

2015

# Facilities Plan

## Lincoln City Libraries

The plan addresses the basic physical structures of each building, and also looks into the future to note how rearrangement, reallocation of spaces, furnishings, and technology will strengthen our ability to serve the community.



# Facilities Plan

## Lincoln City Libraries

Adopted by Library Board March 17, 2015

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## TABLE OF CONTENTS

Executive Summary.....	3
Facility Descriptions .....	8
Facility Recommendations requiring Substantial Investment.....	23
Additional Systemwide information.....	26
Special Topics	
The New Central Library as it Relates to the Strategic Plan [from Strategic Plan].....	29
Joint School/Public Library Facilities.....	32
Potential New Libraries.....	34
Libraries Serving the Core of the City.....	36
Areas for Special Investment—RFID and Children’s Discovery Spaces.....	38
Appendix A: Energy Audits	
Appendix B: Roofs and HVAC Inventories	
Appendix C: The Library as Place	

**Lincoln City Libraries  
Facilities Plan**

**EXECUTIVE SUMMARY**

## Executive Summary

A recent report issued by the Aspen Institute, “Rising to the Challenge: Re-Envisioning Public Libraries,” provides a national overview of topics that impact libraries locally. This Facilities Study focuses on how the library buildings of Lincoln City Libraries are situated to meet re-envisioned public library services for our community.

Within that report a section called “People, Place, and Platform” helps to set a context for facilities and services. It includes these comments:

“The library as people reflects the shift away from building collections [of books and other materials] to building human capital, relationships and knowledge networks in the community. People are at the center of the library’s mission to inspire and cultivate learning, advance knowledge and nurture and strengthen communities. While there are thousands of stories in the public library, the ones that matter most come with the people who use the library.”

“The library is first and foremost a place...a place that promotes development in society. It is the family room of the community. That’s the vision, that’s the future.”

“Today’s library is both a physical and virtual place, but it continues to be the physical presence of the library that anchors it most firmly in the community. Research and experience show that geography and place still matter.”

“The physical library must undergo a transition that embraces the openness and flexibility needed to thrive in a world of constant change. Central to this flexibility is creating spaces that can adapt to the changing operational models of libraries.”

“The public library remains a destination for many users, serving many purposes—personal quiet time for reading, research or homework’ supervised afterschool activities until parents get home from work; public events and performances; innovation labs, hacker and maker spaces; and co-working and collaboration spaces.”

Those trends and ideas, in combination with the goals set forth in the library’s Strategic Plan, provide the context for this Facilities Plan.

The plan addresses the basic physical structures of each building, and also looks into the future to note how rearrangement, reallocation of spaces, furnishings, and technology will strengthen our ability to serve the community.

Our buildings need to incorporate a good deal of flexibility in response to society’s rate of change. They must combine space for materials with enhanced space for people to use libraries in a wide variety of ways. They must provide much of what people have traditionally loved in

libraries with what the future offers. They must reflect the library's need to provide the most effective services within a limited budget. Fundamentally they must appeal to people and be welcoming places for the whole community.

## **RECOMMENDATIONS**

The section entitled "Facility Descriptions" provides in-depth information regarding each branch library. This section provides an executive summary of recommendations and plans for each building. The cost to execute the recommendations totals \$2,360,000.

### **Anderson Branch Library—**

We recommend expanding this library to the edge of the roofline, which would add 1,446 additional square feet to the current 11,000 square feet. This additional space would allow for study rooms and additional meeting room space, teen space, technology area, and staff work space.

Major deferred maintenance projects include replacement of the roof and related repairs to soffits and columns, which are funded for the 14-15 fiscal year as part of the City Capital Improvement Program (CIP). In addition, the parking lot needs to be completely replaced, a project that will be added to the CIP with the next biennial budget process.

A variety of smaller projects will freshen, update, and rearrange the interior for better customer service. The interior carpet needs to be replaced. This is included and funded in the CIP for the 14-15 fiscal year, but we recommend delaying its installation until the building is expanded. In addition, the interior should be refreshed and maintained in several general ways such as painting, chair rail installation, and cabinetry repairs or refinishing.

The suggested changes, minus the roof project, are estimated to cost \$710,000.00.

### **Bethany Branch Library—**

Deferred maintenance projects include maintenance and repair of concrete blocks and brick areas, replacement of framing and glass, wider drive entrances. Additional projects include installation of additional electrical outlets and lounge seating.

The suggested changes are estimated to total \$200,000.00

### **Eiseley Branch Library—**

Major rearrangement of the service areas will include a new Technology Center of approximately six computers for use by nonprofit representatives, one-on-one instruction, and small group instruction, also to be available to the public when not used for those functions; an expanded Teen Space, to include approximately six computers with social space, acoustic

treatment to contain sound, and easy staff monitoring; ability to use adjacent outdoor patio and park amphitheater; ability to monitor public restroom area, potentially by relocating service desk; additional study rooms; a substation for the Lincoln Police Department. Deferred and related maintenance projects include repair and cleaning of outdoor areas, and changing lighting in the spine to LED lamps.

Various indoor areas need replacement or refreshment, including the linoleum floor in the lobby, modular carpet in the meetings rooms, fiberboard cabinet surfaces, and all lounge furniture. Additions that will improve Eiseley's service capacity include acoustical sound panels throughout the building, powered shades in the west high windows, and more resilient materials in areas where the walls are damaged.

The suggested changes are estimated to total \$350,000.00.

### **Gere Branch Library--**

Consideration was given to expanding this building to the roofline along the west side of the building. Because there is a placeholder for a potential branch library in Jensen Park at 84<sup>th</sup> & Yankee Hill Road, expansion is not recommended at this time. If an additional library in southeast Lincoln is not developed, this possibility should be explored again.

Recommendations include reducing stack areas to create a significant assembly/programming space, Maker Space, and general seating spaces, adding access to outdoor programming spaces, and reconfiguring the service desks into smaller more flexible areas.

A major deferred maintenance project is replacement of the roof, which is funded in the current City CIP for fiscal year 14-15.

Improvements necessary to address other deferred maintenance include surface and handrail on the staff entrance ramp, expanded drive-up book drop, intercom system, boiler replacement, cooling for Server Room and Lobby, repair of movable wall in meeting rooms, and improved exterior signage.

Additional improvements necessary to refresh interior finishes include repair of wall joint in the Work Room, sound absorption panels in programming and hard ceiling areas, solar shades, and replacement of furnishings.

The suggested changes are estimated to total \$600,000.00.

### **South Branch Library—**

Recommendations regarding improving this building for overall service include reconfiguring the main entrance and providing a more extensive Teen Space through rearrangement in

addition to an overall electrical upgrade. Deferred maintenance projects include addressing site drainage on the north side of the building, masonry repair, and linoleum replacement.

Projects to improve the interior include carpet replacement, selective painting, and selective furniture replacement.

These suggested changes are estimated to total \$250,000.00.

#### **Walt Branch Library—**

Deferred maintenance projects include replacement of fiberboard cabinet faces and replacement of lightbulbs with LED lamps.

Various indoor areas need replacement or refreshment, including the linoleum floor in the lobby, modular carpet in the meetings rooms, fiberboard cabinet surfaces, and all lounge furniture. Additions that will improve Walt Library's service capacity include acoustical sound panels throughout the building, and more resilient materials in areas where the walls are damaged.

Suggested changes are estimated to total \$250,000.00.

#### **Williams Branch Library--**

This library is within the Arnold Elementary School in space leased to Lincoln City Libraries. Because it is not a facility owned by Lincoln City Libraries, it is not included in this plan.

#### **Bennett Martin Public Library—**

The Library Board is on record seeking to build a new Central Library on the Pershing site in downtown Lincoln. This Facilities Plan does not include the Central Library Project, with the exception of "The Main Library as It Relates to the Library's Strategic Plan," page 30. Studies, working documents, and other materials regarding the Central Library project are available on the library's website at [www.lincolnlibraries.org](http://www.lincolnlibraries.org).



**Lincoln City Libraries  
Facilities Plan**

**FACILITY DESCRIPTIONS**

**Bennett Martin Public Library (Main)**  
**136 S 14<sup>th</sup> Street (Central Lincoln)**

Fiscal Year Ending August 31, 2014  
Square Feet: 64,000  
\*Customer Service Square Feet: 32,000  
Opened: 1962  
Population of Service Area: 59,034  
Number of Hours Open Per Week: 54  
Full Time Equivalents: 18.64  
Collection Size: 260,121



Annual Circulation:	381,085
Annual Gate Count:	243,903
Annual Program Attendance:	10,212
Annual Reference Questions:	95,829
Annual Internet Reservations:	59,644
InterLibrary Loans:	<u>3,479</u>
<b>TOTAL ANNUAL TRANSACTIONS</b>	<b>794,152</b>

*Annual Transactions per square foot:	25
Annual Transactions per FTE:	42,604
Transactions per public service hour:	294

Detailed evaluation information for the Bennett Martin Public Library facility is not included in this report. That information is available in the 2003 Main Library Evaluation and the 2012 Main Library Vision and Concept Study.

Those previous studies indicated that the Bennett Martin Public Library facility is not Lincoln's library of the future. It needs to be replaced. The building has extensive maintenance/upkeep needs, in addition to other shortcomings. The library is addressing the building's needs that must be met in order to provide public service, but is deferring those that are not absolutely necessary.

The Library Board is on record as seeking a new library building in downtown Lincoln, preferably on the Pershing site, Block 63, as described in the Main Library Vision and Concept Study.

## **Branch Evaluations, August 2014**

In July 2014, six branches of Lincoln City Libraries (LCL) were toured and studied in order to evaluate improvements necessary to prepare them for productive use well into Lincoln's future. Williams Branch was not included because it is relatively new and within a Lincoln Public School's building. The evaluation centered on three areas:

- **Improvements necessary to provide appropriate, current, and planned services and programs.**
- **Improvements necessary to respond to deferred maintenance issues including recommendations to reduce ongoing operating costs.**
- **Improvements necessary to replace or refresh interior finishes and furnishings due to normal life cycle wear and tear.**

**Victor E. Anderson Branch  
3635 Touzalin Avenue (Northeast Lincoln)**

Square Feet: 11,000  
Opened: 1971  
Population of Service Area: 38,848  
Number of Hours Open Per Week: 64  
Full Time Equivalents: 7.14  
Collection Size: 55,433

Annual Circulation: 243,305  
Annual Gate Count: 130,199  
Annual Program Attendance: 7,849  
Annual Reference Questions: 19,966  
Annual Internet Reservations: 31,755  
TOTAL ANNUAL TRANSACTIONS: 443,074



Annual Transactions per square foot: 39  
Annual Transactions per FTE: 60,654  
Transaction per public service hour: 135

**A1. Building improvements necessary to improve service and programming include the following:**

- a) Larger meeting room
- b) Study Rooms
- c) Larger computer lab
- d) Larger teen area with computers
- e) Larger work areas for staff including a staff rest room
- f) Central location of the Help Desk (service point) in order to facilitate more efficient and more secure operations
- g) Improved exterior signage
- h) Indoor bike storage for staff

There is not room within the existing building envelope to accommodate this proposed growth. However, Anderson, similar to the original Gere building, has a clear-span roof that is larger than the floor plan footprint. It is possible to expand the building by around 1,446 SF within the perimeter of the existing roof, which is a relatively economical way to grow. 1,446 square feet would allow us to address, at least modestly, the needs list above. Based on existing building geography, expansion might include:

Study Rooms (2): 280 SF

Expand Large Meeting Room: 96 SF

New Meeting Room adjacent to the existing room and accessible from the lobby: 192 SF

Staff work area expansion: 96 SF

Teen area expansion: 280 SF

Computer area (lab) expansion: 504 SF

Building expansion greater than this aggregate amount would require an addition that extends beyond the existing roof. For instance, doubling the size of the large meeting room, which would better meet programmatic needs, would require at least an additional 1,000 SF.

