

Norman Public Library Master Plan Update

Final Report to
Citizens of Norman
City Council
Pioneer Library System

October 30, 2014

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Norman Public Library *The Future is Now*

The new Norman Central and East Branch Public Libraries will be designed and planned to reflect state-of-the-art library design. Libraries today are being designed to reflect the enormous changes in the way information is stored, conveyed and used by society.

Some of these trends include:

Digital Literacy

A higher value on information literacy skills like basic reading and digital competence will be essential. Library space will need to be designed to reflect the needs of digital competency and to be compatible alongside traditional space. Access to intuitive and mobile information ports will enable exploration and a librarian's ability to address the specific needs of the community.



Digital interface:

Adaptable and accessible new tools will enable new ways of working together and accessing information. This could be, for example in "smart study rooms" that enable high school students to remotely connect to their

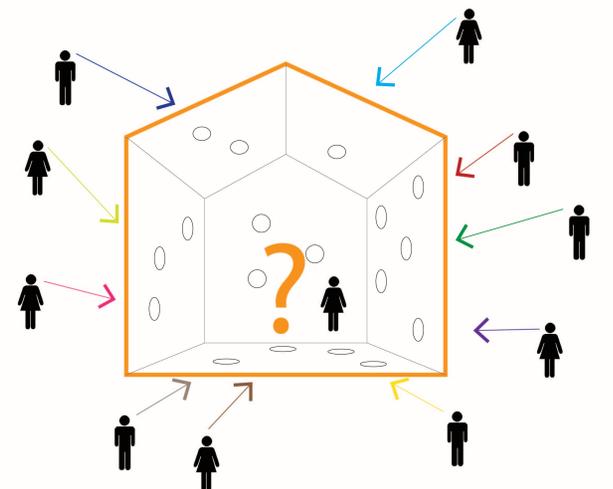
instructors or tutors or interactive furniture that enables children to explore the geography of the earth.

Collaborative Learning

Hyper-connected societies are forming around the globe. These "societies" empower new voices and groups of connected people that have new and unique information needs. Multi-use space that provides collaborative work and learning will offer new ways of learning. The new digital connections will provide opportunities for interaction with diverse information and points-of-view.



The library's physical space should quickly respond to the needs of the patron. By providing active adjacencies patron can engage in creative learning, spontaneous participation and increased information flow.



New Education Models



The rapid movement and emergence of on-line education models will democratize and, at the same time, disrupt global learning. This expansion of access to learning will demand new infrastructures for not only informal but formal life-long learning.



It is expected as we rely more on instant searches (on our phones, for example) our memory functions will decline. This phenomenon places a high value on the library and its role in our mental health. These new education models will also

challenge communities to provide libraries with spaces to enable people to access these increasingly lower cost education models.

Information Sharing and Tracking

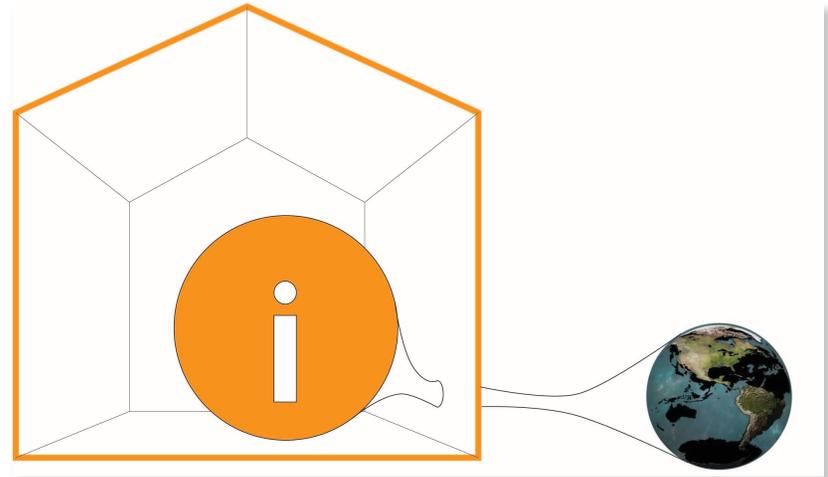
With the ubiquity of on-line cloud sharing of data, files and personal information, the need for robust boundaries of privacy and data protection will increase. The Pioneer Library System understands this and works diligently to keep its systems lock-tight. The individuals "digital footprint" will have to be protected while at the same be used to enable the library to provide its information services in a smart and efficient way.



Innovation



The global economy has set in motion a massive shift in how and where innovation happens. Cities like Norman can participate in this new marketplace when their community is part of the smart economy. This will require high speed broadband internet connections, community learning spaces and a library equipped to support students, businesses and entrepreneurs. This master plan recommends spaces within the library that will encourage and support this innovation. This includes a smart infrastructure and flexible spaces that can adapt as innovators challenge.



All of these trends will be explored during the design of the new Norman Public Library. We believe Norman, Oklahoma is a unique place to offer a world-class library that can be a trusted platform for innovation and to attract businesses and individuals to this unique city.

Library Values

The starting point for the conceptualization of a library is its core values. Shown on pages 6-11 are the key values that we consider crucial to consider as the library design unfolds. We believe that the library, to be fiscally responsible, must balance the quantity of space with the quality of the experience and offerings. By making the space flexible and easily adaptable; and designing with high quality, long-lasting materials, the library can have a long life before any major changes or upgrades are needed. We have provided illustrations from several recently completed libraries.



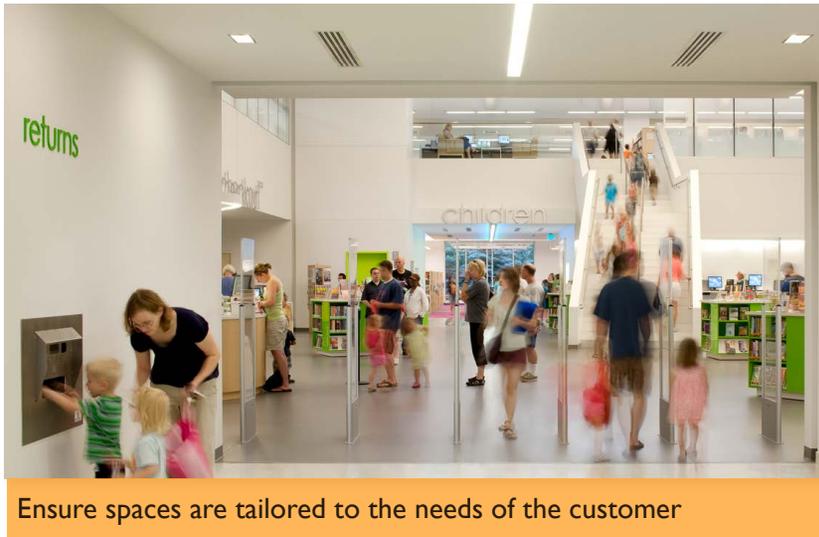
“There is a very strong track record of places that attract talent becoming places of long-term success,” said Edward Glaeser, an economist at Harvard and author of “Triumph of the City.” “The most successful economic development policy is to attract and retain smart people and then get out of their way.”



Adaptability and Respectful Contributions



Provide seamless relationship between inside and outside



Ensure spaces are tailored to the needs of the customer



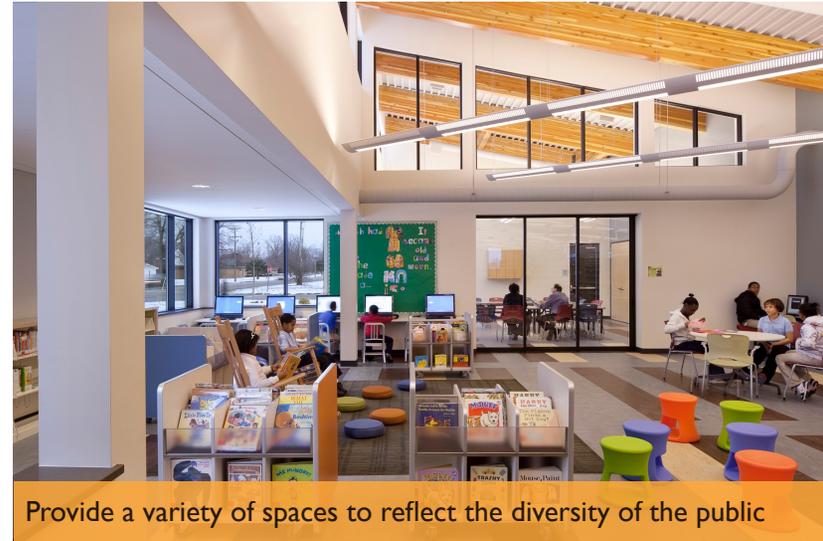
Comfort in information sharing and collaborative work



Provide spaces that are specially tailored to the user



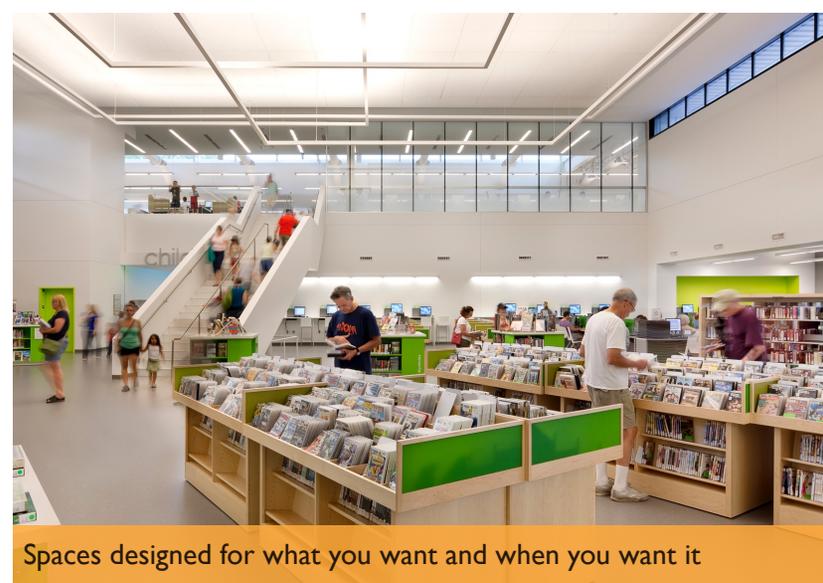
Incorporate usable landscape features



Provide a variety of spaces to reflect the diversity of the public



Provide open spaces that can be rearranged and scaled



Spaces designed for what you want and when you want it



Provide innovation spaces for making content, experimenting and collaborating on projects



Design comfortable spaces for all activities—especially those that involve spending a long time at the library



Design for books, privacy and interaction



Provide a distinctive design that reflects the aspirations of Norman

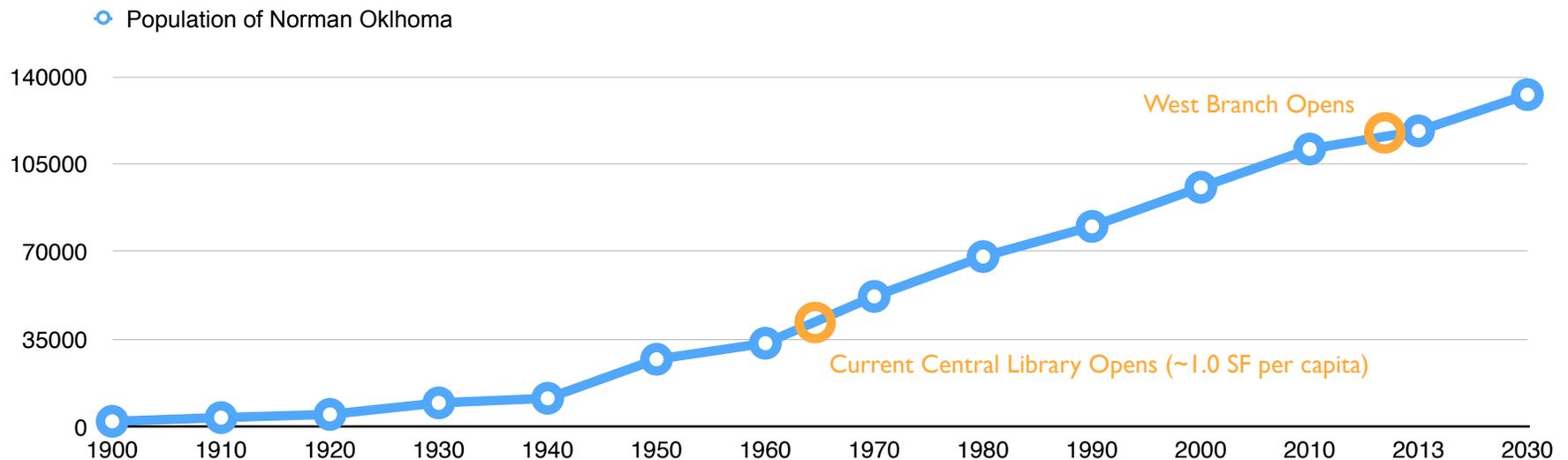
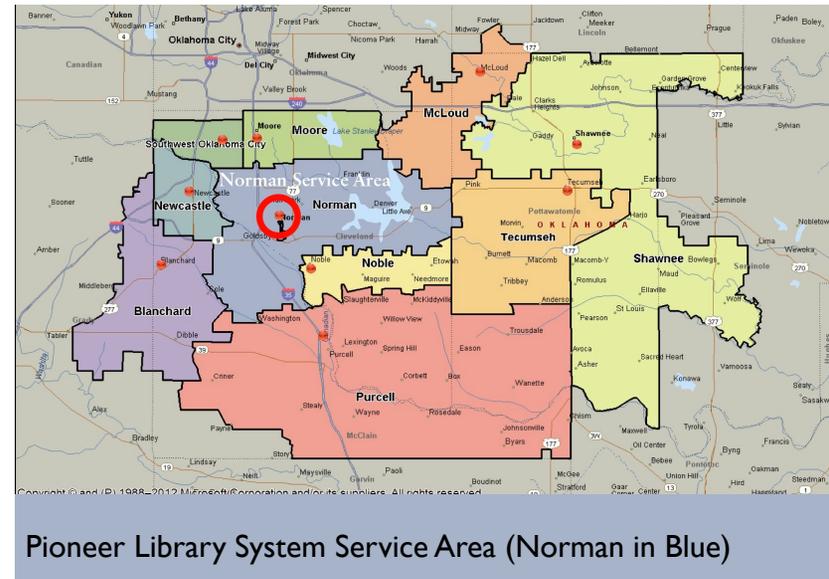


Design for the space to be used as the "third place"



Design spaces that are ageless

The Norman Public Library is part of the Pioneer Library System. It is one of eleven libraries serving communities in the counties of Cleveland, McClain and Pottawatomie. The Norman library served 118,197 residents in 2013. For the purpose of determining the service population through the year 2030, this study recommends a city population of 132,665. It is expected that the growth will continue at about 3%. The recommendations in this report will enable the library to serve not only a larger population, but a larger percentage of that population, providing to provide services, materials and spaces to meet the demands of increased in usage, check-outs and visitation. By providing buildings in the east, central and west areas of Norman, the library will increase convenience and expand services to more citizens.



