

# Project Narrative

## *Project Scope*

Komatsu Architecture (KA) was commissioned by the City of Sanger to aid in establishing the general scope, size and budget cost of a future library facility. At this time, it has not been determined if the facility will be new or an alteration of the existing facility.

The end product elements as outlined in KA scope letter of February 20, 2017 have been provided and include:

- Needs Assessment represented in the programming format of the space requirements and accompanying square foot allocations, based on several meetings and calls with Library staff
- Participate in the public information and input session
- Review of Library survey responses and consideration of the integration of points and direction Library staff expressed as being relevant
- A conceptual floor plan, with after-hours access for Adult Program room and related functions
  - Overall square footage size considerations in light of growth
  - Types of library space and function amenities emphasized by community and staff input, and as indicated by similar community library trends
- A conceptual image elevation for citizen and Council input as to appropriate vision for the aesthetic characteristics that are preferred for the proposed facility
- A generic site plan indicating the relative size parcel required for a designated footprint square foot library size and desired parking with possible expansion of Library facility to 25,000 square feet
  - Anticipated parking required based upon 1/250 square feet of building
- KA also participated in a field working session with Library staff for gathering thoughts from an existing facility as well as likes and dislikes from other facilities that Library Staff members have visited
- Gross cost expectations in 2020-2022 for future consideration



*Existing Library Site*

Based on Library and Community input, the proposed future Library would be approximately 20,000 square feet. With the City of Sanger request for the site to accommodate a future 25,000 square foot facility the land parcel size would need to be approximately 3 acres in size. Whether a new building or an expansion of the existing facility, 3 acres would be needed to accommodate a 25,000 square foot library and parking.

## *Sanger Library*

Sanger is a growing community whose current population of approximately 8,100 and is expected to expand to 15,000 by 2030. In planning for the Library, care has been taken to anticipate future

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needs and current trends seen in new library facilities and to meet the needs of the growing Sanger community. The existing library facility, which is only about 5,000 square feet, is not expected to be able to accommodate the growing community population or the modern user needs and expectations; therefore based a larger library facility will be required to accommodate the projected growth of Sanger.

Sanger Public Library completed a survey of patrons use and needs. Detailed survey results were analyzed and summarized as a separate document and should be reviewed in conjunction with this report.

In support of the public and staff input completed as part of this effort, the TLA recommended Space Needs Worksheet has been completed, see Appendix, and confirms the need for a minimum of 15,000 square foot facility to provide a full service for the Sanger anticipated population. The proposed 20,000 size should be considered in order to accommodate all needs and amenities identified by staff and the community for the future Sanger Public Library, .

Modern library buildings need to be flexible spaces to accommodate technology, community programs and learning while creating a comfortable environment for all.

Investment in libraries produces financial benefits as well as supporting the local community. From a recent TSLAC and UT Austin study about Texas Public Libraries, return on investment on public libraries, showed a yield \$4.64 per dollar invested.

A new or remodeled Sanger Public Library should incorporate modern approaches for today's library. In planning the Library facility, consideration should be given to how the library patron uses the facility as well as current library facility use expectations.

The following illustrate points of consideration for incorporation into the next Sanger Public Library and are amenities found in new library facilities in neighboring communities. Many of these points are supported by the Sanger Public Library survey results.

- Study rooms for quiet and collaborative use
- Comfortable reading areas
- Larger, more flexible Children's areas
- Definitive and innovative Teen/Young Adult areas
- Space to accommodate multiple programs and hands on learning for all library patrons
- Emphasis on flexible, functional and technology friendly spaces
- Abundant electrical outlets
- Use of natural light and sustainable practices
- Incorporation of art and creative elements
- Open plan with good acoustics and lower shelf heights



*Existing Library*

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- Well-designed exterior and interior spaces that support a sense of community
- Self checkout and after hour pick up for holds
- Knowledgeable and respectful library staff

### *New versus Addition/Alteration*

Various considerations come into play when determining new construction versus addition/alteration of an existing facility.

A new facility would incur possible land costs and costs incurred in bringing utilities to the site. Advantages would include totally new facility with all new building systems, unconstrained design by existing building foot print and non-phased construction, which would allow the current facility to continue to operate while the new facility is completed.



*Conceptual Library Site Plan*

Addition/alteration of the existing Library or of an existing facility would allow for use of existing structure and maintain a downtown location, but would incur phased construction, which would result in a longer construction period and some inconvenience to the staff and patrons. Additional adjacent property may also be required to accommodate the expanded foot print and parking for the enlarged facility.

As stated previously, in order to accommodate a 25,000 square foot library facility with parking, approximately 3 acres would be required. The existing library site is approximately 14,000 square feet. An acre is 43,560 square feet; therefore an additional 116,680 square feet of adjacent property would need to be acquired to accommodate existing library expansion to 25,000, with parking, at the existing location.

Some periods of Library closure may be required throughout phased construction as well. Existing building systems and utilities would either be modified, upgraded or replaced depending on existing conditions and revised design.

Considerations to maintaining the existing library building and site include:

- Would need to obtain additional properties, which may incur added expense and possible demolition of existing structures
- Could lead to the city having to exercise eminent domain, which may incur additional cost and project a negative impression on City of Sanger
- Would incur expense of moving/relocating existing alley utilities
- Limitations on remodel/renovation of existing library structure
- Would need to consider the additional expense of building a new city hall since the expansion would probably require the current city hall site as well

Consideration of these factors may make expansion of the current site cost prohibitive.