**A2. Improvements necessary to respond to deferred maintenance issues include the following:**

- a) The following aspects are included in the current year City Capital Improvement Plan (CIP).
    - i. Masonry repair work at the round brick columns.
    - ii. Exterior concrete slab repair to address heaving, settling, and related difficulty in the operation of some exterior doors.
    - iii. Exterior soffit repair due to water damage.
    - iv. The roof has reached its useful life and should be replaced.
  - b) Exterior sidewalk repair
  - c) Exterior asphalt repair in the parking lot to address deteriorated areas.
  - d) Toilet flushing sensors need to be calibrated if possible, or replaced.
- See attached EnergyPrint regarding annual energy cost of \$46,512.24.

**A3. Improvements necessary to replace or refresh interior finishes and furnishings include the following:**

- a) All carpet is extremely worn and should be replaced with modular carpet—carpet replacement is included in the current Capital Improvement Plan (CIP). It would be reasonable to delay this project if major rearrangement and refurbishment is foreseen.
- b) The rubber tile floor at the entry is worn and should be replaced.
- c) All painted walls need to be painted.
- d) Chair rails and corner protectors should be installed to extend life of paint.
- e) Selective acoustical ceilings pads should be replaced and all gypsum drywall ceilings and soffits should be patched and repainted.
- f) Built-in cabinets and casework should be repaired and refinished.
- g) The existing help desk should be replaced with a new more modular and flexible array centrally located in the library.
- h) The remainder of the furniture, including the stacks, is acceptable for the present.

**A4. Scope Summary**

Assuming a 1,000 SF addition to the large meeting room is not included, the order of magnitude cost for the work listed above would be in the \$750,000.00 range including a 10% allowance for design and other soft costs, and an assumed 10% inflation factor from July 2014.

If the construction of any additional space is not desired, the order of magnitude cost for deferred maintenance and refresh items would be in the range of \$250,000.00.

**Bethany Branch**  
**1810 N. Cotner (Northeast Lincoln)**

Fiscal Year Ending August 31, 2014

Square Feet: 3,800

Opened: 1958

Population of Service Area: 16,836

Number of Hours Open Per Week: 48

Full Time Equivalents: 3.20

Collection Size: 28,191

Annual Circulation: 132,779

Annual Gate Count: 62,902

Annual Program Attendance: 2,573

Annual Reference Questions: 13,122

Annual Internet Reservations: 9,690

TOTAL ANNUAL TRANSACTIONS: 221,066

Annual Transactions per square foot: 58

Annual transactions per FTE: 69,083

Transactions per public service hour: 92



**B1. Building improvements necessary to improve service and programming include the following:**

- a) Large Meeting Room: 1000 SF
- b) Study Rooms (2): 280 SF
- c) Expanded Youth Area: 700 SF
- d) Expanded Staff Area including Restroom: 150 SF
- e) Expanded Public Rest Rooms: 120 SF
- f) More task & lounge seating
- g) More electrical outlets
- h) Improved security for material theft detection.
- i) New or expanded exterior book drop. (may be addressed in near future)
- j) More parking
- k) Improved exterior signage
- l) Indoor bike storage for staff

There is not room on the existing site for expansion, so that would require property acquisition. There is a vacant lot directly south of the library's current parking lot, which, if purchased, would allow the existing parking lot to slide south, making room for a building addition, also to the south. A potential addition would also create the need for a second rated fire exit.

**B2. Improvements necessary to respond to deferred maintenance issues include the following:**

- a) Decorative concrete block at the entrance requires selective replacement, repair and tuck pointing.
- b) The brick planter to the south requires tuck-pointing if an addition is not built.
- c) The exterior glazing is single pane and should be replaced with new insulated framing and glass.
- d) Drive entrances need to be widened.
- e) See attached EnergyPrint regarding annual energy cost of \$6,609.80.

**B3. Improvements necessary to replace or refresh interior finishes and furnishings include the following:**

Bethany received a major interior renovation four years ago, so the interior is in good shape, however:

- a) More electrical outlets are needed.
- b) More lounge type seating is desired.

**B4. Scope Summary**

If an addition is desired, based on the anticipated program above, it would be in the 3,000 SF range, and require a new parking lot, and the purchase of the adjacent property to the south. Order of magnitude costs to address the work listed above, would be in the 1,100,000 range including a 10% allowance for design and other soft costs, and 10% assumed inflation from August 2014; but not including the cost of property acquisition.

If an addition is not desired, the deferred maintenance and refresh order of magnitude cost would be in the \$200,000 range.

Although it is less convenient, there is room in the existing parking lot to convert to 90 degree parking and gain 2 or 3 more places, but meaningful parking expansion can only be accomplished with property acquisition.

**Loren Corey Eiseley Branch  
1530 Superior Street (Northwest Lincoln)**

Fiscal Year Ending August 31, 2014  
Square Feet: 33,600  
Opened: 2002  
Population of Service Area: 34,009  
Number of Hours Open Per Week: 64  
Full Time Equivalents: 14.22  
Collection Size: 120,418

Annual Circulation:	447,218
Annual Gate Count:	210,626
Annual Program Attendance:	22,967
Annual Reference Questions:	37,249
Annual Internet Reservations:	<u>47,242</u>
TOTAL ANNUAL TRANSACTIONS:	765,302



Annual Transactions per square foot:	23
Annual Transactions per FTE:	53,819
Transaction per public service hour:	239

**E1. Building improvements necessary to improve programming include:**

- a) New Technology Center area that might incorporate approximately six computers for use by nonprofit representatives, and space for more private one-on-one consultation. Available for use by public when not in use by staff or partners.
- b) Designated additional Youth/Teen Space, to include six or so computers, “social space” around computers so that youth may gather around a computer, acoustic treatments so that sound doesn’t carry, and all easily monitored by current staff.
- c) Ability to use adjacent outside patio and park amphitheater.
- d) Ability to monitor the entrance to the Public Restrooms, either through use of cameras or redesign of service desk configuration.
- e) Additional Study Rooms: 280 SF
- f) A small Lincoln Police Department sub-station, similar to Walt: 280 SF
- g) Indoor bike storage for staff.

**E2. Improvements necessary to respond to deferred maintenance issues include the following:**

- a) Water penetration from heavy storms into the bookmobile area, under Door 164 , and the resultant interior damage, need to be addressed.
- b) Exterior limestone at selective locations needs to be cleaned of dirt and fungi, and joints need to be re-caulked.
- c) Exterior columns need to be re-caulked at the base.
- d) Indirect and direct lighting in the spine should be changed to LED lamps to reduce operating and replacement costs.



**E3. Improvements necessary to replace or refresh interior finishes and furnishings include the following:**

- a) The linoleum floor in the Lobby wears excessively and contributes to sound transition from that area down the central spine. It should be replaced with modular walk-off carpet. The remaining linoleum in the spine needs to be cleaned.
- b) Acoustical sound panels should be added to the high walls in the Lobby to help reduce excessive sound transmission.
- c) Powered shades should be added to the west spine high windows to remove late afternoon direct sun penetration.
- d) Modular carpet in the large meeting rooms and other selective locations throughout the library needs to be replaced. The rest of the modular carpet needs to be cleaned.
- e) All fiberboard cabinet door and drawer faces need to be replaced using a more durable laminate material.
- f) Acousticord, or a similar material, needs to be added in cubbies, and other selective areas where walls are continually damaged.
- g) All lounge furniture in this branch is excessively worn and should be replaced.

**E4. Scope Summary**

Program improvements at Eiseley Branch can be made within the existing footprint of the library by culling the collection and reducing some currently allocated stack areas.

The magnitude of cost range for the work listed above would be in the \$350,000.00 range including a 10% allowance for design and other soft costs, and 10% assumed inflation from August 2014.

**Charles H. Gere Branch**  
**2400 S 56<sup>th</sup> Street (Southeast Lincoln)**

Fiscal Year Ending August 31, 2014  
Square Feet: 33,000  
Opened 1971; Expanded 1994  
Population of Service Area: 50,147  
Number of Hours Open Per Week: 64  
Full Time Equivalents: 16.87  
Collection Size: 179,609



Annual Circulation:	971,574
Annual Gate Count:	344,584
Annual Program Attendance:	20,022
Annual Reference Questions:	96,711
Annual Internet Reservations:	<u>39,989</u>
TOTAL ANNUAL TRANSACTIONS:	1,472,880

Annual Transactions per square foot:	45
Annual Transactions per FTE:	87,306
Transactions per public service hour:	460

**G1. Building improvements necessary to improve programming include:**

- a) Study Room(s) to accommodate 4-6: 280 SF.
- b) Expanded, more flexible, assembly/program/meeting areas : 3,000 SF.
- c) Area designated for "Maker Spaces."
- d) Functional outdoor program space.
- e) Reconfigured, smaller, more flexible service desk.
- f) Indoor bike storage for staff.

Similar to Anderson, a Study room or two could be added within the perimeter of the original roof; most logically on the west side, south of the existing study rooms. There is room on the site to expand enclosed assembly area which could be added east of the existing lobby and large meeting room. Or, if stack areas can be reduced, an open assembly area could be incorporated with the existing building envelope. Outdoor program space can be developed east of the building, but planning would need to include addressing poor drainage in the area.

**G2. Improvements necessary to respond to deferred maintenance issues include the following:**

- a) The roof of the 1994 addition requires repair or replacement. This project is included in the current year City Capital Improvement Plan (CIP).
- b) Round brick column by the staff entrance requires masonry and caulk repair.
- c) Ramp to Staff Entrance needs to be updated with handrail and improved sidewalk to provide more grip on the surface.

- d) Drive-up book drop does not keep up with demand.
- e) Provide a new intercom system.
- f) Boilers have reached the end of their useful life.
- g) Provide dedicated cooling for server room.
- h) Provide cooling for the lobby, which also acts as the community room waiting area.
- i) The movable wall in the community room needs to be repaired or replaced.
- j) Improved exterior signage.

