

# Astoria Public Library Renovation Study and Library Board Recommendation

Astoria Public Library Advisory Board

Ruth Metz Associates

December 4, 2013

7 :00 p.m.

7 Astoria Public Library

# Introduction

- Astoria Public Library Advisory Board
  - David Oser, Chair; Iliana Arroyo; Susan Brooks; Arline LaMear; Greg Lumbra
- Consultants
  - Ruth Metz, Troy Ainsworth
- City of Astoria
  - Jane Tucker, Brett Estes

# Meeting Purposes

- Purpose of tonight's meeting
  - Summary of Consultant's findings & recommendations
  - Presentation of the Library Board's recommendations to City Council
  - Preliminary discussion of costs & fund-raising strategies

# Needs Assessment

- Review of the Astor Library Building
- Several public forum, interviews, Sunday Markets
- Radio talk shows
- Community wide vision and needs survey
  - 626 survey respondents
  - Over 800 Astorians queried in all
- July – November, 2013

# Community Vision

The building: attractive, enjoyable, sustainable, affordable

An inviting, comfortable destination place for the community and visitors.

Collection: rich with information and learning resources that spark a passion for learning in the next generation.

Financial support: to strengthen the library's capacity to realize the vision and provide the desired services.

A space: inclusive of everyone in the community, that provides a "level playing field" for all ages.

A program: that engages the public, builds community, creates opportunity for Astorians to connect with one another, and that makes the library the community's favorite gathering place.



# Top Service Priorities

- Improve the quality, currency, and quantity of collections. Make them easily accessible in any format, physical or e-content.
- A more spacious, much improved children's room.
- Updated technology, including more computers, self-service options, laptop plug-in capacity.
- Dedicated zones for "quiet", children, teens, and small and large meeting room spaces.



# Building Program

- Detailed description of the physical requirements
- Guides architectural design

# Building Program

- Qualities of building – natural light, good acoustics, welcoming
- Building wide issues – security, visibility, efficiency, functionality, building systems, maintenance, way-finding, electrical/data
- Identifies each space in building - the furniture, equipment + other components
- Describes purpose, special needs
- How spaces relate – adjacencies, zones, layout sequence





# Building Program

- 18,122 SF, 70% usable for library services and functions
- Space and services to meet needs well into the 21<sup>st</sup> century
- Incorporates efficient library practices
- Service levels in mid-range

# Building Program

- Generous browsing and shelving capacity for a physical collection of 55,025 books and media items
- 101 seats throughout the building in zones for quiet, collaborative and active uses
- space for 36 public computers
- Dedicated space for the Astoriana local history collection
- Convenient, easy to use self checkout, self service holds pickup, and 24/7 material returns

# Included in the Building Program

- Meeting room that seats at least 125 adults, with appropriate AV media projection and secure storage
- Three enclosed small group study and conference rooms
- A digital learning / maker space
- An acoustically separate area for children and families
- Space for story times and early literacy programs
- Dedicated space for teens
- Used book store managed by the Friends of the Library
- ADA accessibility throughout the building
- Acoustical zoning that supports active, collaborative and quiet use



# The Astor Library Building

- 1967 Building systems are obsolete
- Severely limits library service now
- Bones of the building are good
- Adjacent opportunity: Waldorf Hotel



# Renovation Options

- Option 1, complete renovation of the Astor Library Building
- Option 2, renovation of the Astor Library Building with expansion to the east (Waldorf Hotel site)



# Consultants' Recommendation

While it is possible to have a contemporary library service program in the Astor Library Building, it is far more advantageous to enlarge the library renovation by expanding to the adjacent Waldorf Hotel site.

# Advantages

- Allows more efficient operational costs.
- Speaks to the aesthetic qualities that Astorians have said they want in their Library with respect to light, airiness, beauty, spaciousness.
- Provides the option for an attractive, large community meeting room with seating capacity of 200 as well as multipurpose space on the first level.
- Has space for a larger collection per capita than in the building program.
- Creates a civic space between the City Hall and the Library for use by the public.

# Board Recommendations- Introduction

- The role of the Library Board
- The Board's Process
- Acceptance of & concurrence with consultants' recommendations
- Seven specific recommendations



# Board Recommendations-1

- The work done by Metz and Associates was outstanding; it captured the sense of the city and revealed that the community wants a modern, up-to-date library as an essential part of Astoria.

