

OUR LIBRARY BUILDING **today & tomorrow**

SAN JUAN ISLAND LIBRARY Building Condition Assessment & Feasibility Study

Community Meetings

May 20th and 21st, 2018



3 Years of Work to Date!

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2015		<div>●</div> <div>BOARD MEETING: BOARD DECIDES TO PLAN WORKSHOPS TO CONSIDER FACILITIES</div> <div>Board decided to plan work sessions to examine facilities in terms of successfully fulfilling the Library's mission</div>		<div>○</div> <div>VISIONING SESSION</div> <div>Staff being asked to envision the Library in the future: what are ideas and dreams? What are needs vs. wants?</div>	<div>STAFF ASSESSMENT SURVEY</div> <div>Asked to answer: 1) What's working well? 2) What could be better?</div>	<div>BOARD WORK SESSION #1</div> <div>●</div> <div>Focus: Create library building program based on needs assessment of facility, services, and long-range plan. Develop broad objectives and Action Plan of building program, including public involvement.</div>			<div>"Looking Ahead! Facility Needs" blurb on back page; describes facility needs project and invites public to participate</div> <div>LIBRARY ANNUAL REPORT</div>	<div>●</div> <div>Focus: Continue to develop public input Process and Actions begun at May 26, 2015 Work Session</div> <div>BOARD WORK SESSION #2</div>		<div>●</div> <div>Focus: Continue to develop public input Process and Actions begun at May 26, 2015 Work Session</div> <div>BOARD WORK SESSION #3</div>
2016									<div>●</div> <div>Focus: Continue to develop public input Process and Actions begun at May 26, 2015 Work Session</div> <div>BOARD WORK SESSION #4</div>	<div>SURVEY FOCUS GROUPS</div>	<div>Held three focus groups to test library facilities survey intended for distribution to the community. Responses indicated the public needed more detailed information about current state of the facilities, what services were prohibited due to facilities issues (including size and space), and what solutions the Library board and staff had explored and would recommend</div>	
2017					<div>●</div> <div>BOARD MEETING: BOARD DECIDES TO HIRE FIRM TO CONDUCT FACILITIES ASSESSMENT</div> <div>The Board authorized the Director to issue a RFQ for architectural firms to conduct Library facilities assessment and feasibility study</div>			<div>FACILITIES RFQ POSTED</div> <div>The RFQ requested eligible firms to submit their qualifications to conduct an assessment and feasibility study of the library facilities</div>		<div>2 FINALISTS SELECTED TO SUBMIT PROPOSALS</div>	<div>Qualifications were discussed, and two finalists were invited to submit fee proposals for consideration</div>	<div>LIBRARY'S COMMUNITY NEWSLETTER ARTICLE</div> <div>On facilities assessment project and hiring of architects</div>
2017									<div>COMMITTEE SELECTED 4 FIRMS FOR INTERVIEW</div>	<div>FINAL SELECTION RECOMMENDED TO THE BOARD</div>	<div>Contract negotiated and signed</div>	<div>ARCHITECTS VISIT LIBRARY AND ATTEND BOARD MEETING</div> <div>The structural engineering consultant accompanied SHKS Architects to begin observations and data collection</div>
2017	<div>ARCHITECTS AND CONSULTANTS CONTINUE DATA COLLECTION</div> <div>Consultants include structural engineering, mechanical, electrical and cost estimation</div>		<div>●</div> <div>BOARD MEETING: ARCHITECTS ATTEND TO PRESENT DRAFT REPORT</div> <div>SHKS gathered more information from Board and staff members, discussed community outreach meetings coming up in May</div>	<div>○</div> <div>SPECIAL STAFF MEETING TO PRESENT REPORT</div>	<div>●</div> <div>BOARD MEETING: REVIEW ARCHITECTS' REVISED DRAFT REPORT</div> <div>Board will review final report and discuss community meetings to share results and gather community input</div>	<div>●</div> <div>3 COMMUNITY MEETINGS</div> <div>Community invited to attend one of three meetings to view final report from SHKS Architects, view presentation, interact with display boards, discuss with architects, board members and staff members, and give input on future direction for Library facilities</div>	<div>●</div> <div>BOARD MEETING: REVIEW ARCHITECTS' REVISED DRAFT REPORT</div> <div>Board reviewed revised draft report and discussed community meetings to share results and gather community input</div>		<div>●</div> <div>BOARD MEETING: SELECT FINAL FIRM</div> <div>Committee recommended firm to hire. Board made final selection.</div>	<div>SHKS ARCHITECTS HIRED</div>		
2018												

NEXT STEPS WILL BE DETERMINED BASED ON BOARD'S DECISION →



San Juan Island Library

Building Status Report

TREES & PLANTINGS



CONDITION:
Site plantings: trees, bushes, soil in good condition.

RECOMMENDATION:
Periodic pruning, cutting back areas where limbs are close to structure.

EXTERIOR ENVELOPE: WINDOWS



CONDITION:
Pre-finished aluminum sliding windows in varied condition.

RECOMMENDATION:
Windows appear to be in good condition without evidence of water intrusion. Recently a number of windows have been reported as "falling". Cyclical replacement in future based on service life.

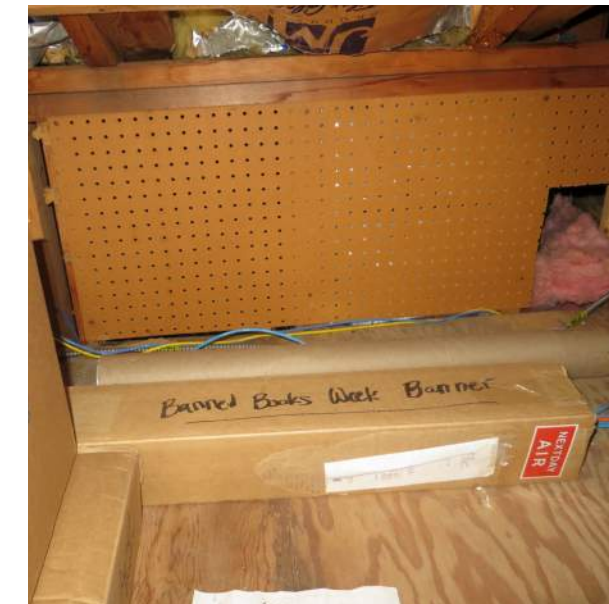
PAVING



CONDITION:
Flat and sloped paving at parking areas in varied condition - poor to good.

RECOMMENDATION:
Cyclical replacement in future based on service life.

INSULATION



CONDITION:
Missing insulation at exterior walls, subsequent heat loss, in poor condition.

RECOMMENDATION:
High priority.

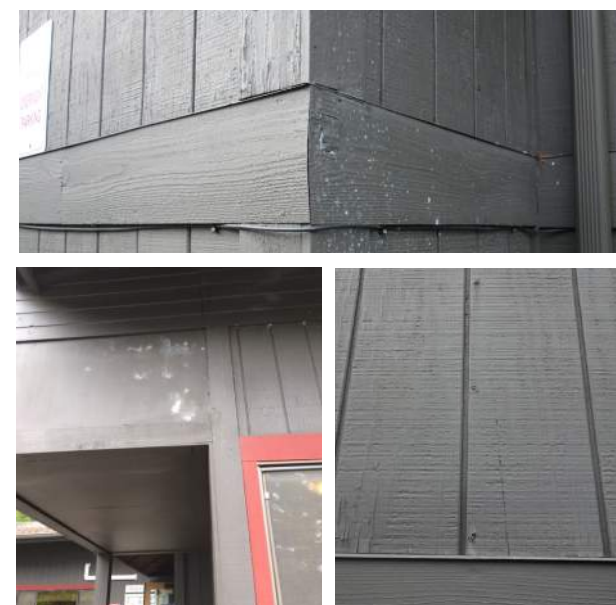
INTERIOR FINISHES/SYSTEMS: WALLS



CONDITION:
Wood paneling at fire place in good condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

EXTERIOR ENVELOPE: SIDING



CONDITION:
Painted T-11 siding with painted 1x6 clear cedar trim at windows and doors in generally good condition. Exceptions at areas of white bloom (reference photo taken at east side, May 2016).

RECOMMENDATION:
Cyclical replacement in future based on service life. Repaint at recommended intervals based on lifespan (3-5 years), depending on maintenance and exposure. Inspect existing paint surfaces to determine extent of surface preparation necessary avoiding damage or removal of wood substrate.

EXTERIOR ENVELOPE: SKYLIGHTS



CONDITION:
Curb-mounted skylight in fair condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

SITE EQUIPMENT, MISC



CONDITION:
Propane Tank in good condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

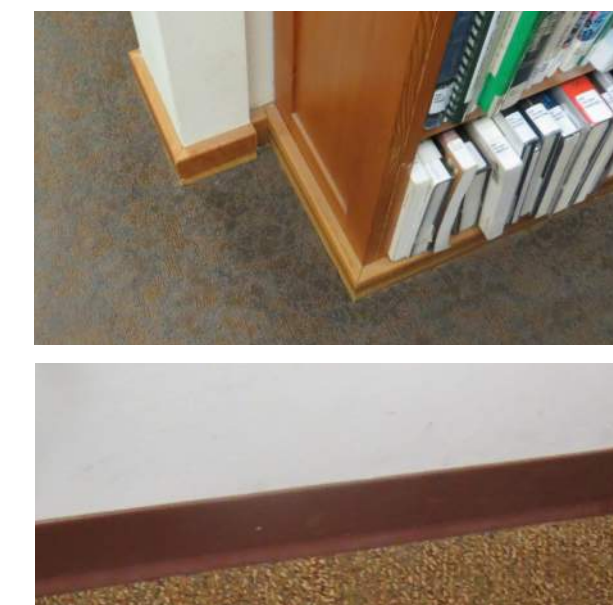
STORMWATER SYSTEMS/BASEMENT



CONDITION:
Ongoing Basement flooding issues in poor condition.