**G3. Improvements necessary to replace or refresh interior finishes and furnishings include the following:**

- a) Concrete Masonry Unit (CMU) wall joint cracking in the work room requires repair.
- b) Sound absorption panels required in storytelling and other hard surface ceiling areas.
- c) Solar shades need to be added at west windows.
- d) Lounge seating, tables and chairs are excessively worn and need to be replaced.

**G4. Scope Summary**

If an addition is considered to increase assembly space is included the magnitude cost for the work listed above would be in the \$1,600,000 range including a 10% allowance for design and other soft costs, and 10% assumed inflation from August 2014.

If increased assembly space can be found within the perimeter of the existing building the cost range would be in the \$600,000 range.

**South Branch  
2675 South Street (Central/Southwest Lincoln)**

Fiscal Year Ending August 31, 2014  
Square Feet: 4,900  
Opened: 1955  
Population of Service Area: 17,831  
Number of Hours Open Per Week: 64  
Full Time Equivalents: 5.25  
Collection Size: 35,215



Annual Circulation:	145,220
Annual Gate Count:	81,774
Annual Program Attendance:	7,216
Annual Reference Questions:	13,232
Annual Internet Reservations:	<u>17,808</u>
TOTAL ANNUAL TRANSACTIONS:	265,250

Annual Transactions per square foot:	54
Annual Transactions per FTE:	50,523
Transactions per public service hour:	83

**S1. Building improvements necessary to improve programming include:**

- a) Provide a young adult area
- b) Indoor bike storage for staff.
- c) Reconfigure the main entrance.

**S2. Improvements necessary to respond to deferred maintenance issues include the following:**

- a) Site drainage needs to be reconfigured to prevent flooding through the north facing, handicapped entrance door.
- b) The exterior brick planter on the east side of the building requires extensive reconstruction and tuck-pointing.
- c) Stress cracks on the west masonry walls that were previously repaired (1995) have begun to deteriorate and require more substantial remedial action.
- d) Bathroom linoleum floors are excessively worn and need to be replaced.

**S3. Improvements necessary to replace or refresh interior finishes and furnishings include the following:**

- a) Selective ceiling repair and painting is required.
- b) The staff room requires new paint.
- c) Selective furniture is excessively worn and should be replaced.
- d) Carpet should be replaced.
- e) Electrical upgrade.

#### **S4. Scope Summary**

The South Branch is essentially land-locked. The original main entrance is alarmingly close to the intersection of the 27th & South Streets, and most patrons use the handicapped accessible entrance on the north facade because it is closer to the parking lot. The best solution for this problem is to re-grade and improve the front yard along South Street and add an exterior vestibule that would allow the exterior entrance door to the vestibule to be located further west than the existing door. This work may require re-zoning the lot from R-2 to Public Use. Or, keep the current R-2 zoning and apply for a setback variance. Any more significant expansion would require building into the parking lot to the west and executing a parking sharing agreement with Westminster Presbyterian Church.

Including a new Vestibule, the magnitude of cost range for the work listed above would be in the \$200,000 range including a 10% allowance for design and other soft costs, and 10% assumed inflation from August 2014.

**Bess Dodson Walt Branch**  
**6701 S 14<sup>th</sup> Street (Southwest Lincoln)**

Fiscal Year Ending August 31, 2014  
Square Feet: 31,800  
Opened: 2002  
Population of Service Area: 25,371  
Number of Hours Open Per Week: 64  
Full Time Equivalents: 13.97  
Collection Size: 139,914

Annual Circulation:	634,970
Annual Gate Count:	214,279
Annual Program Attendance:	42,748
Annual Reference Questions:	42,532
Annual Internet Reservations:	<u>28,301</u>
TOTAL ANNUAL TRANSACTIONS:	962,830



Annual Transactions per square foot:	30
Annual Transactions per FTE:	68,921
Transactions per public service hours:	301

**W1. Building improvements necessary to improve programming include:**

- a) Indoor bike storage for Staff.

**W2. Improvements necessary to respond to deferred maintenance issues include the following:**

- a) All fiberboard cabinet door and drawer faces need to be replaced using a more durable laminate material.
- b) Indirect and direct lighting in the spine should be changed to LED lamps to reduce operating and replacement costs.

**W3. Improvements necessary to replace or refresh interior finishes and furnishings include the following:**

- a) The linoleum floor in the lobby wears excessively and contributes to sound transition from that area down the central spine. It should be replaced with modular walk-off carpet.
- b) Acoustical sound panels should be added to the high walls in the lobby to help reduce excessive sound transmission.
- c) Modular carpet throughout the library in the large meeting rooms and other selective locations needs to be replaced. The rest of the modular carpet needs to be cleaned (was cleaned in August 2014).
- d) Acousticord, or a similar material, needs to be added in cubbies, and other selective areas where walls are continually damaged.
- e) All lounge furniture in this branch is excessively worn and should be replaced.

**W4. Scope Summary**

Program improvements at Walt can be made within the existing footprint of the library by culling the collection and reducing some currently allocated stack areas. The magnitude of cost range for the work listed above would be in the \$250,00,000 range including a 10% allowance for design and other soft costs, and 10% assumed inflation from August 2014.

**FACILITY RECOMMENDATIONS REQUIRING  
SUBSTANTIAL INVESTMENT**

Funding Sources:      GO General Obligation Bonds  
                                 GR General Revenue  
                                 CIP Capital Improvements Program



**Lincoln City Libraries  
Facilities Plan  
Project List**

Funding Source  
GO-General Obligation Bonds  
CIP-Capital Improvements Program  
GR-General Revenue

Barbara Hansen  
March 9, 2015

No.	Description	Funding Source	Key Word
<b>Anderson Branch Projects</b>			
A2.c	Exterior asphalt repair in the parking lot to address deteriorated areas	GO	Parking Lot
A3.b	The rubber tile floor at the entry is worn and should be replaced	GO	Floors
A3.c	All painted walls need to be painted	GO	Walls/Painting
A3.d	Chair rails and corner protectors installed to extend life of paint	GO	Walls/Repair
A3.e	Selective acoustical ceiling pads should be replaced and all gypsum drywall ceilings and soffits should be patched and repainted	GO	Acoustics
A3.g	Help desk should be replaced and centrally located	GO	Furniture
<b>Bethany Branch Projects</b>			
B2.c	Replace windows with new insulated framing and glass	GO	Windows
<b>Eiseley Branch Projects</b>			
E1.a	New technology center	GO	Space
E1.b	Additional youth/teen space/social space with computers	GO	Space
E1.e	Additional study rooms	GO	Space
E2.d	Lighting in spine changed to LED lamps	GO	Lighting
E3.a	Lobby floor replaced with modular carpeting	GO	Floors
E3.b	Add acoustical sound panels to high walls	GO	Acoustics
E3.c	Add powered shades to west spine high windows	GO	Windows
E3.d	Replace modular carpet throughout building	GO	Floors
E3.e	Cabinet door and drawer faces replaced	GO	Furniture
E3.f	Add acousticord to cubbies and walls continually damaged	GO	Walls
E3.g	Replace lounge furniture	GO	Furniture
<b>Gere Branch Projects</b>			
G2.c	Update ramp to staff entrance with handrail and improve sidewalk	GO	Security/Entrance
G2.d	Expand drive-up book drop	GO	Book drop
G2.e	Provide new intercom system	GO	Intercom
G2. f	Boilers have reached end of useful life	GO	HVAC
G2.g	Dedicated cooling for server room	GO	HVAC
G2.h	Provide cooling in lobby	GO	HVAC
G2.i	Repair/replace movable wall in meeting room	GO	Walls
G2.j	Improve exterior signage	GO	Signage
G3.b	Sound absorbing panels in story telling and other hard surface areas	GO	Acoustics
G3.c	Solar shades need to be added to west windows	GO	Windows
G3.d	Lounge seating, tables and chairs replaced	GO	Furniture

	<b>South Branch Projects</b>		
S1.a	Provide young adult area	GO	Space
S1.c	Reconfigure main entrance	GO	Space
S2.a	Site drainage needs to be reconfigured	GO	Landscaping
S2.b	Exterior brick planter reconstructed	GO	Landscaping
S2.c	Remediation on west masonry walls with stress cracks	GO	Structural Repair
S2.d	Replace bathroom flooring	GO	Floors
S3.b	Paint staff room	GO	Walls/Painting
S3.c	Selective furniture replaced	GO	Furniture
S3.d	Carpet replaced	GO	Floors
S3.e	Electrical upgrade	GO	Electrical
	<b>Walt Branch Projects</b>		
W2.a	Cabinet door and drawer faces replaced	GO	Furniture
W2.b	Lighting in spine changed to LED lamps	GO	Lighting
W3.a	Replace linoleum in lobby with modular walk-off carpet	GO	Floors
W3.b	Add acoustical sound panels to high walls	GO	Acoustics
W3.c	Replace modular carpet throughout building	GO	Floors
W3.d	Add acousticord to cubbies and walls continually damaged	GO	Walls
W3.e	Replace lounge furniture	GO	Furniture
	<b>Systemwide Projects</b>		
SYS	Landscape improvements and maintenance systemwide	GO	Landscaping
	<b>Major Projects Currently Included in Capital Improvements Program</b>		
CIP	Bethany Branch roof	CIP 2016	Roof
CIP	Replace headquarters library	CIP 2020	Space
CIP	BMPL closed loop heating/cooling system	CIP 2017	HVAC
CIP	Anderson Branch carpet	CIP 2015	Floors
CIP	Gere Branch carpet	CIP 2016	Floors
CIP	BMPL carpet	CIP 2017	Floors
CIP	Anderson Branch roof	CIP 2015	Roof
CIP	Gere Branch roof	CIP 2015	Roof

**Lincoln City Libraries  
Facilities Plan**

**Additional System-Wide Information**

## **Additional System-Wide Information**

Each branch library reflects its unique neighborhood service area which explains why needs vary. However, all branches are experiencing difficulty with maintenance and site landscape improvements. A systematic funded program should be instituted to address those needs.

The following page includes system-wide statistical information for the 2013-2014 fiscal year. Using the traditional view of total transactions, Gere Library is busiest, followed by Walt, Bennett Martin, Eiseley, Anderson, South, Bethany, and Williams.

When the branches are evaluated using transactions per square foot, that order changes to Bethany, South, Gere, Anderson, Walt, Williams, Bennett Martin, and Eiseley.

Other orders appear when viewed through transactions per full-time equivalent staff or per public service hour.

The statistics reflect unique neighborhood aspects in the context of the library buildings serving them.

