

# Crete Public Library & Community Center **Feasibility Study**

October 13, 2016

## Crete Public Library Bookshelves & Beyond



ALLEY • POYNER • MACCHIETTO ARCHITECTURE

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## I. Executive Summary

### A. CURRENT CONDITIONS

The city of Crete is a rural first-class city located in southeast Nebraska. The current 8,440 square foot library is comprised of the original Carnegie library built in 1915 and the addition completed in 1985. The library serves a community of 7,049 residents, plus additional non-resident patrons residing outside the city limits. The existing facility houses over 25,000 items and 6 public access computers. The library circulates over 300,000 items and has over 70,000 visits per year. Programming is also a major component of the library's services; and it typically offers more than 300 programs each year with an attendance of roughly 9,000.

The Crete Public Library Board, staff and community members began considering the need for a new public library facility in 2007. In 2011 the first feasibility study was completed, locating the library on the southwest corner of the City Park. As time progressed, that location became unavailable. In the past year, other areas have been considered and at present, the former City Hospital site was evaluated as a possible location for the new Crete Public Library and Community Center.

The Friends of the Crete Public Library commissioned this feasibility study, with the approval of the City of Crete. The study's purpose is to assess the community's space needs for the Community Center which is comprised of the library, a large community meeting room and a storm shelter, and to develop a building program that will examine the current state of the library's facilities and will project the library's growth and space needs for the next twenty years. The following feasibility study includes the development of a program for a new public library that meets the current and future library service needs for the next ten to fifteen years.

In the Summer of 2016, Alley Poyner Macchietto Architecture (APMA) was engaged to conduct this study. APMA worked with Library staff, city officials, patrons and non-patrons to gather information for assessing the community's current and future library and community center space needs. Additionally, the design team toured the library, documented existing conditions and gathered relevant documentation on the Crete Public Library's growth statistics and programming over the past ten years.

Crete Public Library & Community Center

#### FEASIBILITY STUDY



Existing library building



Existing library stacks

After APMA's findings and recommendations were reviewed, refined and approved, APMA developed a building master plan along with a project cost estimate. The engineering consultant for the assessment was Olsson Associates, who assessed the existing infrastructure and site conditions for evaluation of reuse vs. new construction. The Olsson Associates report evaluated the existing hospital on the proposed site and concluded that it would be more cost effective and programatically efficient to build new rather than renovate.

The study found that the current Crete Public Library has been outgrown by the community and lacks the infrastructure to support the community's service needs. The building's size, inaccessibility, lack of security, poor visibility, insufficient parking, inability to expand and multiple levels cannot support public demand for library services, a community center or a storm shelter.



Repurposed office space



Existing computer stations

Since the building's latest construction in 1985, the collection has continued to grow at a rate of 5% per year and space needs for programs has continued to grow. As the building has continued to age these past 30 years, it is increasingly unable to support service innovations and technology requirements.

To meet the Crete Public Library and Community Center's current and future needs, the following program components are recommended:

- Floor space and shelving to accommodate a physical collection of 50,000 books and AV and media for all ages.
- A comfortable and inviting environment that is conducive to learning and that also provides a wide variety of resources and services for community members.
- Reader seating capacity of 50 or more, or 4.1 seats for every 1,000 people serve
- Increased public computer access, including desktop and laptop technology throughout the library. Provide electrical and data access for personal devices, laptops and hand-held devices that can be checked out in the library.
- Four enclosed group study rooms for meetings, tutoring and quiet study.

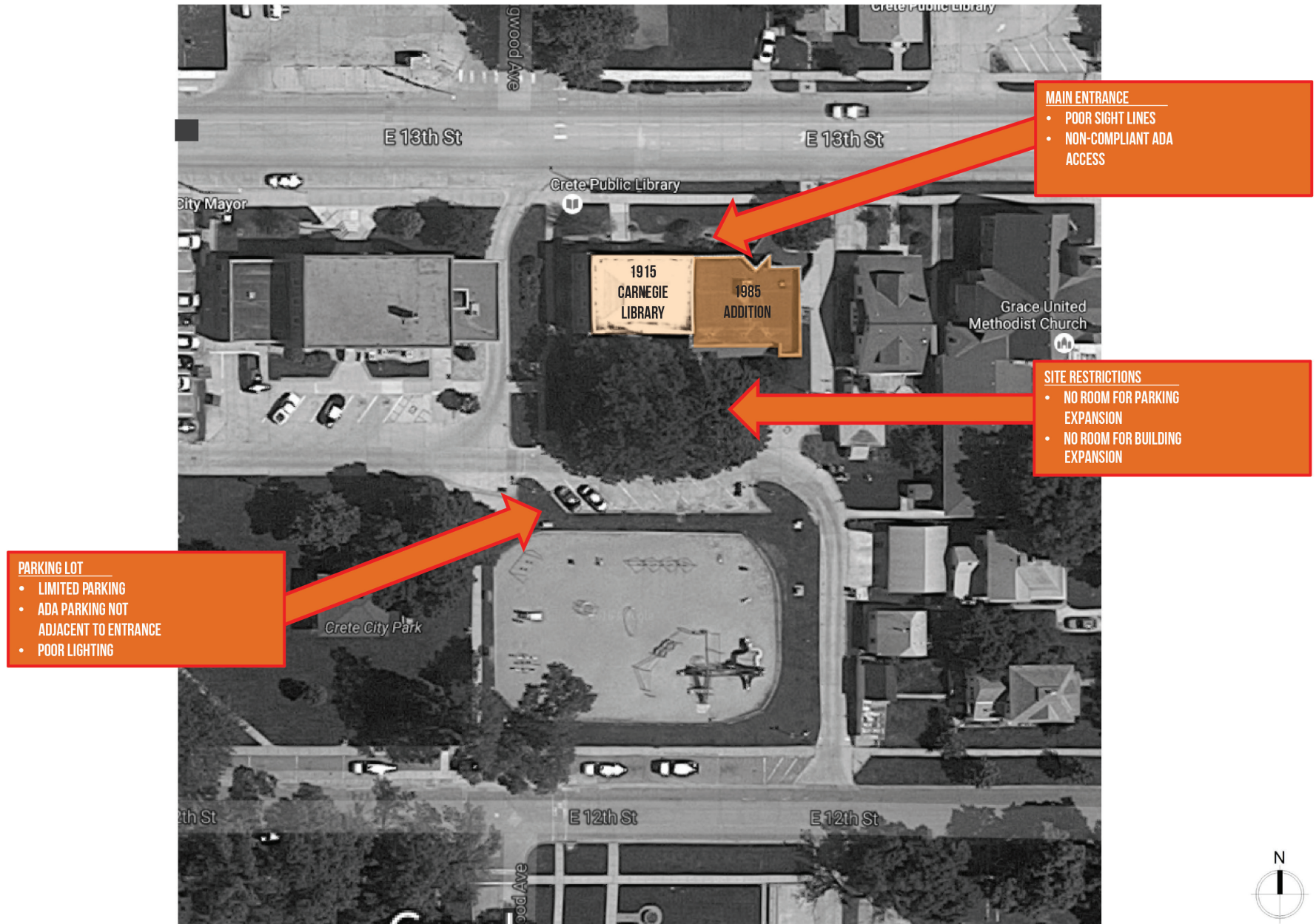
- Enhanced public programming space, including a large community meeting room that can be divided into two separate spaces, with seating capacity for 150 lecture style seating, 300 floor seats for the summer reading program, and adequate storage and AV technology.
- Easy access to the facility (and federally mandated) for disabled patrons.
- Entrance with secure sight lines to service points, accessible public restrooms and vending for family support.
- A space to showcase Nebraska's history
- A Young Adult room to provide space specifically for teenagers.
- Children's and Tween areas that are specific to the ages and are located in safe, secure areas of the library with good sight lines to staff and service points.
- A Children's Activity and Story Time Room that can seat up to 40 children. (Children's programs that require larger space will meet in the Community Meeting Room.)
- Family restroom in the Children's Department.
- Open, accessible and easy to navigate public spaces that are organized so a patron can find an interactive, often noisy area for social and study interaction, as well as quieter spaces for sustained study and research.
- Storm shelter space for 300 people.
- Efficient interior layouts that enable operation of a larger facility
- Functional, flexible and supportive staff and volunteer work spaces.
- Abundant parking
- Drive up for pick up and drop off of collection.

To accommodate and support the service levels recommended, the Crete Public Library and Community Center will need a facility of approximately 19,900 square feet to sustain the library's services for the next 10-15 years. To accomplish this, the recommendation is to build a new facility on the former City Hospital Site by taking advantage of the existing grades and pushing back fo house spaces into the hill. The new building will include a state of the art library for all ages; an accessible community space for public meetings and library programs; a secure storm shelter for 300 people; and additional shared spaces to support these areas. The building will be supplemented by additional parking, a book drop off and pick up window, and abundant green space surrounding the building.



Children's Reader Area

## Existing Site Issues



## B. City Hospital Feasibility Study

The existing Crete City Hospital is located at 1540 Grove Ave. This facility was first constructed in the 1950's with an addition to the south in 1965. The total building area is approximately 47,435 SF. The facility sits on a city block with existing grades that slope from 0 feet at the SW corner to +22 feet at the NE corner. The building configuration and several retaining walls help to make the site more usable.

### Existing Configuration

With the original use as a hospital, the current space layout is broken up with a large number of patient rooms with combined restrooms. The structural column spacing is relatively tight with 13'-6" spacing running east/west and 8'-10" running north/south at the corridor. The floor heights are also very low with 10'-0" from floor to floor and 8'-0" ceilings.

The building envelop consists of a built up roof with 1 1/2" insulation and metal deck. Most of the exterior walls are masonry with a brick veneer and CMU backup. There is no apparent insulation in the wall assembly. The existing windows are single pane glass with steel frames.

## Utilities

### Water

Existing city water mains are located along each street that bounds the hospital. The mains are tied together, looped with the following: a 6-inch diameter water to the north along the north side of E. 16th St.; a 6-inch main to the west along the east side of Grove Ave.; a 6-inch main to the east along the east side of Forest Ave.; and an 8-inch main to the south along the south side of E. 15th St. A fire service is tapped off of the 8-inch main near the southwest corner of the intersection at E. 15th St. and Forest Ave. The size of these mains, the fact that they are looped, and their previous service use indicate that the mains will be sufficient to deliver domestic and fire demands to the future development of the site including uses such as a community center and library.

### Wastewater

Sanitary sewer is available adjacent to the site with an 8-inch to the west on the east side of Grove Ave., and an 8-inch main to the east on the east side of Forest Ave. Given the past and current use of the site, an 8-inch main should provide sufficient capacity for future development of the site. The depth of the manhole at the intersection of E. 15th St. and Grove Ave. (the southwest corner of the site) is noted to be 11 feet deep based upon City sewer maps. The southwest corner is the lowest elevation of the site with a manhole depth of 11 feet. Therefore, the depth of the sewer and assumed capacity of the 8-inch main is sufficient to serve future site development including uses such as a community center and library.

### Power

The original plans for the hospital indicate that the power service is 120/208 volt three phase, 1,200 amp service. According to the City, over the years, a second 480 volt service was added to the hospital. The existing services to the site are sufficient for a change in use on the property for uses such as a community center or library. However, if the development requires something different for power requirements, the City has confirmed that as the power provider, they are able to meet the needs of any future site development.

## B. City Hospital Feasibility Study

### Mechanical

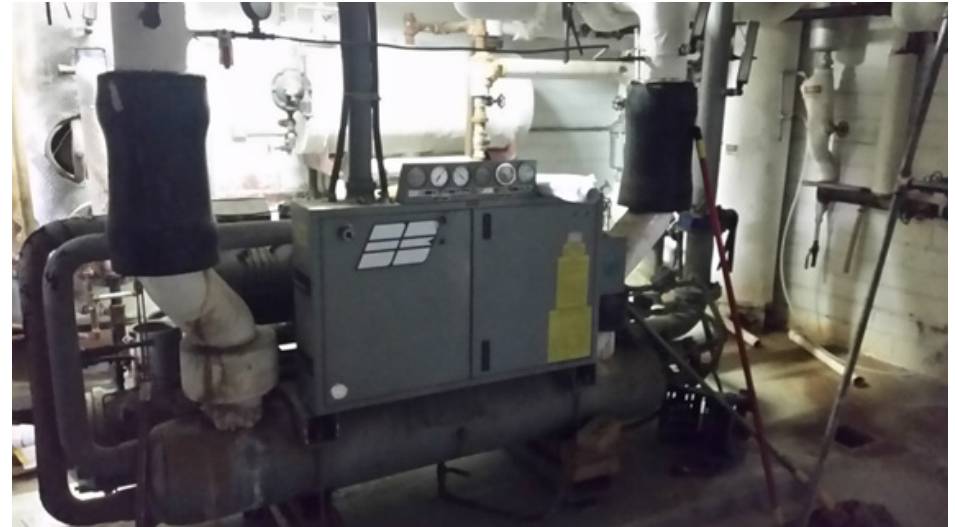
The existing building's mechanical systems were visually assessed to determine their condition, applicability for repurposing to library usage, and potential energy usage. The majority of the large equipment is original to the 1965 design and has outlasted its useful life. Therefore it is recommended to be replaced. This would include the boilers, chillers, air cooled condensers, pumps, air handling units (AHUs), fan coils, along with other minor equipment.

The ductwork should be cleaned if it is to be retained for reuse. Air systems that have been neglected typically have large amounts of dust, dirt, or debris inside the ductwork that would need to be removed. From inspection of some of the filter media (see figure 2 below), the filters do not appear to have been changed recently and are overwhelmed by dirt. The same dirt can be expected to be present downstream in the ductwork as well. This same principle applies to any piping used for cooling and heating. If the chemical treatment was not maintained properly, the piping will begin to corrode within or fill with sludge. This creates problems for pumps and heat transfer coils.

The building works off a pneumatic control system. These types of systems are an outdated method and not as reliable as the currently used Direct Digital Control (DDC) systems.

It was also noticed that portions of the hydronic and plumbing piping and equipment insulation contained asbestos. It is recommended that this insulation be assessed prior to any construction activity and abated if necessary.

Considering the factors above and that a typical library will require its mechanical system to provide humidity control to preserve books, reduced noise for users, outdoor air for ventilation, and quality filtration to reduce dust, the following are recommendations for a new system.



Existing chiller

A water source heat pump system, utilizing geothermal wells or a boiler and fluid cooler arrangement, would be a good option for library usage. This system will have low energy usage, require minimal maintenance, and will occupy a small footprint. It will provide quality humidity control, reduced noise, standard outdoor air, and quality filtration. Another option is a VAV system with indoor AHUs and a boiler, chiller, and cooling tower for heating and cooling. When compared to the water source heat pump system, this system will have similar energy usage, potential for more maintenance, occupy a larger footprint. This system will provide more precise humidity control, better noise reduction, similar outdoor air, and better filtration.

## B. City Hospital Feasibility Study

### Plumbing

A three inch water service line serves the building and is of adequate size for future needs. Several code updates will be required for the plumbing systems, including fixture type and quantities (toilets, lavatories, sinks, etc.) and backflow prevention at the water entrance. As mentioned previously, asbestos was noted in portions of the piping and will require assessment.

Natural gas is provided to the building with ample capacity to serve future functions.



Water Service Entrance



Fire Service Entrance

### Fire Protection

Fire service to the building is newer and appears adequate for the building. Upon change in occupancy usage the system will need to be evaluated to ensure it is code compliant. Sprinkler heads locations and branch piping will need to be adjusted if current space layout is modified.

### Electrical

The electrical systems including switchgear, panels, wiring, receptacles, and switches are beyond their use capacity and should be considered for replacement. In addition, when the building is repurposed, the existing lighting will need to be replaced to meet the current requirements of the energy code as well as coordinate with the new space layout.

## B. City Hospital Feasibility Study

### Conclusion

There are a number of factors that are key for a successful Library and Community space but a few are critical:

1. Flexible, open space.
2. Natural Light
3. Perception

The open space within a library is an important factor from a user perspective and security aspect. Clear site lines are optimal for the visitor to understand the layout of the space and for the staff to monitor guests entering and using the space. With the existing structural column layout and very low floor to floor height this open, flexible space cannot be achieved. The space layout would be very broken up which is not ideal for a library.

Natural Light. The existing space does have a fair amount of punched opening windows. Ideally the library and community room would have larger expanses of glass. This can be accomplished but with the masonry construction it is made more difficult and would require additional costs for structural considerations.

Perception. The Library is typically referred to as the living room of the community- a comfortable space that users are drawn to. This building will always be known by the community as a Hospital. Even with a significant renovation, the perception of the building as a hospital will be challenging to overcome.

The existing hospital is a structure that is in need of a number of upgrades including but not limited to the side, building envelope, mechanical, electrical and plumbing systems. A library is a unique space that requires flexible, open space and clear site lines for the users and staff. The design of the facility needs to be a beacon for the community that encourages it's use today and into the future. A renovation would improve the building and the space could be compatible with a number of uses however, it is our opinion that a library and community center is not one of them.

## C. FUTURE OF LIBRARIES

For centuries, the library has been celebrated as a free place dedicated to the public's access to information. The library serves as the human face of information. This remains true today and the way people are accessing information is diversifying and expanding. Responding to the changing times and technologies, innovative communities are reshaping their 21st century library into something very different from the traditional "warehouse of books". Library design has become more about creating community spaces dedicated to information where experiences and application of knowledge can take place. Design has become more centered on flexibility. Flexibility in design simultaneously reduces the need to predict the future while positioning the library to adapt to information technology rapidly and without disruption. Libraries, as the public embodiment of information in an information saturated society, must be flexible and creative in their planning so they can easily adapt to meet future community needs.