Library Statistics for FY 2013-2014			
Population	Pioneer	Norman	%
Pioneer and Norman Service Population	359,703	118,197	32.86%
Active Card Holders	239,139	87,146	36.44%
% of Card Holders	66.48%	73.73%	
Service Benchmarks			
Visitors	1,737,517	447,064	25.73%
Visit per card holder	7.27	5.13	
Transactions	3,061,728	1,159,613	37.87%
Physical Items Checked Out	2,800,657	1,109,620	39.62%
Check-outs per card holder	11.7	12.7	
Check-outs per resident served	7.8	9.4	
Digital Items Downloaded	254,249	49,993	19.66%
Computer Log-in Sessions	451,580	111,057	24.59%

FY 2013-2014 Population	359,700	118,197
	Pioneer	Per Capita
Volumes PLS	610,087	1.70
Volumes Norman	202,346	1.71
Non-Print PLS	105,608	0.29
Non-Print Norman	38,620	0.33
PCs PLS	429	
PCs Norman	115	
Proposed Thru 2030 Population	414,500	132,665
Volumes PLS	870,000	2.10
Volumes Norman	270,000	2.04
Non-Print PLS	153,500	0.37
Non-Print Norman	40,000	0.30
PCs PLS	644	
PCs Norman	172	

Proposed for Norman	East	West	Central
Volumes	20,000	16,000	234,000
Non-Print	2,200	2,400	36,000
Magazines	50	20	250
PCs	28	20	124
Square Feet	12,500	6,710	82,000
Total Square Feet for City of Norman Libraries			101,210
Space in PLS Headquarters serving Norman			4,500
Grand Total SF Assigned to Norman			105,710
Planned Population for Year 2030			132,665
Recommended Square Feet Per Capita			0.80

Following is a comparison of the area in square feet per capita for representative regional college towns (Big 12 Colleges). Please note that Austin TX currently has a new central library under construction. West Virginia is not included. These have been sorted from the lowest area per capita to the highest. The current and recommended square feet per capita for Norman (0.51 and 0.85 respectively) are highlighted.

Note: The total area for Norman East and Central Branches has been reduced to account for the processing, IT support, cataloging, etc. that takes place in the PLS administrative offices. Both of these buildings would be appreciably larger if they were "stand alone" library with no regional support.

Square Feet per Capita for Comparable College Towns ⁴			
	Population (2012 ²)	System SF	SF/Cap SF
Austin, TX ⁵	864,407	354,797	0.41
Lubbock, TX	236,326	110,852	0.47
Norman, OK¹ 2014	115,643	58,500	0.51
Lawrence, KS ⁵	89,661	52,000	0.58
Waco, TX	127,771	83,308	0.65
Lincoln, NE	265,506	188,210	0.71
College Station, TX	97,907	73,000	0.75
Norman, OK 2030	132,665	105,710	0.80
Columbia, MO	113,285	116,035	1.02
Boulder, CO	101,771	113,614	1.12
Manhattan, KS	56,468	67,847	1.20
Ames, IA ³	61,153	78,701	1.29
Median			0.73

¹ Includes current library, west branch + space in PLS HQ assigned to Norman

² 2012 is the latest year for which library square footages are available

³ Ames includes the area for their recently completed central library (2014)

⁴ Total area including all branches

⁵ Lawrence, KS has recently completed a new library project.; Austin is completing a new central library. This updated data is not included.

Public Input

A draft of these recommendations was presented at several public meetings on September 7-8 and October 6-7, 2014. The report has also been reviewed by the Pioneer Library System and City of Norman staff. Comments received are shown below with the response:

The following is a compilation, grouped by library location and subject category, of the public comments made. Following each public comment is the response to the issue made by the architects, the city staff and the Pioneer Library System staff.

Central Library Location | Meetings on September 7 and 8

Issue: Safety and Transportation

- The railroad crossing at Acres Street and James Garner is dangerous and should be improved.
 - The city has allocated \$450,000 to create a quiet zone for this and, in the future, all rail road crossings. The quiet zone will include “quad gates” and medians that will not allow cars to “drive around” the safety barriers. This will, eventually, enable trains to travel between city limits without sounding their air horn
- The noise from the train (vibration and airborne) will create a problem for the patrons.
 - Special provisions will be made to provide sound attenuation in the exterior walls; and to provide special isolation provisions in the foundations.
- Can a pedestrian bridge be provided over Acres Street to Andrews Park?
 - We do not recommend a pedestrian bridge because, from our experience, people will not use the bridge and the costs would not be acceptable.
- Can there be access from West Robinson Street?
 - The city, in its Comprehensive Transportation Plan, has a project to extend James Garner to the north. When this is approved and completed, patrons will be able to travel south on this extension of James Garner to Acres where they will have direct access to library parking.
- Can the library be a rail hub location for future commuter trains?
 - The city has determined that the future train stop for this area of Norman will be at the current Depot on Jones Avenue.
- Can there be more green space?
 - The design incorporates rain gardens in the parking lots, green roofs and a new pedestrian friendly plaza connecting the library site with Acres. Also, the Legacy Trail will be incorporated within a linear park on the east side of the new library running parallel to the extended James Garner Drive.
- Can parking be in a structured parking garage?
 - The answer is yes if the citizens feel the additional costs justify the added convenience and ease of access to the building. The architects will be preparing a comparison analysis between structured and surface parking.
- Can the impact of parking be minimized?
 - Every attempt will be made to minimize the negative impacts of surface parking. Plans include rain gardens, trees, right-sized parking counts and shade for pedestrians.
- Make sure the design (of both locations) includes space for public transportation, pedestrian and bicycle access.
 - This will be an integral part of the design.

- Can the library parking be used during events at Andrews Park?
 - The library parking will be public parking and can be used by the public for that purpose.

Meeting Rooms

- Meeting rooms should be state-of-the-art and very adaptable to many use types
 - The budget will provide for these requirements.
- Can the meeting rooms have a wide range of sizes and diversity?
 - Yes, we are planning multiple sized meeting rooms throughout the building.
- Provide at least 2 rooms similar in size to the existing Lowry Room (at the current central library).
 - This will be considered.
- There should be a minimum of two quiet study rooms on the upper level.
 - These are being planned.

Partnerships

- The city / library should consider partnering with the Senior Center?
 - The senior center is being considered as a separate project from the library. In the previous referendum, in 2008 the citizens approved a bond measure for remodeling the existing central library into city offices and a expanded senior center. This could still be considered.

Central Library Location | Meetings on October 5-6

General Comments

- Where is the handicapped accessible parking?
 - Handicap parking will be located at the nearest location to the front door.
- Are there plans for solar collectors?
 - Provisions can be made in the design of the building to accept solar photovoltaic panels in the future. This will be explored during the design process.
- Where are the emergency exits and are they properly located?
 - Emergency stairs will conform to code and will have a safe haven for person with disabilities so that can be fetched by emergency personnel. The building will be designed to conform to all of the requirements of the newly adopted ADA Act.
- Can the parking lot have permeable parking surface?
 - The soil conditions in Norman do not allow for the affordable use of permeable pavement. There will be below surface catchment culverts to retain storm water run-off; green roofs to slow the run-off of rainwater; and rain gardens that will slow down surface drainage and filter the water before it drains into the below surface culverts.
- There is a real interest in a parking garage. What are the advantages and disadvantages?
 - This will be presented in the final master plan update report.
- Can the parking garage be designed to be safe for people of all ages?
 - If the parking garage option is chosen by the City Council to present to the public, it will be designed with state-of-the art security measures, adequate lighting and minimum

“hiding” places (provision of open and glazed stairways, for example.)

- Can the use of newly available LED hexagonal road paving be considered for the roadway on Acres?
 - Yes, this will be considered
- Can there be handicapped parking closer to the front door?
 - This will be considered for the entry drive from Acres. The architect recognizes the importance of minimizing the walking distance for people with infirmities and physical disabilities.
- What is the acreage of the individual parcels of land?
 - This will be diagrammed and scheduled in the final report.
- Can you assure us that the support structure for the second floor will not impede the drop-off and entry plaza?
 - Yes
- What is the budget for the project?
 - This will be detailed and presented to the city council on November 4, 2014 at their study session.
- Please make sure there is easy access for public transportation, pedestrians and bicyclist.
 - This will be done.

Special Meeting with Teens at Norman North High School | October 6, 2014

Suggestions for each library by the teens:

- Provide places for group work.
- Technologies should be up-to-date and compatible with what is being planned for the Norman Public Schools
- Softer lighting
- Club meeting space, 20 people
- Food places in the building
- Provide editing software (video and sound).
- Make sure the current services and programs be transferred to the new building.
- Sound proof rooms for music practice
- Theater/Film viewing
- Outdoor terrace fire pit
- Exhibit and gallery space
- Power for iPhones outside on terrace
- Can you reserve the terrace?
- Provide space for 3D printing, special projects and video games.
- Recognize that teens also have special learning techniques.
- The location is close enough to the high school for bicycling.

East Branch Library Location | Meetings on September 7 and 8**Safety and Vehicular Access**

- Will the entry drives permit access to Alameda by fire vehicles during emergencies? What happens if there are cars blocking the driveway?
 - The access roads to and from the fire station were designed with future buildings and a recycling center in mind. Each road (in and out) is 2 lanes.
- Can the landscaping for the library be compatible to the xeriscaping of the fire station?
 - yes
- Can the building be sustainable?
 - Yes. The budget assumes a minimum of LEED™ Silver. (true for the Central Library as well)

Meeting Room

- The large meeting room should be a minimum of 125 people (100 persons was presented)?
 - The meeting room will be enlarged to seat 125 people.

Visibility

- The library should be visible from Alameda.
 - The recommended site is highly visible from Alameda.

East and Central Branch Library Location | Meetings on September 7 and 8**Design**

- The design should be dynamic but conform to the best practices of library function.
 - This the goal of the design.
- There should be outdoor play space for the children.
 - This is being planned.

Safety

- Can the building have a shelter in the event of a tornado?
 - The buildings will include an area of refuge. The space will be sized based on the FEMA standard of 5 square feet per building occupant.

East Branch Library Location | Meetings on October 5-6**Safety and Vehicular Access**

- Will the entry drives permit access to Alameda by fire vehicles during emergencies?
 - yes
- Can the meeting room be flipped to the Northeast side?
 - yes

Location

- Should the library be located further east (at 108th) street.
 - There was a lively discussion of the location. While there was not conclusion, it was generally the consensus that the city-owned site was appropriate.

Other Comments

- I like the different personalities of the three libraries
- The screen porch and outdoor seating areas are a good idea.
- Parking seems adequate
- I like the use of xeriscape landscaping

Area Requirement Norman Central

Space	Area	% of Total
Collection	27,275	33.26%
Electronic Work Stations	4,033	4.92%
User Seating	9,750	11.89%
Space for Staff	4,795	5.85%
Meeting Rooms	6,742	8.22%
Special Use Space	12,963	15.81%
Subtotal	65,558	79.95%
Non-assignable	16,442	20.05%
Total	82,000	100.00%

Program Notes

- Collection (physical books): 234,000 volumes
This is the collection of books that will be assigned to Norman by the Pioneer Library System (PLS). However, patrons will have access to any materials in the PLS. The actual number of volumes shelved will vary depending on the circulation rate. It is expected, based FY 2013-14 circulation rate, that 10% of the collection will be checked out at any one time.
- Non-print Items (DVD and CD) and Periodicals
The collection will, over time, be replaced by on-line download. At the point where the physical media vanishes from the market place, the space allocated will be reassigned. Space for 825 magazine titles + 1 year of back files will be provided.

- Electronic Work Stations
The library will provide space for 113 seats that will be provided with fixed computers and monitors. However, all table seating will include power for use by patrons to plug in their own devices,
- Special Use Space
This area contains space for display, photocopiers, friends of the library, collection (holds), book drop, automated materials handling room and IT equipment.
- Non-assignable Space
This includes space for mechanical and electrical equipment, building structure, general toilets, corridors, etc.

