000	SF	65.62	590,535
OPTION 2				
Renovation				
Demolition	62,875	SF	4.12	258,771
Build out	62,875	SF	13.15	827,114
Finishes	62,875	SF	13.39	841,956
Systems	62,875	SF	14.93	938,900
Sitework	9,000	SF	76.76	690,841
Contractors Mark up	42%			1,494,185
FF&E Allowance	62,875	SF	56.00	3,521,000
	62,875	SF	136.35	8,572,767

Corvallis Benton County Library Option 3

Option 3 is the renovation of the existing library, added underground parking and a two story addition with 3,320 SF of additional program area

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
TOTAL DIRECT COST Renovation				2,866,742
Sitework				
Demolition				
Cap and make safe Fenner building utilities	4,334	SF	5.00	21,670
Demolition to the Fenner Building	4,334	SF	10.55	45,724
Haul and Dispose	374	TNs	88.00	32,912
	4,334	SF	23.14	100,306
Courtyard- 4,170 SF				
12" Elevated Slab over garage	4,170	SF	30.00	125,100
Concrete paving- sidewalk	495	SF	15.00	7,425
Concrete paving- ramp	336	SF	22.00	7,392
Concrete seat walls	259	LF	355.00	91,856
Retaining walls	70	LF	550.00	38,500
Amphitheatre	1,030	SF	35.00	36,050
Sun porch and shade structure	900	SF	120.00	108,000
Trees	5	EA	500.00	2,500
Landscape and irrigation	2,240	SF	12.50	28,000
Fencing	130	LF	55.00	7,150
Benches and other features	1	ALW	6,500.00	6,500
Lighting and electrical	1	ALW	25,000.00	25,000
	4,170	SF	115.94	483,473
Below Grade Parking				
Excavation	1,896	CY	33.00	62,578
Columns and bases	7	EA	5,000.00	35,556
12" Reinforced Slab on Grade, subgrade	237	CY	550.00	130,370
Below grade retaining wall, waterproofed	119	CY	475.00	56,648
Vinyl ceiling insulation	6,400	SF	4.55	29,120
Drive entry	660	SF	45.00	29,700
Parking stops, signage, decals and	6,400	SF	2.00	12,800
Painting	6,400	SF	0.82	5,248
Stairs (no elevator)	1	FLT	12,000.00	12,000
Exhaust	6,400	SF	3.30	21,120
Floor drainage and oil interceptor	6,400	SF	2.75	17,600
Lighting and electrical	6,400	SF	4.00	25,600
EV Stations	3	EA	9,500.00	28,500
	18 Spaces		25,935.55	466,840

Corvallis Benton County Library Option 3

Option 3 is the renovation of the existing library, added underground parking and a two story addition with 3,320 SF of additional program area

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Addition				
12" Elevated Slab	1,660	SF	30.00	49,800
Vertical construction	24	TNs	7,500.00	178,560
Exterior cladding system and expansion	4,167	SF	55.00	229,185
Glazing- 30%	1,785	SF	88.00	157,080
Roofing system	1,660	SF	45.00	74,700
Stairs	2	FLT	18,500.00	37,000
Main floor - build out -Staff workroom	1,660	SF	85.00	141,100
Second floor- build out- Adult Collection	1,660	SF	85.00	141,100
Mechanical Systems	3,320	SF	38.00	126,160
Electrical Systems including lighting and controls	3,320	SF	54.00	179,280
	3,320	SF	395.77	1,313,965
OPTION 3				
Renovation				
Demolition	62,875	SF	4.12	258,771
Build out	62,875	SF	13.15	827,114
Finishes	62,875	SF	13.39	841,956
Systems	62,875	SF	14.93	938,900
Sitework	4,334	SF	134.70	583,779
Below grade Parking	18 SPACES		25,935.55	466,840
Addition	3,320	SF	395.77	1,313,965
Contractors Mark up	42%			2,197,157
FF&E Allowance	66,195	SF	56.00	3,706,920
	66,195	SF	168.22	11,135,402

Corvallis Benton County Library Option 4

Option 4 is the renovation of the existing library, added underground parking and a two story addition with 10,660 SF of additional program area

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
TOTAL DIRECT COST Renovation				2,866,742
Sitework				
Demolition				
Cap and make safe Fenner building utilities	4,334	SF	5.00	21,670
Demolition to the Fenner Building	4,334	SF	10.55	45,724
Haul and Dispose	374	TNs	88.00	32,912
	4,334	SF	23.14	100,306
Landscape				
Concrete paving- sidewalk	495	SF	15.00	7,425
Trees	5	EA	500.00	2,500
Landscape and irrigation	1,500	SF	12.50	18,750
Benches and other features	1	ALW	5,000.00	5,000
Lighting and electrical	1	ALW	15,000.00	15,000
	1,500	SF	32.45	48,675
Below Grade Parking				
Excavation	1,896	CY	33.00	62,578
Columns and bases	7	EA	5,000.00	35,556
12" Reinforced Slab on Grade, subgrade	237	CY	550.00	130,370
Below grade retaining wall, waterproofed	119	CY	475.00	56,648
Vinyl ceiling insulation	6,400	SF	4.55	29,120
Drive entry	660	SF	45.00	29,700
Parking stops, signage, decals and	6,400	SF	2.00	12,800
Painting	6,400	SF	0.82	5,248
Stairs (no elevator)	1	FLT	12,000.00	12,000
Exhaust	6,400	SF	3.30	21,120
Floor drainage and oil interceptor	6,400	SF	2.75	17,600
Lighting and electrical	6,400	SF	4.00	25,600
EV Stations	3	EA	9,500.00	28,500
	18 Spaces		25,935.55	466,840
Addition				
12" Elevated Slab	6,400	SF	30.00	192,000
Vertical construction	41	TNs	7,500.00	305,280
Exterior cladding system and expansion	7,659	SF	55.00	421,245
Glazing- 30%	2,517	SF	88.00	221,496
Roofing system	5,370	SF	45.00	241,650
Stairs	2	FLT	18,500.00	37,000

Corvallis Benton County Library Option 4

Option 4 is the renovation of the existing library, added underground parking and a two story addition with 10,660 SF of additional program area

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Main floor - Build out -Staff workroom	5,330	SF	85.00	453,050
Second floor- Build out- Adult Collection	5,330	SF	85.00	453,050
Mechanical systems	10,660	SF	38.00	405,080
Electrical Systems including lighting and controls	10,660	SF	54.00	575,640
	10,660	SF	310.08	3,305,491

OPTION 4

Renovation

Demolition	62,875	SF	4.12	258,771
Build out	62,875	SF	13.15	827,114
Finishes	62,875	SF	13.39	841,956
Systems	62,875	SF	14.93	938,900

Sitework

4,334	SF	23.14	148,981
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Below grade Parking

18 SPACES		25,935.55	466,840
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Addition

10,660	SF	310.08	3,305,491
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Contractors Mark up

42%			2,850,982
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FF&E Allowance

73,535	SF	56.00	4,117,960
73,535	SF	187.08	13,756,996