The traditions and core missions of the public library remain; privacy, equitable access to information, and unbiased service. But the library's role is being redefined and expanded as the way we gain access to information changes. Effective design of the library's physical space is an important step towards meeting increased demand and complexity. As a portal to knowledge, the most powerful change agent for libraries has been access to electronic information. By embracing technology and assimilating technology information, libraries continue the tradition of encouraging all citizens to be life-long learners. With growing and changing technologies the library enables access to electronic content, services, and training that would otherwise be unavailable to many. Consequently, the role of the librarian in helping to assist in finding this information is more important. Librarians are increasingly finding themselves cast in the role of educator. They are teaching people not only how to locate and access information but also how to evaluate the exponentially expanding information that is available. Design of facilities that reflect this change in expected service deepens the positive impact libraries can offer their communities. The book reading experiences of the past are still alive and well, but they are now being accompanied by other diverse activities.



Organized programs centered on early literacy, financial education, employment opportunities, inclusivity, current events, and skill building are the norm. As flexible centers for learning, today's libraries are enhancing their capacity to include such program needs as classrooms, labs, high-tech workrooms, integrated IT hardware, editing rooms, and business support spaces. As a social center, the library also serves as a community living room, often including fireplaces, coffee shops, and other amenities found in retail stores, as well as space that offers opportunities for guest lectures, readings, and other forms of entertainment.

The library of the 21st century is the cultural focal point for the community. The library strives to provide a facility that facilitates a memorable experience for the user. Libraries serve as a common landmark of success and life-long learning. The library's mission will continue to be based on the key functions of providing educational, cultural, recreational, and information services to people with different needs. With improved design the library will help to bring people together and foster intellectual, cultural, and financial success.

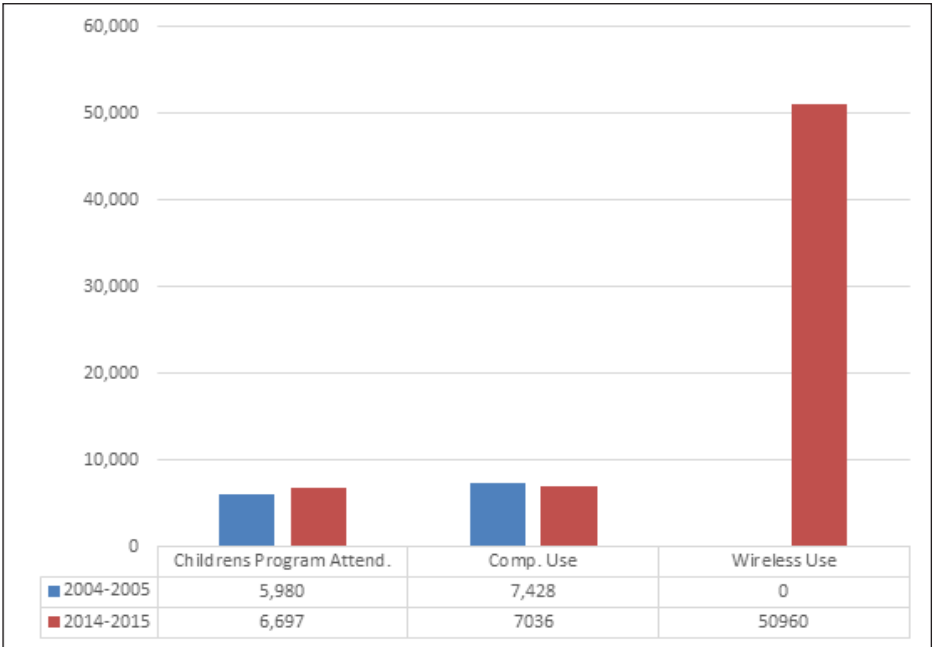
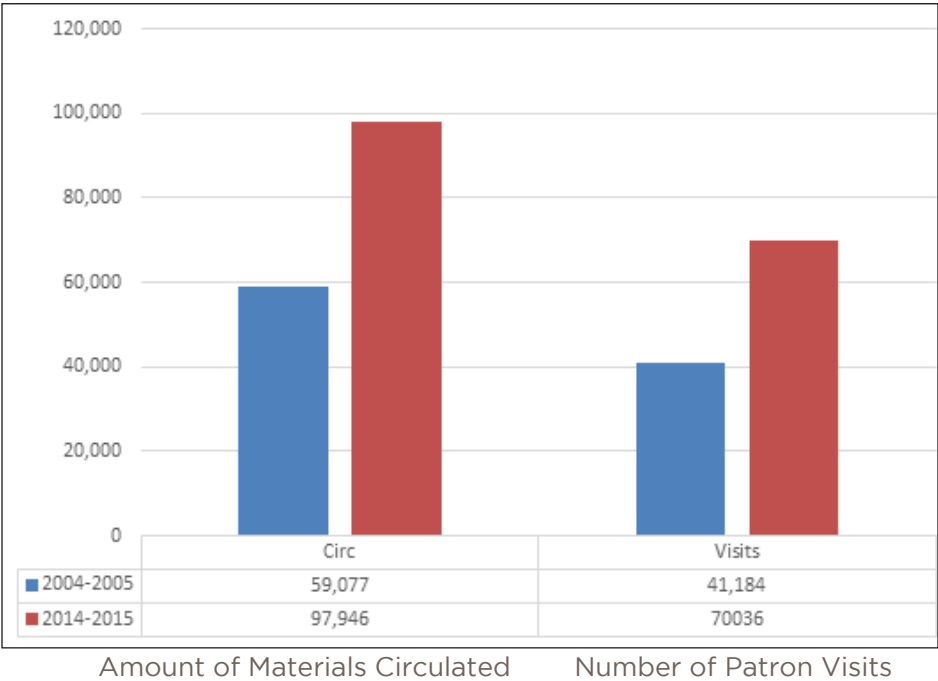
## II. SPACE NEEDS ASSESSMENT

### A. GROWTH FACTOR FOR PROJECTED COLLECTION COUNTS

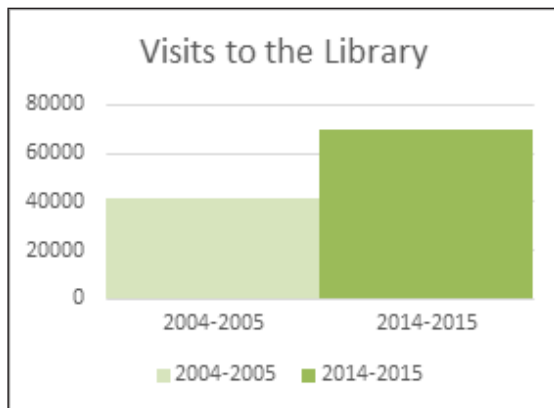
The following spreadsheet evaluates the size of the collection with a 10% restocking allowance to account for aggressive weeding of the collection due to limited space over the past years. It then calculates future growth for 10, 15, and 20 years at a 5% growth factor that reflects past and present growth percentages.

PROJECTED COLLECTION COUNTS							
	Current	Move In @ 10% restock	5% Growth Projection over 10 years	5% Growth Projection over 15 years	5% Growth Projection over 20 years	10- 15 Year Projection Count	20 Year Projection Count
<b>ADULT COLLECTION:</b>						<b>REQUIRED SF</b>	<b>REQUIRED SF</b>
Books	8,819	9,700	15,800	20,165	25,736	948	1,544
Spanish Language	611	672	1,094	1,397	1,783	65	106
Non Print Materials	142	156	254	324	414	18	24
Magazines	65	na	na	na	na	40	40
Videos	3,256	3,581	5,833	na	na	250	250
CD's	968	1,065	1,743	na	na	100	100
<b>CHILDREN'S COLLECTION:</b>						<b>REQUIRED SF</b>	<b>REQUIRED SF</b>
Picture Books	3,420	3,762	6,127	7,820	9,981	408	665
Red Dot Collection	2,068	2,274	3,704	4,727	6,033	246	402
3rd - 7th Grade Books	4,559	5,014	8,168	10,424	13,304	544	886
Biography	54	60	97	123	157	20	30
<b>YOUNG ADULT COLLECTION:</b>						<b>REQUIRED SF</b>	<b>REQUIRED SF</b>
Books	1,865	2,050	3,339	4,260	6,475	200	388
Periodical Display	5	na	na	na	na	18	18
<b>20 YR. PROJECTED COLLECTION:</b>						<b>2,857</b>	<b>4,453</b>

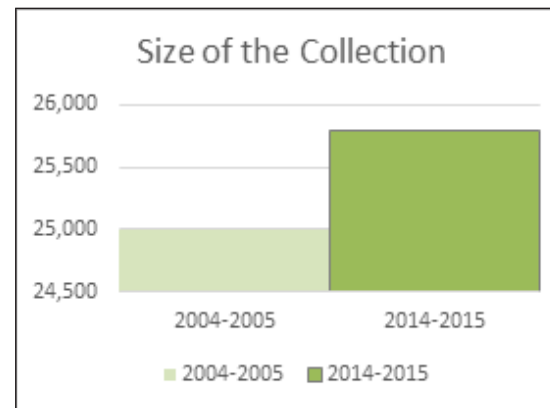
B. GROWTH STATISTICS OVER THE PAST 10 YEARS



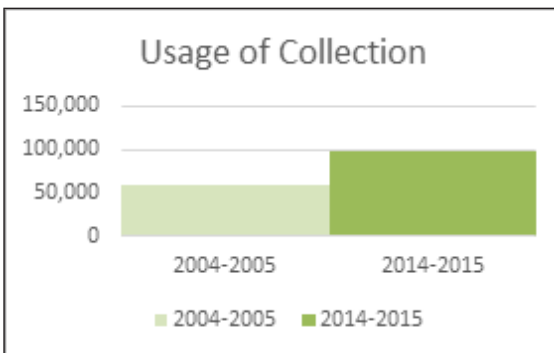
## B. GROWTH STATISTICS OVER THE PAST 10 YEARS



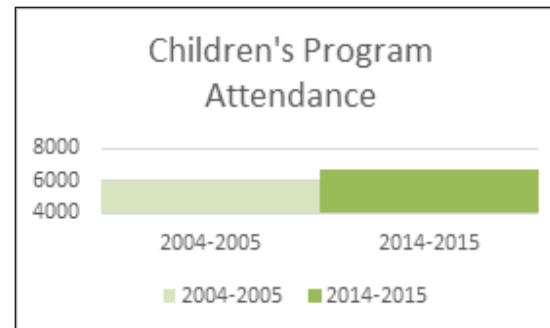
- Library visits are up 41% even though now many of our resources are available online.



- The current building was designed to hold 25,000 items. The collection has grown by 3% and well surpassed that mark.
- This doesn't include all of the eBooks and other online resources we have for patrons, which would show our collection has more than doubled.



- The use of the library's materials has increased by 40%.



- Children's Programs have increased over the years showing a 12% increase in attendance.
- Adult programs are frequently offered off-site because of limited space and no access for patrons with mobility challenges.

## C. COMMUNITY INPUT

A community survey was distributed and focus group meetings were conducted in mid 2016 to gather community input from Crete residents on their library service needs and priorities. An on-line survey was advertised in the library and printed surveys were also made available to residents. A previous library survey was also conducted in 2013. The following pages provide the results of both the surveys and focus groups.



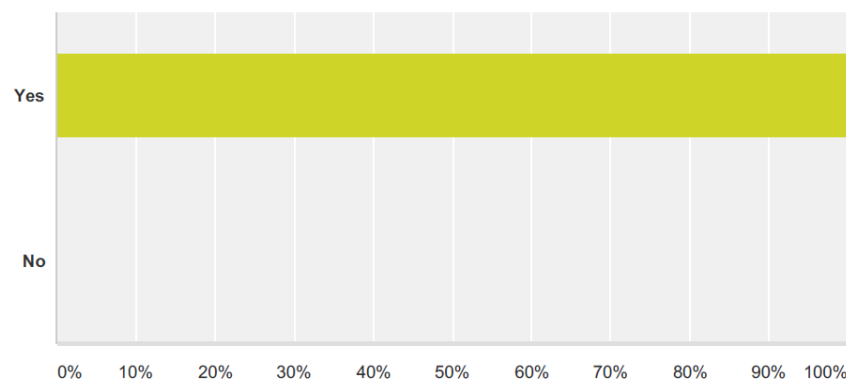
Community Focus Group

C. COMMUNITY INPUT

1. COMMUNITY SURVEY RESULTS - 2016

QUESTION 1:

Do you have a library card to the Crete Public Library?

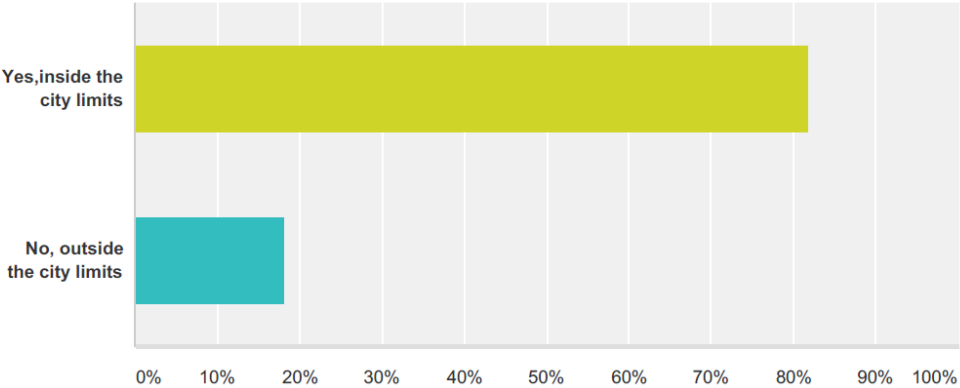


C. COMMUNITY INPUT

1. COMMUNITY SURVEY RESULTS - 2016

QUESTION 2:

Do you live in the city of Crete?

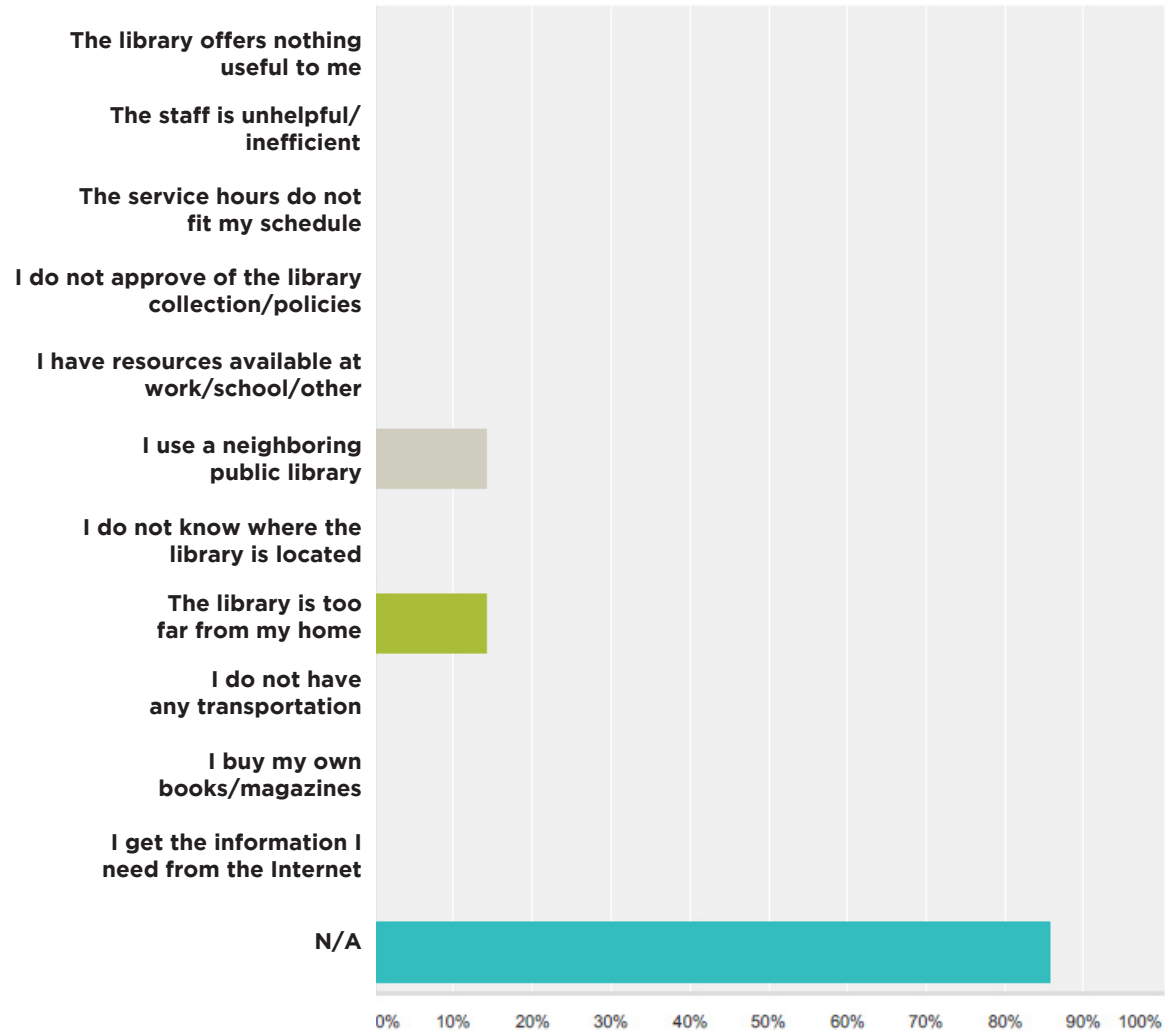


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 3:

If you do NOT use the library, what is your reasoning?