Detail of Capacity

Space	Capacity
Collection: Number of print volumes on the shelf	234,000
Electronic Work Stations	113 seats
General Seating (mix of table, lounge and study)	300
Space for Staff (space for Full Time Equivalent)	38 FTE
Meeting Rooms	
1 General Meeting Room with a seating capacity of 350	
1 Conference Room seating 24 persons	
4 Study Rooms each with a capacity of up to 8 persons	
1 Children's Program Room seating up to 125 persons	
1 Tech Training and Classroom with space 25 persons at training tables	

Statement of Probable Cost: Norman Central Branch

The recommended cost for the project is based on the following:

- **Schedule**
A public referendum date as been not be determined by the City of Norman—which will influence the start of this project. Therefore, we have shown an estimate for the annual inflation based on local market conditions as of the 3rd quarter of 2014. The project, once approved, will take 1 1/2 years for the design, documentation and bidding process and 2 1/2 years for the construction, substantial completion and move-in. Inflation is calculated to the mid-point of construction or roughly 24 months from the date the project starts.
- **Inflation**
We have used an annual inflation rate of 4%. Each year the project is delayed, this interest will be compounded.
- **Market**
The Statement of Probable Cost is based on the Norman market and recent similar projects in the greater Oklahoma City region.
- **Quality and Sustainability**
We have assumed the project will be LEED™ Silver and designed with materials and systems that are of the highest practical quality. Note that the Pioneer Library System will provide all technology for the library.

Item	Total	% of Total	\$/GSF
Site Development	\$4,053,850	10.35%	\$49.44
Building Construction	\$22,996,653	58.70%	\$280.45
Contingency, Bonds, Insurance, Mgr Fees	\$5,365,606	13.70%	\$65.43
Subtotal	\$32,416,109	82.74%	\$395.32
Furniture and Equipment	\$2,976,600	7.60%	\$36.30
Soft Costs(permits, professional services, site surveys, etc.)	\$3,784,719	9.66%	\$46.16
Grand Total	\$39,177,428	100.00%	\$477.77
		Running Total	
Inflation Year 1 (24 months)	\$3,141,082	\$42,404,611	\$517.13
Inflation Year 2 (12 months)	\$1,696,184	\$44,100,795	\$537.81
Inflation Year 3	\$1,764,032	\$45,864,827	\$559.33
Inflation Year 4	\$1,834,593	\$47,699,420	\$581.70

Detailed Statement of Probable Cost: Norman Central Branch

Category	Area	82,000
A Project Budget for Construction	Units	Subtotal
I Site Development Costs		
a Storm Water Management *		\$ 941,850
b Parking, Roads, Utilities	\$ 16.00	\$ 1,312,000
c Shade Structures from Parking		\$ 300,000
d Land Acquisition Allowance		\$ 1,500,000
I Subtotal Site Costs		\$ 4,053,850
2 Building Costs: New Construction		
a Structural (Frame, Foundations, Special)	\$ 36.00	\$ 2,952,000
b Exterior Enclosure	\$ 32.00	\$ 2,624,000
c Roofing and Weatherproofing	\$ 6.50	\$ 533,000
d Interior Construction (Partitions, Finishes, Specialties)	\$ 52.00	\$ 4,264,000
e Equipment and Appliances	\$ 1.75	\$ 143,500
f Mechanical (Plumbing, HVAC, Fire Protection, Special Systems)	\$ 46.00	\$ 3,772,000
g Raised Floor Distribution Systems	\$ 10.00	\$ 820,000
h Equipment (Fixed and Movable Eqt., Special Construction)	\$ 3.00	\$ 246,000
i Elevators	\$ 12.00	\$ 984,000

Carry Forward		\$19,892,350
j Electrical (Service, Distribution, Lighting and Power)	\$ 34.00	\$ 2,788,000
k Security / Alarm	\$2.25	\$ 184,500
l Area of Refuge Surcharge	\$250.00	\$450,000
m Project Requirements	5%	\$1,165,743
n Design Contingency	5%	\$1,115,743
o General Conditions and Management Services	4.5%	\$1,115,743
Subtotal without Land Aquisition		\$25,550,503
p Contractor Contingency	5%	\$1,277,525
q Owner Contingency	5%	\$1,277,525
r Market Conditions/Bidding Climate Contingency	3.50%	\$894,268
s Payment and Performance Bond	1.00%	\$ 255,505
t Builder's Risk Insurance	0.25%	\$ 63,876
u General Liability Insurance	0.25%	\$ 63,876
v Construction Manager's Fee	5.00%	\$ 1,277,525
w Pre-construction Services	1.00%	\$ 255,505
A Total Probable Construction Cost including Land		\$32,416,109

* cost may be reduced by alternate water retention strategies

Detailed Statement of Probable Cost (Continued)

B	Furniture and Fixtures	\$ Units	Subtotal
1	Furnishings	\$30.00	\$ 2,460,000
2	Interior and Exterior Signage	\$3.00	\$ 246,000
3	Subtotal		\$ 2,706,000
4	Contingency	10%	\$ 270,600
B	Total FF&E Costs		\$ 2,976,600

C	Soft Costs	\$ Units	Subtotal
a	Building Permit, Plan Review and State Surcharges	Allow	\$ 150,000
b	SAC/WAC Charges	Allow	\$ 25,000
c	Professional Services		
d	Site and Building including all Basic Services for Engineering	9.00%	\$ 2,925,199
e	Furnishings	9.00%	\$ 267,894
f	Building Program	Allow	\$ 42,500
g	Reimbursable Expenses	0.50%	\$ 191,816
h	Geotechnical Report	Allow	\$ 15,000
i	Environmental Survey	Allow	\$ 15,000
j	Topographical Survey	By City	\$ -00
k	Moving Costs*	Allow	\$ 60,000
l	Subtotal		\$ 3,692,409
m	Contingency	2.50%	\$ 92,310
C	Total Soft Costs		\$ 3,784,719

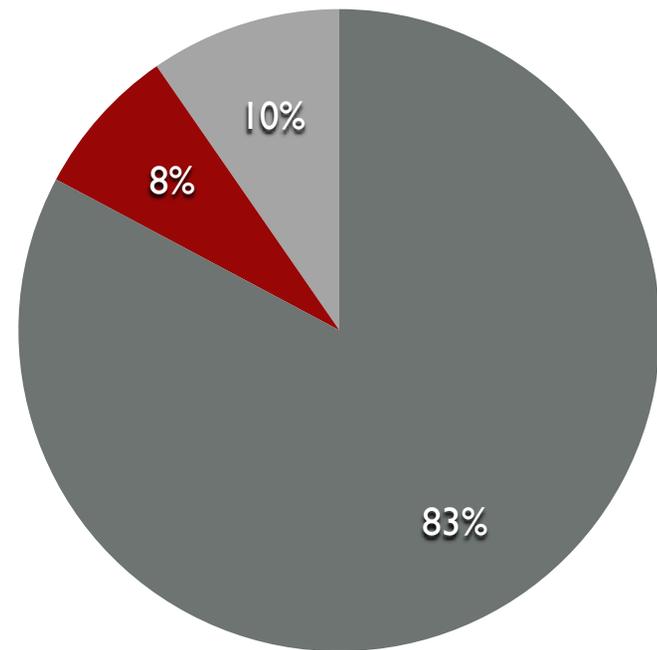
* Moving costs maybe included in Pioneer Library System's project costs. This will be determined in the future.

Summary of Probable Costs for Norman Central Branch

	Summary			Subtotal
A	Construction			\$ 32,416,109
B	Furnishings and Equipment			\$ 2,976,600
C	Soft Costs			\$ 3,784,719
Total				\$39,177,428
Parking Garage Option	No.	Unit		Total
Garage	366	\$25,000		\$9,150,000
Deduct for Surface Parking*	366	-\$2,750		-\$1,006,500
Subtotal				\$8,143,500
Soft Costs		10%		\$814,350
Grand Total				\$8,957,850

* Note: Additional credit may be available if park property can be used for water retention. This would not require the acquisition of additional land for water retention.

● Construction ● Furnishings ● Soft Costs



Area Requirement Norman East Branch

Space	Area	% of Total
Collection	2,505	20.04%
Electronic Work Stations	1,280	10.24%
User Seating	900	7.20%
Space for Staff	1,043	8.34%
Meeting Rooms	2,355	18.84%
Special Use Space	1,566	12.53%
Subtotal	9,649	77.19%
Non-assignable	2,851	22.81%
Total	12,500	100.00%

Program Notes

- Collection (physical books): 20,000 volumes
This is the collection of books that will be assigned to Norman by the Pioneer Library System (PLS). However, patrons will have access to any materials in the PLS. The actual number of volumes shelved will vary depending on the circulation rate. It is expected, based FY 2013-14 circulation rate, that 10% of the collection will be checked out at any one time.
- Non-print Items (DVD and CD) and Periodicals
The collection will, over time, be replaced by on-line download. At the point where the physical media vanishes from the market place, the space allocated will be reassigned. Space for 25 magazine titles + 1 year of back files will be provided.

- Electronic Work Stations
The library will provide space for 28 seats that will be provided with fixed computers and monitors. However, all table seating will include power for use by patrons to plug in their own devices,
- Special Use Space
This area contains space for display, photocopiers, collection (holds), book drop, automated materials handling room and IT equipment.
- Non-assignable Space
This includes space for mechanical and electrical equipment, building structure, general toilets, corridors, etc.

Space	Capacity/Count
Collection	20,000
Electronic Work Stations	28
User Seating	30
Space for Staff	4.5 FTE
Meeting Rooms	2,355
1	General Meeting Room with a seating capacity of 125
2	Study Rooms each with a capacity of up to 6 persons

Statement of Probable Cost: Norman East Branch

The recommended cost for the project is based on the following:

- **Schedule**
A public referendum date as been not be determined by the City of Norman—which will influence the start of this project. Therefore, we have shown an estimate for the annual inflation based on local market conditions as of the 3rd quarter of 2014. The project, once approved, will take 1 year for the design, documentation and bidding process and 1 / 1 2years for the construction, substantial completion and move-in. Inflation is calculated to the mid-point of construction or roughly 15 months from the date the project starts. Construction on the branch can precede the central branch.
- **Inflation**
We have used an annual inflation rate of 4%. Each year the project is delayed, this interest will be compounded.
- **Market**
The Statement of Probable Cost is based on the Norman market and recent similar projects in the greater Oklahoma City region.
- **Quality and Sustainability**
We have assumed the project will be LEED™ Silver and designed with materials and systems that are of the highest practical quality. Note that the Pioneer Library System will provide all technology for the library.

Item	Total	% of Total	\$/GSF
Site Development	\$237,500	4.65%	\$19.00
Building Construction	\$3,212,357	62.85%	\$256.99
Contingency, Bonds, Insurance, Mgr Fees	\$724,470	14.17%	\$57.96
Subtotal	\$4,174,327	81.67%	\$333.95
Furniture and Equipment	\$440,000	8.61%	\$35.20
Soft Costs(permits, professional services, site surveys, etc.)	\$496,968	9.72%	\$39.76
Grand Total	\$5,111,294	100.00%	\$408.90
		Running Total	
Inflation Year 1 (24 months)	\$408,904	\$5,520,198	\$441.62
Inflation Year 2 (12 months)	\$220,808	\$5,741,006	\$459.28
Inflation Year 3	\$229,640	\$5,970,646	\$477.65
Inflation Year 4	\$238,826	\$6,209,472	\$496.76

Detailed Statement of Probable Cost: Norman East Branch

Category	Area	12,500
A Project Budget for Construction	Units	Subtotal
I Site Development Costs		
a Storm Water Management		\$100,000
b Parking, Roads, Utilities	\$ 11.00	\$137,500.00
I Subtotal Site Costs		\$237,500.00
2 Building Costs: New Construction		
a Structural (Frame, Foundations, Special)	\$ 24.00	\$300,000.00
b Exterior Enclosure	\$ 34.00	\$425,000.00
c Roofing and Weatherproofing	\$ 10.00	\$125,000.00
d Interior Construction (Partitions, Finishes, Specialties)	\$ 52.00	\$650,000.00
e Equipment and Appliances	\$ 1.20	\$15,000.00
f Mechanical (Plumbing, HVAC, Fire Protection, Special Systems)	\$ 43.00	\$537,500.00
g Raised Floor Distribution Systems	\$ 10.00	\$125,000.00
h Equipment (Fixed and Movable Eqt., Special Construction)	\$ 2.50	\$31,250.00
i Elevators	\$ -00	\$0.00

Carry Forward		\$2,446,250
j Electrical (Service, Distribution, Lighting and Power)	\$32.00	\$400000.00
k Security / Alarm	\$1.85	\$23,125
l Area of Refuge Surcharge	\$250.00	\$125,000
m Project Requirements	5%	\$149,719
n Design Contingency	5%	\$157,205
o General Conditions and Management Services	4.5%	\$148,558
Subtotal		\$3,449,857
p Contractor Contingency	5%	\$172,493
q Owner Contingency	5%	\$172,493
r Market Conditions/Bidding Climate Contingency	3.50%	\$120,745
s Payment and Performance Bond	1.00%	\$34,499
t Builder's Risk Insurance	0.25%	\$8,624.64
u General Liability Insurance	0.25%	\$8,624.64
v Construction Manager's Fee	5.00%	\$172,492.84
w Pre-construction Services	1.00%	\$34,498.57
A Total Probable Construction Cost		\$4,174,327

Detailed Statement of Probable Cost: Norman East Branch (cont)

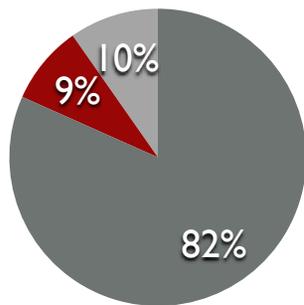
B	Furniture and Fixtures	\$ Units	Subtotal
1	Furnishings	\$30.00	\$375,000
2	Interior and Exterior Signage	\$2.00	\$25,000
3	Subtotal		\$400,000
4	Contingency	10%	\$40,000
B	Total FF&E Costs		\$440,000