Pat Leach  
March 9, 2015

Lincoln City Libraries  
Facilities Plan  
March 9, 2015

Statistical Comparison based on FY 2013-2014 Annual Counts

	BIMPL	Anderson	Bethany	Eiseley	Gere	South	Walt	Williams
	Main	Branch	Branch	Branch	Branch	Branch	Branch	Branch
Collection Size (as of February 4, 2015)	260,121	55,433	28,191	120,418	179,609	35,215	139,914	7,223
Annual Circulation	384,564	243,305	132,779	447,218	971,574	145,220	634,970	29,641
Annual Gate Count	243,903	130,199	62,902	210,626	344,584	81,774	214,279	21,775
Annual Program Attendance	10,212	7,849	2,573	22,967	20,022	7,216	42,748	1,011
Annual Reference Questions	95,829	19,966	13,122	37,249	96,711	13,232	42,532	3,378
Annual Internet Reservations	59,644	31,755	9,690	47,242	39,989	17,808	28,301	5,415
Total Annual Transactions	794,152	433,074	221,066	765,302	1,472,880	265,250	962,830	61,220
Annual Transactions per square foot	*25	39	58	23	45	54	30	28
Annual Transactions per FTE (full time equivalent)	42,604	60,654	69,083	53,819	87,306	50,523	68,921	40,813
Average Transaction per Public Service Hour	294	135	92	239	460	83	301	44

Note: Williams Branch not included in Facilities Report as it is located in LPS facility.

\*Public Service Square Footage 1, 2, 4 floors

**Lincoln City Libraries  
Facilities Plan**

**NEW MAIN LIBRARY AS IT RELATES TO THE LIBRARY'S  
STRATEGIC PLAN**

## **NEW MAIN LIBRARY AS IT RELATES TO THE LIBRARY'S STRATEGIC PLAN**

*(from 2014-2017 Lincoln City Libraries Strategic Plan)*

Successful completion of the new main library on the Pershing site is key to library's success in achieving its Strategic Plan.

"Build a new main library on the Pershing Site." This is the library's Strategic Plan Objective #1 connecting to Goal #1, "The resources of Lincoln City Libraries will reflect the community's value for education and support our community's ongoing success."

In fact, the new main library will support every aspect of our library's strategic plan.

It certainly applies to how the libraries reflect the community's value for education and its overall success. Recent investment in entertainment and athletics in the West Haymarket area has invigorated a climate of optimism and renewal in Lincoln. Yet the people of Lincoln also have an appetite for culture and education. The successful Lincoln Public Schools bond issue demonstrates community support for excellent education. The new main library will be a Lincoln landmark reflecting the community value for education, and the library's particular educational role serving the whole community. It will provide effective services to people in all walks of life, relating to literature, literacy, and learning.

The Pershing site connects both to the state capitol and University of Nebraska on the revitalized Centennial Mall. In addition, the new main library's placement in the core of Lincoln puts it square in the midst of areas of greatest need in our City. When we consider how best to serve working families, we note that this library will be accessible into the evening, and along transportation routes.

The new main library will have special spaces to support the early learning that prepares children for success in school. Its children's areas will encourage playful learning. Its meeting rooms will welcome families to group experiences that demonstrate how parents can support their children's learning without spending a lot of money. Those areas will create a destination place, in addition to downtown attractions such as the Lincoln Children's Museum and the State Capitol.

The new main library will provide important resources for people who live in poverty. It will offer access to technology as it evolves from computer use to wireless use. That access promotes participation in the job market and in appropriate assistance programs. More and more, connections to the greater world rely on technology access, another reason for strong technology that is open and available to the public, free of charge. In addition, library spaces promote learning, tutoring, and recreational reading.

Many people wonder how libraries will evolve in an era of electronic reading. Even as more reading is done electronically, the need will continue for a community asset that serves all people in their quest to learn and participate. The new main library will be planned to meet

continuing needs for reading material whether print or electronic, strong services for children and teens, excellent technology access, and effective spaces for learning and gathering.

Lincoln takes great pride in its quality of life. The new main library will directly support individuals as they aspire to bigger and better things. Those services will happen in a building that will be a Lincoln landmark. Not a musty monument, but an effective, efficient, and engaging place that exemplifies our belief that our quality of life rests on our community's investment in education.

Pat Leach, Library Director  
August 13, 2014



**Lincoln City Libraries  
Facilities Plan**

**JOINT SCHOOL/PUBLIC LIBRARIES**

## JOINT SCHOOL/PUBLIC LIBRARIES

Lincoln City Libraries recommends very careful consideration of joint school/public library facilities, in order to ensure strong public library service.

While public libraries and school libraries have similarly equipped areas, their purposes and practices differ greatly.

Public libraries serve and welcome all members of a community, and must include programs, services, and materials appropriate for all ages and walks of life. They need to be sited on well-trafficked streets, with ample, easily-accessed parking and clear entrances. They need to be open from morning through evening.

Lincoln Public Schools adheres to a rigorous security plan to ensure that children remain safe throughout the school day. It is difficult to adhere both to the access that public libraries promote with the security that schools must provide.

Planning for a joint facility needs to happen from the start of the building design project. A public entrance that is clearly marked, with access to parking and street traffic, is critical, and typically requires placement on the edge of the facility.

Planning for schedules and services needs to ensure that the public has ample access to resources. Equipment such as computers and meeting spaces need to be provided so that they are available for public use throughout the school day. If areas of a joint library are closed off to the public during some open hours, availability will need to be addressed. For instance, public library customers who are parents of preschoolers will need daytime access to picture books and children's areas.

There may be specific situations where a combined facility meets the needs of a unique community, such as the way that the Dan W Williams Branch functions within the Arnold Elementary School. That facility is not a joint library, but is a public library placed within the walls of the school.

Often joint facilities are suggested as a way to save on costs. While there may be savings in terms of construction costs, joint facilities do not result in lower ongoing operational costs.

**Lincoln City Libraries  
Facilities Plan**

**POTENTIAL NEW BRANCH LIBRARIES**

## POTENTIAL NEW BRANCH LIBRARIES

When Eiseley and Walt Branch Libraries opened in 2002, they completed what was known as the “Quadrant Plan,” which directed that each quadrant of the City have a significant library facility. The City has grown in population from 233,737 in 2002 to 268,738 in 2013. This increase of approximately 33,000 people suggests that it is reasonable to ask whether it is time to build additional branch libraries.

The success of recent library facilities in co-locating with parks and a YMCA, indicates that this is a pattern worth continuing. As the library looks toward additional sites, it will seek those with shared activity. In considering sites, the library seeks places within a population center, and also on well-trafficked streets with visible access.

In consultation with the City-County Planning Department, the Library Board has studied information regarding actual growth and potential growth of the City, asking whether parts of the City seem underserved by current libraries. Two general areas of interest emerged, one in the southeast area, and the other northeast.

Substantial growth in Lincoln has happened toward the southeast. When a two-mile radius is drawn around current facilities to designate service area, a significant area south of Old Cheney Road and east of 40<sup>th</sup> Street emerges outside of the service area. The ongoing extreme busy-ness of Gere Branch Library at 56<sup>th</sup> and Normal is another indication of need in this part of the City. Library staff has been part of ongoing discussion of Jensen Park, at 84<sup>th</sup> and Yankee Hill Road, where a middle school and YMCA will be built, with the school set to open in fall of 2016. Although this site is somewhat to the southeast of “perfect placement,” its placement in the midst of school, park, and YMCA activity, along a busy street (Yankee Hill), remains very promising.

Anderson and Bethany Branch Libraries serve the northeast part of Lincoln. Their combined square footage of 14,800 is substantially smaller than that of other parts of town. The Library Board recommends expansion of Anderson Branch to its rooflines. It also believes the city would be well-served by an additional facility in the area bounded by 84<sup>th</sup> Street to the west and O Street to the south. The library is participating in ongoing discussions with schools, parks, and the YMCA to consider effective co-location in this area.

The actual size and design of new branch facilities will depend on community needs, as determined by a programming process.

**Pat Leach, Library Director**  
**October 2014**

**Lincoln City Libraries  
Facilities Plan**

**LIBRARIES SERVING THE CORE OF LINCOLN**

## LIBRARIES SERVING THE CORE OF LINCOLN

From time to time people suggest that additional branch libraries should be built toward the center of Lincoln, allowing children in at-risk neighborhoods to walk easily to a library, and placing the library within the core of an area of particular need.

Lincoln City Libraries serves the core of the City through Bennett Martin Library downtown, South Branch Library, and the Lied Bookmobile, supplemented by outreach services and collaborative programs.

The population base of a neighborhood would support a small branch library. Our experience has been that people seek out larger, more fully equipped and stocked, quadrant branches. It is difficult to create a small facility that provides the breadth of services people seek.

Further, it is almost impossible in the core of the City to site a new neighborhood library where a large number of children would be likely to walk to it, due to the concentration of busy streets. That is, there are few sites where children would not be crossing a major street or using a major intersection.

In general, public libraries must choose sites that combine a strong population base with “retail” placement on a well-trafficked street that allows easy access. This kind of placement results in the number of visits that are part of a combined trip—stopping by the library on the way to the doctor, or piano lessons, or soccer practice.

We take very seriously our responsibility to serve the core of the City, and we do so by providing services.

We work with schools and organizations in the core of the City to provide outreach services in places where young people gather. Examples of this include library outreach staff at several sites through the summer, and Lied Bookmobile stops at City sites.

We work with schools and organizations to recruit families to services at nearby libraries. For example, the Prime Time Family Reading time program at Bennett Martin Libraries works closely with Lincoln Public Schools staff to invite, encourage, and welcome families into the program. The Begin with Books program reaches families through the Lincoln Lancaster County Health department, both through home visits and in-clinic appointments.

The library’s current Strategic Plan encourages further collaborative partnerships to support children’s academic success and lifelong learning.

**Lincoln City Libraries  
Facilities Plan**

**AREAS FOR SPECIAL INVESTMENT**

## AREAS FOR SPECIAL INVESTMENT

Two areas of particular interest for effective library investment are Radio Frequency Identification (RFID) and Children's Learning Areas.

### **RFID:**

RFID tags take the place of barcodes on library materials. Items with RFID tags may be processed as a single group; they do not require handling of items one-by-one as barcodes do. This greatly improves library efficiency, and saves time for library customers.

RFID requires substantial up-front investment for tags, and for the equipment to process them, and thus could be an effective aspect of a system-wide upgrade effort.

<http://www.ala.org/tools/libfactsheets/alalibraryfactsheet25>

Estimated cost of RFID for Lincoln City Libraries is \$750,000.

### **Children's Learning Discovery Areas:**

Lincoln City Libraries has engaged in very strong services to children over several years. Primarily this has been through resources such as books, CDs, and electronic resources, and through programming such as storytimes and the summer reading program.

We now intend to improve the spaces that we provide to children by creating areas that excite children's imaginations and support effective learning. This would involve contracting with companies that provide developmental play opportunities through furnishings and more permanent installations. They might be described as "children's museum spaces" that are scaled to libraries and that support literacy, learning, and literature.