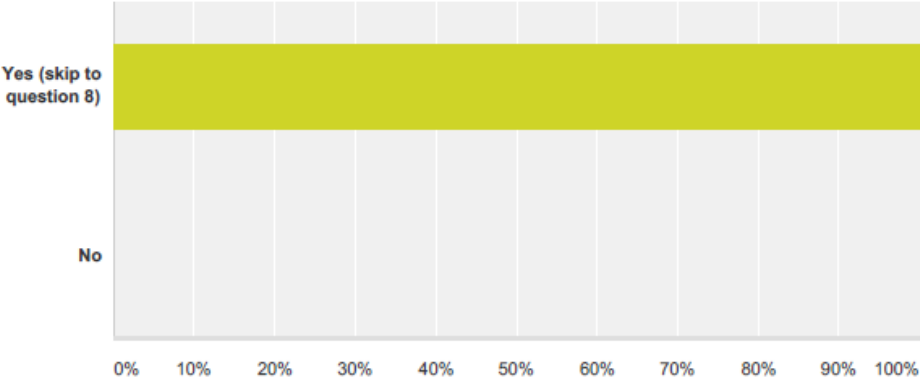


C. COMMUNITY INPUT

1. COMMUNITY SURVEY RESULTS - 2016

QUESTION 4:

If you have used the library, did you find what you were looking for?

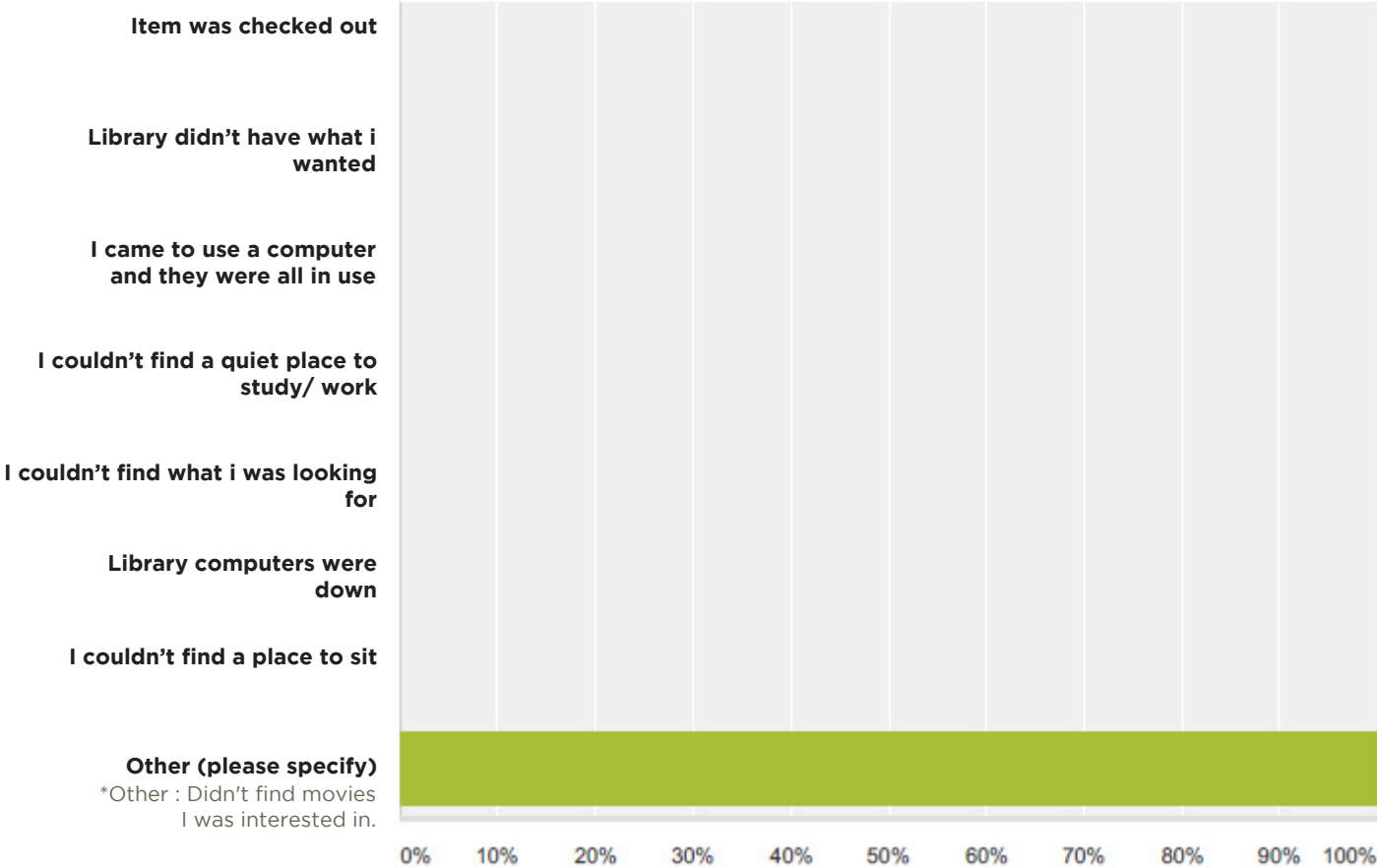


C. COMMUNITY INPUT

1. COMMUNITY SURVEY RESULTS - 2016

QUESTION 5:

If you answered “No” to question 6, please explain why.

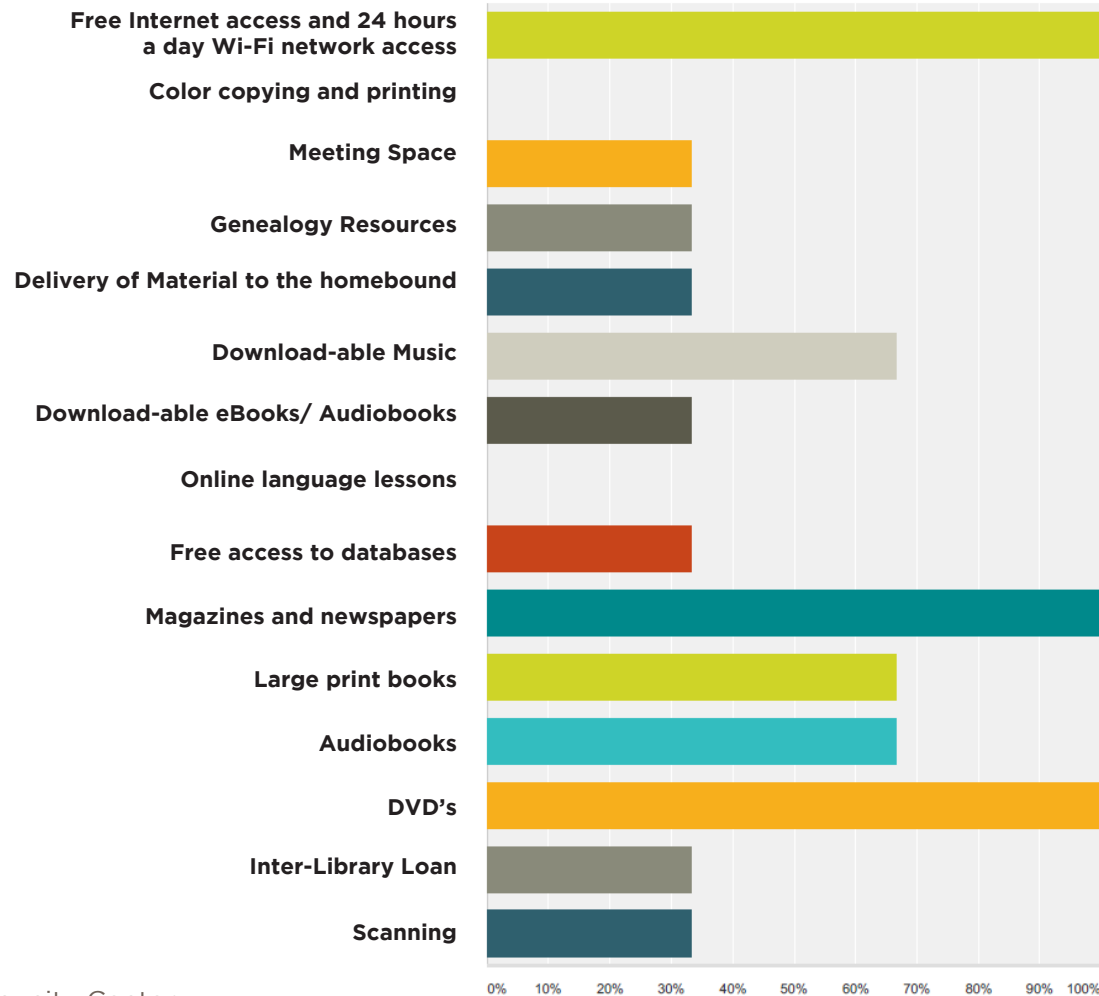


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 6:

Please indicate the SERVICES you are aware of at the current library...  
(check all that apply)

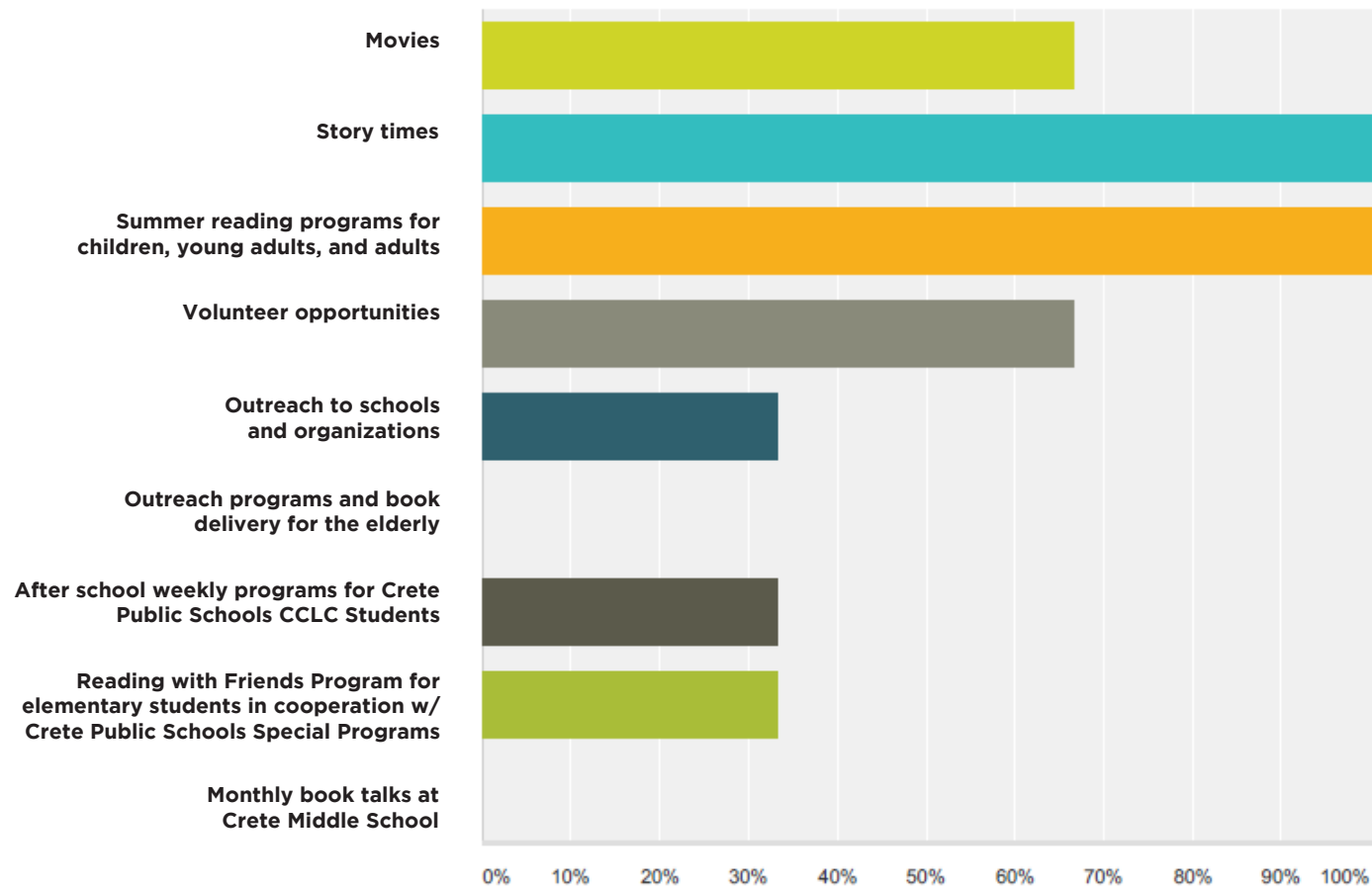


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 7:

Please indicate the PROGRAMS you are aware of at the library...  
(check all that apply)

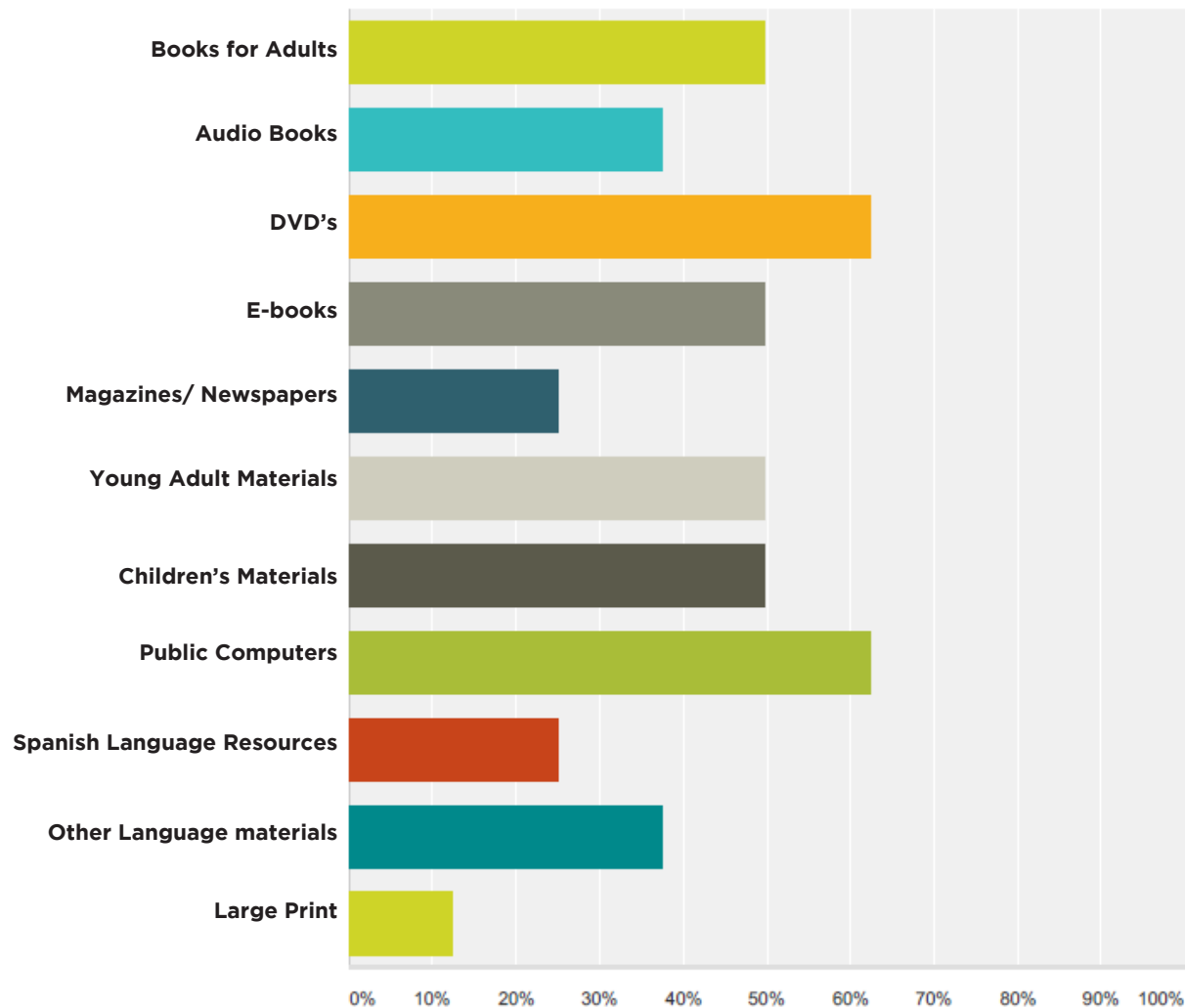


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 8:

Which of the following do you wish the library had more of?