C	Soft Costs	\$ Units	Subtotal
a	Building Permit, Plan Review and State Surcharges	Allow \$	12,500
b	SAC/WAC Charges	Allow \$	2,600
c	Professional Services		
d	Site and Building including all Basic Services for Engineering	9.00% \$	375,689
e	Furnishings	9.00% \$	39,600
f	Building Program	Allow \$	10,000
g	Reimbursable Expenses	0.75% \$	34,457
h	Geotechnical Report	Allow \$	7,500
i	Environmental Survey	Allow \$	2,500
j	Topographical Survey	By City \$	-00
k	Moving Costs	Allow \$	-00
l	Subtotal		\$ 484,846
m	Contingency	2.50% \$	12,121
C	Total Soft Costs		\$ 496,968

Summary of Probable Costs for Norman East Branch

	Summary		Subtotal
A	Construction		\$ 4,174,327
B	Furnishings and Equipment		\$ 440,000
C	Soft Costs		\$ 496,968
Total			\$ 5,111,294
			Running Total
	Inflation Year 1 (15 months)	\$255,565	\$ 5,366,859
	Inflation Year 2	\$214,674	\$ 5,581,533
	Inflation Year 3	\$223,261	\$ 5,804,795
	Inflation Year 4	\$232,192	\$ 6,036,987

- Construction
- Furnishings
- Soft Costs



Summary of Probable Costs for East and Central Branches

	Summary	East	Central	Combined
A	Construction	\$4,174,327	\$32,416,109	\$36,590,436
B	Furnishings and Equipment	\$440,000	\$2,976,600	\$3,416,600
C	Soft Costs	\$496,968	\$3,784,719	\$4,281,687
Total for Central + East		\$5,111,294	\$39,177,428	\$44,288,723
		Running Total	Running Total	Total
	Inflation Year 1	\$5,366,859	\$42,404,611	\$47,771,470
	Inflation Year 2	\$5,581,533	\$44,100,795	\$49,682,329
	Inflation Year 3	\$5,804,795	\$45,864,827	\$51,669,622
	Inflation Year 4	\$6,036,987	\$47,699,420	\$53,736,407

Note: Pioneer Library System will be providing all technology as part of their committment

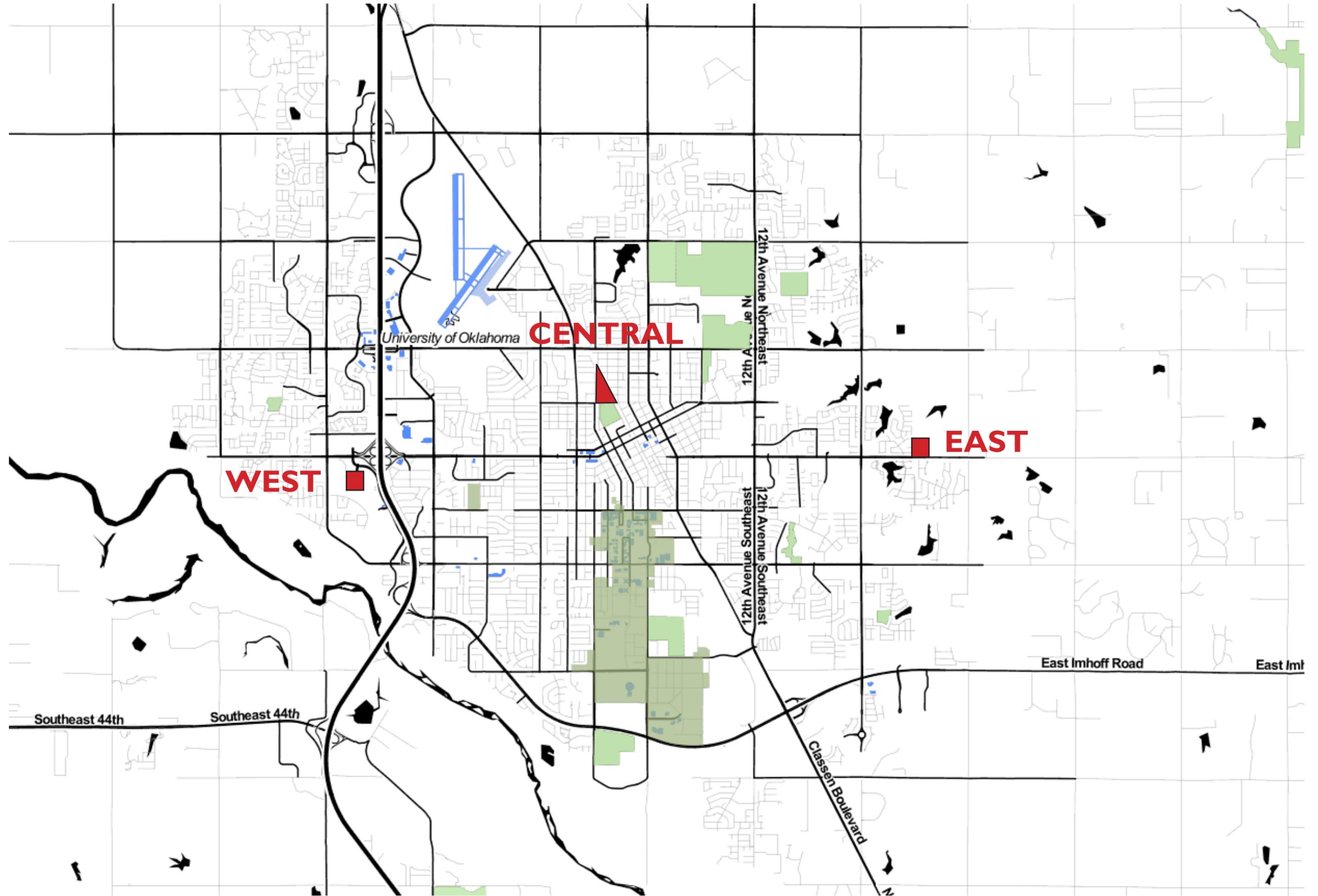
A Norman Public Library

Central and East Branch Concept Designs

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A.1	City of Norman Branch Location Map
A.2	City Council Wards
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A.3-A.9	Site Information
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A.22	Concept Aerial View
A.23-A.24	Parking Garage Option
	Norman Public Library East Branch
A.25-A.27	Site Information and Concept
A.28	Site Concept Details
A.29-30	Plan Diagram Illustrating Service Areas
A.31	Concept Aerial View

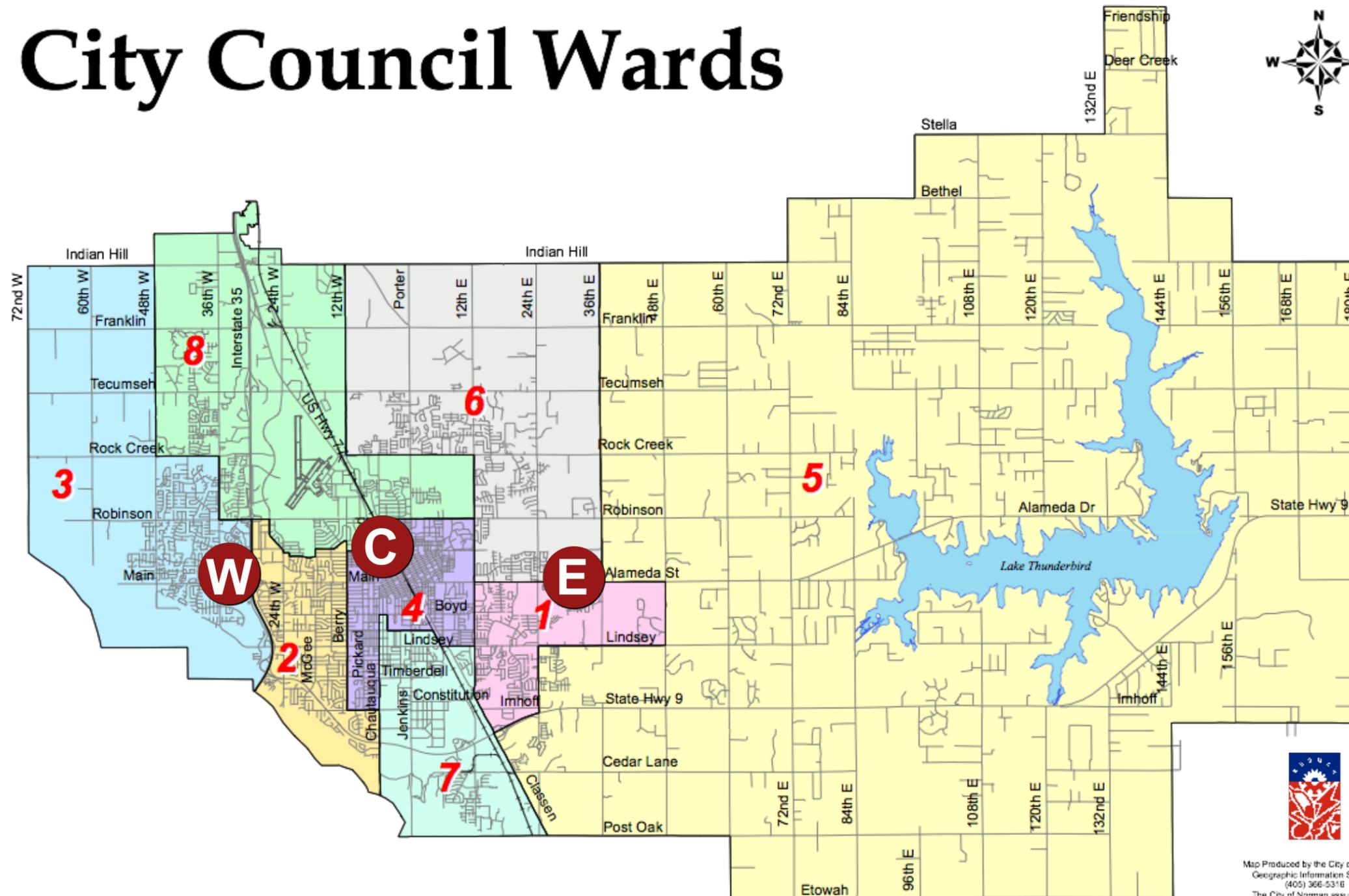
CITY OF NORMAN MASTER PLAN OF LIBRARY SERVICES UPDATE



CITY OF NORMAN LIBRARY DISTRIBUTION

	Area	%	Vols	%
East	12,543	12.48%	20,000	7.41%
Central	81,288	80.85%	234,000	86.67%
West	6,710	6.67%	16,000	5.93%
Total	100,541	100.00%	270,000	100.00%
Population	132,665			
Per Capita	0.75		2.04	

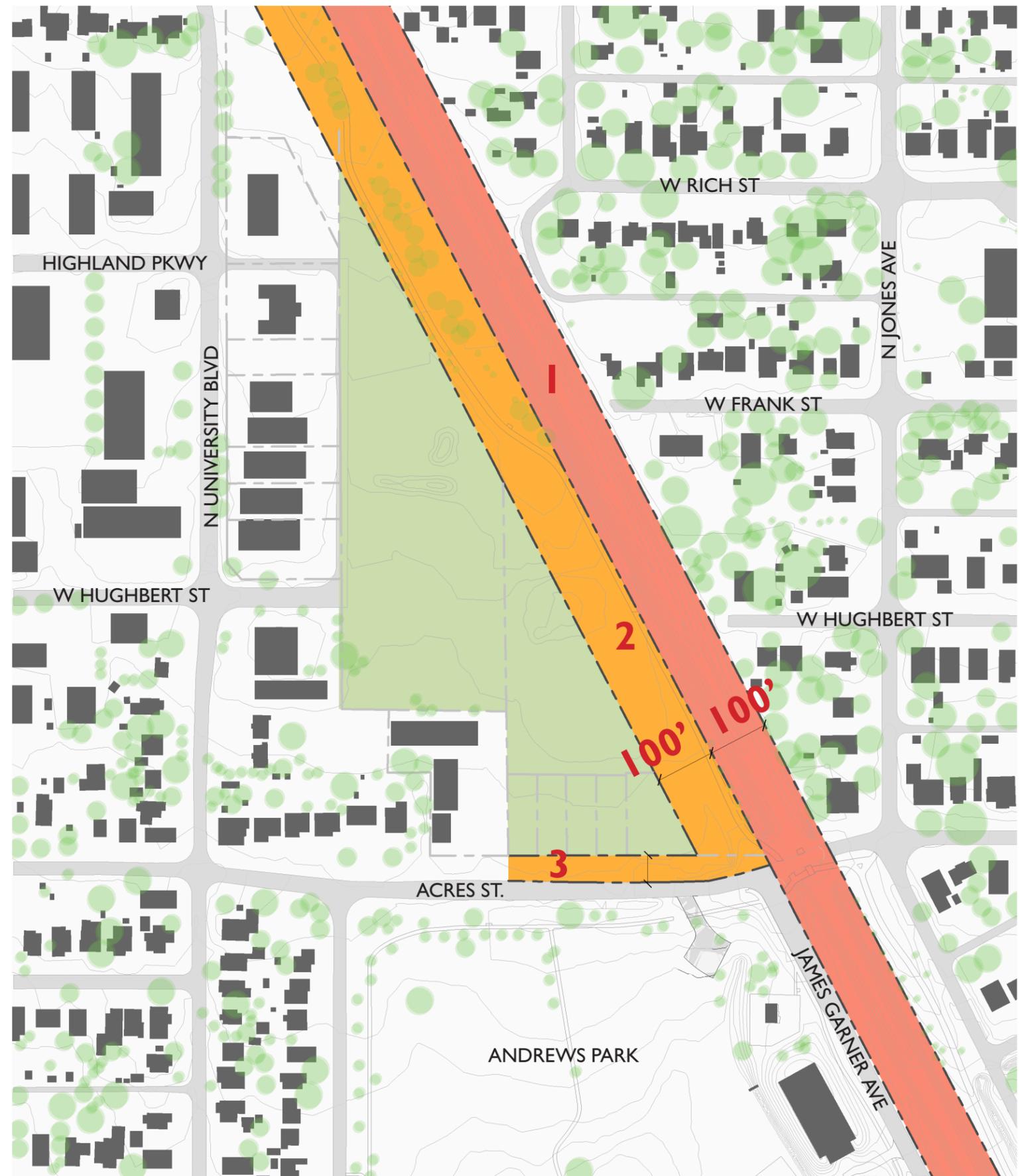
City Council Wards



Map Produced by the City of Norman
Geographic Information System
(405) 366-5316
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