<http://www.burgeongroup.com/home.html>

<http://www.redboxworkshop.com/portfolio/childrens-libraries/>

<http://studiodisplays.com/museums>

Depending on the scale of the projects, this project for six branch libraries and interactive furnishings for Williams Branch would cost approximately \$750,000.

Additionally, Anderson and Gere Branch Libraries have ample outdoor space where placement of playground equipment would create an attractive neighborhood amenity, drawing people to the library. This idea builds on the success of Eiseley and Walt Branch Libraries being within City parks, allowing families to make several uses from a single trip.

Estimated cost per playground: \$30,000.



**Lincoln City Libraries  
Facilities Plan**

**APPENDIX A: Energy Audits**

Property Profile **Bennett Martin Public Library**



- Property Profile**
- Weather Profile
- Water Profile
- Cost Avoidance

Property Rank

PREVIOUS 12 MO    CURRENT 12 MO    IMPROVEMENT RANK

EnergyPrint Rank ?

5.8

3.9

0.4

Property Info

Based on data through 06/2014

Address	136 S 14th St. Lincoln, NE <a href="#">View Map</a>
Annual Energy Cost	\$73,147.57
Square Footage	64,000
Year Built	1961
Primary Use	Public Services - Library
Primary Construction Type	Brick & Mortar

Property Snapshot

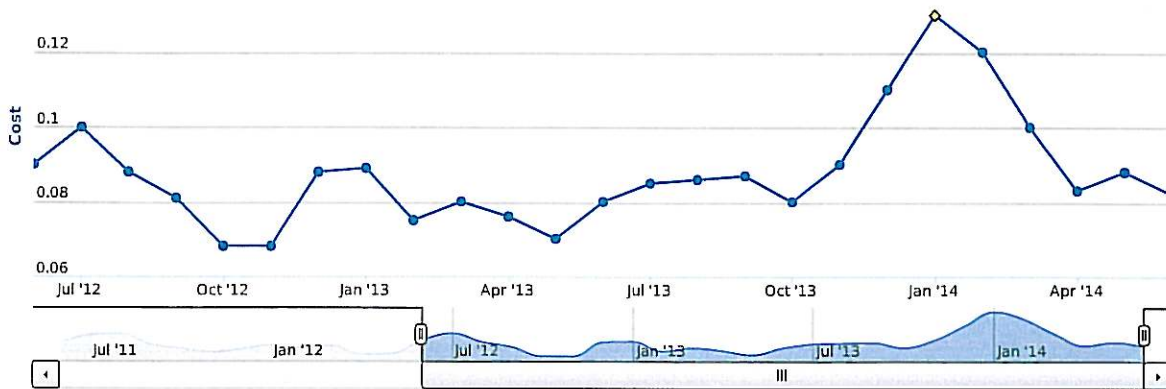
Energy Type: **All**

UNITS	PREVIOUS 12 MO	CURRENT 12 MO	% CHANGE
Cost/SF	\$0.97	\$1.14	18.4% ↑
Consumption/SF	61	80	31.3% ↑
Carbon/SF	18.56	21.46	15.6% ↑

Property Energy Trends

Metric: **Cost**    Energy Type: **All**

Zoom **6m** 1y 2y All



**Bennett Martin Public Library**

My Properties

[Advanced Search](#)

[Compare With](#)

Property Energy Journal

[Add Note](#)

- Bethany Branch Library
- Charles H. Gere Branch Library
- Victor E. Anderson Branch Library

My company  
My portfolio

- 01/01/2014 Insight Investigate Potential Cause(s) of Annual Gas Consumption/SF up 37% (Kristen Luedtke)

Resolve

- 03/01/2012 Operating Change Investigate inconsistent Electric spike; (EP Demo)

Edit | Delete

[Update graph](#)

Property Profile Victor E. Anderson Branch Library



**Property Profile**

Energy Star

Weather Profile

Water Profile

Cost Avoidance

Property Rank

PREVIOUS  
12 MO

CURRENT  
12 MO

IMPROVEMENT  
RANK

EnergyPrint Rank

1.0

0.7

0.3

Property Info

Based on data through 06/2014

Address	3635 Touzalin Avenue Lincoln, NE <a href="#">View Map</a>
Annual Energy Cost	\$46,512.24
Square Footage	11,000
Year Built	1971
Primary Use	Public Services - Library
Primary Construction Type	Other

Property Snapshot

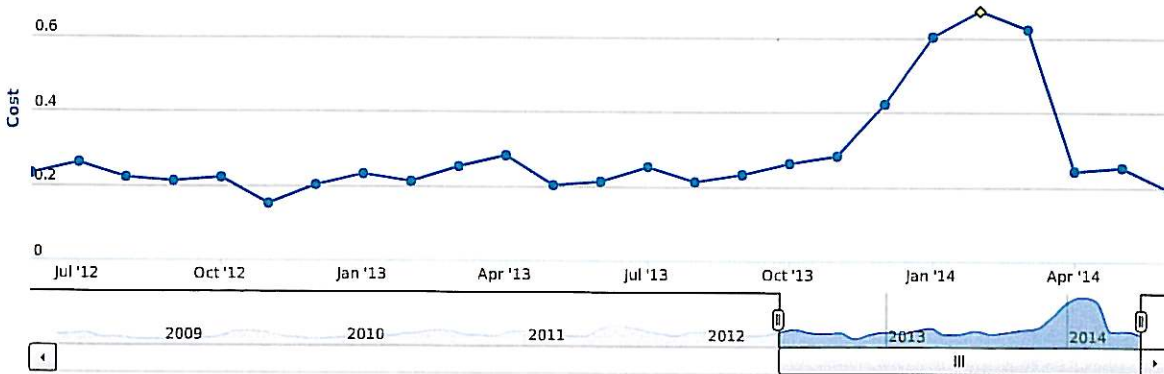
Energy Type: All

UNITS	PREVIOUS 12 MO	CURRENT 12 MO	% CHANGE
Cost/SF	\$2.63	\$4.23	60.8% ↑
Consumption/SF	177	241	36.1% ↑
Carbon/SF	45.92	53.76	17.1% ↑

Property Energy Trends

Metric: Cost Energy Type: All

Zoom 6m 1y 2y All



Victor E. Anderson Branch Library

My Properties

Advanced Search

Compare With

- 
- Bethany Branch Library
- Charles H. Gere Branch Library

My company  
My portfolio

Property Energy Journal

Add Note

02/01/2014 Insight  
Investigate Potential Cause(s) of Annual Gas Consumption/SF up 108% (Kristen Luedtke)

Resolve Expand +

02/01/2014 Insight  
Investigate Potential Cause(s) of Annual Gas Cost/SF up 296% (Kristen Luedtke)

Resolve Expand +

Update graph

Property Profile **Bethany Branch Library**



**Property Profile**

Energy Star

Weather Profile

Water Profile

Cost Avoidance

Property Rank

PREVIOUS  
12 MO

CURRENT  
12 MO

IMPROVEMENT  
RANK

EnergyPrint Rank ?

1.7

3.0

9.8

Property Info

Based on data through 06/2014

Address	1810 N Cotner Boulevard Lincoln, NE <a href="#">View Map</a>
Annual Energy Cost	\$6,609.80
Square Footage	3,800
Year Built	1958
Primary Use	Public Services - Library
Primary Construction Type	Other

Property Snapshot

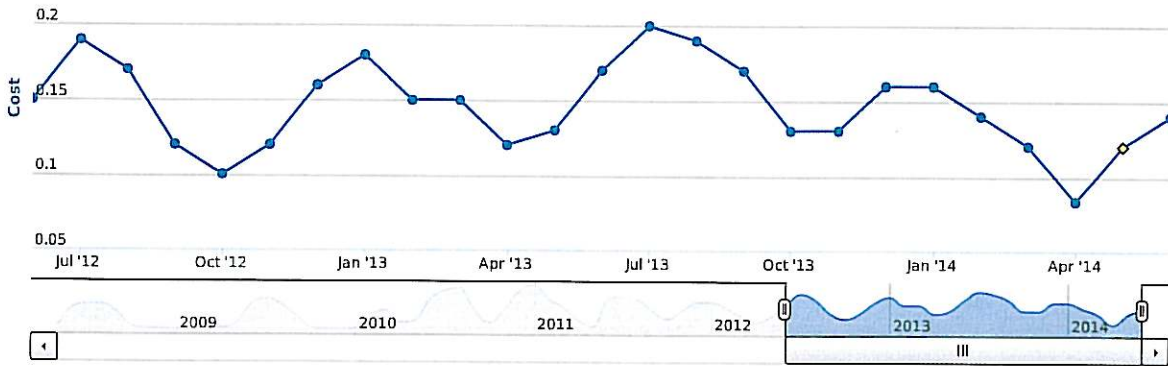
Energy Type: **All**

UNITS	PREVIOUS 12 MO	CURRENT 12 MO	% CHANGE
Cost/SF	\$1.77	\$1.74	-2.0% ↓
Consumption/SF	122	95	-22.2% ↓
Carbon/SF	28.42	26.55	-6.6% ↓

Property Energy Trends

Metric: **Cost** Energy Type: **All**

Zoom **6m** 1y 2y All



**Bethany Branch Library**

My Properties

[Advanced Search](#)

Compare With ?

Property Energy Journal

[Add Note](#)

- My company
  - My portfolio
- 
- Bennett Martin Public Library
  - Charles H. Gere Branch Library
  - Victor E. Anderson Branch Library

- 05/01/2014 Insight Investigate Potential Cause(s) of Annualized Weather-Normalized Cooling Consumption/SF up 36% (System)

Resolve

[Expand +](#)

10/22/2011 Billing Issue  
 Seminole Gas supplier data start date.  
 No previous supplier cost data is available in EnergyPrint.  
 (Milo Mumgaard)

[Update graph](#)

## Property Profile Charles H. Gere Branch Library



**Property Profile**

Weather Profile

Water Profile

Cost Avoidance

### Property Rank

PREVIOUS  
12 MO

CURRENT  
12 MO

IMPROVEMENT  
RANK

EnergyPrint Rank ?