RECOMMENDATION:
High priority. Excavate building foundation perimeter, remove and replace portions of parking lot, install new pipe and drains.

INTERIOR FINISHES/SYSTEMS: WALL BASE



CONDITION:
Wood base at periodicals/fireplace & Resilient base in good condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

EXTERIOR SYSTEMS: SIDING



CONDITION:
Exterior siding at stair in poor condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

EXTERIOR ENVELOPE: SKYLIGHTS



CONDITION:
Skylight in poor condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

SITE EQUIPMENT, MISC



CONDITION:
Book drop and bollards in good condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

INTERIOR FINISHES/SYSTEMS: CEILINGS



CONDITION:
Suspended ceiling system; 24"x24" Acoustical ceiling tile with square edge in varied condition.

RECOMMENDATION:
Cyclical replacement in future based on service life. 30 percentage of tiles should be replaced due to staining, torque, or signs of wear.

INTERIOR FINISHES/SYSTEMS: FLOORING



CONDITION:
Walk-off mat at entry & Resilient flooring in good condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

EXTERIOR ENVELOPE: ROOFING



CONDITION:
2x6 rafters at 24" O.C. w/ comp roofing over #15 CDX building paper over 1/2" CDX sheathing. 2017 Replacement w/ Durolast PVC membrane in generally good condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

EXTERIOR SYSTEMS: SKYLIGHT FRAME



CONDITION:
Metal skylight frame in poor condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

GARBAGE ENCLOSURE



CONDITION:
Garbage enclosure, N/A

RECOMMENDATION:
New garbage enclosure to be built.

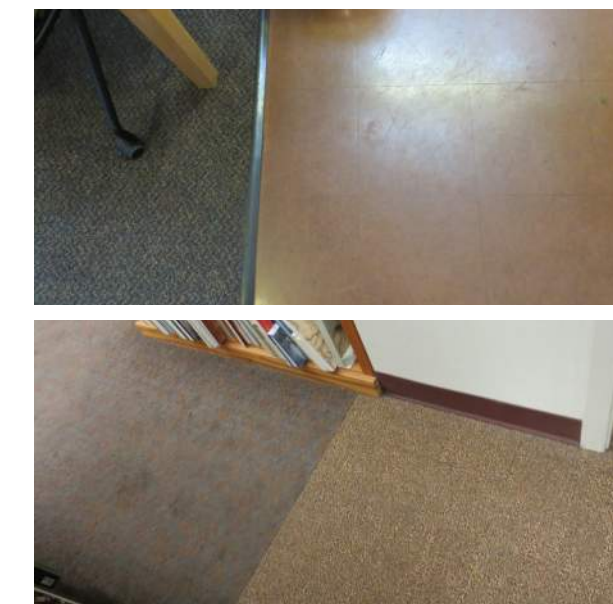
INTERIOR FINISHES/SYSTEMS: CEILINGS



CONDITION:
Painted GWB ceiling/soffit at skylight & Staff workroom in good condition.

RECOMMENDATION:
Cyclical replacement in future based on service life. Repaint at recommended intervals based on lifespan (3-5 years), depending on maintenance and exposure. Inspect existing paint surfaces to determine extent of surface preparation necessary avoiding damage of substrate.

INTERIOR FINISHES/SYSTEMS: FLOORING



CONDITION:
Carpet/Resilient flooring transitions in varied to good condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

EXTERIOR SYSTEMS: ROOFING



CONDITION:
Roofing shingles, membrane in poor condition.

RECOMMENDATION:
Cyclical replacement in future based on service life.

EXTERIOR ENVELOPE: DOORS



CONDITION:
Painted metal doors in good condition.

RECOMMENDATION:
Cyclical replacement in future based on service life. Repaint at recommended intervals based on lifespan (3-5 years), depending on maintenance and exposure.

DRAINAGE



CONDITION:
Catch basin, typ, in fair condition. Further investigation recommended.

RECOMMENDATION:
Cyclical replacement in future based on service life.

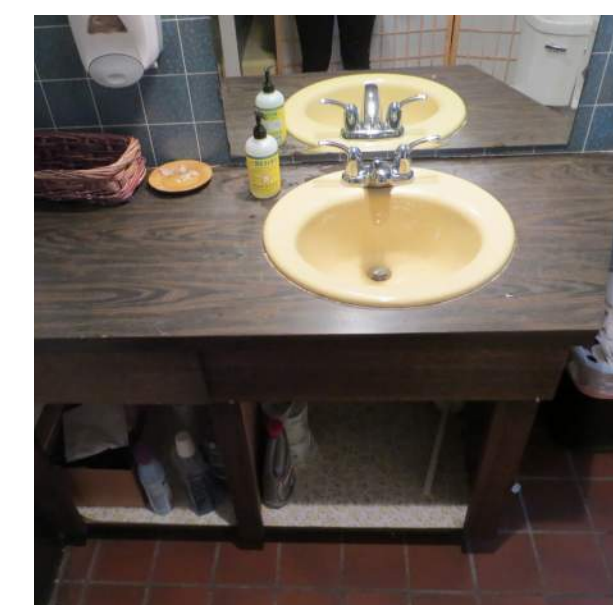
INTERIOR FINISHES/SYSTEMS: WALLS



CONDITION:
Painted GWB wall surfaces in good condition.

RECOMMENDATION:
Cyclical replacement in future based on service life. Repaint at recommended intervals based on lifespan (3-5 years), depending on maintenance and exposure. Inspect existing paint surfaces to determine extent of surface preparation necessary avoiding damage of substrate.

STAFF BATHROOM



CONDITION:
Existing staff bathroom in poor condition.

RECOMMENDATION:
Replace bathroom door. Cyclical replacement in future based on service life: update fixtures and finishes, provide ADA-accessibility.



Maintaining our Building

2015-2017

FACILITIES UPKEEP

Indoor

PAINTING

1. Repainted entryway, teen area and small study room
2. Touch-up painting as needed

ELECTRICAL

1. Installed emergency lighting in restrooms and hallway, dimming spotlight for program presenters installed
2. Permanent audio speakers in walls & increased microphone capacity
3. Installed electrical outlets by fireplace, in Teen area, in Treasure Cove
4. Added lighting in Main Salon over fireplace and in Teen area
5. Replaced faulty indoor light fixtures
6. Faulty exterior security lights replaced
7. Replaced faulty outdoor security lights and installed additional

FLOORING

1. Replaced carpet in central area, by fireplace, in staff workroom and study room
2. Replaced flooring in public restroom

TECHNOLOGY

1. Replaced primary network security appliance
2. Expanded wired Ethernet to Teen area
3. Separated Adult computers from Children's and Teen computers
4. Provided 100 Mbps fiber through the K20 Network
5. Increased public computers to 21
6. Added mobile printing capabilities
7. Implemented new digital management system for library services

STAFF WORKROOM

1. Installed heat pumps
2. Installed tinted windows, shades & blinds
3. Installed standing desks and double monitors
4. Installed partition wall
5. Added two work stations

COLLECTIONS - ADDED SHELVING FOR:

1. Adult Fiction & Paperbacks
2. Adult Fiction & Nonfiction DVDs
3. Young Adult Fiction & Biographies
4. Young Adult new books
5. Juvenile Fiction

FURNITURE

1. Replaced meeting room stacking chairs
2. Replaced upholstered chairs in back reading corner
3. Replaced computer tables and chairs in Children's, Teen and Adult areas
4. Replaced staff work chairs

MISCELLANEOUS

1. Replaced main HVAC unit and air handler
2. Exhaust fan replaced and switch repaired
3. Installed new French drain to diminish basement flooding
4. Installed insulation in upstairs work area
5. Replaced stained ceiling tiles throughout building
6. Replaced mechanical door closures on main door and staff door
7. Replaced five fire extinguishers
8. Installed two additional smoke detectors/carbon monoxide detectors
9. Installed lighted, locked display shelves in Local Interest collection to feature displays by San Juan Historical Museum

Outdoor

PARKING

1. Replaced buckling parking lot asphalt and curbing
2. Chip-sealed parking lot
3. Restriped entire parking lot, widening spaces along front wall
4. Repaired pothole

LANDSCAPING

1. Removed tree and replaced with new landscaping
2. Pruned dead limbs from trees

BUILDING EXTERIOR

1. Replaced roof and gutters
2. Installed electrical outlets
3. Installed patron accessibility doorbell
4. Cleared storm drains
5. Cleaned gutters
6. Washed windows

Photos to illustrate some of these changes





Current Problems...

...that are Getting Worse

Which of these problems do you think are most critical? Choose 3!