NORMAN CENTRAL RIGHT OF WAY AND SET BACKS

- 1** RAILROAD R.O.W.
- 2** JAMES GARNER EXTENSION R.O.W.
- 3** ACRES STREET SETBACK



NORMAN CENTRAL PARCEL APPROX. ACREAGE MAP

SITE OWNED BY THE CITY OF NORMAN:

1 1.75 ACRE

SITES NOT OWNED:

2 4.40 ACRE

3 0.15 ACRE

4 0.15 ACRE

5 0.15 ACRE

6 0.15 ACRE

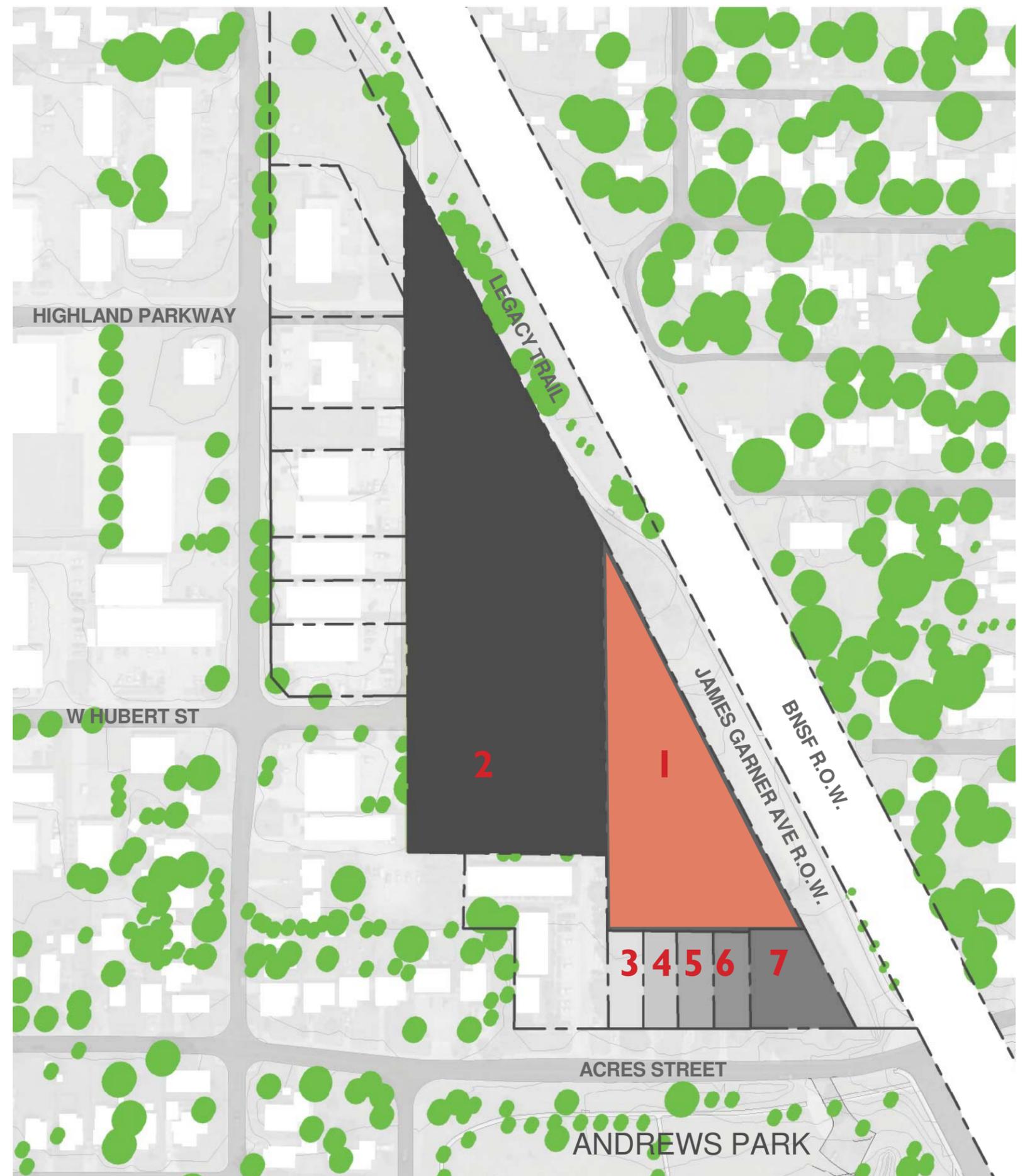
7 0.62 ACRE

SUBTOTAL NOT OWNED:

APPOX. 5.52 ACRES

ALL SITES = APPROX. 7.27 ACRES

*EXACT ACREAGES TO BE DETERMINED DURING APPRAISAL



NORMAN CENTRAL EXISTING PARK RELATIONSHIPS

- 1** LEGACY TRAIL
- 2** SITE
- 3** ACRES STREET
- 4** ANDREWS PARK



NORMAN CENTRAL SITE RELATIONSHIPS TO DEVELOP

- 1** LEGACY TRAIL
- 2** SITE
- 3** ACRES STREET
- 4** ANDREWS PARK - LOCAL ACTIVITY



NORMAN CENTRAL FUTURE JAMES GARNER AVE EXTENSION

- 1** FUTURE EXTENSION
CONNECTING TO NORTH
- 2** PROPOSED INITIAL PHASE
- 3** SITE
- 4** ACRES STREET
- 5** EXISTING JAMES GARNER AVE.