1.5

1.5

4.0

### Property Info

Based on data through 06/2014

Address	2400 S. 56th Lincoln, NE <a href="#">View Map</a>
Annual Energy Cost	\$67,407.25
Square Footage	32,592
Year Built	1971
Primary Use	Public Services - Library
Primary Construction Type	Brick & Mortar

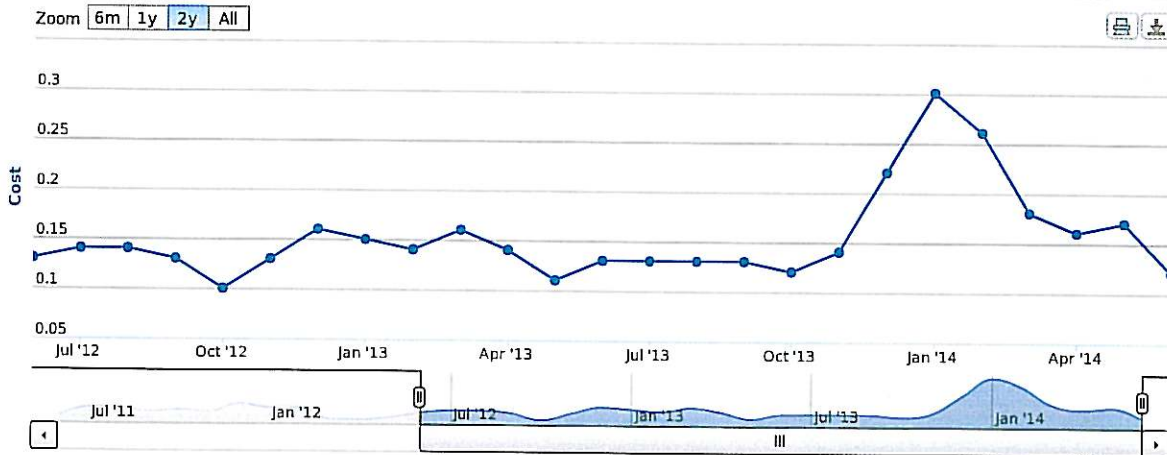
### Property Snapshot

Energy Type: **All**

UNITS	PREVIOUS 12 MO	CURRENT 12 MO	% CHANGE
Cost/SF	\$1.64	\$2.07	26.3% ↑
Consumption/SF	130	136	4.6% ↑
Carbon/SF	32.82	32.95	0.4% ↑

### Property Energy Trends

Metric: **Cost** Energy Type: **All**



Charles H. Gere Branch Library

My Properties

[Advanced Search](#)

Compare With ?

Property Energy Journal

[Add Note](#)

- Bennett Martin Public Library
- Bethany Branch Library
- Victor E. Anderson Branch Library

My company  
My portfolio

01/01/2012 Operating Change  
Investigate Gas dip.  
(EP Demo)

[Edit](#) | [Delete](#)

10/01/2011 Operating Change  
Investigate spike in Electric usage  
(EP Demo)

[Edit](#) | [Delete](#)

[Update graph](#)

**Lincoln City Libraries  
Facilities Plan**

**APPENDIX B: Roofs and HVAC Inventories**

	FACILITY	ROOF AREA	ROOF TYPE	SQUARE FEET	INSTALLATION DATE	WARRANTY EXPIRATION DATE	20 YEAR LIFE-CYCLE	25 YEAR LIFE-CYCLE	COST PER UNIT	TOTAL COST
	Walt Branch Library		Membrane system	25,100	7/20/2001	7/20/2016	7/20/2021	7/20/2026		
	Eiseley Branch Library		Membrane system	28,800	9/7/2001	9/7/2016	9/7/2021	9/7/2026		
	South Branch Library		Membrane system	5,369	2/17/2009	2/17/2024	2/17/2029	2/17/2034		
	Anderson Branch Library			15,376	5/9/1991	5/9/2011	5/9/2011	5/9/2016		
	South Branch Library	low deck		1,200	8/10/2000	8/10/2010	8/10/2020	8/10/2025		
	Bethany Branch Library		membrane		1989	2004	2009	2014		
	Gere Branch Library				1994		2014	2019		

## HVAC SYSTEM INVENTORY

**Location:** Bennett Martin Public Library

**Address:** 136 South 14th Street

Unit #	Unit	Manufacturer	Heating	A/C	Installed
AHU-1	Packaged HVAC Unit	York	Hot Water	Water Cooled (by HP loop)	2003
AHU-2	Packaged HVAC Unit	York/Johnson Controls	Hot Water	Water Cooled (by HP loop)	2010
AHU-3*	Packaged HVAC Unit	Trane	Hot Water	Water Cooled (dom. water)	1968
AHU-4	Packaged HVAC Unit	Climate Master	Steam	Water Cooled (dom. water)	2009
AHU-5	Packaged HVAC Unit	Carrier	Steam	Water Cooled (dom. water)	1962
AHU-6	Packaged HVAC Unit	Carrier	Steam	Water Cooled (dom. water)	1962
AHU-7	Packaged HVAC Unit	Carrier	Steam	Water Cooled (dom. water)	1962
AHU-8	Packaged HVAC Unit	Carrier	Steam	Water Cooled (dom. water)	1962
AHU-9	Packaged HVAC Unit	York	Steam	Water Cooled (dom. water)	2003
AHU-10	Heat Pump	Climate Master			2011
AHU-11	Heat Pump	Climate Master			2011
AHU-12*	Packaged HVAC Unit	Carrier	Steam	Water Cooled (dom. water)	1962
AHU-13*	Packaged HVAC Unit	Carrier	Steam	Water Cooled (dom. water)	1962
HP-1	Heat Pump	Enercon	WSHP	WSHP	1978
HP-2	Heat Pump	Florida Heat Pump	WSHP	WSHP	2004
HP-3	Heat Pump	Enercon	WSHP	WSHP	1978
HP-4 West	Heat Pump	Enercon	WSHP	WSHP	1978
HP-4 East	Heat Pump	Climate Master	WSHP	WSHP	2013
HP-5	Heat Pump	Enercon	WSHP	WSHP	1978
HP-6	Heat Pump	Cold Point	WSHP	WSHP	2013
	Fluid Cooler	Baltimore Air Coil			2007
	Steam Boiler - low pressure	LES			1998
	Steam Boiler - low pressure	Aldrich			2013
	Air Compressor - pneumatic system	Curtis ES10			1994
	Domestic Hot Water Heater - Electric	Rheem			1987
1	Condensate Return Pump	Shipco			2006
2	Condensate Return Pump	Shipco			2006
	Heat Exchanger - steam to hot water	Dunham Bush			1968
	Hot Water Circulating Pump - units 2 & 3	Dunham Bush			rebuilt 2006
	Hot Water Circulating Pump - heat pump loop	Thrush			2006

\* On schedule to be replaced with heat pumps.



Location: Bennett Martin Public Library, Page 2  
 Address: 136 S. 14th Street

Unit #	Control Type	Control Manufacturer	Model Number	Installer	Repairs	Warranty
AHU-1	pneumatic	Barber Coleman/Powers	C2ED090A25A			
AHU-2			CPV180	Johnson Controls		
AHU-3*		Johnson Controls/Robertshaw				
AHU-4			TLV096A			
AHU-5	pneumatic	Johnson Controls				
AHU-6	pneumatic	Johnson Controls				
AHU-7	pneumatic	Johnson Controls/Robertshaw				
AHU-8	pneumatic/digital	Johnson Controls/Robertshaw/KMC				
AHU-9	pneumatic/digital	Johnson Controls/KMC	CU120A25A1A			
AHU-10	digital	CXM	TSV070AHC30CLTS	Benes Heating and Air	Replaced blower mo	Replaced blower motor 2013
AHU-11	digital	CXM	TSV070AHC30CLTS	Benes Heating and Air	Replaced blower mo	Replaced blower motor 2013
AHU-12*	pneumatic	Johnson Controls/Robertshaw				
AHU-13*	pneumatic	Johnson Controls/Robertshaw				
HP-1	pneumatic/electric	Honeywell				
HP-2	pneumatic/electric	Honeywell				
HP-3	pneumatic/electric	AFF				
HP-4 West	pneumatic/electric	Honeywell				
HP-4 East	digital	CXM	TCV060AHC30CRTS	Johnson Controls		12 months from install
HP-5	pneumatic/electric	AFF/Honeywell				
HP-6	pneumatic/electric	AFF/Honeywell	HWR240G0900B	Johnson Controls		
	pneumatic/digital	Honeywell/Control Logic				
				Johnson Controls		

**HVAC SYSTEM INVENTORY****Location:** Victor E. Anderson Branch Library**Address:** 3635 Touzalin Avenue

Unit #	Unit	Manufacturer	Installed	Type
	Condenser	Carrier	1983	
	Heat Exchanger	Chrysler Air Temp	1971	
	Air Handler	Mammoth	1971	
	Chilled Water Circulation Pump	Century	1971	
1	Hot Water Boiler	Lochinvar	1998	Flash Boiler
2	Hot Water Boiler	Lochinvar	1998	Flash Boiler
	Air Compressor	Quincy	2004	

**HVAC SYSTEM INVENTORY**

**Location:** Bethany Branch Library

**Address:** 1810 North Cotner Boulevard

<b>Unit #</b>	<b>Unit</b>	<b>Manufacturer</b>	<b>Installed</b>	<b>Model #</b>	<b>Installer</b>
	Furnace	Nutone	2013		Benes Heating and Air
	Furnace	Nutone	2013		Benes Heating and Air
	Furnace	Nutone	2013		Benes Heating and Air
	Air Conditioner	Carrier	1981		
	Air Conditioner	York			

## HVAC SYSTEM INVENTORY

**Location:** Loren Corey Eiseley Branch Library

**Address:** 1530 Superior Street

Unit #	Unit	Manufacturer	Heating	A/C	Installed	Control Type	Control Manufacturer
	Air Handler	Trane			2001	digital	Honeywell
1	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
2	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
3	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
4	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
5	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
6	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
7	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
8	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
9	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
10	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
11	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
12	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
13	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
14	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
15	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
16	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
17	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
18	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
19	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
20	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
21	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
22	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
23	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
24	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
25	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
HG-1	Steam Humidifier	Dri-Steem			2001	digital	Dri-Steem
B-1	Hot Water Boiler	LES	Back-up/Auxiliary Heating		2001	digital	Honeywell
WS-1	Water Softener	Marlo			2001		
WH-1	Water Heater - Gas	A.O. Smith			2001	digital	A.O. Smith
HPP-1	Circulation Pump	Bell & Gosset			2001	digital	Fuji/GE
HPP-2	Circulation Pump	Bell & Gosset			2001	digital	Fuji/GE
GF-1	Glycol Supply/Monitoring	Wessels			2001		Wessels
VFD-1	Variable Frequency Drive	Fuji/GE			2001		Fuji/GE
VFD-2	Variable Frequency Drive	Fuji/GE			2001		Fuji/GE

**HVAC SYSTEM INVENTORY****Location:** Charles H. Gere Branch Library**Address:** 2400 South 56th Street

Unit #	Unit	Manufacturer	Installed	Type
	Condenser	Taco	1971	
	Condenser	McQuay	1993	
	Heat Exchanger	Chrysler Air Temp	1971	Freon to Chilled Water
	Heat Exchanger	Snyder General	1993	Freon to Chilled Water
	Air Handler	Mammoth	1971	
	Air Handler	McQuay	1993	
1	Chilled Water Circulation Pump	Taco	1971	
2	Chilled Water Circulation Pump	Bell & Gosset	1993	
1	Hot Water Boiler	Lochinvar	1993	Storage Boiler
2	Hot Water Boiler	Lochinvar	1993	Storage Boiler
3	Hot Water Boiler	Lochinvar	1993	Storage Boiler
1	Hot Water Circulation Pump	Bell & Gosset	1993	
2	Hot Water Circulation Pump	Bell & Gosset	1993	
	Sump Pump	Century	1971	