BUILDING ISSUES

- Floor space use at maximum
- No flexible spaces and furniture for multi-purpose use
- Inadequate copy/print equipment and work space
- Inadequate space for expanding user work spaces and technology
- On-going basement and parking flooding and drainage issues
- Restrooms difficult for ADA access

LITTLE QUIET READING AND STUDY SPACE

- Minimal comfortable seating areas for quiet reading
- No private consultation areas for staff and patrons

MEETING SPACE — SMALL

- No small study rooms
- No space for small group meetings
- No separate areas for noisy collaboration

SUPPORT SERVICES

- Inadequate workspace for staff to facilitate public services
- No staff breakroom, inadequate storage, no secure access
- No loading dock for deliveries

COLLECTIONS

- No space for book collection to grow
- Not enough space for children's and teens' collections
- Not enough space for audiobooks, DVDs, special collections
- No space to add new collections

MEETING SPACE — LARGE

- Library use of current room often blocked by previous booking
- Demand for public use of meeting room exceeds schedule capacity
- No space for community events with large attendance

CHILDREN'S AND TEEN FACILITIES AND SERVICES

- Children's and teen areas too far apart for good supervision
- Children's and teen areas too close to work and study areas creating noise issues
- No direct outside access to/from children's area
- Inadequate space at Library for summer reading and other heavily attended programs

OUTDOOR GATHERING SPACE

- No space for outdoor children's and other programming
- No outdoor seating
- No green space

ENTRANCE AMENITIES

- No covered areas for public seating or staff access to book drop
- No safe book drop access out of traffic flow
- No safe passenger drop-off area

Other suggestions?

Please add a post-it note with your contribution to the conversation.

PARKING

- Inadequate, difficult to access parking spaces
- Drive narrow and congested
- Unsafe as accidents occur regularly
- Inadequate security lighting to illuminate all areas



If the Library had more space,

I would recommend it be used for...
Choose up to five:

... collection growth (books, audiobooks, large print, etc.)

... program and meeting space for larger gatherings

... private study carrels and work spaces with technology connectors

... expanding parking area, improving driveway safety, improving bike rack area

... improving efficiency and cost-saving operation of building infrastructure

... expansion of children's and teen areas and collections

... small meeting and study spaces

... a dedicated maker-space for 3-D printing, crafts, activities

... improving pedestrian and driver comfort and safety

... more display space for art, cultural objects, community information

... relocating children's and teen areas away from adult work and reading spaces

... more quiet, comfortable reading spots

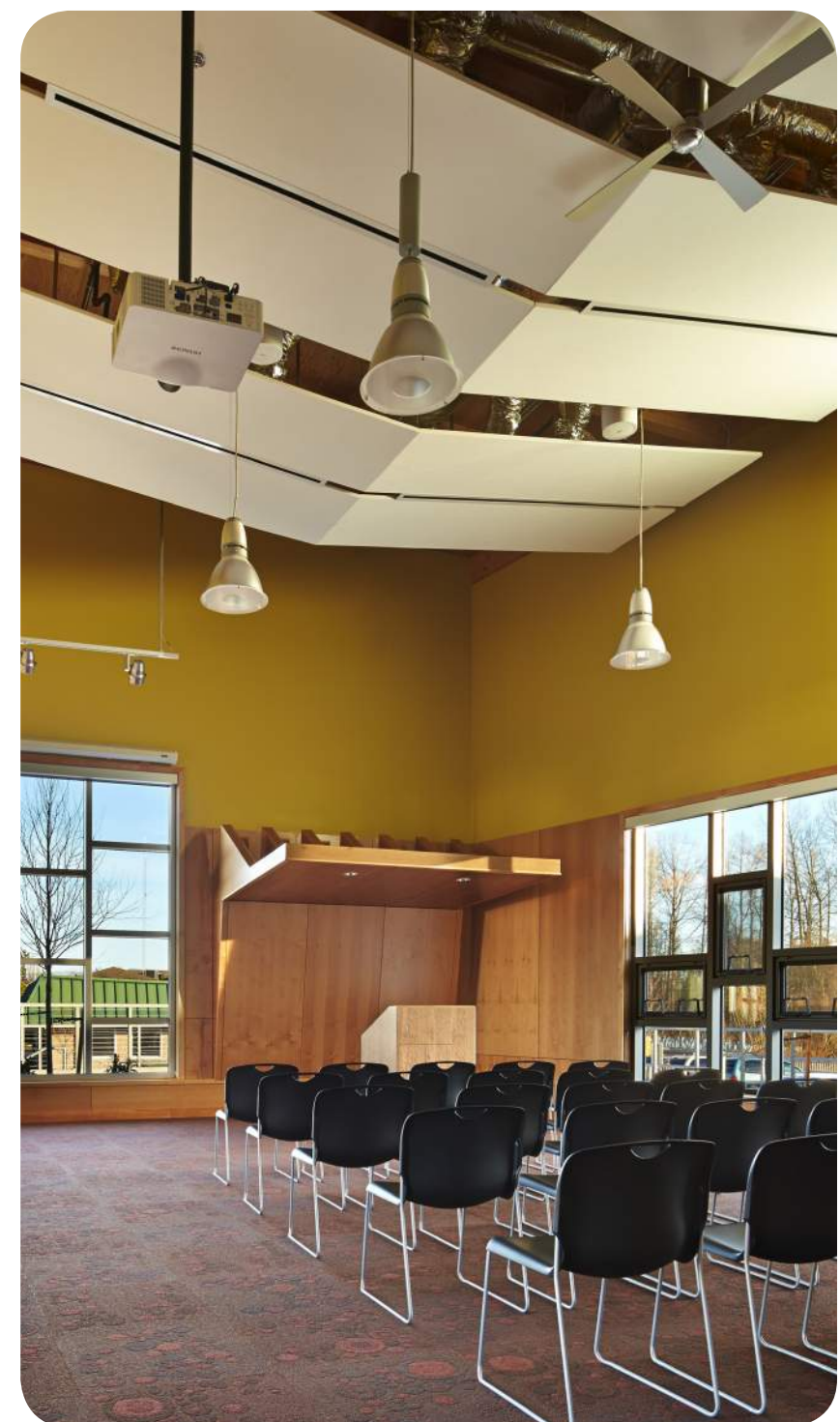
... more computer space and work tables with technology connectors

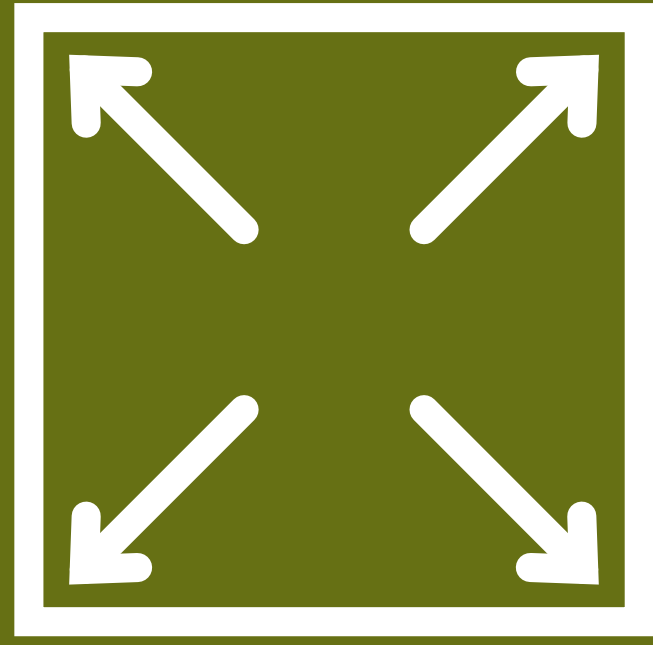
... outdoor green space, seating, programming areas

... space for and acquiring a generator to allow the Library to become an emergency warming and cooling center for the community

Other suggestions?

Please add a post-it note with your contribution to the conversation!