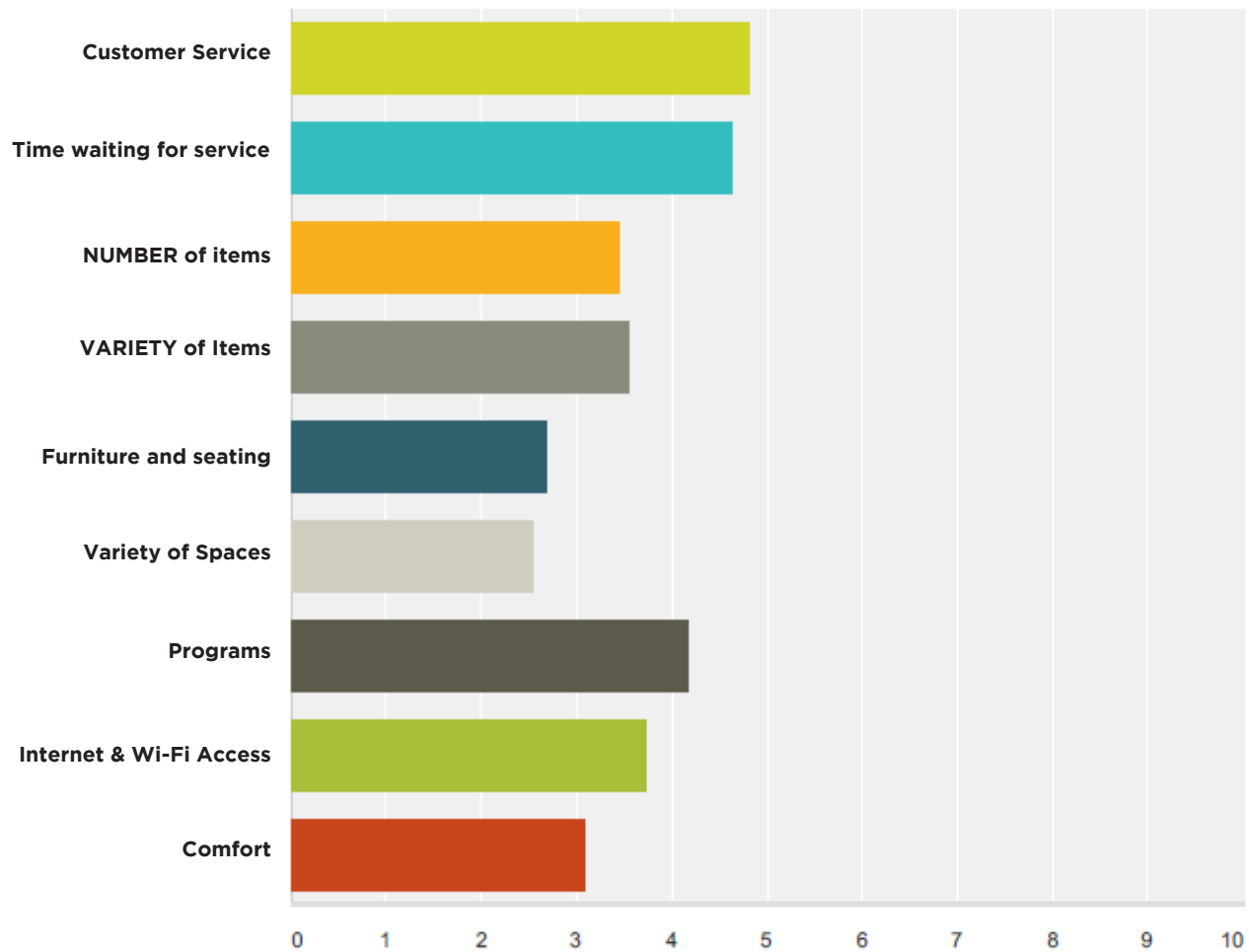


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 9:

How would you rate the following elements of the current library?

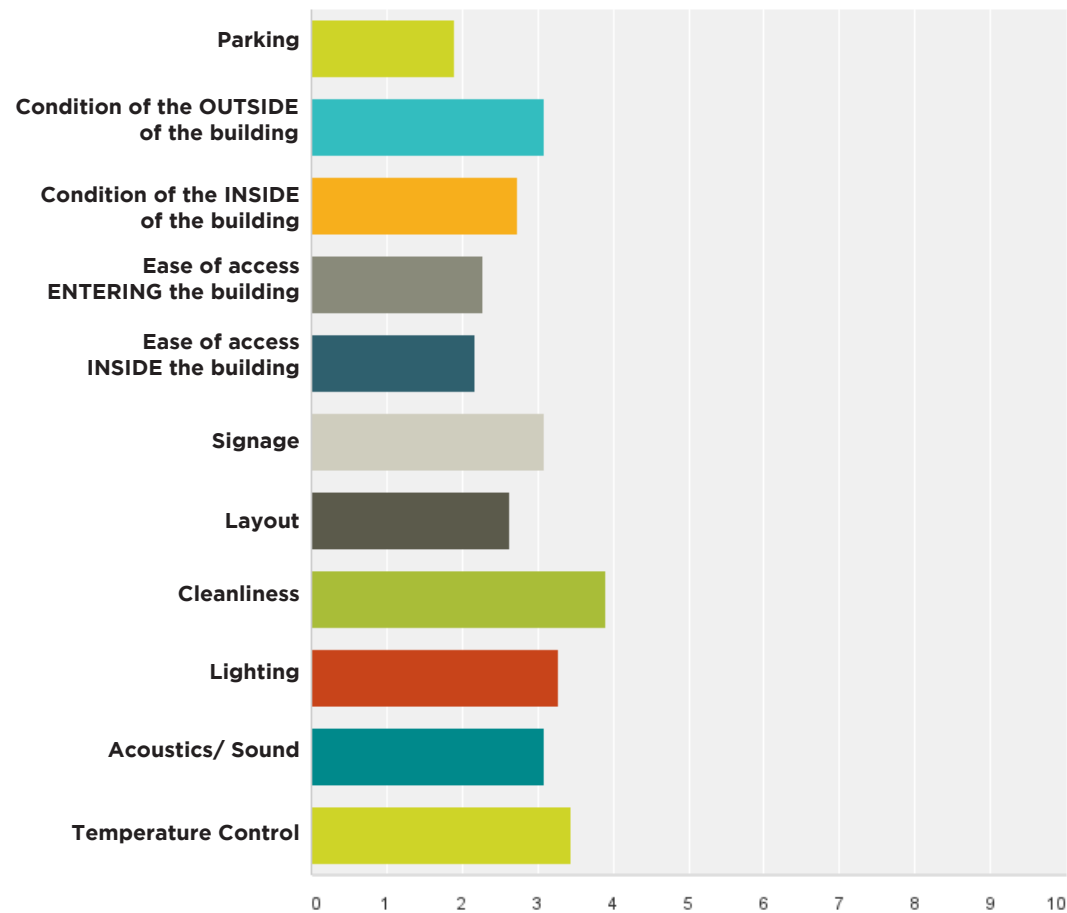


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 10:

How would you rate the current library building?

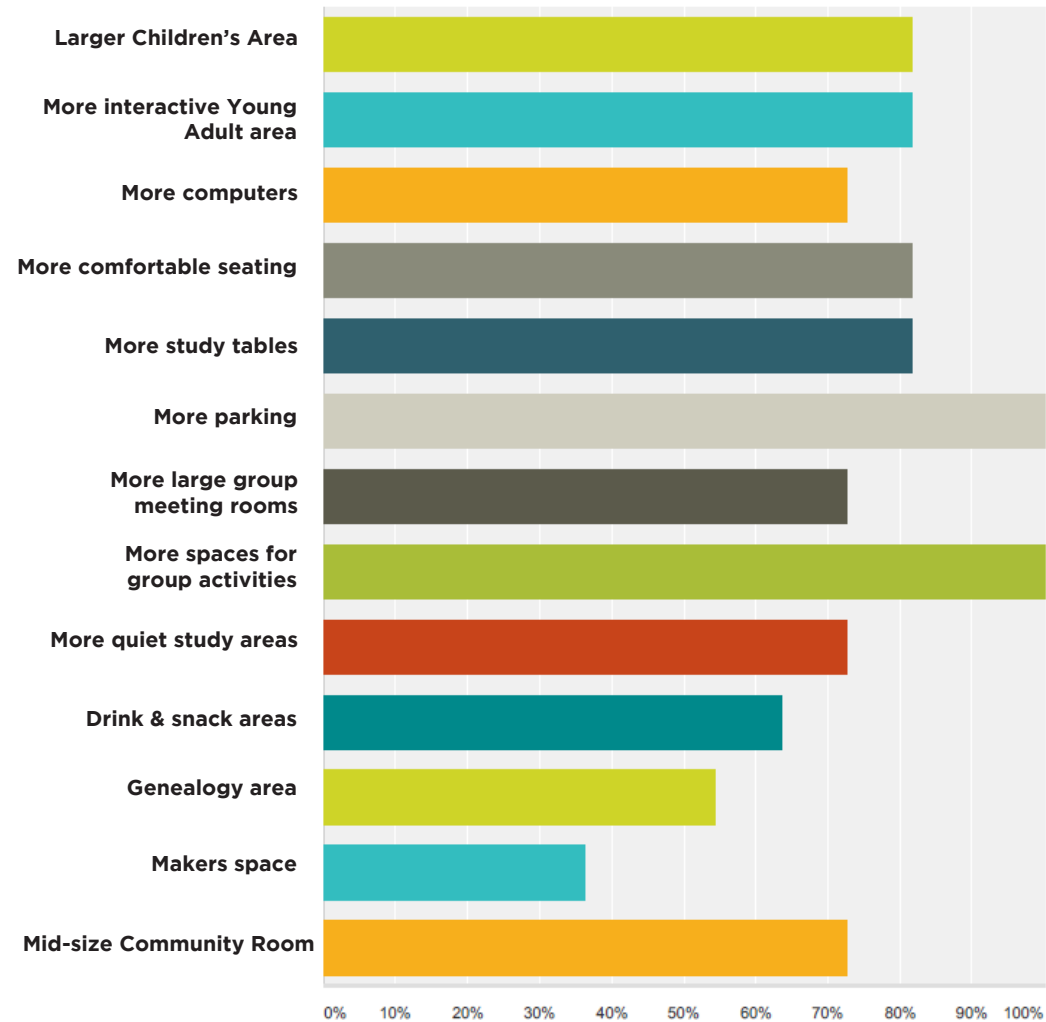


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 11:

Which of these do you think would improve the library?

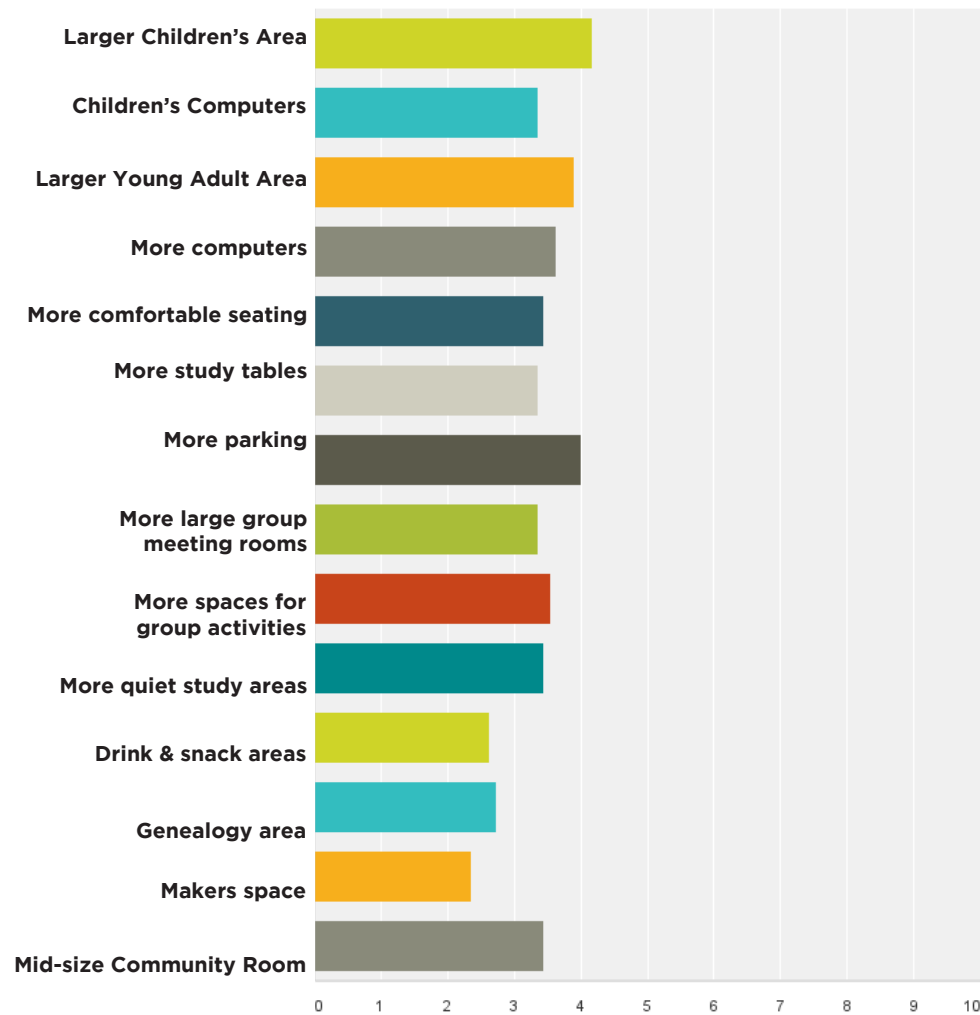


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 12:

Now that you've told us... please rate how important those items are to you:

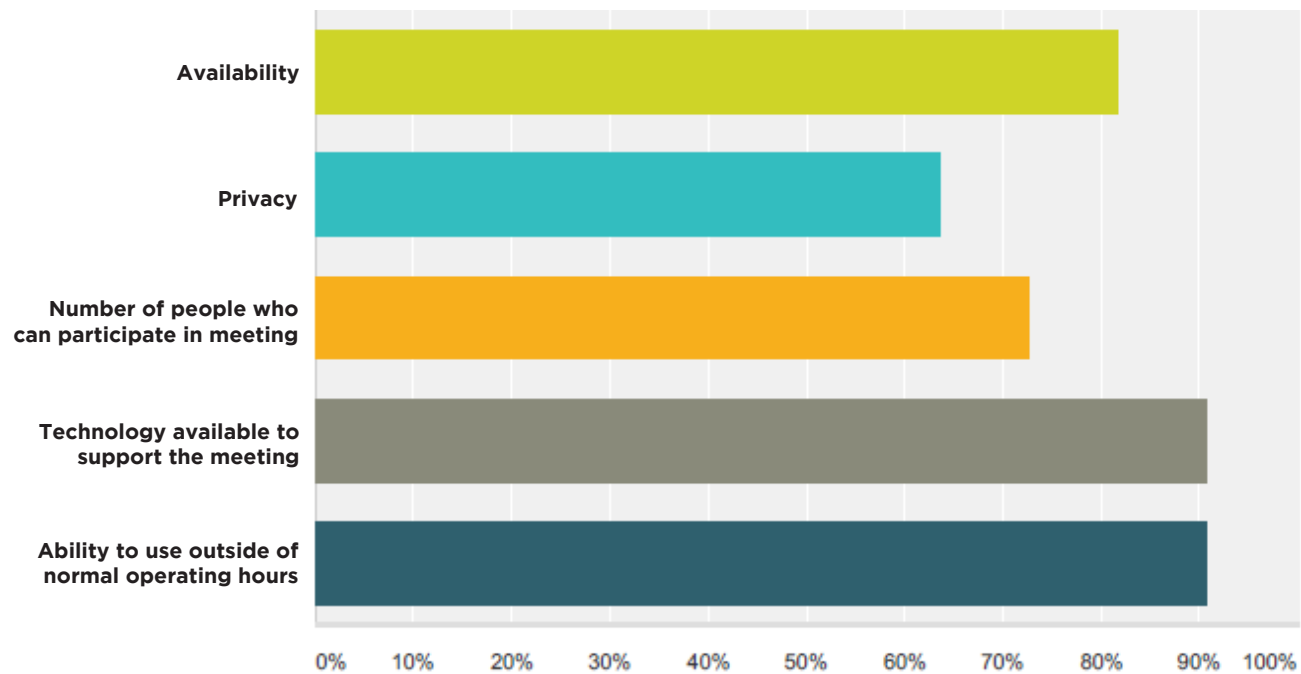


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 13:

What is important to you in a meeting space?

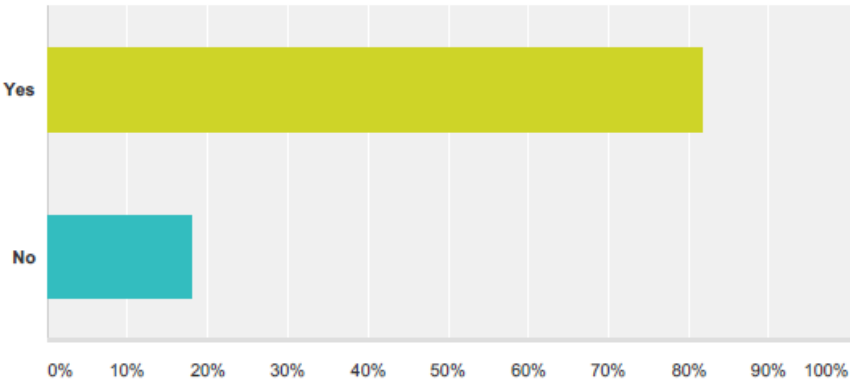


C. COMMUNITY INPUT

1. COMMUNITY SURVEY RESULTS - 2016

QUESTION 14:

In the new reading room, would you like a fireplace?