**HVAC SYSTEM INVENTORY**

**Location:** South Branch Library

**Address:** 2675 South Street

<b>Unit #</b>	<b>Unit</b>	<b>Manufacturer</b>	<b>Installed</b>	<b>Model #</b>
	Furnace	Carrier	1983	
	Furnace	Carrier	1983	
	Air Conditioner	Carrier	1985	
	Air Conditioner	Janitrol	1990	

## HVAC SYSTEM INVENTORY

**Location:** Bess Dodson Walt Branch Library

**Address:** 6701 South 14th Street

Unit #	Unit	Manufacturer	Heating	A/C	Installed	Control Type	Control Manufacturer
	Air Handler	Trane			2001	digital	Honeywell
1	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
2	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
3	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
4	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
5	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
6	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
7	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
8	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
9	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
10	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
11	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
12	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
13	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
14	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
15	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
16	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
17	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
18	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
19	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
20	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
21	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
22	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
23	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
24	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
25	Heat Pump	Trane	Ground Coupled	Ground Coupled	2001	digital	Honeywell
HG-1	Steam Humidifier	Dri-Steem			2001	digital	Dri-Steem
B-1	Hot Water Boiler	LES	Back-up/Auxiliary Heating		2001	digital	Honeywell
WS-1	Water Softener	Marlo			2001		
WH-1	Water Heater - Gas	A.O. Smith			2014	digital	A.O. Smith
HPP-1	Circulation Pump	Bell & Gosset			2001	digital	Fuji/GE
HPP-2	Circulation Pump	Bell & Gosset			2001	digital	Fuji/GE
GF-1	Glycol Supply/Monitoring	Wessels			2001		Wessels
VFD-1	Variable Frequency Drive	Fuji/GE			2001		Fuji/GE
VFD-2	Variable Frequency Drive	Fuji/GE			2001		Fuji/GE

**Lincoln City Libraries  
Facilities Plan**

**APPENDIX C: The Library as Place**



## THE LIBRARY AS PLACE

The library is first and foremost a place...a place that promotes development in society. It is the family room of a community. That's the vision, that's the future.

—AKHTAR BADSHAH

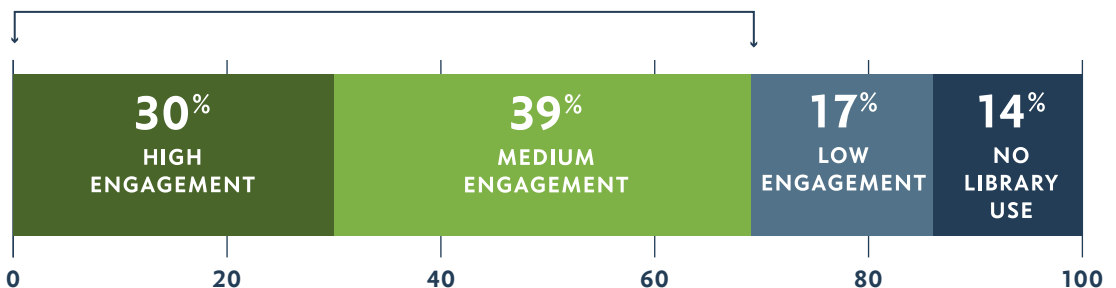
Today's library is both a physical and virtual place, but it continues to be the physical presence of the library that anchors it most firmly in the community. Research and experience show that geography and place still matter.<sup>17</sup> The Pew Research Center's survey on library usage found that a large proportion of Americans, even those who seldom visit a library, consider libraries important institutions in their geographic communities and believe that their communities would suffer a loss if the library closed.<sup>18</sup>

In an increasingly virtual world, physical library places are community assets. They:

- **ESTABLISH PERSONAL CONNECTIONS** that help define community needs and interests
- **PROVIDE AN ANCHOR** for economic development and neighborhood revitalization
- **STRENGTHEN COMMUNITY IDENTITY** in ways that yield significant return on investment, including drawing people together for diverse purposes
- **PROVIDE A SAFE AND TRUSTED LOCATION** for community services such as health clinics, emergency response centers, small business incubators, workforce development centers and immigrant resource centers
- **CREATE CONNECTING PLACES** in new locations that draw people together—shopping malls, big box stores, airports and mobile buses

## PUBLIC LIBRARY USERS AND PROPONENTS ARE NOT A NICHE GROUP<sup>19</sup>

69% of Americans 16 or older report high to medium levels of engagement with public libraries



## The library's virtual presence must be as engaging as its physical space and fully serve the library's mission built around equitable access, learning and civic development.

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"Libraries have always been an economic driver of communities," says Robert Harrison, city administrator of Issaquah, Washington. "Libraries are like Starbucks without the coffee: an important place to build social connections. Anyone can use it."

The physical library will become less about citizens checking out books and more about citizens engaging in the business of making their personal and civic identities. As more information moves to digital formats, public libraries will hold less material locally in their physical collections. Library users will be able to access information digitally wherever it resides through library networks. While traditional computer work stations remain important and in demand, personal or shared mobile devices that provide easy connections to library Wi-Fi and high-speed broadband networks are becoming a dominant form of connection. The reduction in physical materials, greater customer mobility and the desire for more collaboration and creation are changing the nature of the public library's physical space.<sup>20</sup>

The physical library must undergo a transition that embraces the openness and flexibility needed to thrive in a world of constant change. Central to this flexibility is creating spaces that can adapt to the changing operational models of libraries.

In an article for *Library Journal*, architect Peter Gisolfi contrasts "the ways we were" in the 20th century model—quiet, large areas of stacks and extensive collections of printed material, an imposing circulation desk, modest community room—with emerging trends that recognize varied and new uses. These trends range from greater transparency among spaces, larger spaces for children and teens, meeting and activity rooms of different sizes to accommodate public events and performances or coworking and collaboration and technology-centric spaces.

Gisolfi advises, "Whether you build a new library or transform an existing one, do not build the best library of the previous century. Create an environment that facilitates new patterns of interacting, learning and accessing information and is sufficiently flexible to accommodate changes that inevitably will come."<sup>21</sup>

The public library remains a destination for many users, serving many purposes—personal quiet time for reading, research or homework; supervised afterschool activities until parents get home from work; public events and performances; innovation labs, hacker and maker spaces; and coworking and collaboration spaces.

Many libraries are creating spaces that are rich with tools and technologies that inspire and facilitate learning, discovery and creation and where experimentation is encouraged with trained library staff and community mentors. People and technology meet at the library. But as a learning place, the library becomes more than a destination, a term that suggests an end or arrival point. Instead, the library becomes a way station on the learning journey, a place that one passes through on the way to some other destination. This shift in role will impact the physical space of the library, the ways in which people interact with it and the types of services provided there.

In addition to being a physical space, the library in the digital age is a virtual space accessible from anywhere 24/7.

Websites, online discussion groups, classes, book clubs and library-hosted Wi-Fi hotspots are examples of the growing community presence of the always-open virtual library.

The library as it exists within virtual space must be considered as a wholly independent but highly integrated experience; that is, the library's virtual presence must be as engaging as its physical space and fully serve the library's mission built around equitable access, learning and civic development. Platforms must be conceived that address not only the operational and practical benefits of libraries but also benefits that are emotional and highly social.

## LIBRARY AS PLACE:

# NEW CONNECTIONS AND NEW PLACES

A theater in a library and a library in an airport are two examples of today's library as place.

**The Ron Robinson Theater**, part of the Central Arkansas Library System's main library campus, is a 315-seat multi-use venue with state of the art technology. At the theater, the library provides a range of programs, including films, music performances, plays, readings, lectures, speakers and children's activities. The library sought and won a bond issue to fund the construction of the building in a public-private partnership. In addition to the library's theater, the building includes retail stores, offices and a restaurant.

The theater is also used by other groups such as the Little Rock Film Festival and the Clinton School of Public Service. It enriches and strengthens the cultural, economic and educational life of the community.

**The Free Library** in Philadelphia partnered with the Airport Authority to open a virtual library at the Philadelphia International Airport. While relaxing in comfortable lounge chairs in a virtual reading room, customers can log on to the airport's free Wi-Fi to access the Free Library's e-books, nearly 1,200 author podcasts, and other digital content.



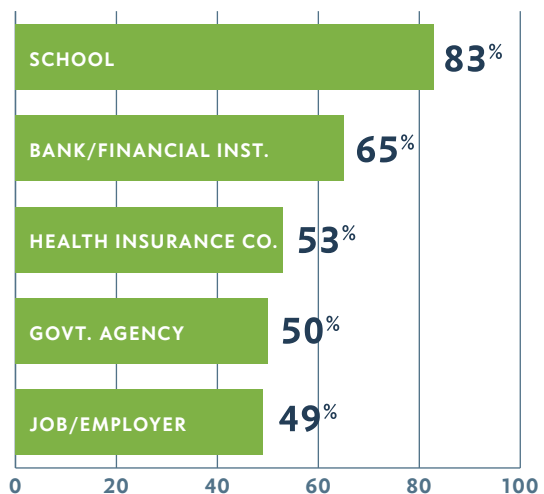
**62%**  
of public libraries  
report they are the  
**ONLY SOURCE  
OF FREE INTERNET**  
in the community<sup>23</sup>

This requires thinking beyond the transaction that characterizes many online library experiences today. The public library should define what makes a great online public space. Yet there are hurdles to developing the online library experience beyond simple transactions and information retrieval, including the expertise to do so, insufficient financial and technical resources and the lack of adequate broadband capacity and digital literacy skills in many areas.

Library Wi-Fi in disadvantaged neighborhoods may address an issue that is echoed in the Pew Research Center’s library user topology survey, *From Distant Admirers to Library Lovers—and Beyond*, which found higher rates of library use among the wealthier and better-educated members of the community and comparatively lower rates of library use in poorer and less-educated communities.<sup>22</sup> Easily accessible Wi-Fi may provide the spark needed to encourage residents to come into the physical library and explore the programs, workshops and services it has to offer.

In a new twist on providing Wi-Fi, the New York Public Library and Chicago Public Library have launched programs that provide take-home Internet access (Wi-Fi “hotspots”) and digital training for residents in neighborhoods where digital access is low.