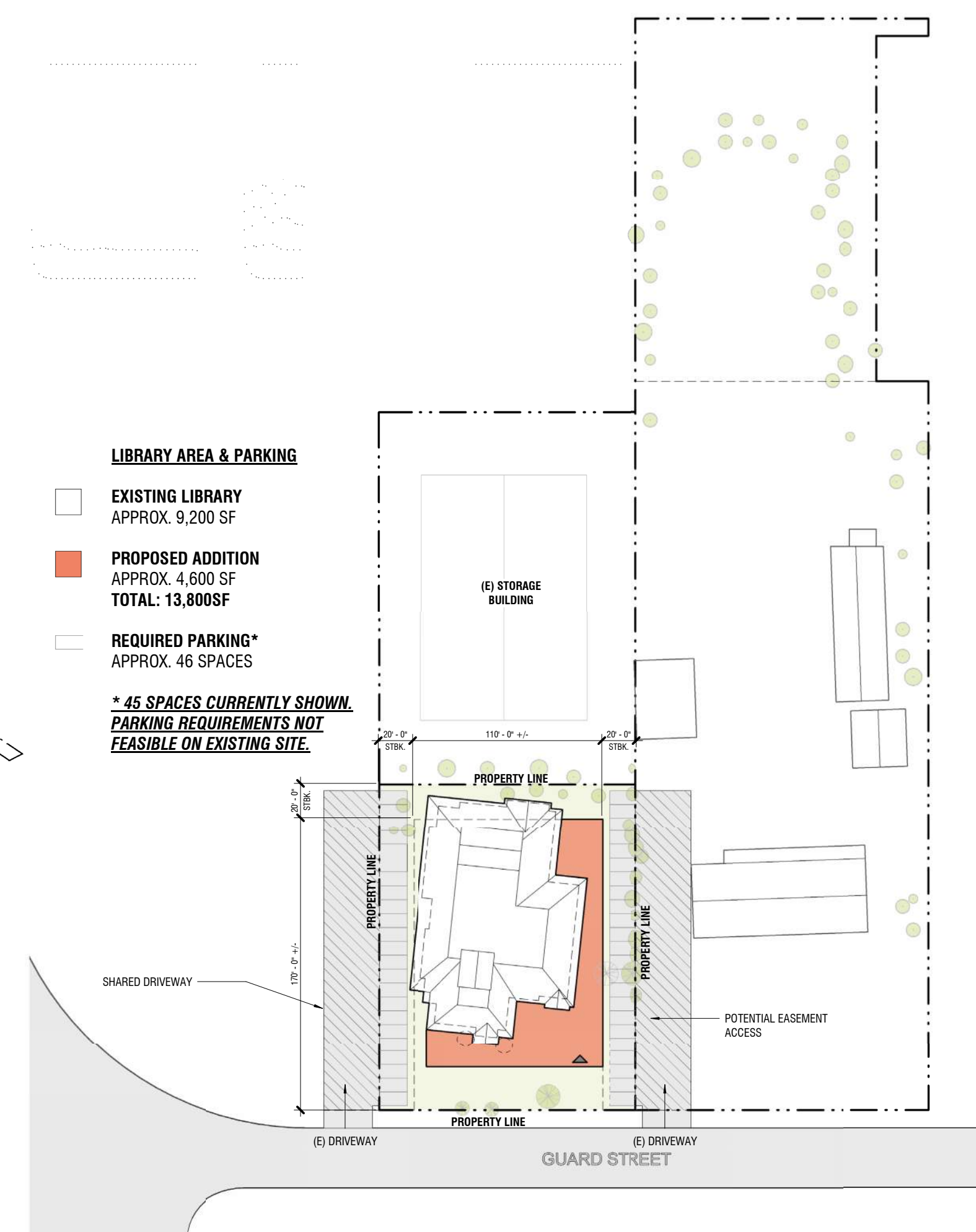
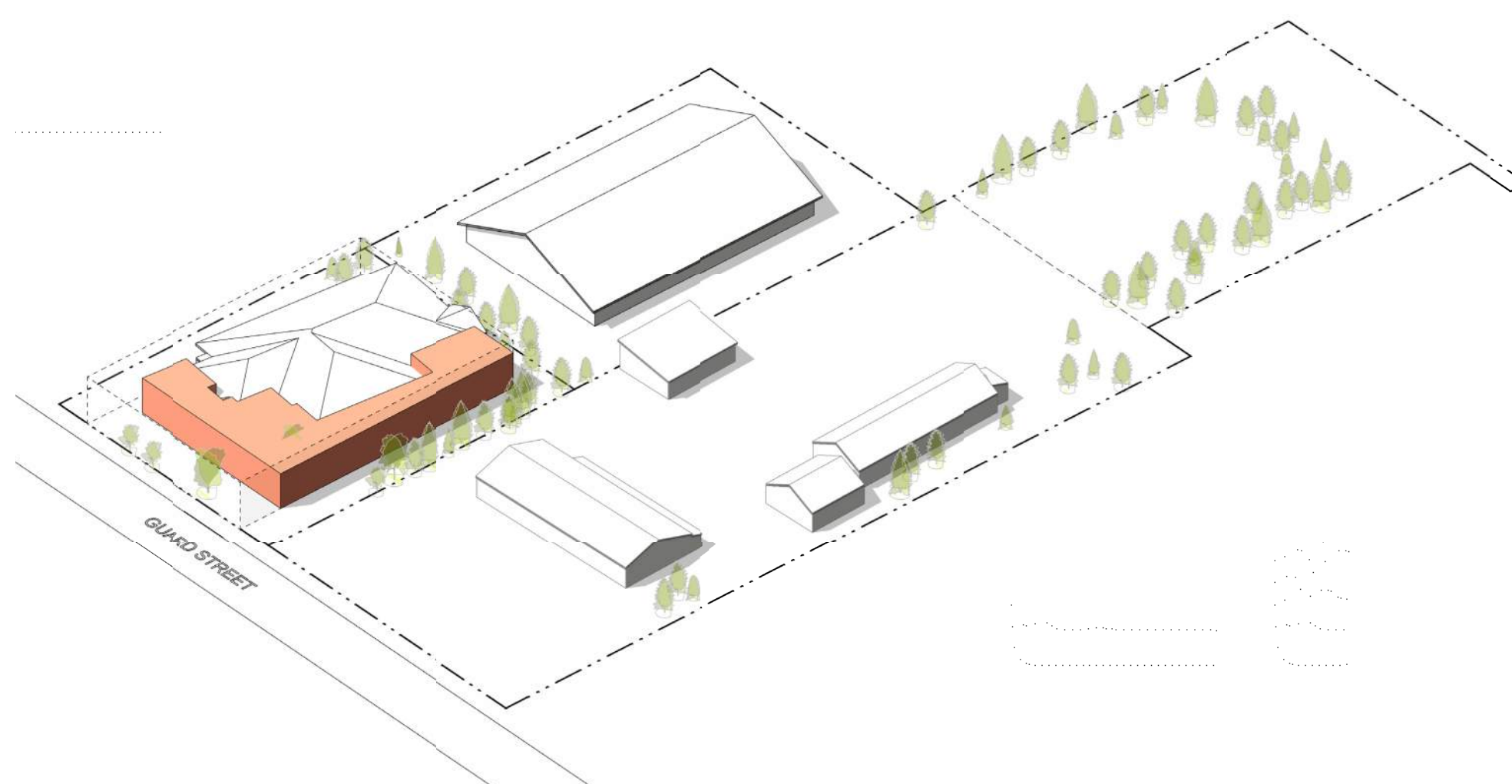
Options We Considered...

...that are Not Viable

Though the library building could support a second story with additional structural reinforcement, the existing site area, zoning setbacks, and code-required parking areas restrict any expansion options.

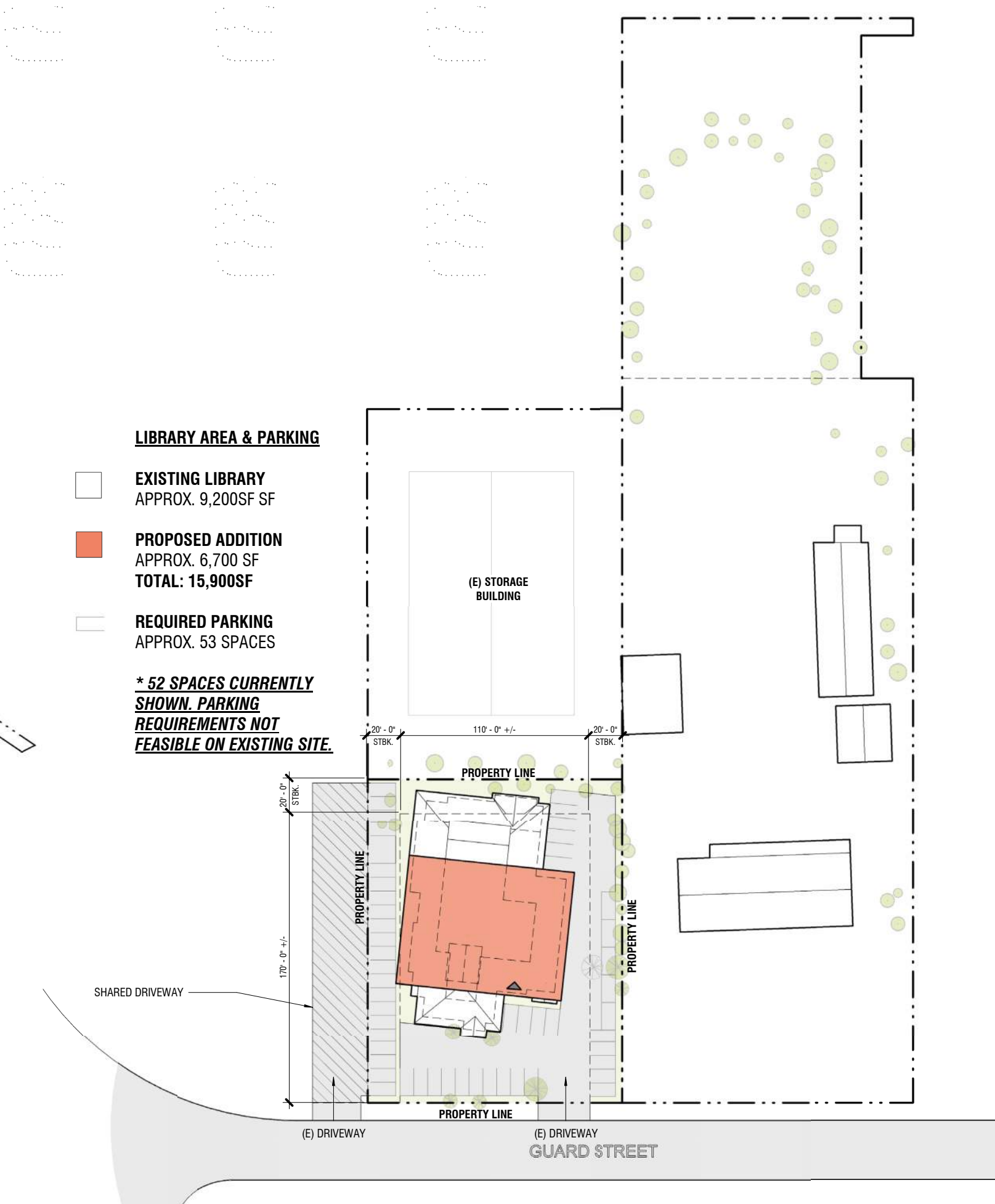
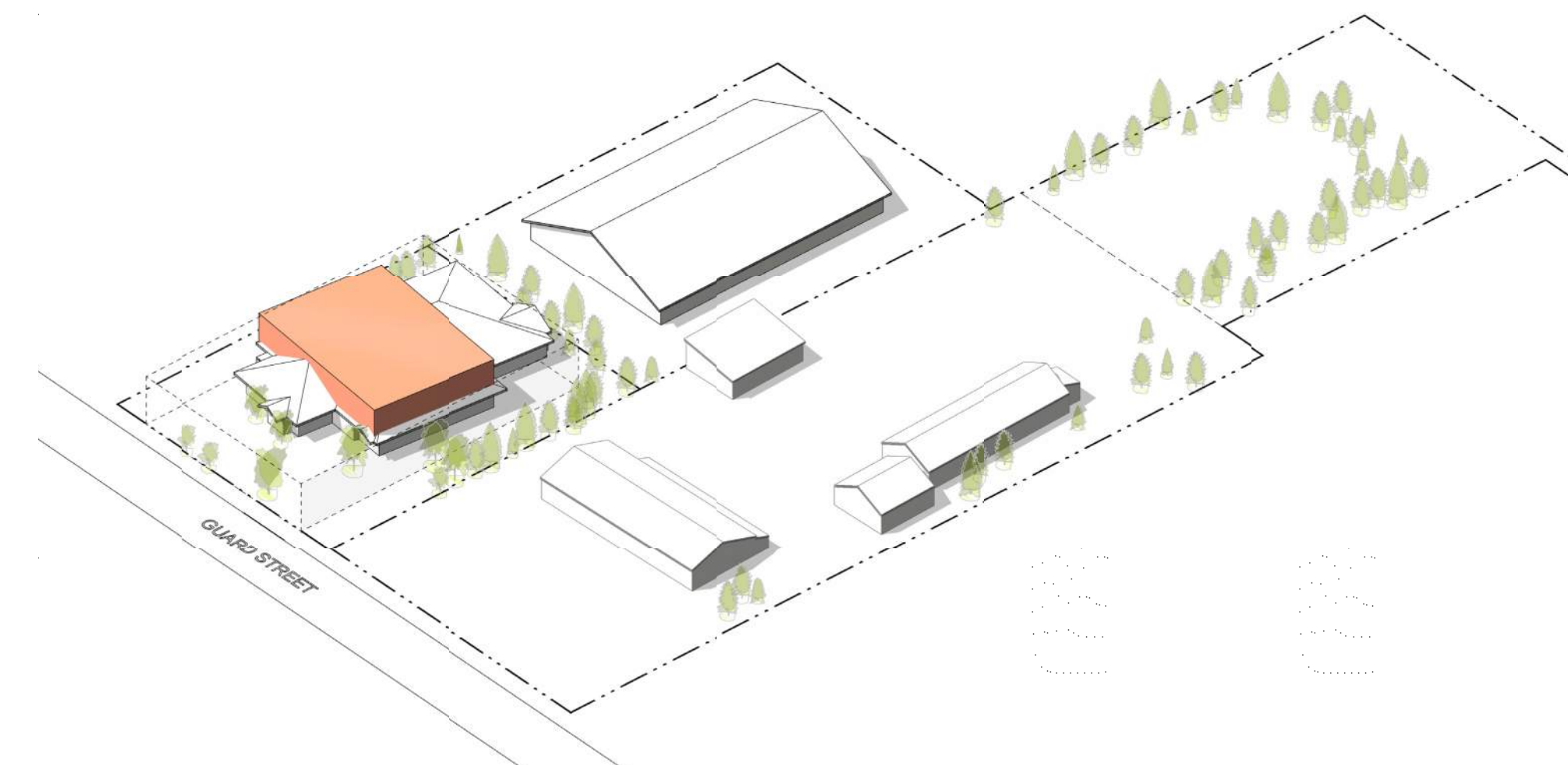
A: EXPAND OUT \$ 5.8 Million