# Board Recommendations-2

- The Board believes that the recommended 18,000 square footage requirement is appropriate. To accommodate more square footage and be more efficient, the lateral option of expanding to the east into the space currently occupied by the Waldorf building is the best option

# Board Recommendations-3

- The Board understands that implementing the entire plan is cost prohibitive and recommends the work be completed in phases. The first phase could be the demolition and reconstruction of the Waldorf space. The new children's center and meeting space could be constructed in this space, which would be a demonstration project for what the entire library can become. As renovations continue, the children's center and meeting space may be moved, but these two functions are critical.

# Board Recommendations-4

- In response to the community's request for more natural light in the library, the Board will stress to planners and architects that the renovated library should be filled with light. Ideally the first phase would include installing glass panels in the north wall.

# Board Recommendations-5

- By focusing on the lateral option and adding more light, an attractive fundraising plan can be created to raise funds relatively quickly. No fundraising structure currently exists, but the Board will work hard to put one in place.

# Board Recommendations-6

- The Board expects the initial phasing to serve as a springboard for the renovation of the entire library.

# Board Recommendations-7

- The Board stresses that the existing building is obsolescent; the systems are no longer functioning properly, the building is not ADA compliant, and does not serve the needs of the community. Even though the Board recommends a phased approach, ultimately, the Board recommends that the entire project should be brought to full completion.

# Recommended Option 2

## Renovation Gross Cost Estimate

- Astor-Waldorf building expansion-renovation estimate \$4.6 – \$4.8 million (upper end of range includes skylights and north elevation curtain wall)
  - Does not include:
    - Waldorf demolition
    - technology systems and equipment (about \$200,000)
    - opening day collection, public art (variable)
  - Includes :
    - partial renovation of Astor Library basement, Full mechanical, plumbing and electrical upgrades and fire protection systems , fire/life safety access including 2 stairs sets, elevator
  - Future build out of the remainder of Astor Library Building basement not in estimate



# Recommended Option 2, continued

## Renovation Gross Cost Estimate

- Phase 1 Children's Library and meeting rooms
  - Direct Construction Cost: 5,000 gross square feet x \$260/gsf = \$1,300,000
  - Indirect Project Cost (25% of Direct Construction Cost):  $.25 \times \$1,300,000 = \$325,000$
  - Furniture, Fixtures and Equipment (10% of Direct Construction Cost):  $.10 \times \$1,300,000 = \$130,000$
  - Total: \$1,755,000 (excludes any costs required to purchase and prepare the Waldorf site for redevelopment)
- In today's dollars (2013)
  - Escalate the estimated costs by 4% to 6% per year starting in 2014.