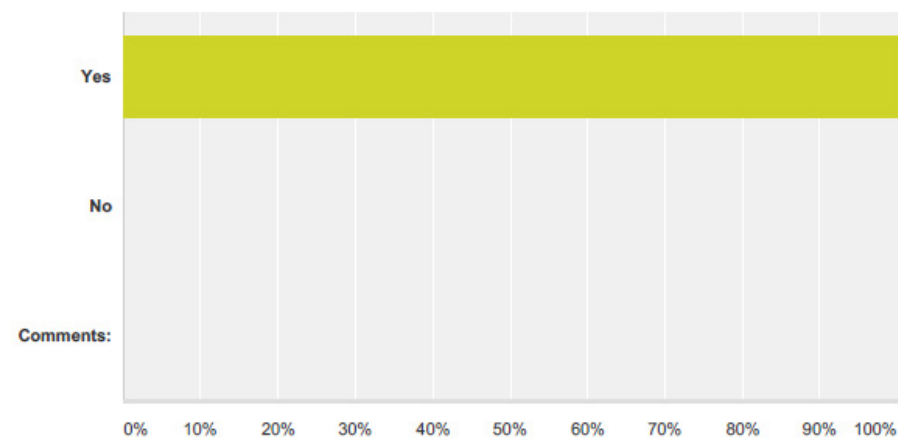


C. COMMUNITY INPUT

1. COMMUNITY SURVEY RESULTS - 2016

QUESTION 15:

Would you like outdoor space to be part of the new library?

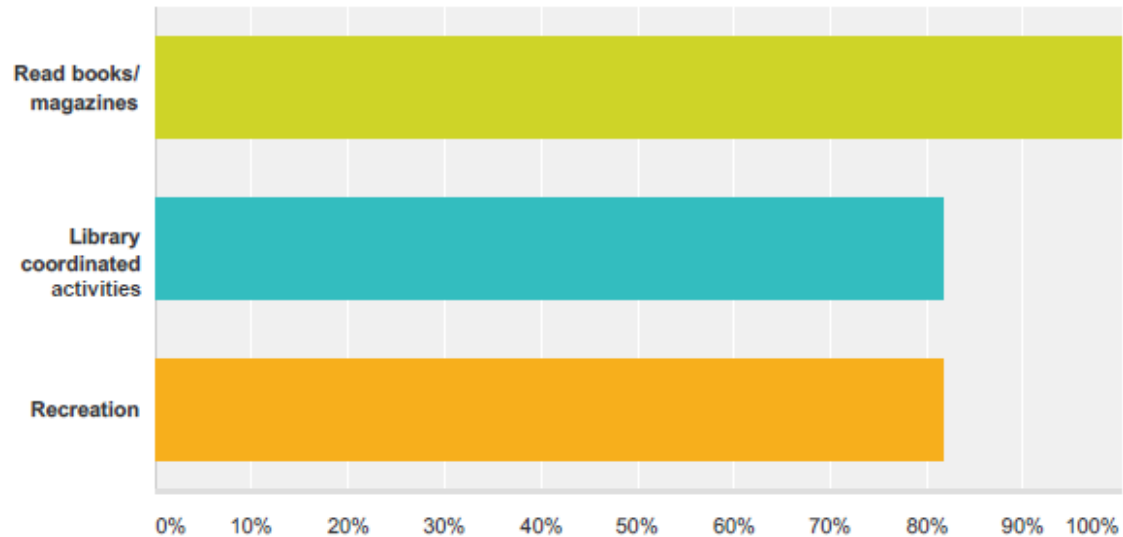


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 16:

If so, how would you like to use the outdoor space?

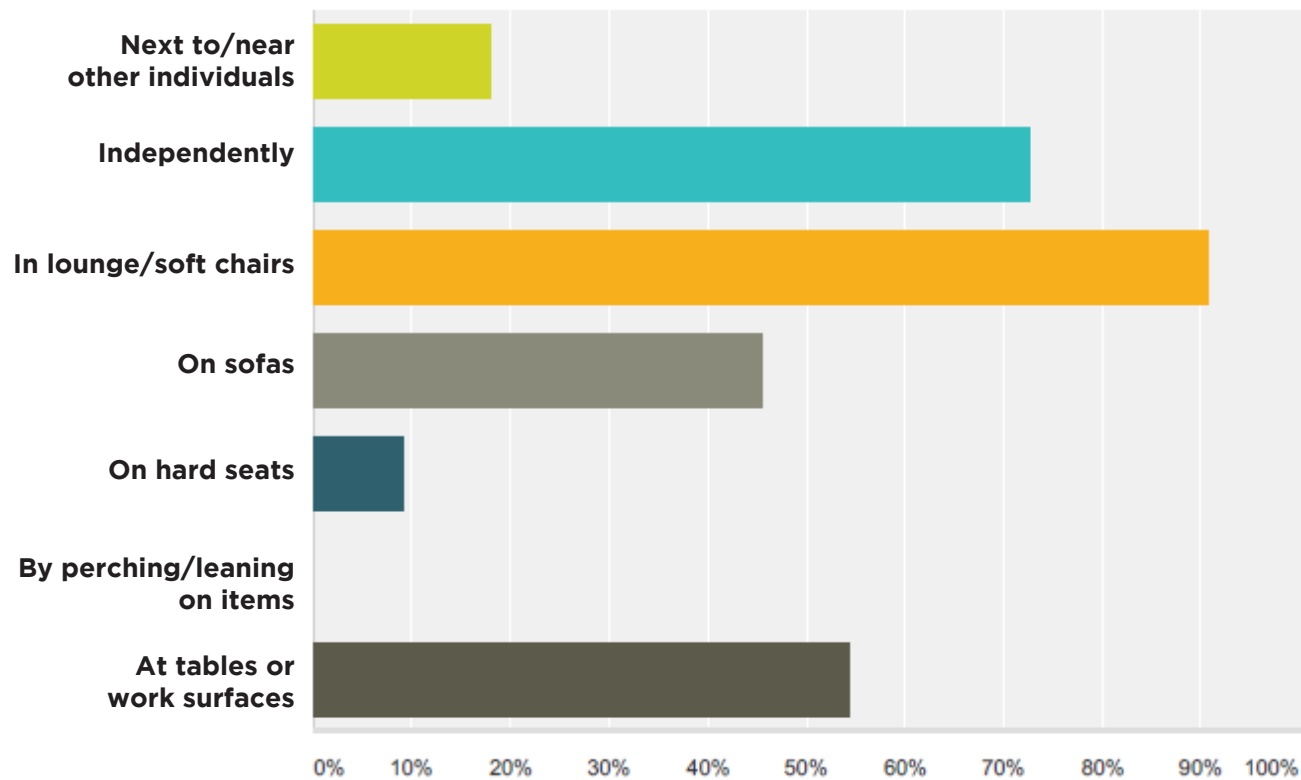


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 17:

How do you prefer to sit at the library? (check all that apply)

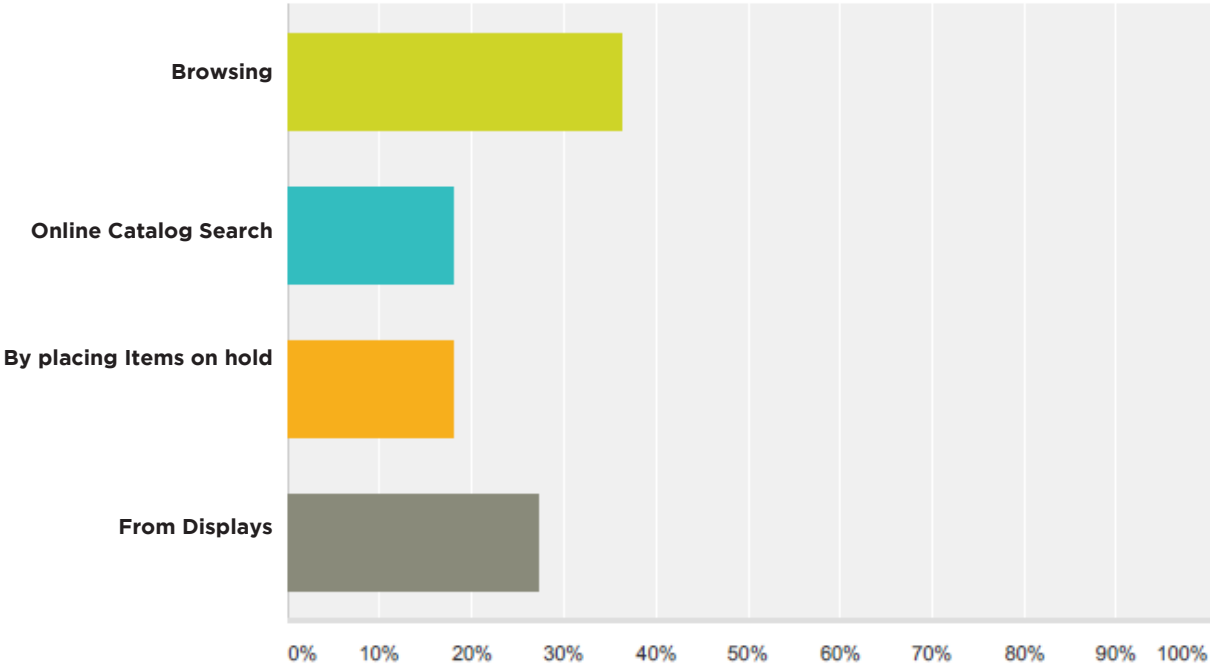


C. COMMUNITY INPUT

1. COMMUNITY SURVEY RESULTS - 2016

QUESTION 18:

How do you use the collection MOST?

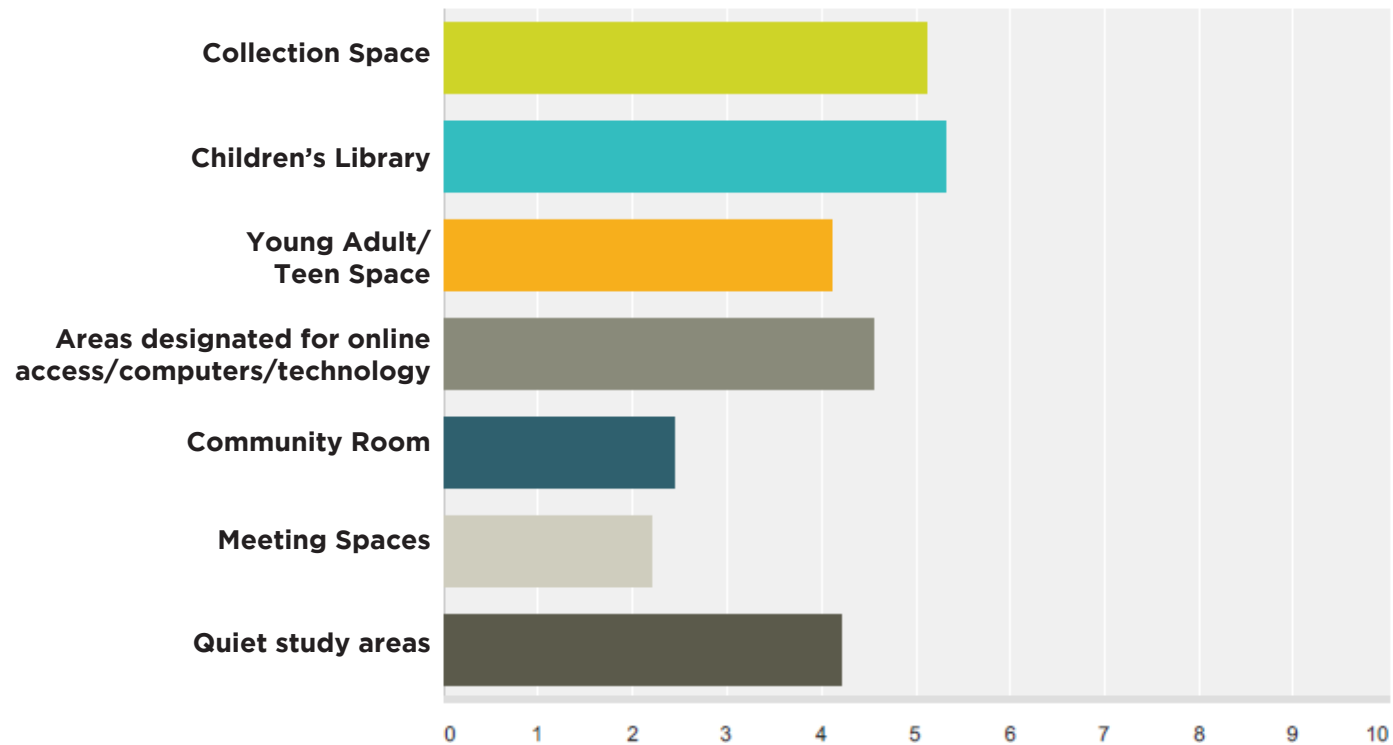


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 19:

Rank the importance of the areas of the library.

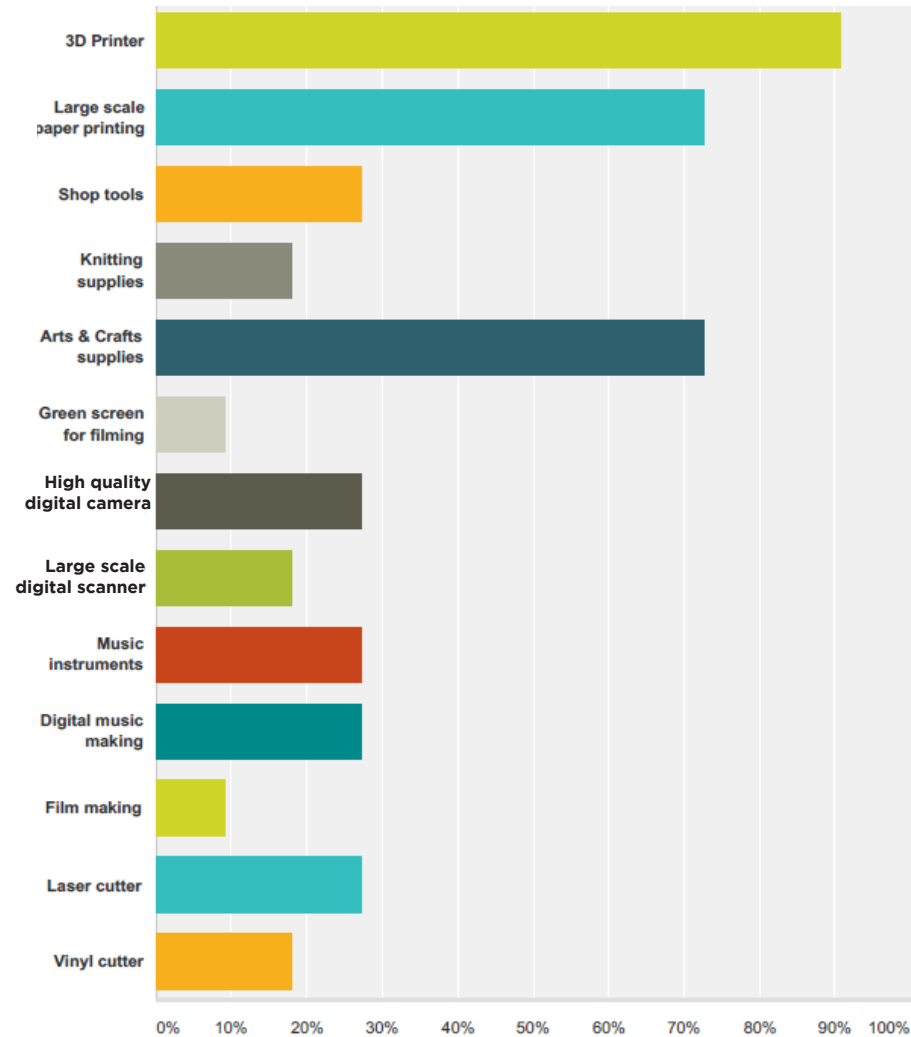


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 20:

What items would you use in a makers space? (check all that apply)