CHALLENGES	OPPORTUNITIES
Building area expansion limitation	Improves building's relationship to street
Insufficient parking	
Access to daylight (wide building)	
Doesn't improve circulation flow	
Requires extensive systems upgrade; electrical, mechanical, fire protection	
Cost for acquiring parking easement	



B: EXPAND UP \$ 6.7 Million

CHALLENGES	OPPORTUNITIES
Parking area expansion limitation	Access to daylight (top light)
Adding a second floor necessitates an elevator, with large cost impacts	
Increased operational costs	
Doesn't improve circulation flow	
Requires extensive systems upgrade; electrical, mechanical, fire protection	
Additional structural requirements for adding second floor	





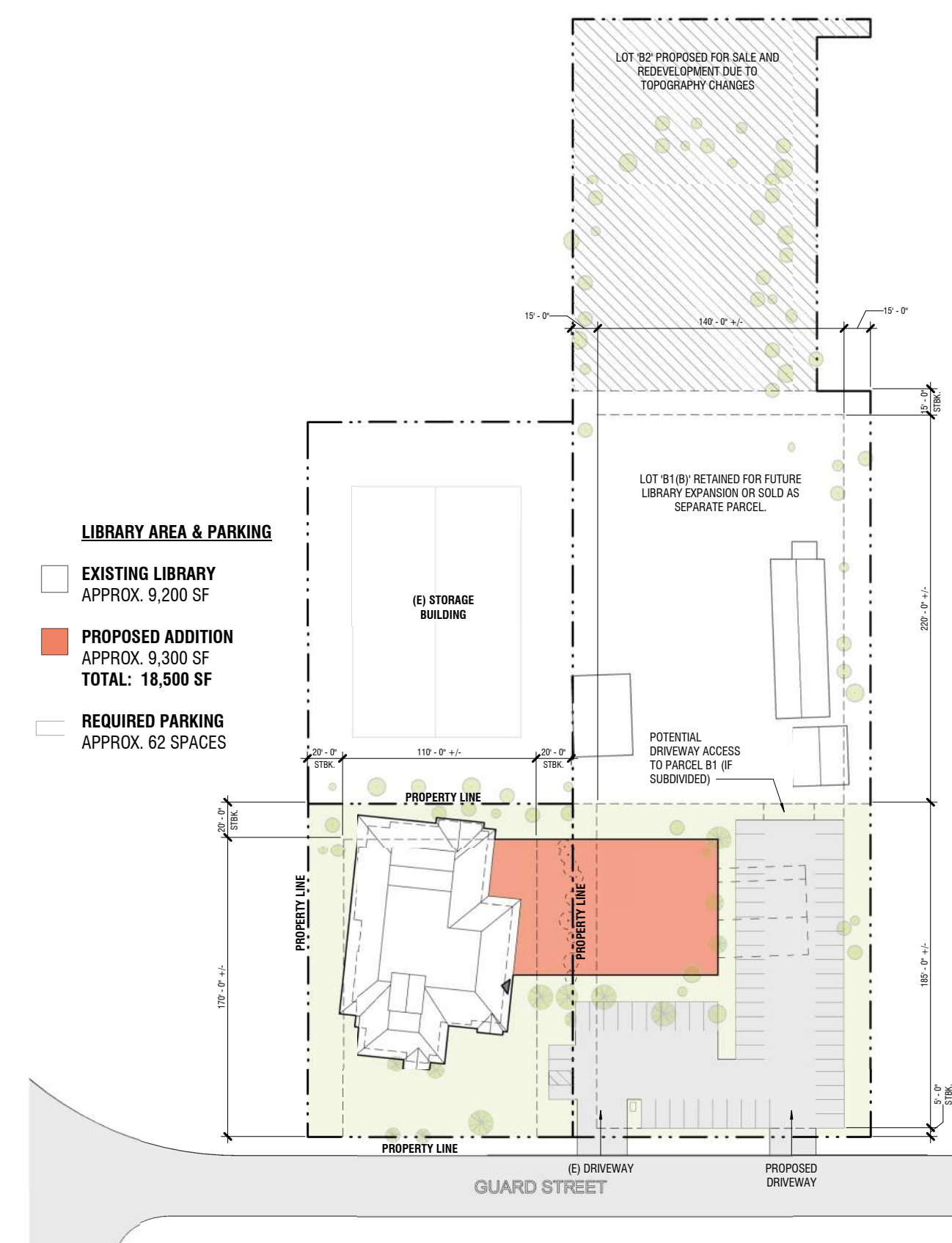
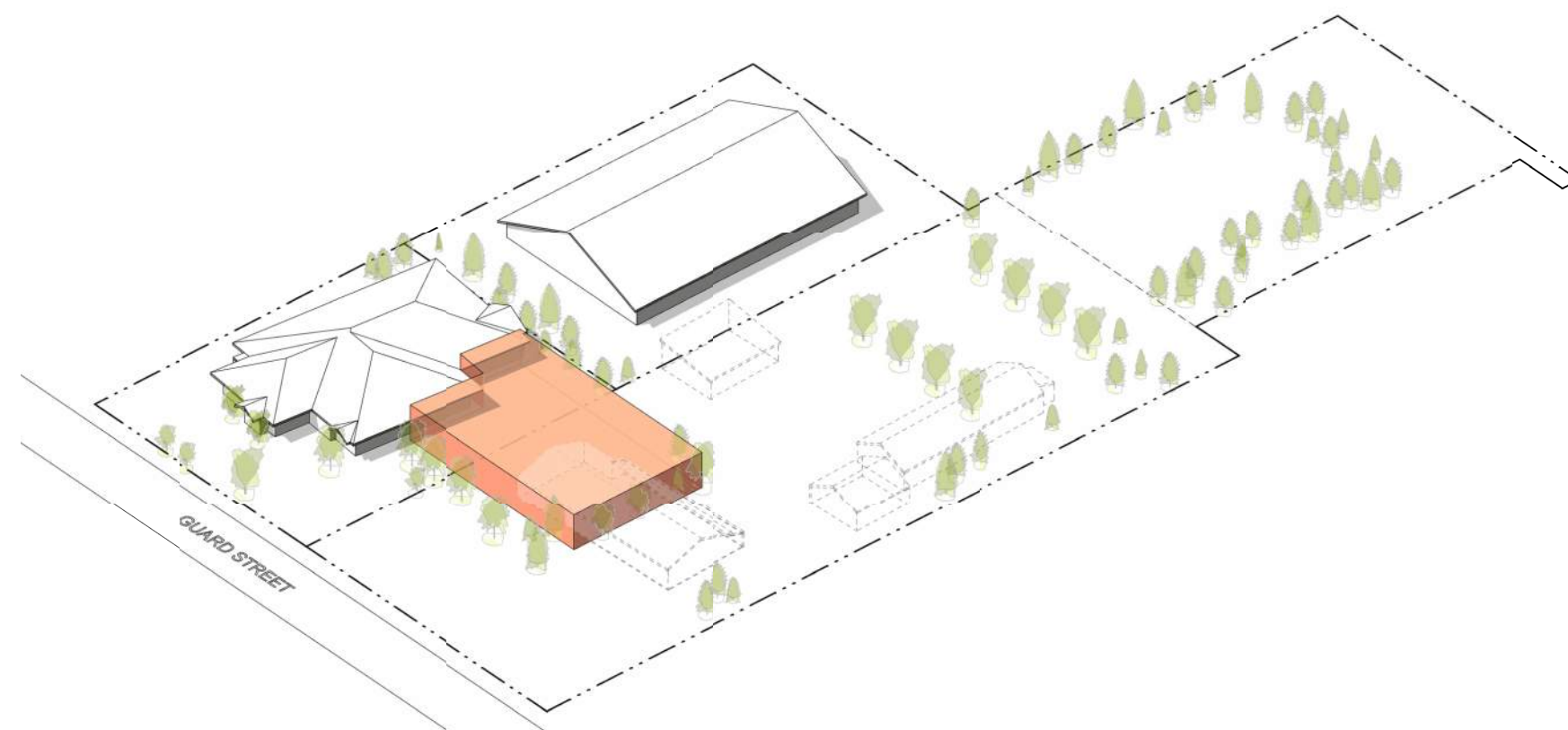
Planning Options