NORMAN CENTRAL PEDESTRIAN/BIKE ACCESS

- 1** BIKE TRAIL SYSTEM
- 2** NEIGHBORHOOD DRIVE/WALK/BIKE
- 3** SITE
- 4** ACRES STREET
- 5** PARK TRAILS AND ACTIVITY



NORMAN CENTRAL VEHICLE ACCESS

1 PRIMARY ACCESS

2 SECONDARY ACCESS

3 TERTIARY ACCESS



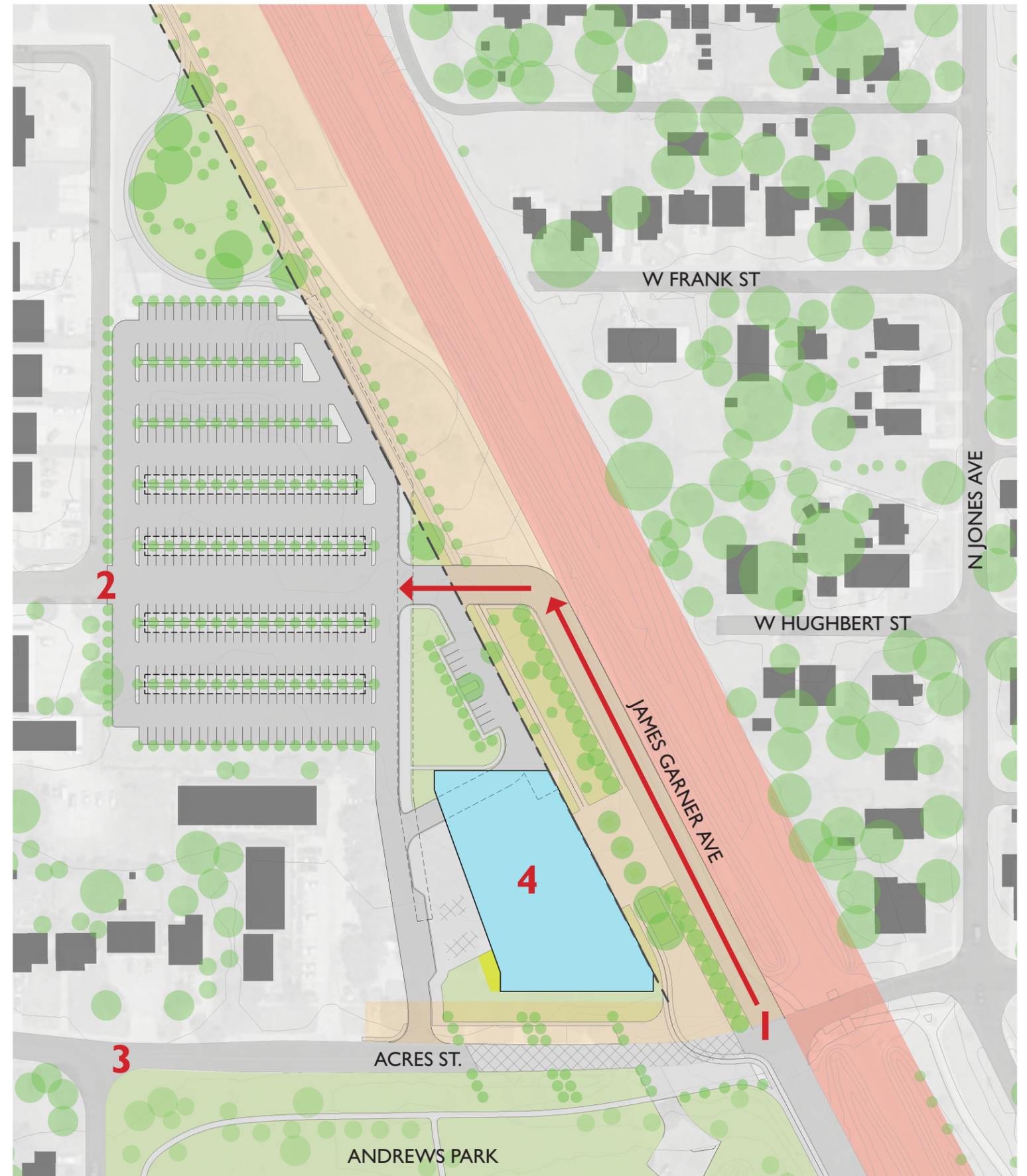
NORMAN CENTRAL SITE CONCEPT BEFORE EXTENSION OF JAMES GARNER AVE

1 PHASE ONE
EXTENSION OF JAMES GARNER AVE
TO W HUGHBERT STREET AND LIBRARY
PARKING

2 W HUGHBERT STREET

3 W ACRES RD

4 PROPOSED LIBRARY



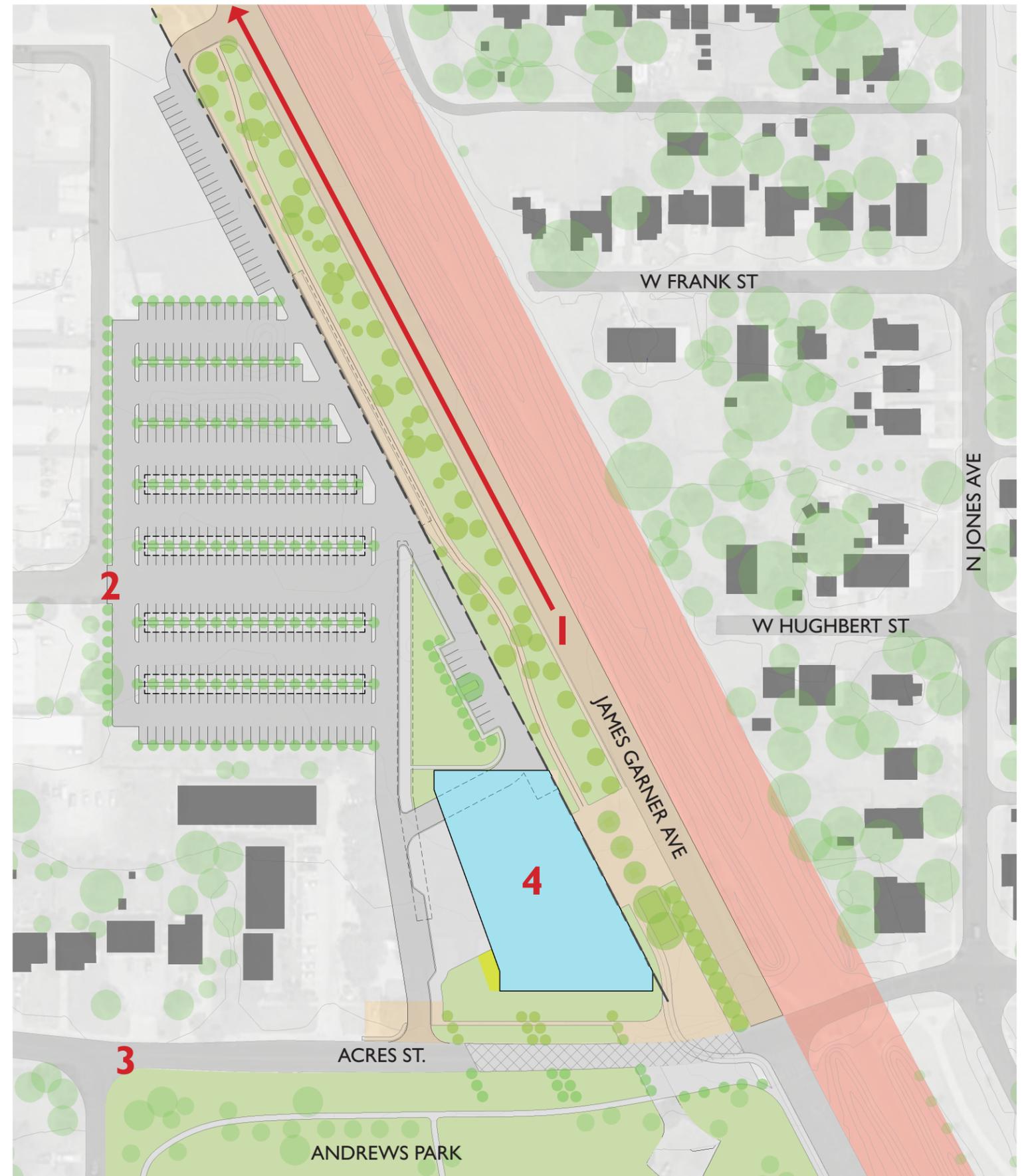
NORMAN CENTRAL SITE CONCEPT - AFTER EXTENSION OF JAMES GARNER AVE

1 PHASE TWO
EXTENSION OF JAMES GARNER AVE
TO NORTH

2 W HUGHBERT STREET

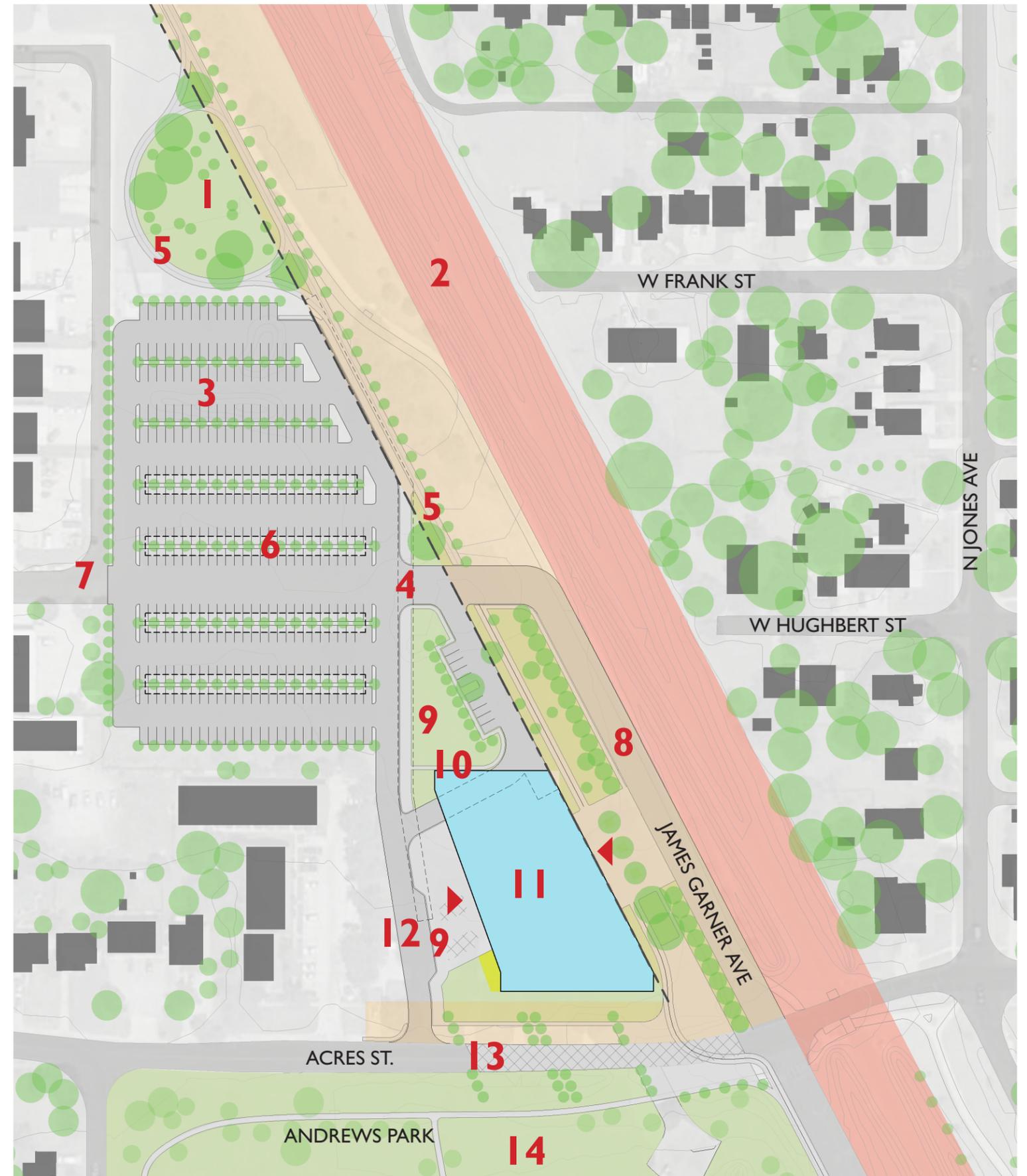
3 W ACRES RD

4 PROPOSED LIBRARY



NORMAN CENTRAL SITE CONCEPT

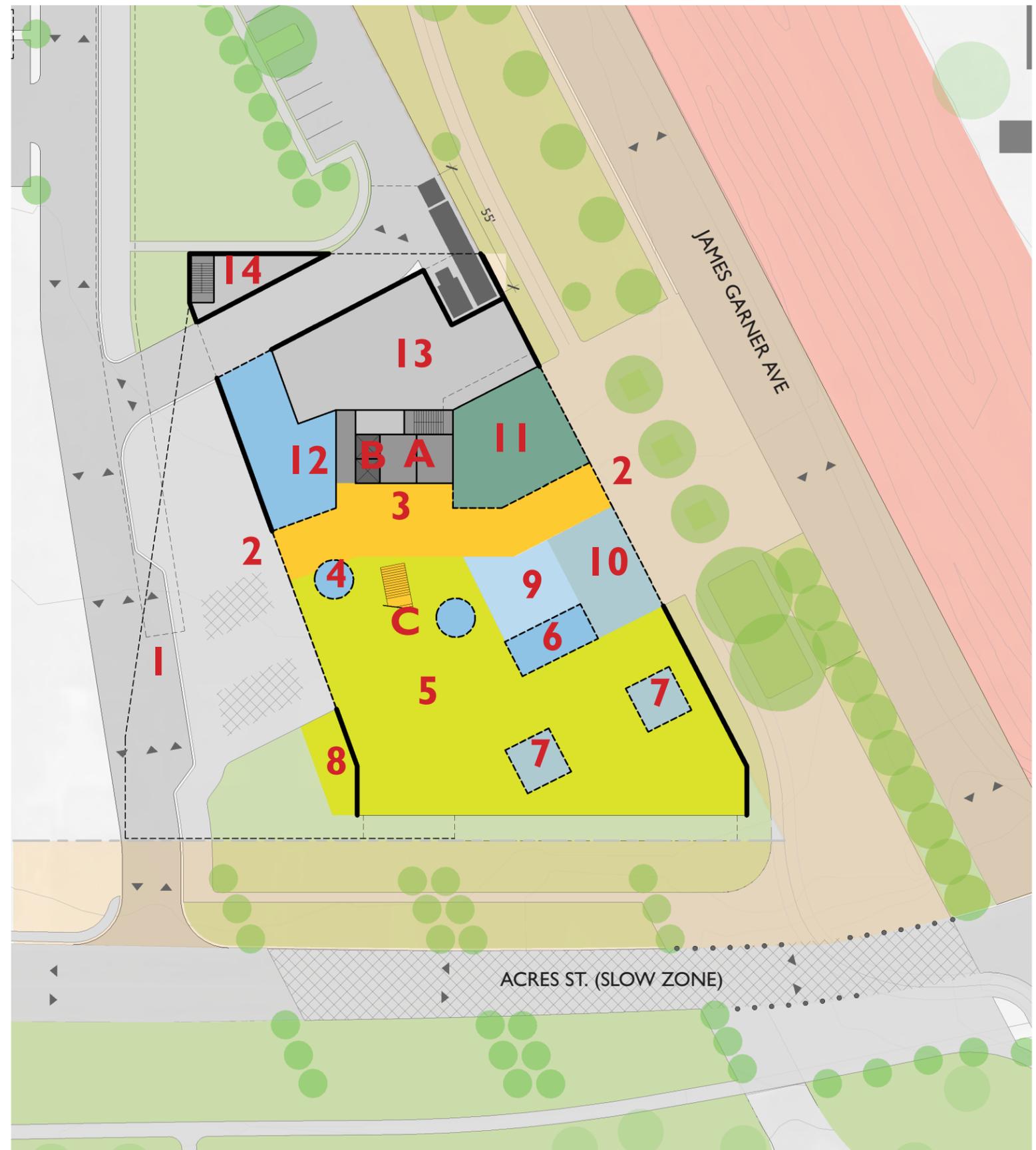
- 1** GREEN SPACE
- 2** RAIL LINE
- 3** PARKING (349 SITE TOTAL)
- 4** COVERED WALK
- 5** LEGACY TRAIL
- 6** RAIN GARDENS (WATER MGMT)
- 7** HUGHBERT ST
- 8** JAMES GARNER AVE EXTENSION
- 9** PLAZA/GREEN SPACE
- 10** BOOK DROP AND RECEIVING
- 11** LIBRARY MAIN LEVEL
- 12** DROP OFF
- 13** ACRES ST. SLOW ZONE
- 14** ANDREWS PARK



NORMAN CENTRAL LEVEL ONE

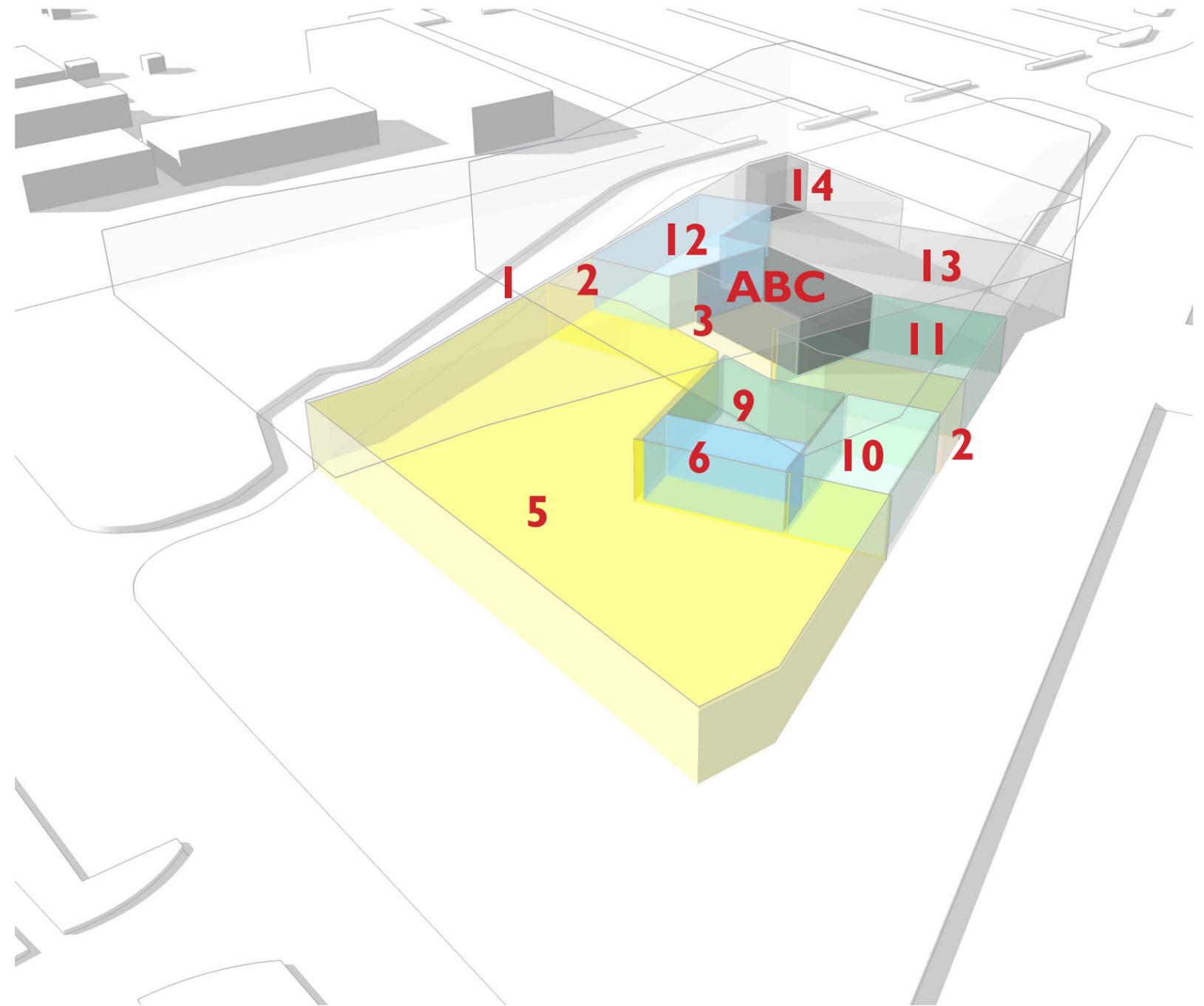
- 1** DROP OFF
- 2** ENTRY
- 3** ATRIUM / LOBBY
- 4** CIRCULATION DESK
- 5** COLLECTION (CHILDREN'S)
- 6** STAFF
- 7** STUDY ROOM
- 8** OUTDOOR COURT
- 9** TECHNOLOGY LAB
- 10** CAFE
- 11** FRIENDS BOOKSTORE
- 12** STAFF WORK AREA
- 13** BUILDING SUPPORT / LOADING
- 14** BOOK DROP
- A** RESTROOMS
- B** ELEVATORS
- C** STAIR

An Area of Refuge will be included on all levels. The exact location will be determined during the design phase.