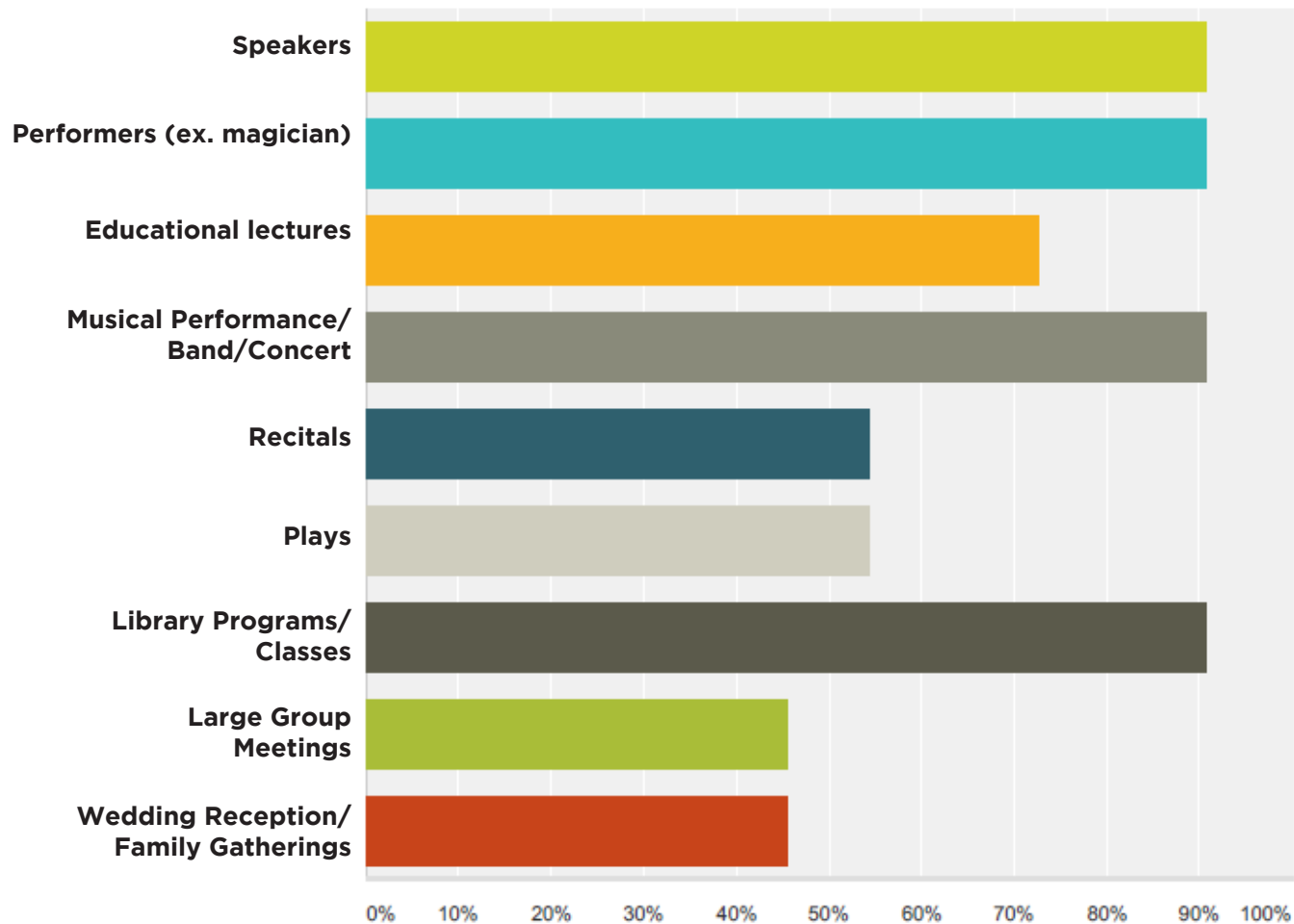


## C. COMMUNITY INPUT

### 1. COMMUNITY SURVEY RESULTS - 2016

#### QUESTION 21:

What of the following events would you attend or use in the new Community Room? (check all that apply)

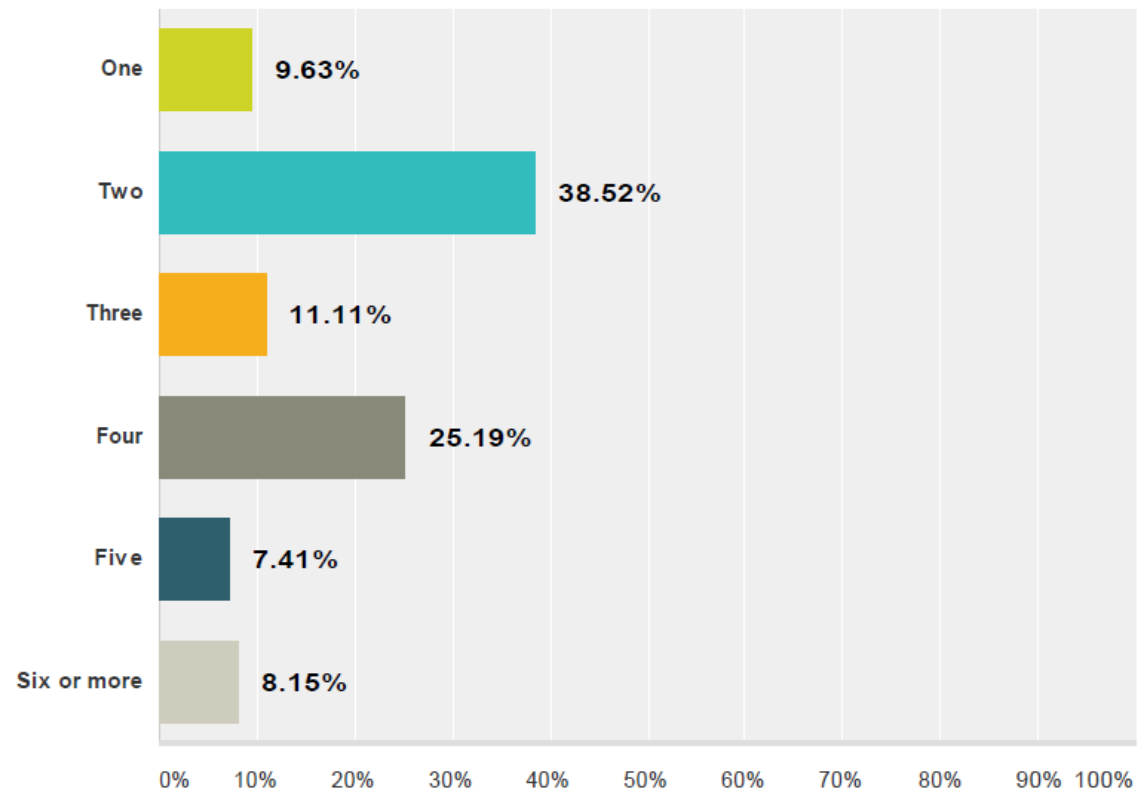


## C. COMMUNITY INPUT

### 2. COMMUNITY SURVEY RESULTS - 2013

#### QUESTION 1:

Including yourself, how many persons are there in your family/ household?

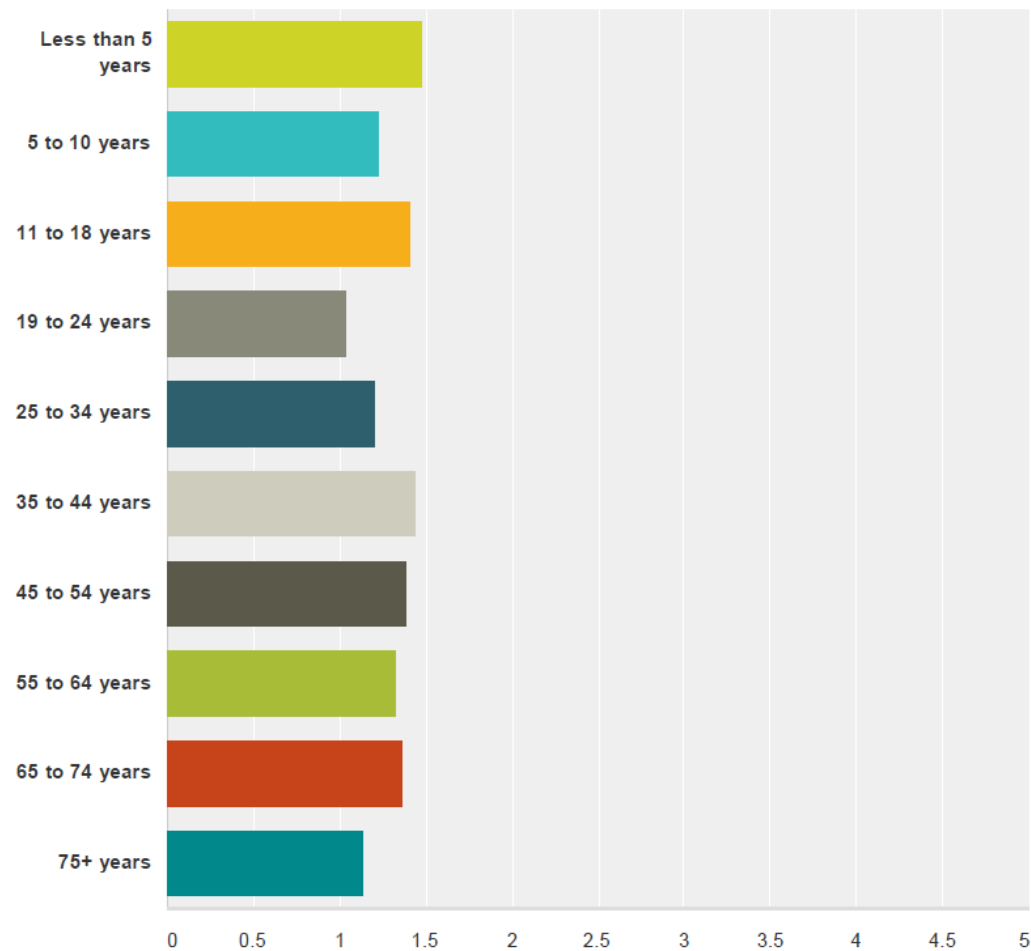


## C. COMMUNITY INPUT

### 2. COMMUNITY SURVEY RESULTS - 2013

#### QUESTION 2:

How many persons in your family are in each of the following age groups?

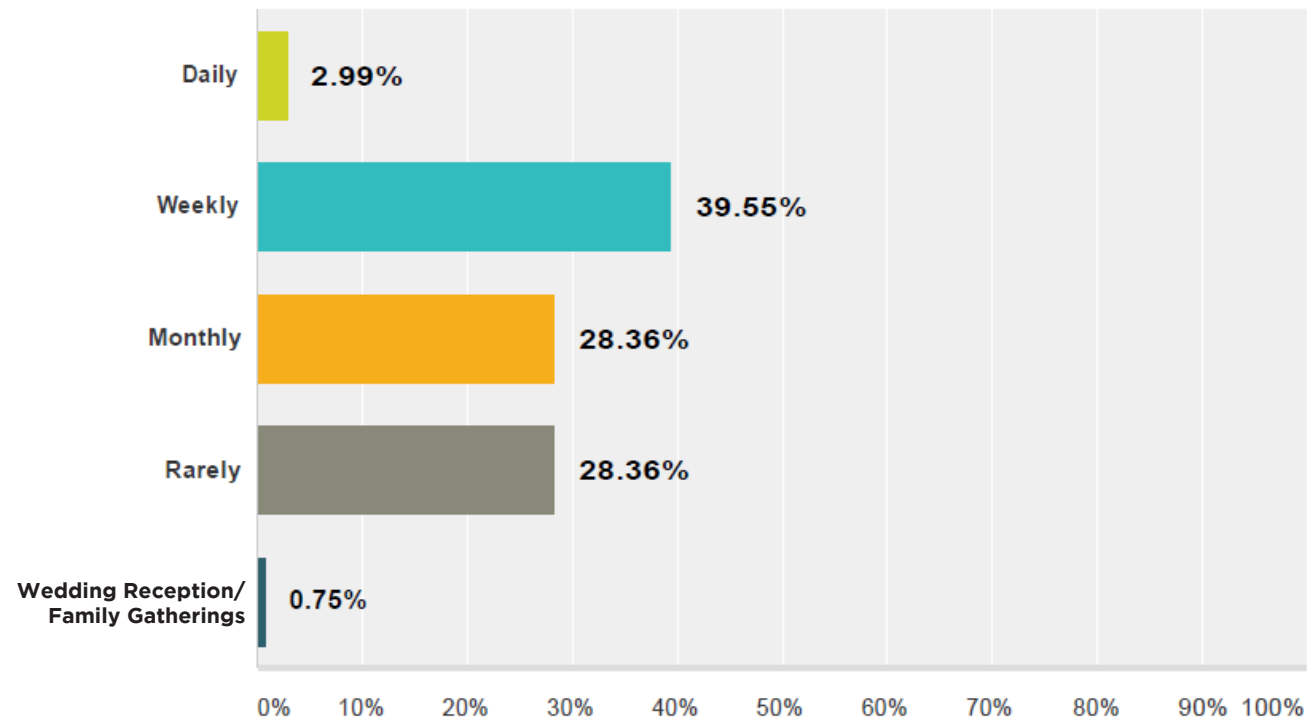


## C. COMMUNITY INPUT

### 2. COMMUNITY SURVEY RESULTS - 2013

#### QUESTION 3:

How often do you visit Crete Public Library

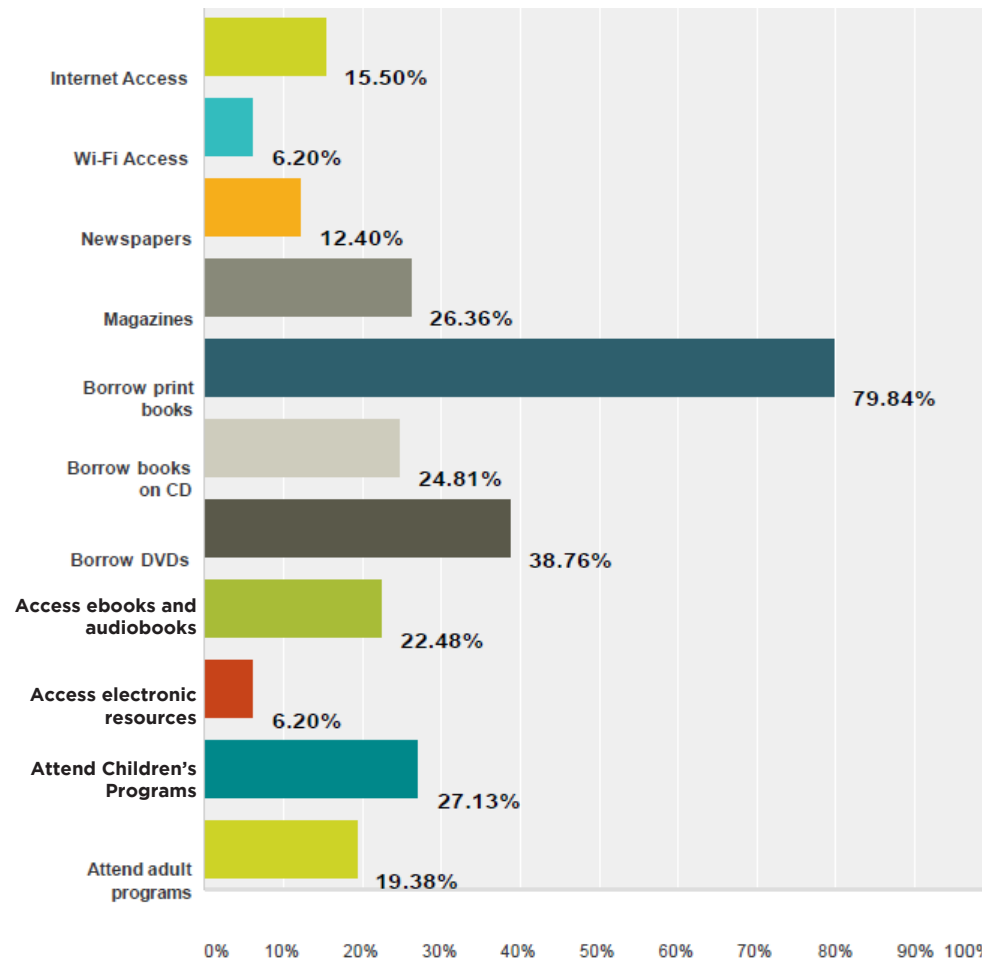


## C. COMMUNITY INPUT

### 2. COMMUNITY SURVEY RESULTS - 2013

#### QUESTION 4:

Please select your reasons for using Crete Public Library.

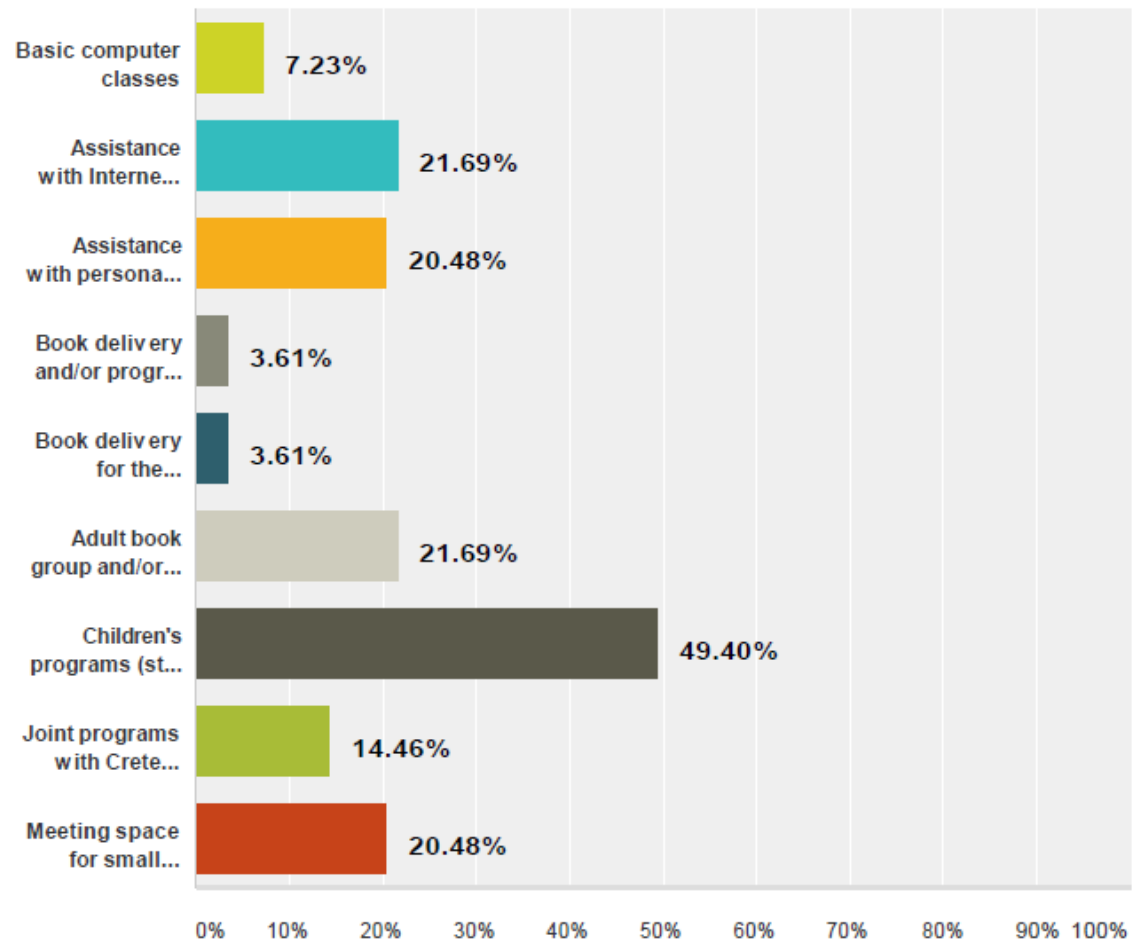


## C. COMMUNITY INPUT

### 2. COMMUNITY SURVEY RESULTS - 2013

#### QUESTION 5:

Which of these services have you or a family member used in the past year?