Which of these options would you support?

C: EXTEND LIBRARY ONTO NEXT-DOOR LOT

\$ 7.8 Million

CHALLENGES	OPPORTUNITIES
Property sale/subdivision coordination and negotiation	Utilize existing building
Requires extensive systems upgrade; electrical, mechanical, fire protection	Phaseable- existing building could remain largely operational during construction with a reduction in services
Operations- sightlines	Parking expansion
	Access to daylight
	Exterior program area

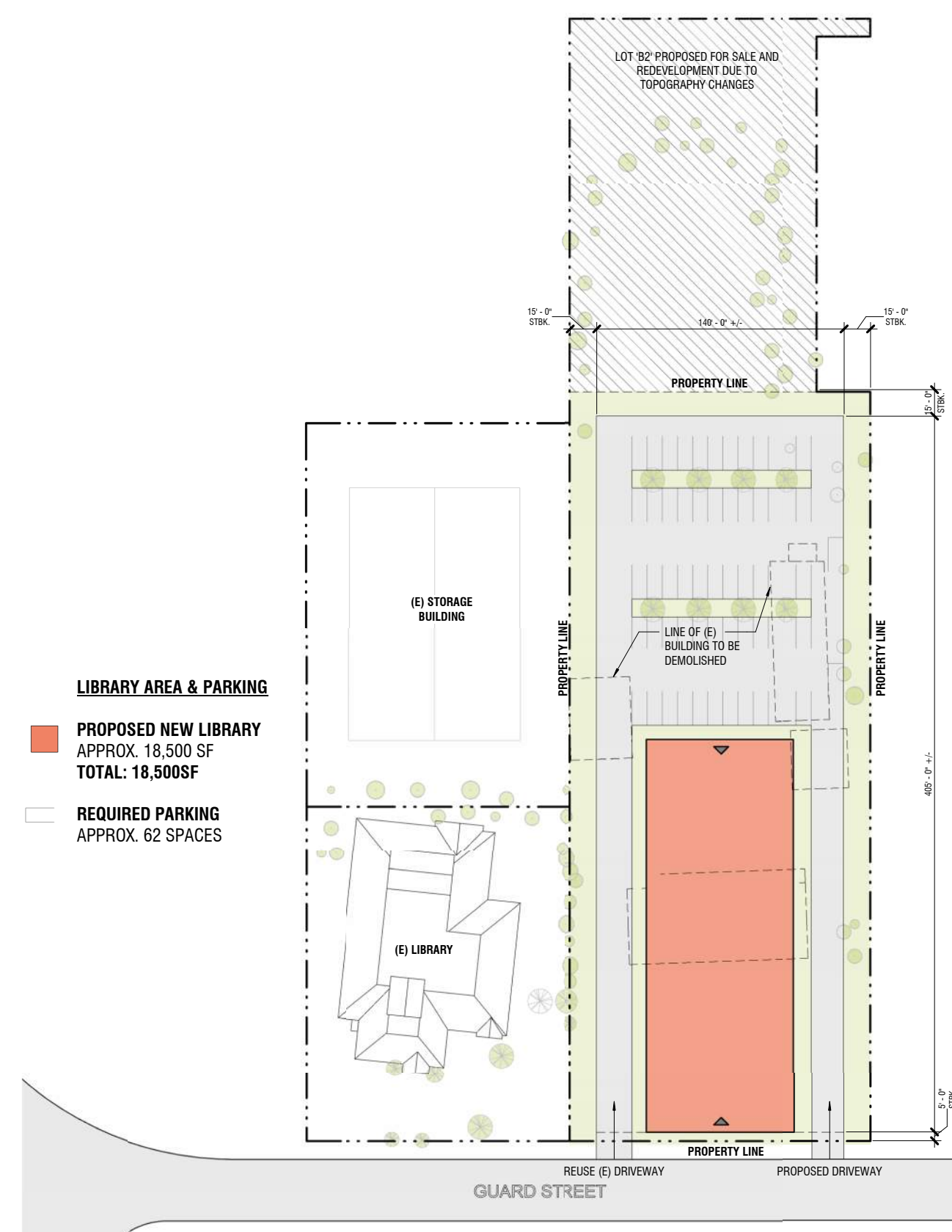
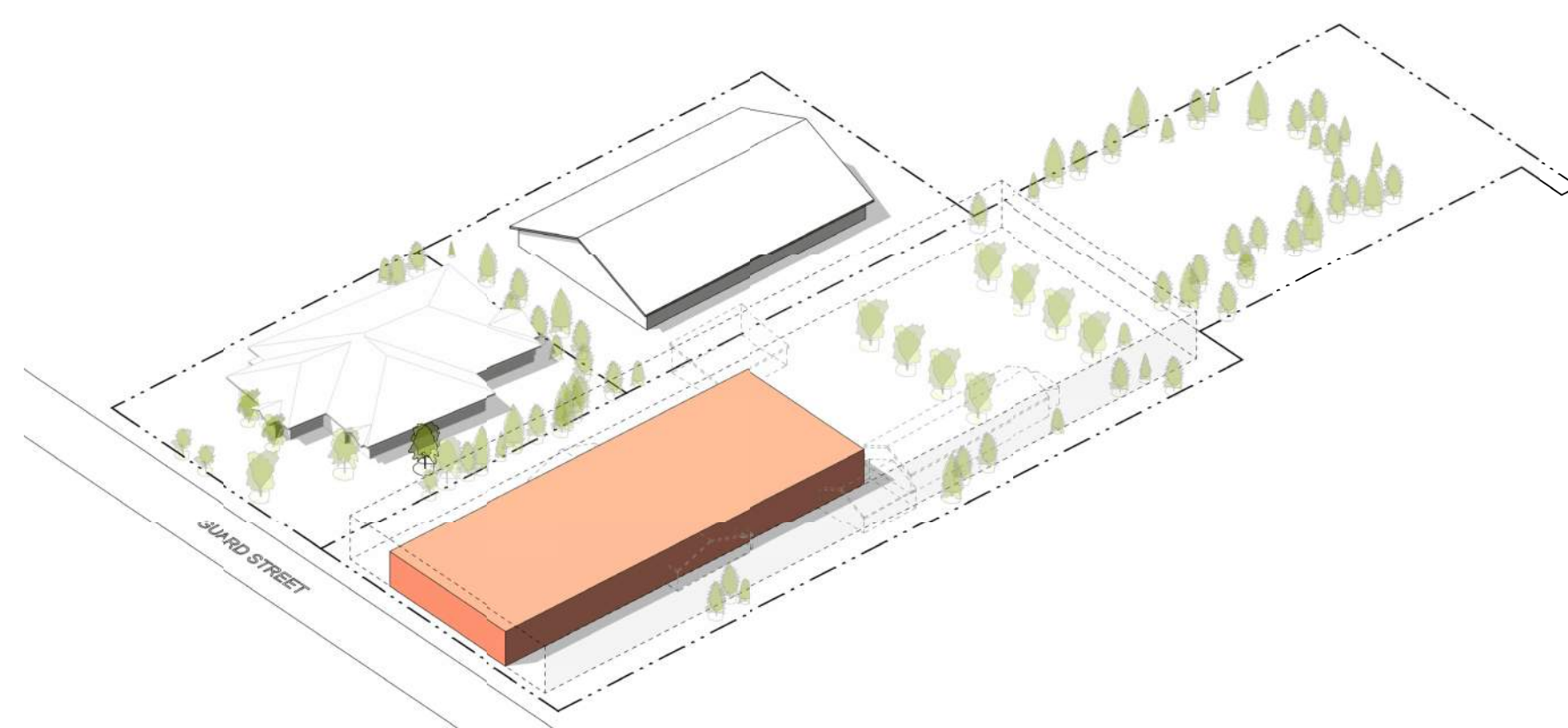