# Next Steps

- Feasibility
- Phasing and Fund Plan
- Fortitude



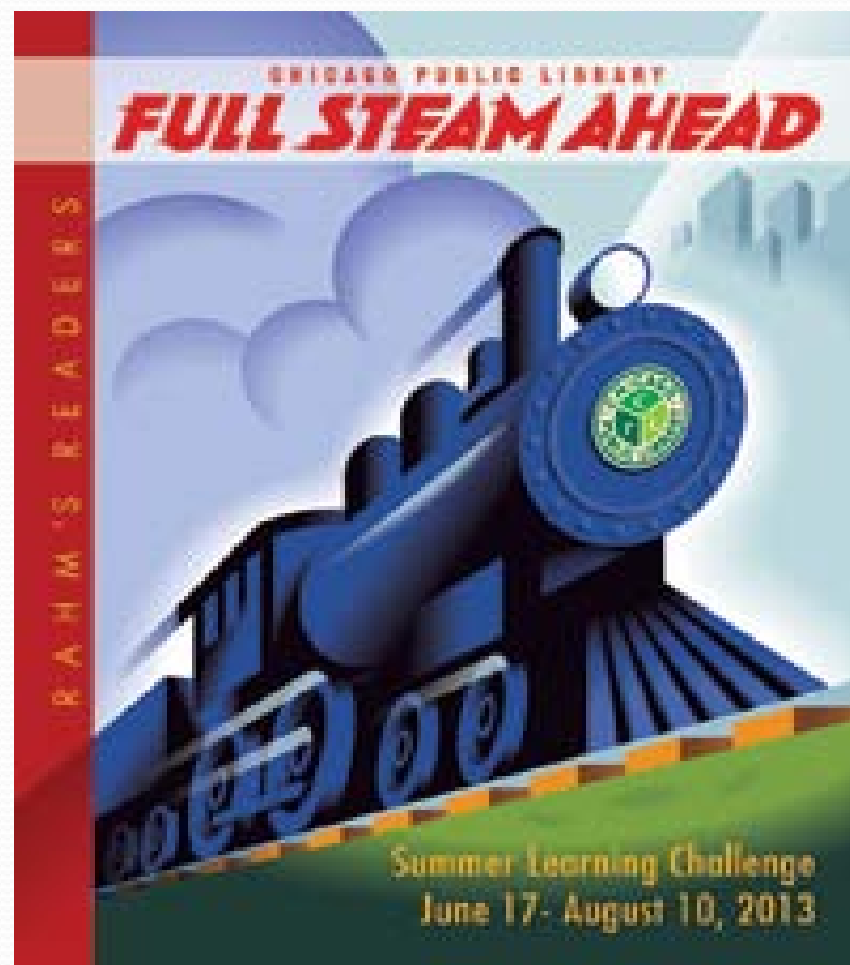
# Next Steps: Feasibility

*"The Astoria Public Library can become a dramatically more effective force in Astoria and well-used and beloved by the whole community if given the facilities and the resources."*

- What becomes of the library if you don't?
- Communities throughout Oregon have done it
- It takes leadership
- Successful communities have been resourceful
  - Grants, corporate gifts, individual gifts (small to large) and endowments, pledges, naming opportunities, bonds, levies
  - After the building, an endowment fund to help support the ongoing operations of the library

# Leadership, Partnership, Funding

- The Mayor and The Library
  - Chicago Public Schools, Chicago Park District, Museum of Science and Industry, Art Institute of Chicago, Goodman Theatre and the National Summer Learning Association
- The Library Foundation
  - James and Madeleine McMullan Family Foundation, Cubs Care, Dr. Scholl Foundation, Kraft Foods Foundation, Macy's Foundation, Motorola Solutions Foundation, Helen M. Harrison Foundation, RR Donnelley, ComEd, RPM Advertising and the Pearson Foundation



# Programs through Partnerships

- Adult Book Discussions
- Adult Summer Learning Challenge
- Best of the Best
- Bookamania
- Financial Scholars Program
- Current Exhibits
- CyberNavigators
- Homework Help
- Innovation Lab
- Kids Museum Passports
- Law at the Library
- Money Smart
- Neighborhood Writing Alliance
- One Book, One City
- Poetry Fest
- Science Connections
- Teen Volume
- Words and Music

# Next Steps: Phases and Funding Plan

*"Renovating the library is a legacy for today's children and an investment in the future."*

- develop architectural planning concepts that apply the consultants' recommended building program to the recommended expansion option—the Astor-Waldorf expansion--and that identify renovation phases with the associated costs
- Develop a flexible fund-raising plan consistent with the renovation phases
- Establish a Library Foundation and staff it

# Next Steps: Fortitude

*"Astoria is getting more sophisticated --we have really nice restaurants and we are becoming a cultural destination and a really nice place to live and people are really excited about that. A fresh functional library could be part of that Astoria renaissance."*

- If it were easy, it would be done
- Strength, courage, resilience, guts, staying power, grit, stamina, determination
- Try

Questions? Comments?

Thank you!





Extra slides...to be used as  
needed and time allows



# Families and Children at Risk

- Poverty rate affecting children is 13% higher in Clatsop County than in Oregon overall
- The poverty rate for children in Clatsop County was 6% worse in 2012 than in 2011 and 22% worse than five years ago.
- 1,831 (24.6%) of children, age 0-17, live in poverty

# Children raised in poverty ...

...are more likely than other children to:

- Have limited or no access to adequate and preventive health care
- Have chronic health problems, such as asthma and anemia
- Experience food insecurity and hunger
- Have learning disabilities or developmental delays
- Score lower on standardized tests
- Drop out of school
- Be poor as adults

# Supporting and motivating families and children to use libraries helps...

- families gain ground
- improve conditions for their children
- prepare young children to be ready to read, listen, and learn.