**EXPECTATIONS:** When surveyed, people state that other institutions expect them to have online access at home.<sup>24</sup>



“From day one, we have worked to increase Internet connectivity and knowledge for our residents because today’s digital skills are 21st-century workforce skills,” said Mayor Rahm Emanuel at the time Chicago’s “Internet to Go” program was announced.<sup>25</sup>

In keeping with the public library’s focus on people, Chicago Public Library Commissioner Brian Bannon said during a panel discussion on the future of libraries at the 2014 Aspen Ideas Festival that the program “is less about the technology, more about the support of the individual, the family and the community.”<sup>26</sup>

LINCOLN CITY LIBRARIES  
BRANCH FACILITIES PROJECTS  
ANDERSON, BETHANY, EISELEY, GERE, SOUTH, WALT

UPDATES TO THE 2015 FACILITIES MASTER PLAN

**ADOPTED BY LIBRARY BOARD JANUARY 15, 2019**

## SYSTEMWIDE PROJECTS

1. Add children's learning/discovery areas
2. RFID conversion
3. LED lighting retrofit at six branches
4. Recommission and expand building automation system at four branches

# ANDERSON

## 1. COMPLETED PROJECTS

- 1.1. Roof replacement and soffit/column repair.
- 1.2. Carpet and entryway flooring replacement

## 2. UPCOMING PROJECTS FUNDED IN CIP

- 2.1. Parking lot replacement

## 3. UPCOMING ESPC PROJECTS

- 3.1. LED lighting retrofit
- 3.2. Recommission and expand building automation system including optimization of ventilation
- 3.3. Replace electrical distribution board
- 3.4. Replace multizone air handling unit
- 3.5. Replace low pressure heating water boilers and heating water pumps

## 4. RECOMMENDED PROJECTS FROM 2015 FACILITIES PLAN

- 4.1. Library Expansion
  - 4.1.1. Repair exterior concrete slab settling/heaving by exterior doors.
  - 4.1.2. Repair exterior sidewalk
  - 4.1.3. Add Study Rooms
  - 4.1.4. Add Larger computer lab
  - 4.1.5. Add Larger teen area with computers
  - 4.1.6. Reconfigure service desk
  - 4.1.7. Repaint/repair all painted walls and ceilings
  - 4.1.8. Add chair rails and corner protectors to extend life of paint
  - 4.1.9. Replace worn acoustical ceiling tiles
  - 4.1.10. Repair/refinish built-in cabinets and casework
  - 4.1.11. Add Larger work areas for staff including a staff rest room
  - 4.1.12. Add indoor bike storage for staff

4.2. Replace/recalibrate toilet flushing sensors.

4.3. Add improved exterior signage

## 5. NEW RECOMMENDED PROJECTS

- 5.1. Add children's learning/discovery area
- 5.2. Add exterior playground
- 5.3. Complete RFID conversion

# BETHANY

## 1. COMPLETED PROJECTS

- 1.1. Replace parking lot drive entrances
- 1.2. Roof replacement

## 2. UPCOMING ESPC PROJECTS

- 2.1. LED lighting retrofit

## 3. RECOMMENDED PROJECTS FROM 2015 FACILITIES PLAN

- 3.1. Library Expansion (requires land acquisition)
  - 3.1.1. Large Meeting Room: 1000 SF
  - 3.1.2. Study Rooms (2): 280 SF
  - 3.1.3. Expanded Youth Area: 700 SF
  - 3.1.4. Expanded Staff Area including Restroom: 150 SF
  - 3.1.5. Expanded Public Rest Rooms: 120 SF
  - 3.1.6. More task & lounge seating
  - 3.1.7. More electrical outlets
  - 3.1.8. More parking
  - 3.1.9. Indoor bike storage for staff
- 3.2. Add improved exterior signage
- 3.3. Replace/repair decorative concrete block at the entrance
- 3.4. Repair brick planter to the south if an addition is not built
- 3.5. Replace existing single pane windows

## 4. NEW RECOMMENDED PROJECTS

- 4.1. Add children's learning/discovery area
- 4.2. Complete RFID conversion



## 1. COMPLETED PROJECTS

- 1.1. Address water penetration in bookmobile garage

## 2. UPCOMING ESPC PROJECTS

- 2.1. LED lighting retrofit
- 2.2. Recommission and expand building automation system including optimization of ventilation

## 3. RECOMMENDED PROJECTS FROM 2015 FACILITIES PLAN

- 3.1. Add new Technology Center area
- 3.2. Add designated additional Youth/Teen Space
- 3.3. Add ability to use adjacent outside patio and park amphitheater
- 3.4. Add additional Study Rooms: 280 SF
- 3.5. Add Lincoln Police Department sub-station, similar to Walt: 280 SF
- 3.6. Clean exterior limestone
- 3.7. Re-caulk exterior limestone joints and column bases
- 3.8. Replace linoleum in lobby with modular walk-off carpet
- 3.9. Add acoustical sound panels to the lobby
- 3.10. Add powered shades to the west high windows
- 3.11. Replace modular carpet in meeting rooms and high-traffic areas
- 3.12. Replace all fiberboard cabinet door/drawer faces with a more durable material
- 3.13. Add Acousticord, or a similar material, to cubby walls, and other selective areas where walls are continually damaged
- 3.14. Install durable laminate on worn areas of ABC wall
- 3.15. Replace worn lounge seating
- 3.16. Add Indoor bike storage for staff

## 4. NEW RECOMMENDED PROJECTS

- 4.1. Add children's learning/discovery area
- 4.2. Add maker space
- 4.3. Complete RFID conversion
- 4.4. Parking lot resurfacing (CIP 2022/23)

1. COMPLETED PROJECTS
  - 1.1. Roof replacement and soffit/column repair
  - 1.2. Carpet replacement
  - 1.3. Intercom system
  - 1.4. Moveable meeting room wall replacement
  
2. UPCOMING ESPC PROJECTS
  - 2.1. LED lighting retrofit
  - 2.2. Recommission and expand building automation system including optimization of ventilation
  - 2.3. Replace older chiller
  - 2.4. Replace electrical distribution board
  - 2.5. Replace multizone air handling unit
  - 2.6. Replace low pressure heating water boilers and heating water pumps
  
3. RECOMMENDED PROJECTS FROM 2015 FACILITIES PLAN
  - 3.1. Library Expansion
    - 3.1.1. Study Room(s) to accommodate 4-6: 280 SF
    - 3.1.2. More flexible, assembly/program/meeting areas: 3,000 SF
    - 3.1.3. Maker space area
    - 3.1.4. Functional outdoor program space
    - 3.1.5. Reconfigure service desk
    - 3.1.6. Indoor bike storage for staff
  
  - 3.2. Remove existing ramp to staff entrance. Add new sidewalk to the staff entrance
  - 3.3. Replace/reconfigure drive-up book drop. It does not keep up with current demand
  - 3.4. Add dedicated cooling for server room
  - 3.5. Add cooling/heating for the lobby
  - 3.6. Add improved exterior signage
  - 3.7. Repair wall joint cracking in the staff work room
  - 3.8. Add sound absorption panels in storytelling and other hard surface ceiling areas
  - 3.9. Add solar shades need to west windows
  - 3.10. Replace worn lounge seating, tables and chairs
  
4. NEW RECOMMENDED PROJECTS
  - 4.1. Add children's learning/discovery area
  - 4.2. Add exterior playground
  - 4.3. Complete RFID conversion

## SOUTH

### 1. COMPLETED PROJECTS

- 1.1. Site drainage/parking lot repair
- 1.2. Brick planter replacement

### 2. UPCOMING ESPC PROJECTS

- 2.1. LED lighting retrofit

### 3. RECOMMENDED PROJECTS FROM 2015 FACILITIES PLAN

- 3.1. Add new vestibule to create main entrance further to the west
- 3.2. Add young adult area
- 3.3. Add indoor bike storage for staff
- 3.4. Repair stress cracks on west masonry walls
- 3.5. Replace bathroom linoleum floors
- 3.6. Repair/repaint ceiling
- 3.7. Repaint staff room
- 3.8. Replace worn furniture
- 3.9. Replace carpet
- 3.10. Upgrade electrical

### 4. NEW RECOMMENDED PROJECTS

- 4.1. Add children's learning/discovery area
- 4.2. Add maker space
- 4.3. Complete RFID conversion

## 1. UPCOMING ESPC PROJECTS

- 1.1. LED lighting retrofit
- 1.2. Recommission and expand building automation system including optimization of ventilation
- 1.3. Replace low pressure heating water boiler

## 2. RECOMMENDED PROJECTS FROM 2015 FACILITIES PLAN

- 2.1. Clean exterior limestone
- 2.2. Re-caulk exterior limestone joints and column bases
- 2.3. Replace linoleum in lobby with modular walk-off carpet
- 2.4. Add acoustical sound panels to the lobby
- 2.5. Replace modular carpet in meeting rooms and high-traffic areas
- 2.6. Replace all fiberboard cabinet door/drawer faces with a more durable material
- 2.7. Add Acousticord, or a similar material, to cubby walls, and other selective areas where walls are continually damaged
- 2.8. Install durable laminate on worn areas of ABC wall
- 2.9. Replace worn lounge seating
- 2.10. Add indoor bike storage for staff

## 3. NEW RECOMMENDED PROJECTS

- 3.1. Add children's learning/discovery area
- 3.2. Add maker space
- 3.3. Complete RFID conversion
- 3.4. Parking lot resurfacing (CIP 2022/23)

LINCOLN CITY LIBRARIES  
BRANCH LIBRARY FACILITIES PROJECT COST ESTIMATES

January 2019

**Design / Engineering**

Remodel Design and Engineering \$628,100.00  
**Total Design/Engineering Services \$628,100.00**

**Construction - Anderson**

Addition Construction \$900,000.00  
Interiors Refresh \$300,000.00  
Playground Addition \$100,000.00

**Construction - Bethany**

Addition Construction \$690,000.00  
Interiors Refresh \$300,000.00

**Construction - Eiseley**

Maker Space Construction \$70,000.00  
Interiors Refresh \$250,000.00  
Parking Lot Improvements \$100,000.00

**Construction - Gere**

Addition Construction \$1,050,000.00  
Interiors Refresh \$400,000.00  
Parking Lot Improvements \$100,000.00  
Playground Addition \$100,000.00

**Construction - South**

Maker Space Construction \$100,000.00  
Interiors Refresh \$200,000.00

**Construction - Walt**

Maker Space Construction \$100,000.00  
Interiors Refresh \$250,000.00  
Parking Lot Improvements \$100,000.00  
**Total Construction \$5,110,000.00**

**Inspections & Testing**

Site Survey & Geotechnical \$10,000.00  
Material Testing Allowance \$75,000.00  
**Total Inspections & Testing \$85,000.00**

**Administration**

Owner's Representative/Project Management \$114,200.00  
**Total Administration \$114,200.00**

**Owner Vendors & Contractors**

RFID Readers for All Branches \$685,000.00  
Other FF&E Allowance \$250,000.00  
**Total Owner Vendors & Contractors \$935,000.00**

**Owner Contingency**

Project Contingency \$500,000.00  
**Total Owner Contingency \$500,000.00**

**TOTAL Costs (land acquisition not included) \$7,372,300.00**

Land Acquisition - Bethany Unknown

10% escalation (estimate construction to begin Fall 2020) \$737,230.00

**TOTAL Costs \$8,109,530.00**