NORMAN CENTRAL LEVEL ONE

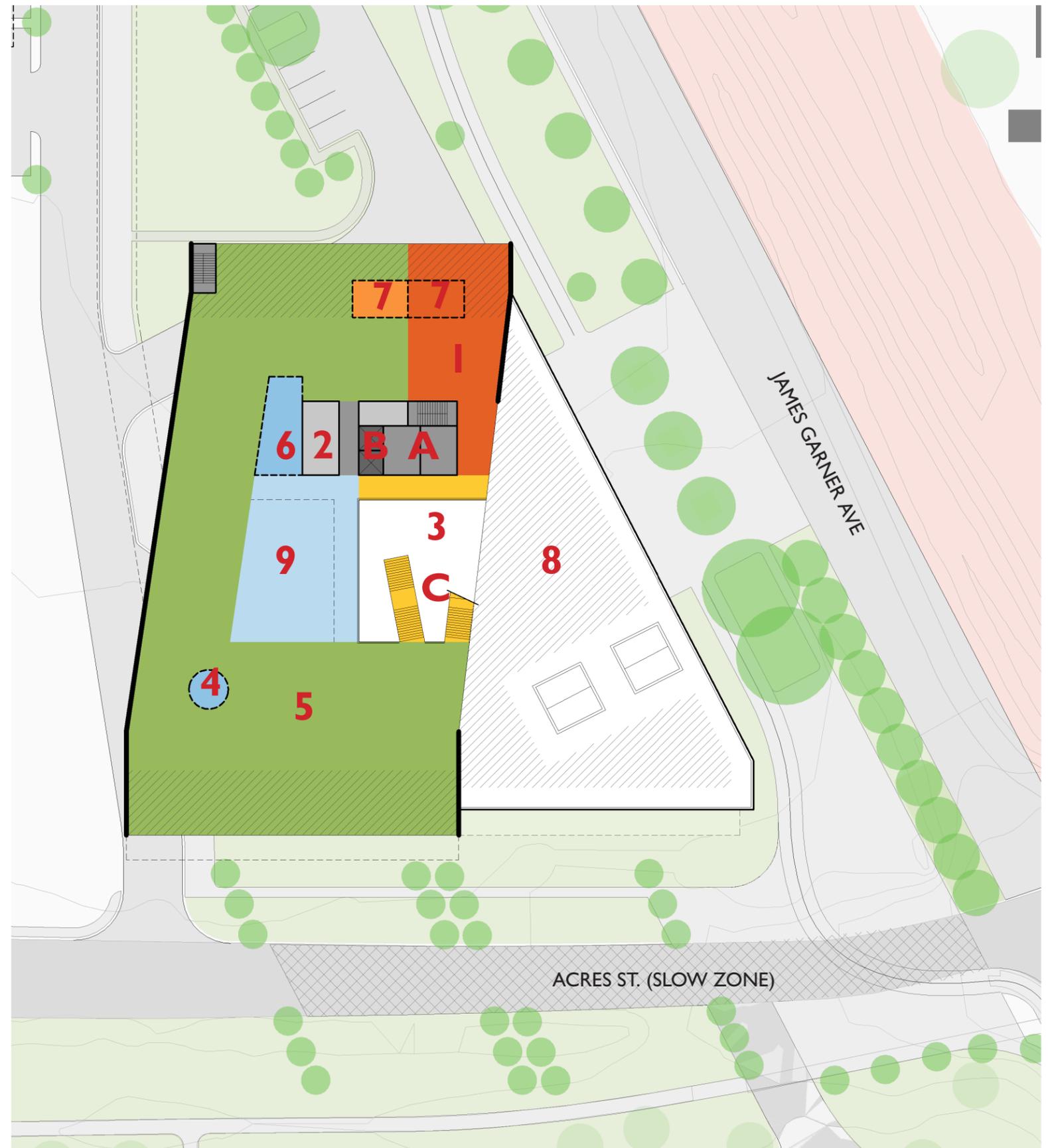
- 1** DROP OFF
- 2** ENTRY
- 3** ATRIUM / LOBBY
- 5** COLLECTION (CHILDREN'S)
- 6** STAFF
- 7** STUDY ROOM
- 9** TECHNOLOGY LAB
- 10** CAFE
- 11** FRIENDS BOOKSTORE
- 12** STAFF WORK AREA
- 13** BUILDING SUPPORT / LOADING
- 14** BOOK DROP
- A** RESTROOMS
- B** ELEVATORS
- C** STAIR



NORMAN CENTRAL LEVEL TWO

- 1** COLLECTION AND SEATING (TEEN)
- 2** BUILDING SUPPORT
- 3** ATRIUM / LOBBY
- 4** INFO
- 5** COLLECTION AND SEATING (ADULT)
- 6** STAFF
- 7** STUDY ROOM
- 8** OUTDOOR ROOF TERRACE
- 9** TECHNOLOGY LAB
- A** RESTROOMS
- B** ELEVATORS
- C** STAIR

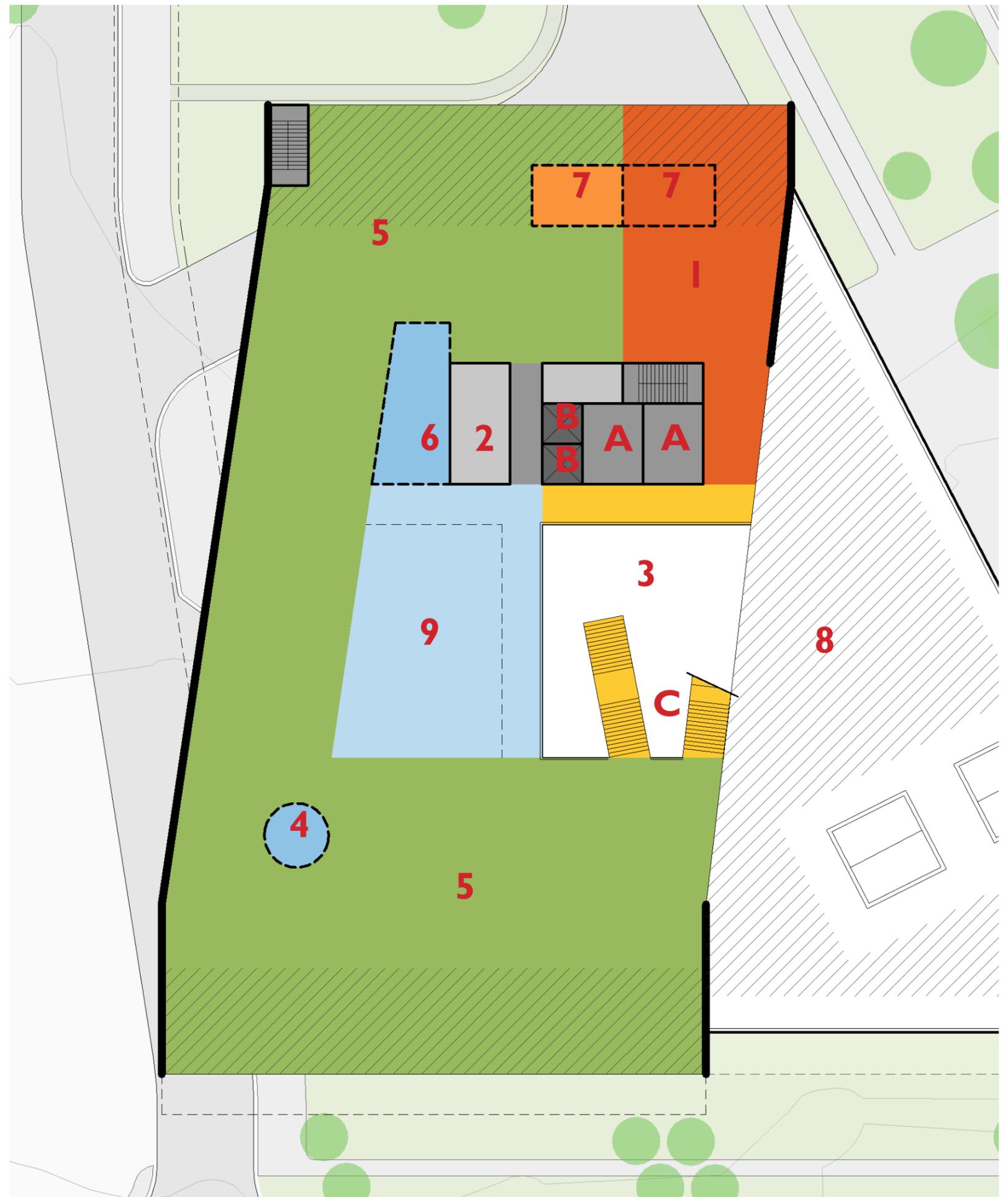
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NORMAN CENTRAL LEVEL TWO

- 1** COLLECTION AND SEATING (TEEN)
- 2** BUILDING SUPPORT
- 3** ATRIUM / LOBBY
- 4** INFO
- 5** COLLECTION AND SEATING (ADULT)
- 6** STAFF
- 7** STUDY ROOM
- 8** OUTDOOR ROOF TERRACE
- 9** TECHNOLOGY LAB
- A** RESTROOMS
- B** ELEVATORS
- C** STAIR

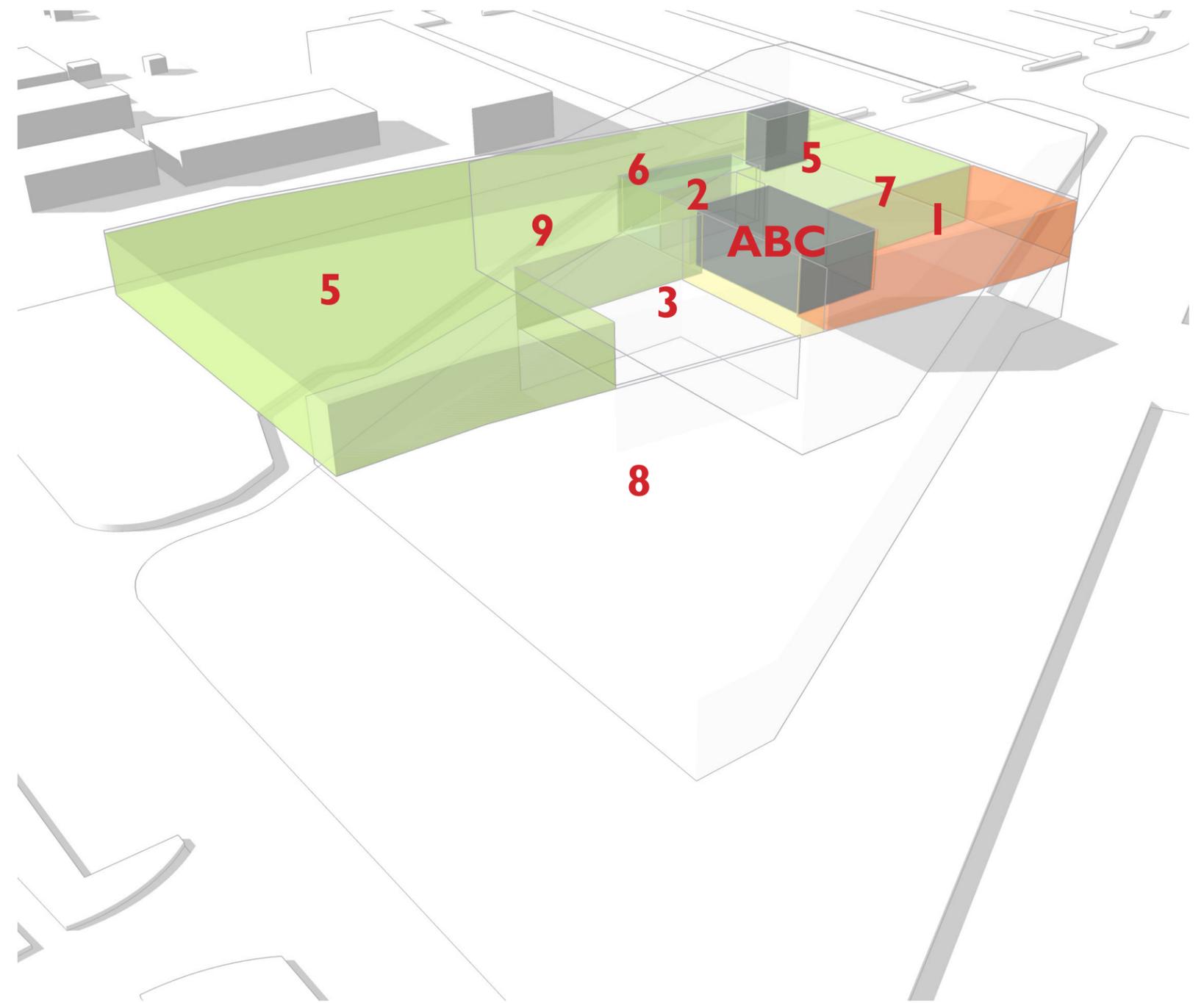
An Area of Refuge will be included on all levels. The exact location will be determined during the design phase.



NORMAN CENTRAL LEVEL TWO

- I** COLLECTION AND SEATING (TEEN)
- 2** BUILDING SUPPORT
- 3** ATRIUM / LOBBY

- 5** COLLECTION AND SEATING (ADULT)
- 6** STAFF
- 7** STUDY ROOM
- 8** OUTDOOR ROOF TERRACE
- 9** TECHNOLOGY LAB
- A** RESTROOMS
- B** ELEVATORS
- C** STAIR



NORMAN CENTRAL LEVEL THREE

- 1** LOCAL HISTORY AND FAMILY
- 2** SEATING
- 3** ATRIUM / LOBBY
- 4** TECHNOLOGY AND MEDIA
- 5** CONFERENCE ROOM AND MEETING ROOM
- 6** STAFF
- 7** OUTDOOR ROOF TERRACE
- A** RESTROOMS
- B** ELEVATORS
- C** STAIR

An Area of Refuge will be included on all levels. The exact location will be determined during the design phase.