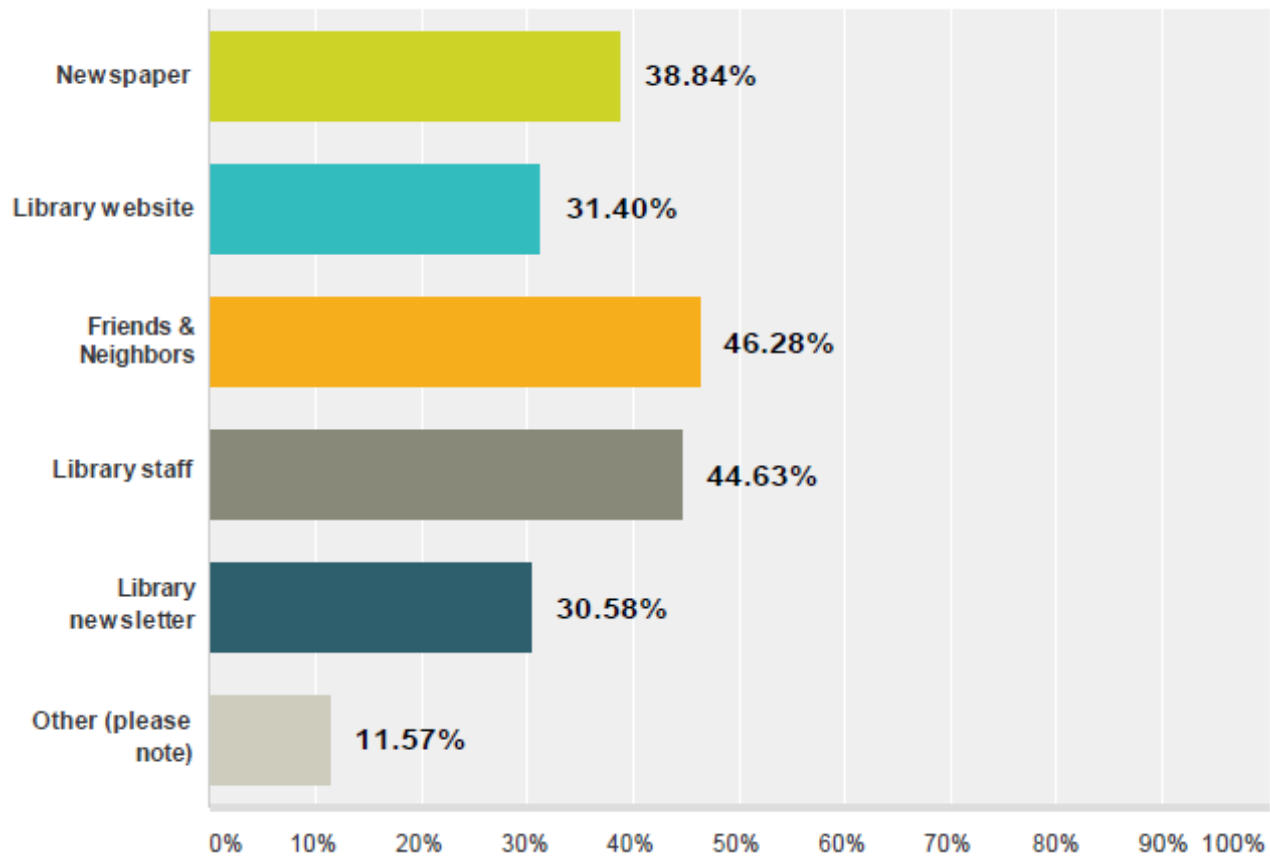


## C. COMMUNITY INPUT

### 2. COMMUNITY SURVEY RESULTS - 2013

#### QUESTION 6:

How did you find out about CPL's programs and services?

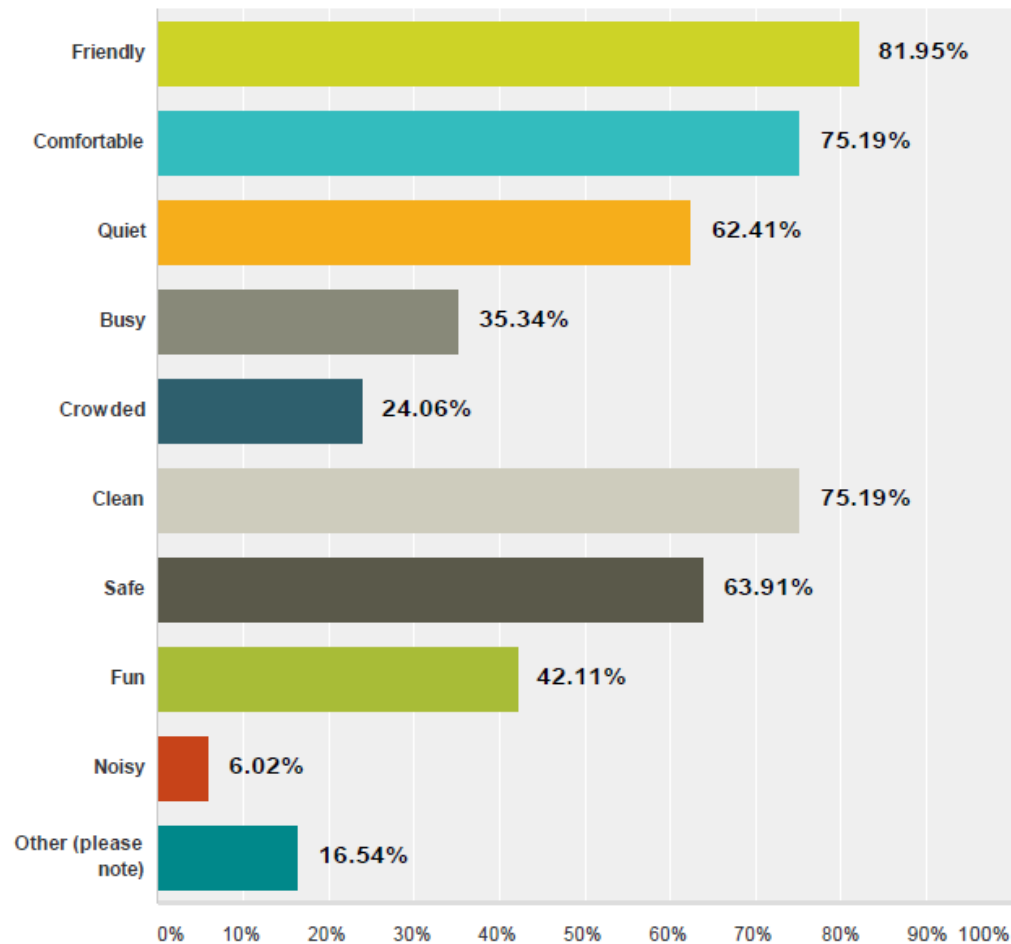


## C. COMMUNITY INPUT

### 2. COMMUNITY SURVEY RESULTS - 2013

#### QUESTION 7:

Check all items which describe the Library's atmosphere.



#### Comments:

- Helpful. And I like that we don't have to whisper!
- Outstanding helpfulness by staff!!
- Lacks adequate space for services offered
- Fun, I enjoy my time spent there.
- Everyone is always ready to help and very friendly.
- Needs new facility.
- Depends on the time of day; all of these things are great!
- I have used the library a long time - from when my children were small to my grandchildren going to children's time to now in my "older" years.
- What a pleasant, safe place for children.
- Warm
- Your staff is extremely knowledgeable.
- Outdated
- Stuffy
- Outdated a bit, especially when you need to use the basement area
- Never had a reason to go there. I utilize my Ipad for reading
- Perfect the way it is! I love the facility
- The books are marketed/displayed well.
- Staff is knowledgeable and helpful at all times.
- Sufficient

## C. COMMUNITY INPUT

### 2. COMMUNITY SURVEY RESULTS - 2013

#### QUESTION 10:

Are there new services and resources the library should consider?

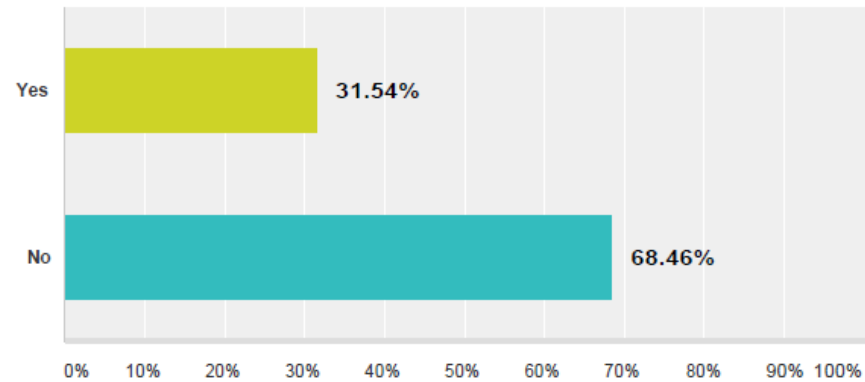
- Inter City Library loan through Lincoln
- More access for handicapped.
- Classes to education Crete community about services offered and use of services, and meet needs of community citizens in the future.
- More room for more books
- More computers More \$
- Yes, I would like a reading program throughout the year.
- More room, more books, more seats, really needs more space.
- Not at the present. A new facility and more staff would be needed.
- Bigger meeting rooms.
- Have professional based in Law on the side. I know I at least could definitely use legal advice a lot of the time.
- None I can think of. Need more space.
- More accessible and nicer meeting room space. Better parking facilities.
- Teen night/movies
- I would love to have access to music/CDs
- I wish there are more books, dvds, and books on CD's that are classics and are more educated material for a young home-school boy.
- They cover everything. I'm the one that needs to update!
- Additional computer classes. More computer space and parking space.
- Expand the existing programs in ways the facility can't accommodate currently.
- More Space, Handicap Access
- More computer classes
- More computer classes, consider giving story time in spanish
- More open areas, user friendlier spaces
- Just being cognizant of the technology and staying current in that regard. (Internet cafes, etc.)
- I think there is usable space in the basement that the Library should take advantage of. Possibly moving all children's items into the lower level.
- More evening hours.
- With additional space, I believe the library could have more of a bookstore atmosphere with coffee/drinks.
- A place for all ages to meet casually and socialize as well as check out books.
- Having one or two meeting rooms would be valuable to the entire community.
- Open in evening and longer on weekends when people who work can use the facility.
- Different meeting spaces, there are often groups of kids who seem to be needing a space to just hang out, sometimes they are distracting to adults trying to work on something.

## C. COMMUNITY INPUT

### 2. COMMUNITY SURVEY RESULTS - 2013

#### QUESTION 11:

In your opinion, does the current library facility space meet the needs of the Crete Community?

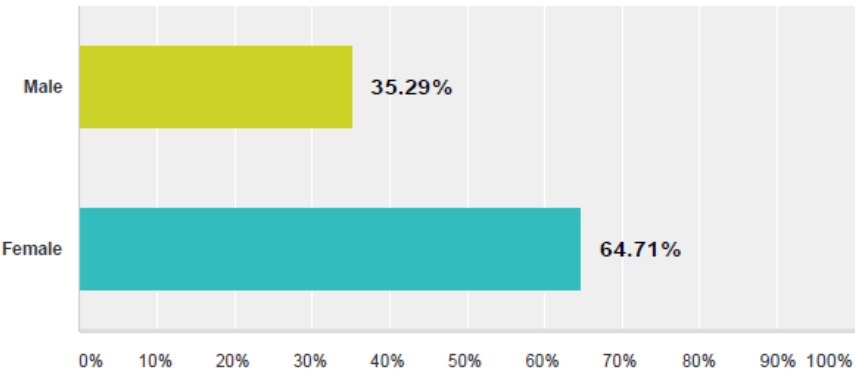


C. COMMUNITY INPUT

2. COMMUNITY SURVEY RESULTS - 2013

QUESTION 16:

For statistical purposes, please complete the following demographic data.

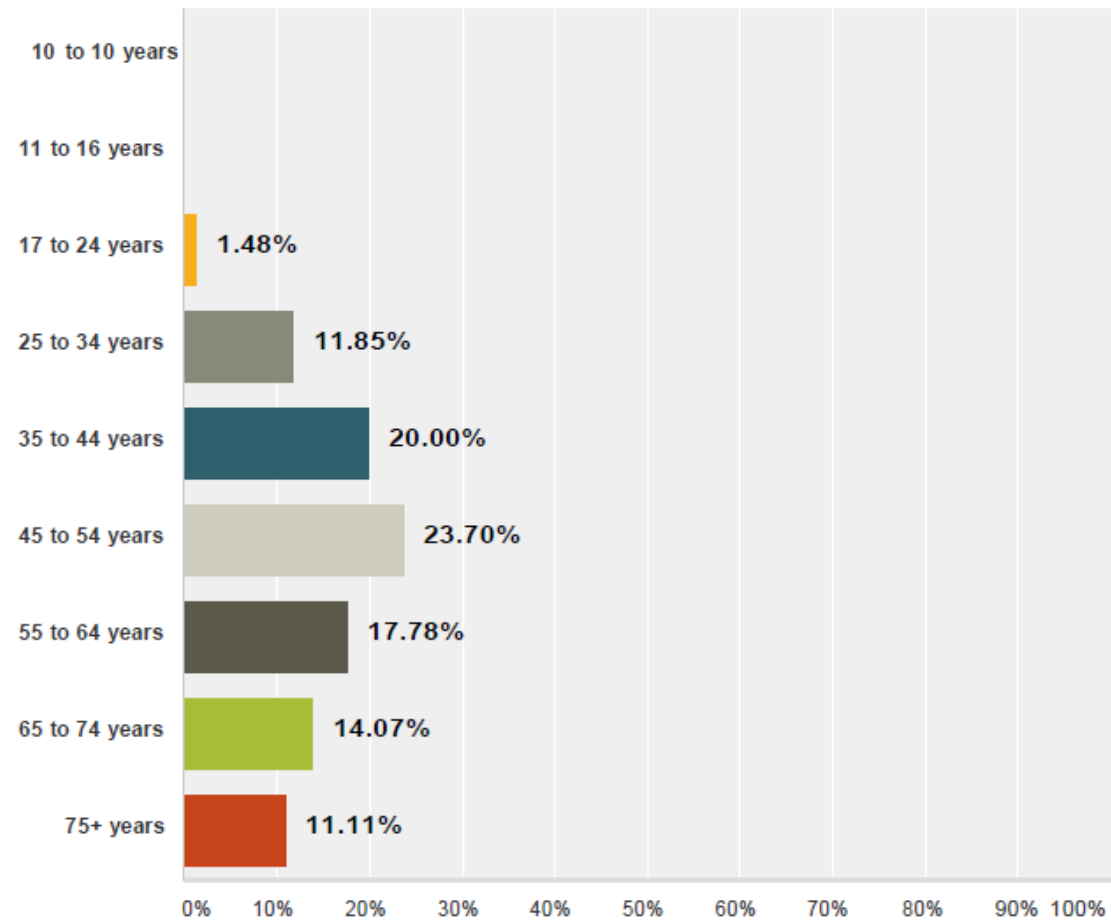


## C. COMMUNITY INPUT

### 2. COMMUNITY SURVEY RESULTS - 2013

#### QUESTION 17:

Age of respondent:



## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Community and Meeting Rooms Current Issues



Existing Basement Meeting Room

- It is not possible to secure the upper level of the library from the lower level meeting rooms, therefore the meeting rooms cannot be accessed after regular operating hours.
- Space for people to meet and study is limited and has been encroached upon by other library needs.
- Library programs take precedence for use of the limited meeting room space, therefore not readily available for public use.