D: NEW LIBRARY ON NEW SITE

\$ 8.1 Million

CHALLENGES	OPPORTUNITIES
Site acquisition costs	New building: light, air, flexibility, circulation flow
Unknowns: soil condition, hazardous materials	Parking options
	Relationship to street
	Phaseable- Library could remain operational on existing site during construction with minor disruption in services
	Building expansion area for long term growth
	Least operational costs

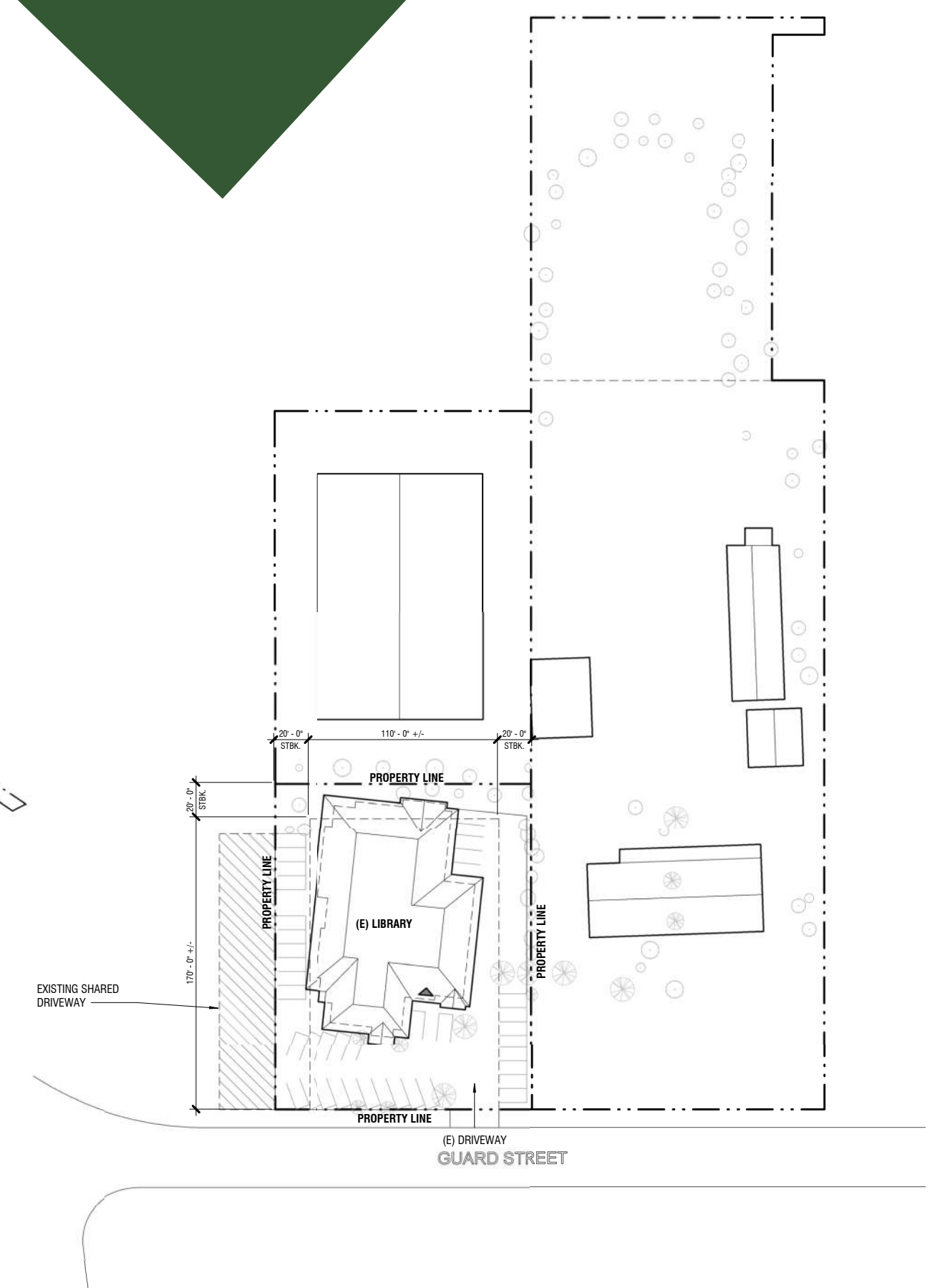
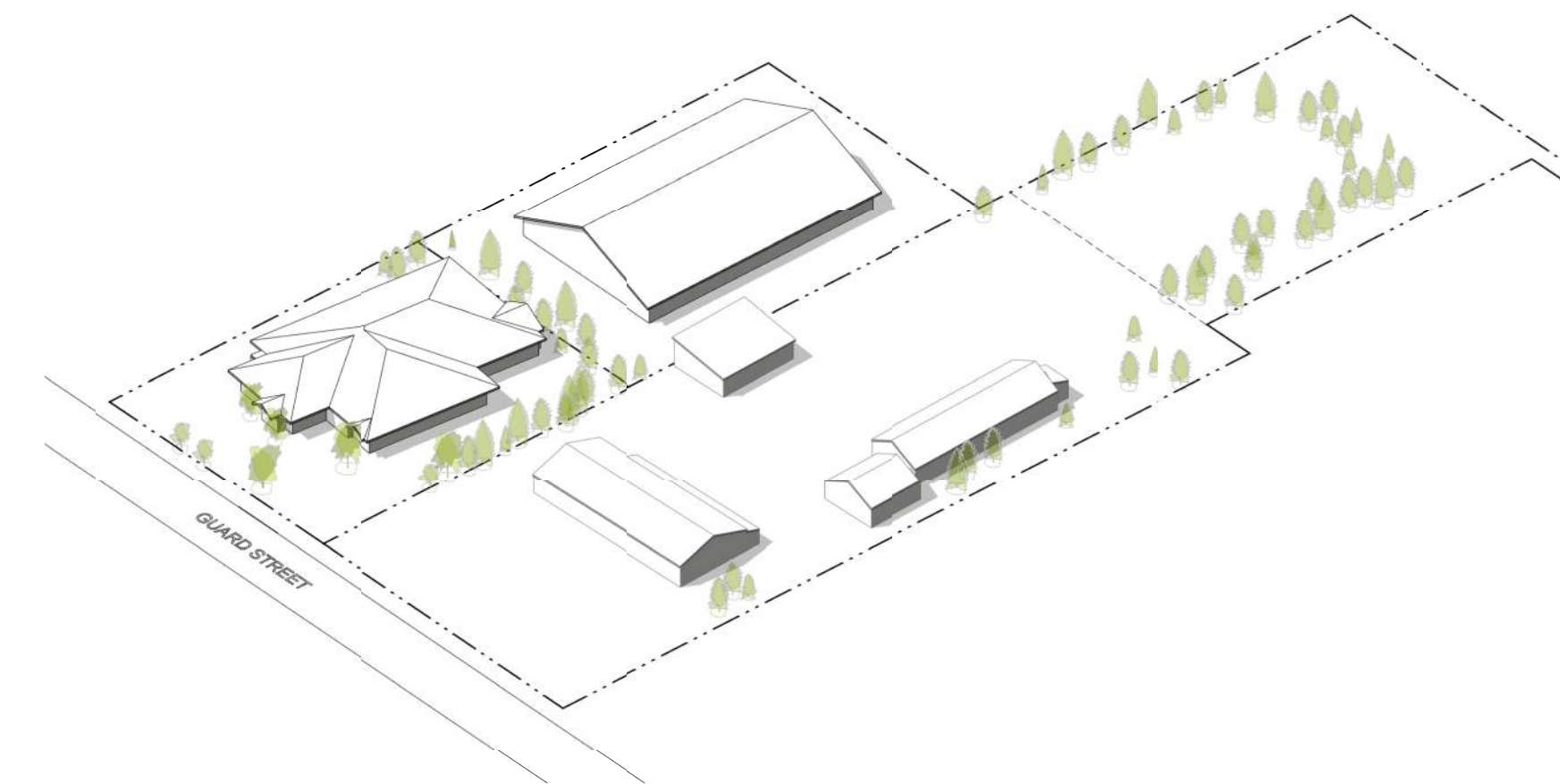
Additional sites to be considered in future design phases.



E: MAINTAIN EXISTING BUILDING

NO ADDITIONAL SPACE EXPANSION

Increasing costs for maintainance and upkeep



WITHOUT ADDITIONAL SPACE, WE WILL NEED TO PROVIDE LESS. FOR INSTANCE:

1. Reduce collection sizes
2. Limit program attendance
3. Move programs off-site; decrease to off-set additional rental costs
4. Offer fewer meeting room reservations to outside library groups
5. Change study room to staff work area
6. Decrease interlibrary loan services
7. Decrease session times on public computer use
8. Limit educational programs that need more room
9. Limit new technology
10. Reduce open hours
11. Decline to consider new services or collections
12. Decrease funds for collections and programs as costs for repairs, improvements, off-site storage and venues increase
13. Others as needed...

IN ADDITION, WE DON'T SOLVE PROBLEMS AS:

1. Dangerous and inadequate parking lot
2. Inadequate quiet reading areas
3. Insufficient space for noisier, collaborative groups
4. Noise from children's and teen areas
5. No on-site space for Friends of the Library storage
6. And more...