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Community and Meeting Rooms Future Needs



- Prefunction space to support the library and the community room.
- Teaching Kitchen/Catering support
- Visible for pick up/drop off
- Seating for 150 people
- Secure and accessible
- Multi purpose
- Support current and future needs of the library and community
- Good site lines to service desk
- Support summer reading
- Support computer training
- Natural light and good views
- Celebrate the community here
- Flexible and easy for staff and patrons to set up
- Technology should support power point presentations, video conferencing, and other functions needed by the education and business community
- Meeting space large enough for support groups (12 parents/40 youth)
- Adult education class support space
- Variety of sized meeting rooms for 4 – 12 person meetings
- Technology in rooms should support business community needs and school needs
- Rooms should accommodate social services, small business, learning, etc.
- Ideally located adjacent to adults and young adults for shared use.
- Workshop space to support local business.

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Service Point Current Issues



Existing Service Desk

- Circulation desk is not central; visibility to the entire library is poor.
- Poor sight lines to all entries.
- Storage at desk is not adequate.
- No good site lines from staff space to front desk
- No area for cart storage.
- Not large enough to accommodate staff
- Not accessible for patrons

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Service Point Future Needs



- Service desk for 3+ staff with good sight lines throughout the library
- and at front door
- Fully accessible desk for patrons
- ILL/Holds area
- Display space
- Cart access at service desk
- Drive thru/pick up area
- Book drops on outside that are accessible from inside.
- Staff offices with sight lines to service desk
- Fully accessible staff area

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Patron Space and Stacks Current Issues



Existing Stacks and Reader Tables

- The collection has outgrown its current area and needs room to grow. The staff has to weed out books that they would otherwise keep if there was space for them
- Programs for all ages are routinely held off site due to limited space
- There is no room to expand computer access, the print collections or DVD resources
- The computer area is limited by available space to only allow six
- Internet workstations. This is less than one computer per each 1,000 Crete residents. Seven laptops are available for in-house use but there is limited space that is adequate for their use
- Patrons extend power cords across walkways for laptops, etc. due to a lack of available electrical outlets near seating areas, which causes a tripping hazard
- Poor entries
- Not enough lounge seating.
- No views

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Patron Space and Stacks Future Needs



- The library should be a Destination Place!
- Should be adjacent to the park
- Enhance and showcase the community and local business
- Bright, natural light
- Attractive views to the outdoors
- Something for all ages
- A safe place for times of crisis
- Warm and inviting
- Comfortable “curl up” reading areas
- User friendly
- Complement the Neighborhood Homes
- Places to display art and community
- Fireplace
- New design should be timeless and not faddish
- Lower shelves
- Accessible – Everything on one floor
- Secure and safe
- Way-finding is important
- Quiet and active places
- Computers dispersed through out
- Variety of seating that’s comfortable
- Increased Visibility for Staff and Patrons

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Children's Space and Collection Current Issues



Existing Children's Area

- The Youth Services collection has outgrown its current area and needs room to grow the collection. The staff has to weed out books that they would otherwise keep if there was space for them
- Children's programs are often held off site due to limited space
- There is a security concern with the proximity of the Youth Services area to the entrance/exit. Staff is concerned that unattended children are too close to the entrance/exit
- A dedicated area for story time, arts and crafts and other children's activities does not exist. Items for programming have to be put away after each program activity. And the areas for these programs are located away from library staff on the lower level or off site
- Going down steps with kids can be difficult for some parents and staff when assisting with programs in the basement
- Infant/toddler area is lacking educational, manipulative games and tools
- This department is lacking a 'tween' focus and dedicated area for these groups
- There is not a dedicated area for children's or young adult computers

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Children's Space and Collection Future Needs



- Quiet Areas
- Easily accessible and easy to find what you're looking for.
- Stroller friendly
- Support spaces for young families
- Patron storage space for backpacks, strollers, etc.
- Lots of color and natural light
- Activity Room
- Imagination based space
- Cozy spots to read and sit
- Additional check out materials such as Legos, crafts, etc.
- Family restroom adjacent to department
- Hands on areas such as sensory tables, play wall, etc
- Lots of different options for different ages
- Adult seating in the kids area
- Good sight lines thru department
- Entrance away from front door-secure
- Variety of seating
- A place for toddlers to be active and noisy without being disruptive
- Window seats
- Brighter colors
- Space for storage
- Cozy spots to read
- Display for kids work and collection
- Wider isles for stroller access
- Lower shelving
- More display shelving
- Shelves for larger books
- Space for parents to interact
- Listening center
- Exploratory space for younger children where adults can see them
- Computer stations that are visible to staff
- Technology present but not the focus
- Gender neutral design

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Young Adults Current Issues



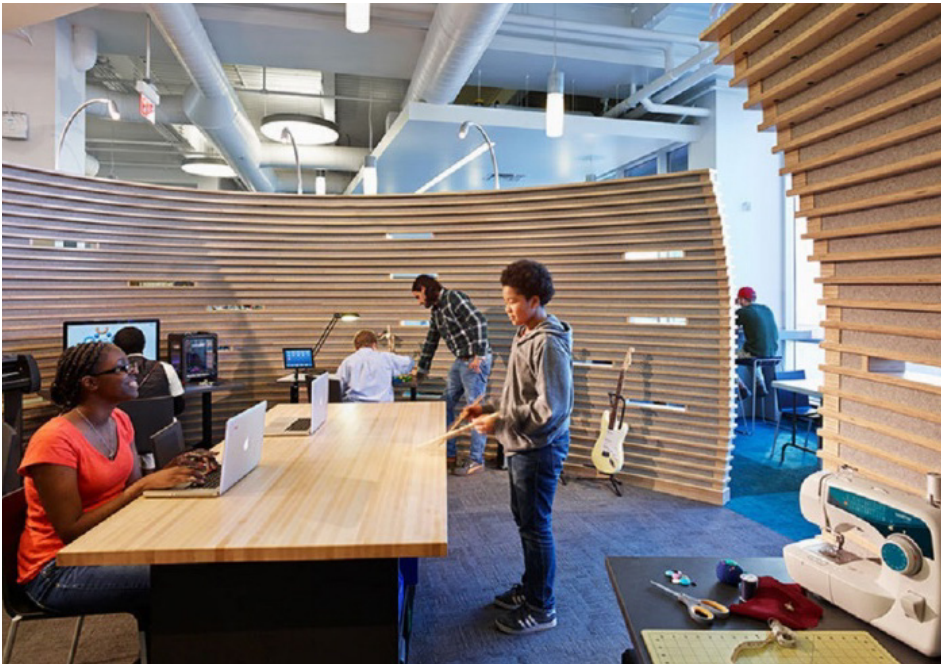
Existing Young Adult Area

- Teens don't currently have a separate dedicated space they can be noisier in
- The limited space teens have now doesn't feel safe to all users
- Teens often take over the Nebraska room reducing seating for adult patrons
- Building infrastructure doesn't support the current technology needs of YA
- No quiet space for study or group work
- Shelves are too high and there are no sight lines to this area from the front desk

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Young Adults Future Needs



- Natural light and views to the outdoors
- Areas to have food and drink
- Lounge areas for different ages
- Genre inspired design
- Private and open areas
- Space that feels safe
- Program space for movie and book night
- Dedicated computers in YA area
- Modern looking
- Craft area
- Interactive technology
- Music listening room
- Designated homework area
- Study rooms
- Lower shelving
- Unique style that reflects youthful feel
- Café and booth style seating
- Ipad stations
- Space that is highly visible from other areas of the library
- Outlets everywhere!
- Space for group projects
- Technology such as smart boards, projectors, etc.
- Space to be noisier in

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Staff Space Current Issues



Existing Director's Office/ Work Room / utility Sink

- The staff's personal work space in the back work room is also their production area; there is not a dedicated work room, storage room or production room outside of their limited desking space
- Staff is situated in open work room; there is no acoustic separation from work room to main library area
- Furniture at work spaces does not function well for staff and is not ergonomically correct
- There is not a centralized, accessible supply area for staff. Staff has to supply own stock at their work spaces
- There is no consolidated storage area, accessible at all times, to all staff members

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Staff Space Future Needs



- A dedicated work space for the staff, separate from the service desk. Office area located behind the service desk, and centrally located between adult and children's area
- A small shared conference room
- Ergonomic work surfaces and storage at individual work stations
- Visibility to back door; buzzer or some sort of security at back door
- An area for mail, receiving and acquisitions
- An enclosed and acoustically private work room separate from the individual work stations
  - The work room would include storage for supplies, copy/fax machine, and a dedicated collating/production area
- Work room with island and adjacent storage space
- Counter for volunteers
- Book repair area separate

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Makers Space Future Needs



- Support STEAM
- (Science, Technology, Engineering, Art, Mathematics)
- Something for all ages
- 3D printer
- Green screen/video recording
- Make and record music
- Crafts
- A place to build and create
- Good visibility into space to showcase what's happening
- Good acoustics with sound control from rest of library
- Interactive walls with magnets, markers, etc. for younger ages
- Computer technology: Photoshop, AutocCAD and other computer programs

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: Outdoor Space Future Needs



- Compliment the neighborhood
- Accessible
- Used for summer reading programs
- Outdoor reading area for all ages
- Shaded areas
- Water fountain
- Areas for open ended play
- Outdoor furniture
- Bike and walking path to library
- Dog area
- Nature classroom
- Areas for children to be active
- Inspirational spaces
- Special needs/accessible play areas

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: General Building Issues



- The basement is frequently too cold during the winter for public use, including use for children's programs and community meetings. Investigation by professionals reported that there is no economical or feasible solution to repair the heating and cooling systems
- The east side of the building is settling, causing the building to pull away from the Carnegie building. This has continued to worsen over the past several years
- During the past three years, major expenditures for building maintenance has included work on masonry, chimney, scupper and roof repair. And there is a pending need for additional roof repair over the Nebraska room
- The existing construction of the two story library cannot be reconfigured to meet the requirements for security, after hours use, ADA compliance and growth requirements to meet the program needs identified in this study
- Steps at both entrances of the library make it difficult or impossible for the elderly or disabled to safely enter the facility
- Restrooms are not visible to the circulation desk
- There is a security concern with sending unattended children to the back entrance to use the restrooms as there is not a family restroom directly off of the children's department
- Parking is inadequate for residents
- Parking proximity to the building for the disabled and elderly is poor
- Lighting in the parking lot is poor

## C. COMMUNITY INPUT

### 3. FOCUS GROUP RESULTS

#### Community Feedback: General Building Future Needs



- Restrooms visible to the circulation desk.
- Improved security (sight lines throughout the building)
- Visible service points
- Intuitive way-finding
- Visually secure entrances
- Children's area separate but visually connected to adult area
- Increased interior natural lighting
- All areas of the building fully accessible
- Library collection stacks lowered for increased accessibility
- ADA compliant restrooms
- Children's / Family restroom
- Flexible and maximized space
- Multiple sized meeting rooms for patrons and community
- Additional, more accessible parking stalls.
- Better site and parking lot lighting.
- Drive up book drop/pick up

## D. PROGRAM SUMMARY

### PROGRAM SUMMARY: Improved Security, Accessibility & Natural Light



- Improved security (sight lines throughout the building)
- Visible service points
- Intuitive way-finding
- Visually secure entrances
- Children's area separate but visually connected to adult area
- Increased interior natural lighting
- All areas of the building fully accessible
- Library collection stacks lowered for increased accessibility
- ADA compliant restrooms
- Children's / Family restroom

## E. PROGRAM

LIBRARY - ADULT COLLECTION & SHARED SERVICES					
	EXISTING SF	SF	PROJECTED QTY	SEAT COUNTS	TOTAL SF
Public Entrance/Lobby		200	1		200
Community Room		2,000	1	150	2,000
Café		200	1	12	200
Teaching/Catering Kitchen		150	1		150
Group Study Room		120	2	4 - 6	240
Medium Meeting Room/Maker Space		210	1	8 - 10	210
Service Desk	80	150	1		150
Copy Station		50	1		50
Adult Collection	1,600	1,500	1		1,500
AV/DVD		300	1		300
Public Computers		360	1	10	360
Reader Tables		110	4	16	440
Lounge Chairs	280	45	16	30	720
SUBTOTAL:					6,520
GROSSING FACTOR:					1.30
DGSF SUBTOTAL:					8,476

LIBRARY - CHILDREN'S					
	EXISTING SF	SF	PROJECTED QTY	SEAT COUNTS	TOTAL SF
Youth Services Desk		80	1		80
Children's Collection		1,430	1		1,430
Children's Computers		144	1	4	144
Reader Seating					
Reader Tables		110	2	8	220
Reader Lounge Seating		30	6	6	180
Family Seating		30	4	4	120
Children's Activity Room	700	400	1	30	400
Family Restroom		75	1		75
SUBTOTAL:					2,649
GROSSING FACTOR:					1.30
DGSF SUBTOTAL:					3,444

## E. PROGRAM

LIBRARY - YOUNG ADULTS					
	EXISTING SF	SF	PROJECTED QTY	SEAT COUNTS	TOTAL SF
Computer Station		30	4	4	120
Lounge Seating		30	8	8	240
Reader Table		110	2	8	220
YA Storage/Workroom		80	1		80
Study Rooms		120	1	4	120
SUBTOTAL:					780
GROSSING FACTOR:					1.30
DGSF SUBTOTAL:					1,014

LIBRARY - STAFF					
	EXISTING SF	SF	PROJECTED QTY	SEAT COUNTS	TOTAL SF
Director'S Office		180	1	1	180
Full Time Open Office	300	50	4	4	200
Future Open Office		50	2	2	100
Shared Part Time Open Office		80	1	2	80
Staff Conference Room		120	1	4	120
Book Drop - Pedestrian & Drive up		50	1	2	50
Work Room/Lockers/Volunteer		250	1		250
Storage Space	250	200	1		200
Break Room		200	1		200
Delivery/Loading/Friends Storage		200	1		200
Restroom		75	2		150
SUBTOTAL:					1,730
GROSSING FACTOR:					1.30
DGSF SUBTOTAL:					2,249

## E. PROGRAM

BUILDING SUPPORT					
	EXISTING SF	SF	PROJECTED QTY	SEAT COUNTS	TOTAL SF
Restrooms	200	300	2		600
Mechanical		1,500	1		1,500
Custodial		75	1		75
Server Room		100	1		100
Shelter		1,500	1		1,500
SUBTOTAL:					3,775
GROSSING FACTOR:					1.25
DGSF SUBTOTAL:					4,719
GRAND TOTAL SQUARE FOOT REQUIREMENT					19,901

III. Plans and Renderings



### III. Plans and Renderings



III. Plans and Renderings



Entrance

III. Plans and Renderings



South View

III. Plans and Renderings



North View

III. Plans and Renderings



Interior View

## IV. Project Cost Estimate

LIBRARY	16,401 SF @ \$225-\$275/SF =	\$ 3,690,225 - \$ 4,510,275
COMMUNITY ROOM	2,000 SF @ \$225-\$275/SF =	\$ 450,000 - \$ 550,000
STORM SHELTER	1,500 SF @ \$185-\$200/SF =	\$ 277,500 - \$ 300,000
<b>SUBTOTAL</b>		<b>\$ 4,417,725 - \$ 5,360,275</b>
FURNITURE & EQUIPMENT		= \$ 414,900 - \$ 507,100
OTHER SOFT COSTS* (~20%)		= \$ 883,545 - \$ 1,072,055
<b>TOTAL</b>		<b>= \$ 5,716,170 - \$ 6,939,430</b>

\*Soft Costs Include: Contingency, Professional fees, Surveys, Testing, Inspections, Relocation Expenses and Insurance or Bonds

## V. Summary

Throughout the pre-design phase, findings and recommendations were reviewed, refined, and validated by the library steering committee. This collaboration helped APMA develop a concept design based on the space needs program, provided requirements and concerns, and the community's desire for an appropriately unique building that fits the surroundings.

The proposed concept design provides a quietly contemporary architectural accessory to the community that is simultaneously contextual and current. It has the potential to become a transformational force – offering library and learning services along with social community activities and storm shelter from potential severe weather.

Rather than a trendy and sculptural building, the refined concept design utilizes scale, form, and views to achieve a building that fits within its residential surroundings while showcasing the influential activity happening on the inside. Overall building height has been minimized to avoid detracting from the scale of the adjacent single-family homes; roofs have been sloped to relate to the numerous surrounding gabled building forms; and walls have been infilled with large amounts of glass to allow visitors to see in and users to see out. Where glass does not exist, red brick and wood siding were chosen for their permanence, timelessness, low maintenance, and relationship to the surrounding built environment.

At the interior, a sloped wood ceiling structure flows in from the outside and provides warmth while helping to reinforce the space to visitors. The repetition of this structure encourages movement throughout the building, and delineates use through its varying height. Its scale further helps communicate the three major components of the building: the Library, the Community Room, and the Storm Shelter.

These major building components, and the spaces unique to them, have been laid out in a way that maximizes efficiency and takes advantage of the severely sloped building site by pushing those spaces that do not require natural day light into the hill. More importantly, it encourages a visual connection between programs, user groups, and the outdoors. This connectivity enables collaboration between users and encourages full immersion into the available programs. It keeps current users coming back and attracts new users of all ages.

The library's mission will continue to be based on the key functions of providing enrichment, enjoyment, and education to a wide variety of patrons by celebrating intellectual freedom and fostering creativity and life-long learning. The library should continue to serve as a vehicle to bring people together and to facilitate interaction among the community. Most importantly, we must strive to let the community's needs and wants drive the planning and programming of the library and community center. This document should serve as a reflection of those needs for the future of the Crete Public Library and Community Center.



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