Cost

COST ANALYSIS

Costs related to construction – renovation, addition, or a new library – of the San Juan Island Library can be categorized as “hard” – construction costs including contractor’s fee, overhead and profit – and “soft” – fixtures, furnishings, and equipment; taxes; permit fees; special inspections; owner’s representative; consultant fees. In the chart to the right, neither site acquisition costs nor “soft” costs have been included.

HARD COSTS

“Benchmarking” construction costs for similar library projects over the last five years would suggest a budget of between \$400 and \$450 per square foot for construction in 2018.

*This study evaluated construction cost more closely for a new building at **\$437 /square foot** in contrast to renovation costs at **\$419/ square foot**.*

SOFT COSTS

A budget for costs such as FF&E (fixtures, furnishings including shelving, and equipment), taxes, permits, inspections and consultant fees often range from 25% to 40% of the total project cost.

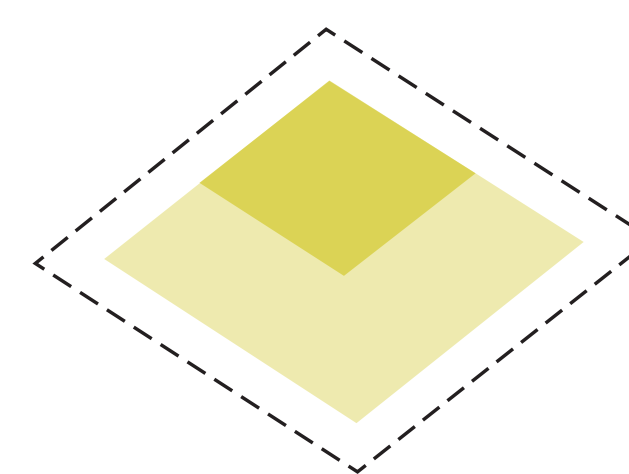
REPAIR AND RENOVATION COSTS

Repair of existing construction is comparable to new construction cost. Existing construction limits access, and systems generally require a greater amount of coordination. It can be more cost-effective to demolish existing systems in order to construct a fully coordinated, warrantable, and serviceable system. Work on existing construction also carries risk related to unknown conditions, which usually increase construction cost and schedule.

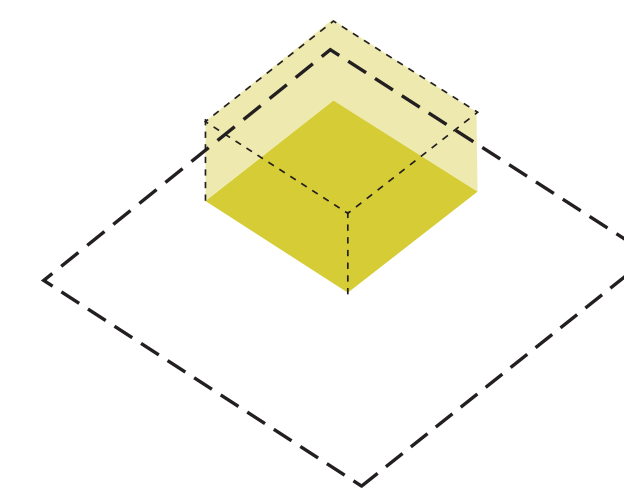
EXPANSION COSTS

Constructing an addition beside an existing structure is feasible. HVAC, data and communications, and electrical systems will likely need to be replaced. While the existing structural system appears to be adequate, an addition will require subsurface work: enlarging footings, strengthening connections.

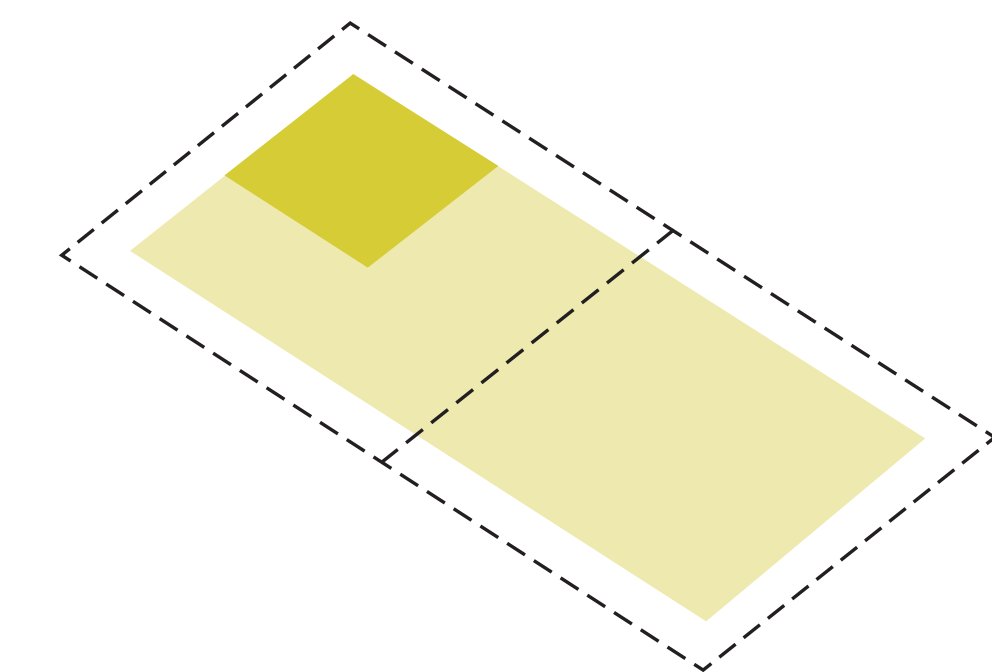
PARCEL A	AREA(sf)	HARD COSTS
Option A - Non viable	(E) 9,200sf + 4,600 sf addition= 13,800sf	5.8 Million
Option B - Non viable	(E) 9,200sf + 6,700sf addition= 15,900 sf	6.7 Million
PARCEL B		
Option C	(E) 9,200sf + 9,300 sf addition= 18,500sf	7.8 Million
Option D	New construction= 18,500sf	8.1 Million
Additional sites to be considered in future design phases.		



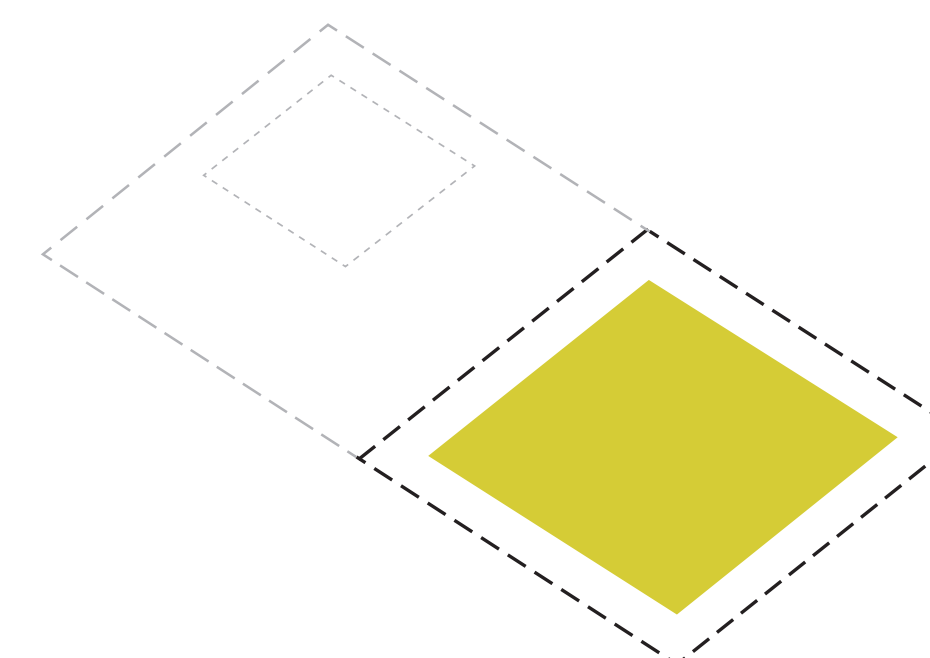
OPTION A: EXPAND OUT
Parcel A: 1010 Guard Street



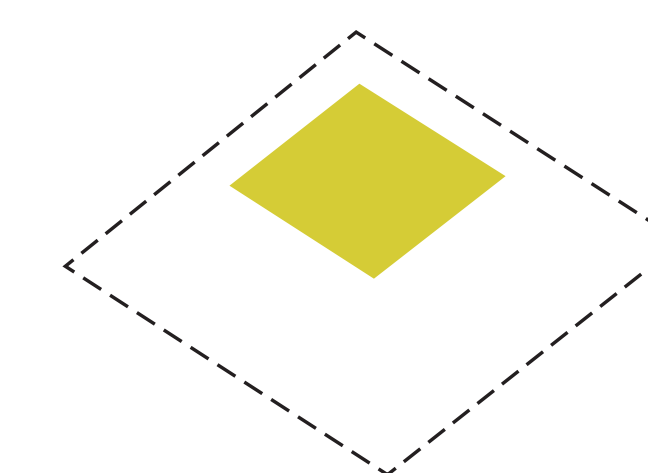
OPTION B: EXPAND UP
Parcel A: 1010 Guard Street



OPTION C: EXTEND NEXT-DOOR
Parcel A and B: 1010 & 1000 Guard Street



OPTION D: NEW LIBRARY
Parcel B: 1000 Guard Street



**OPTION E: MAINTAIN
EXISTING BUILDING**
Parcel A: 1010 Guard Street

**Additional sites to be
considered in future
design phases.**

 Building/site expansion area