NORMAN CENTRAL LEVEL THREE

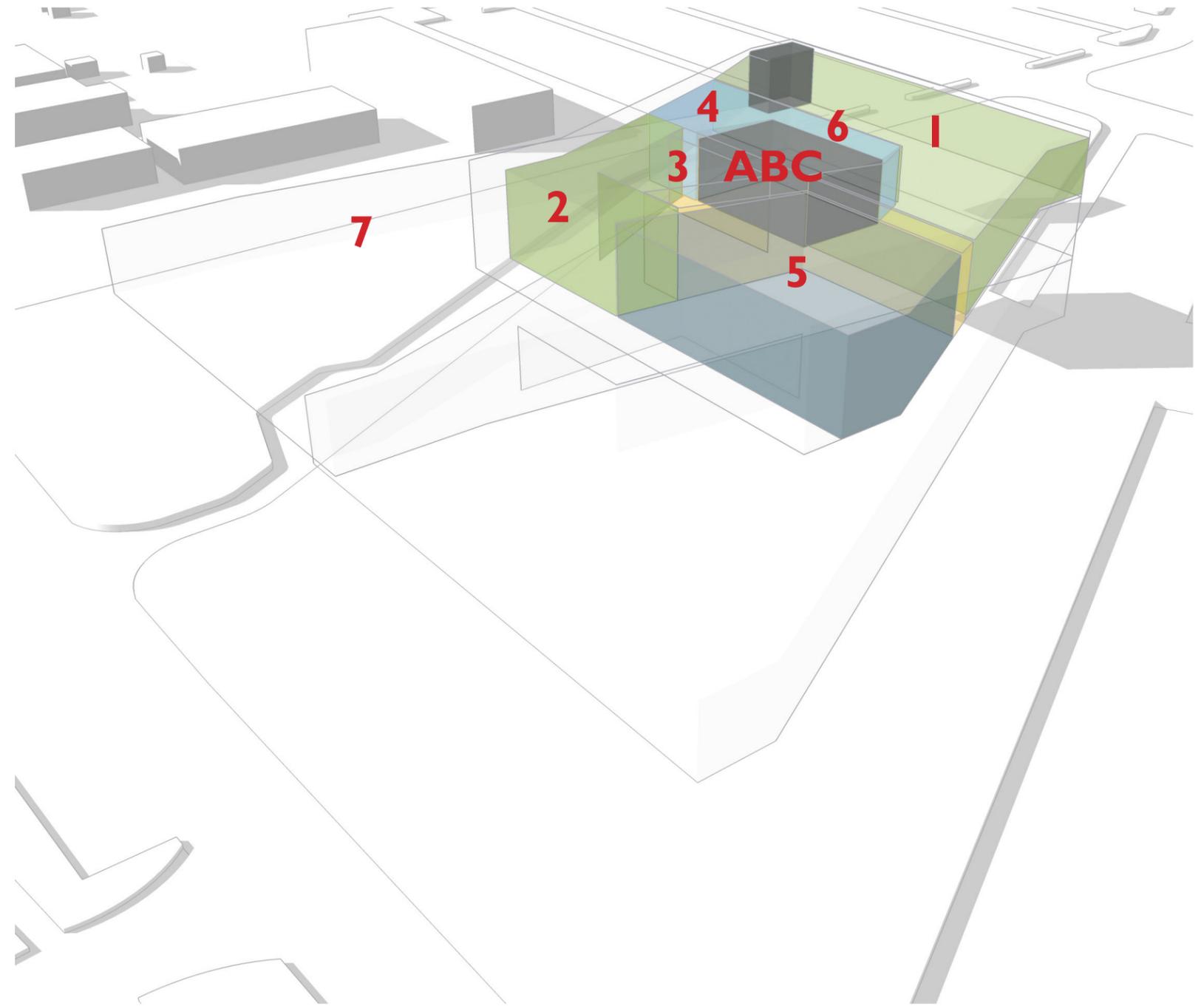
- 1** LOCAL HISTORY AND FAMILY
- 2** SEATING
- 3** ATRIUM / LOBBY
- 4** TECHNOLOGY AND MEDIA
- 5** CONFERENCE ROOM AND MEETING ROOMS
- 6** STAFF
- 7** OUTDOOR ROOF TERRACE
- A** RESTROOMS
- B** ELEVATORS
- C** STAIR

An Area of Refuge will be included on all levels. The exact location will be determined during the design phase.



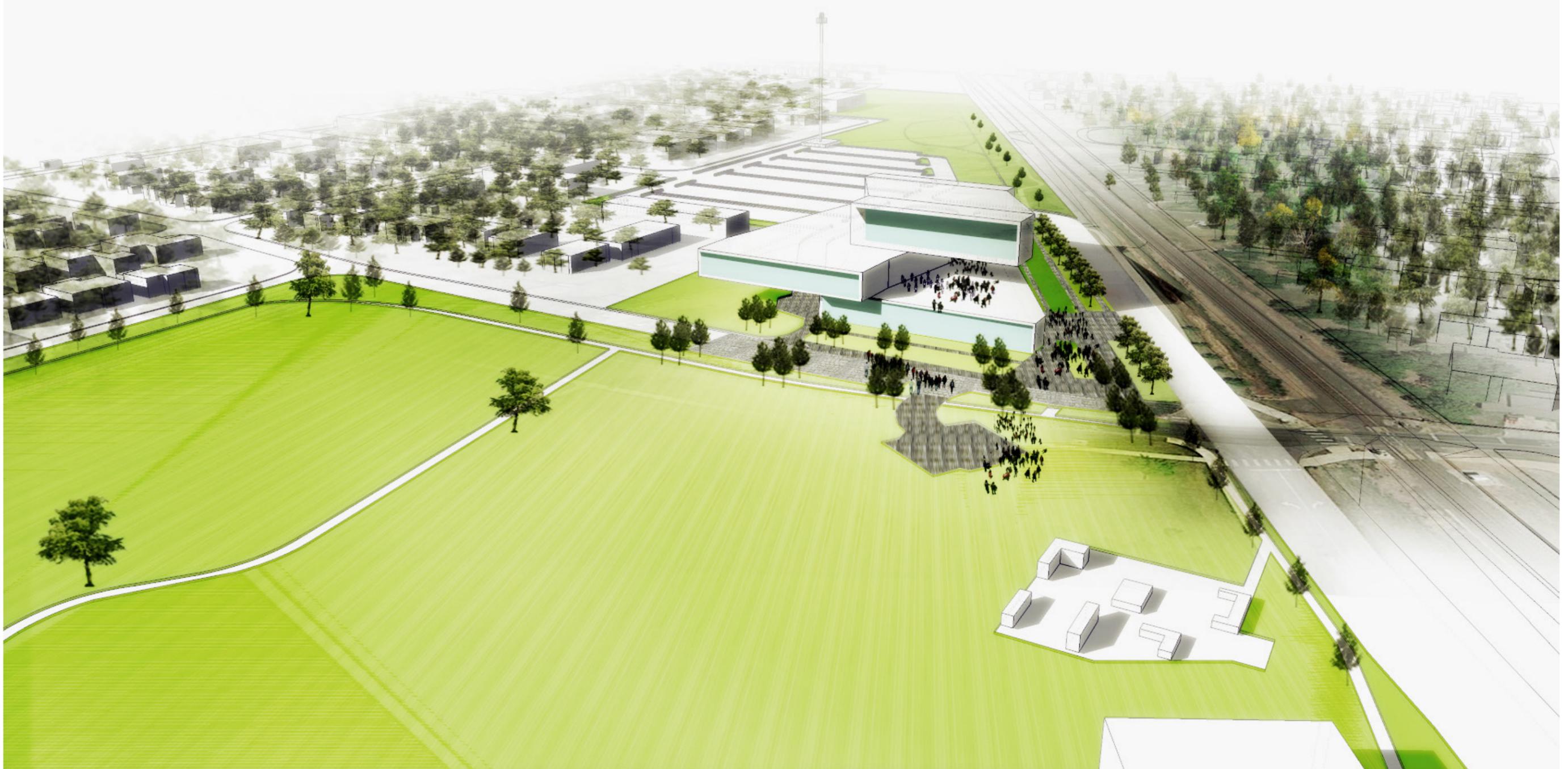
NORMAN CENTRAL LEVEL THREE

- 1** LOCAL HISTORY AND FAMILY
- 2** SEATING
- 3** ATRIUM / LOBBY
- 4** TECHNOLOGY AND MEDIA
- 5** CONFERENCE ROOM AND MEETING ROOMS
- 6** STAFF
- 7** OUTDOOR ROOF TERRACE
- A** RESTROOMS
- B** ELEVATORS
- C** STAIR



NORMAN CENTRAL

CONCEPT AERIAL VIEW - SURFACE PARKING



NORMAN CENTRAL PARKING GARAGE OPTION

Advantages to a Parking Garage

- > Closer distance to the building and direct, covered, access to the library on both levels
- > Possibly less land needed
- > Ability to expand as the need for more parking increases in the Central Business District
- > Platform for future photovoltaic panels
- > Less exposed surface which reduces the ambient heat levels
- > Less water run-off
- > Shelter from natural elements; 2/3 of the parking spaces would be shaded
- > More density and less sprawl

Disadvantages

- > Increased cost per car
- > Large structure with potentially no ground level activity
- > Added maintenance and security costs. This will be approximately \$5,000 per year plus the net increase for lighting.
- > Scale and proportion will be difficult to manage in this urban context

1 HUGHBERT ST

2 PARKING GARAGE (NO SITE PARKING)

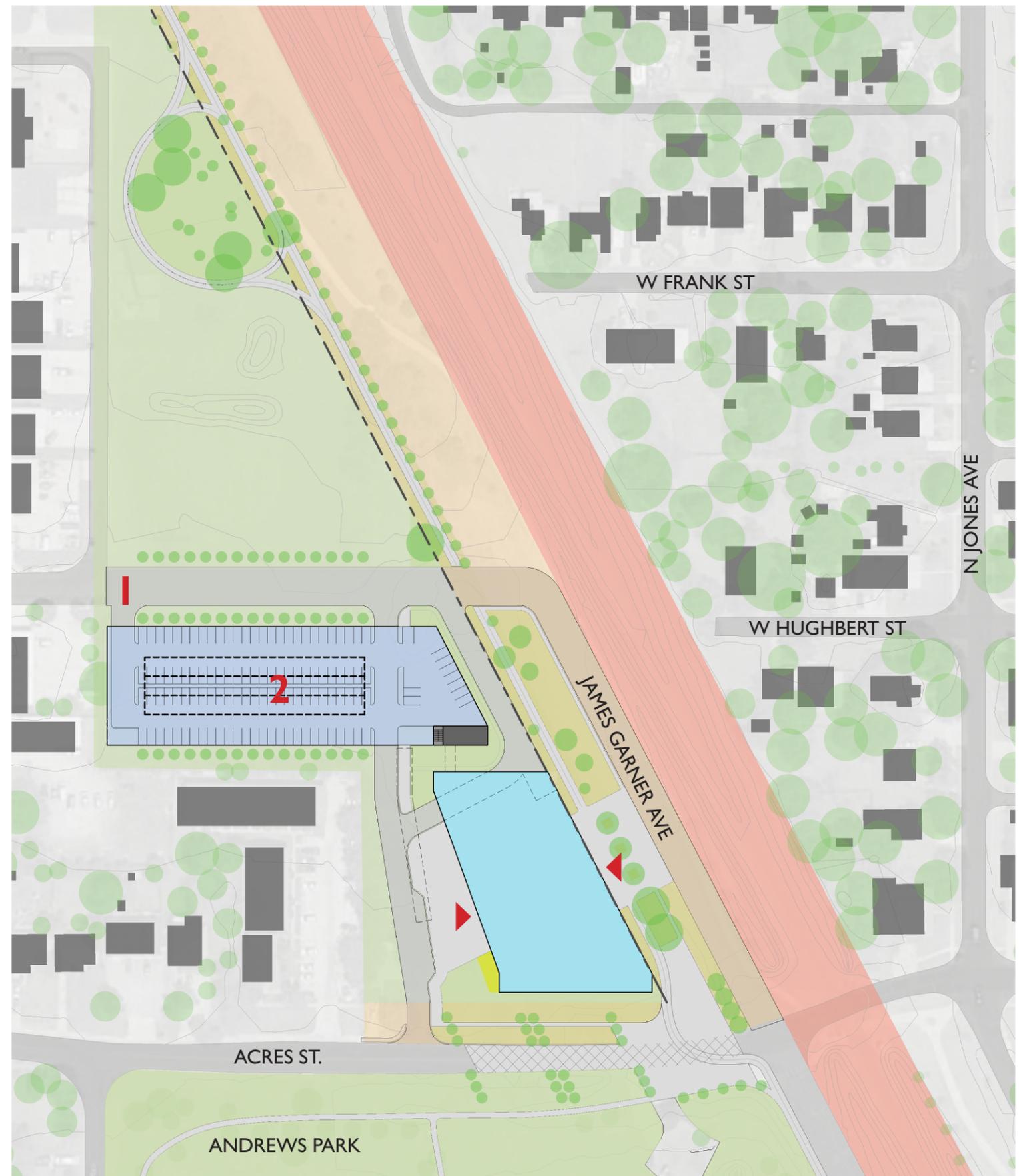
LEVEL 1 - 122 SPACES

LEVEL 2 - 122 SPACES

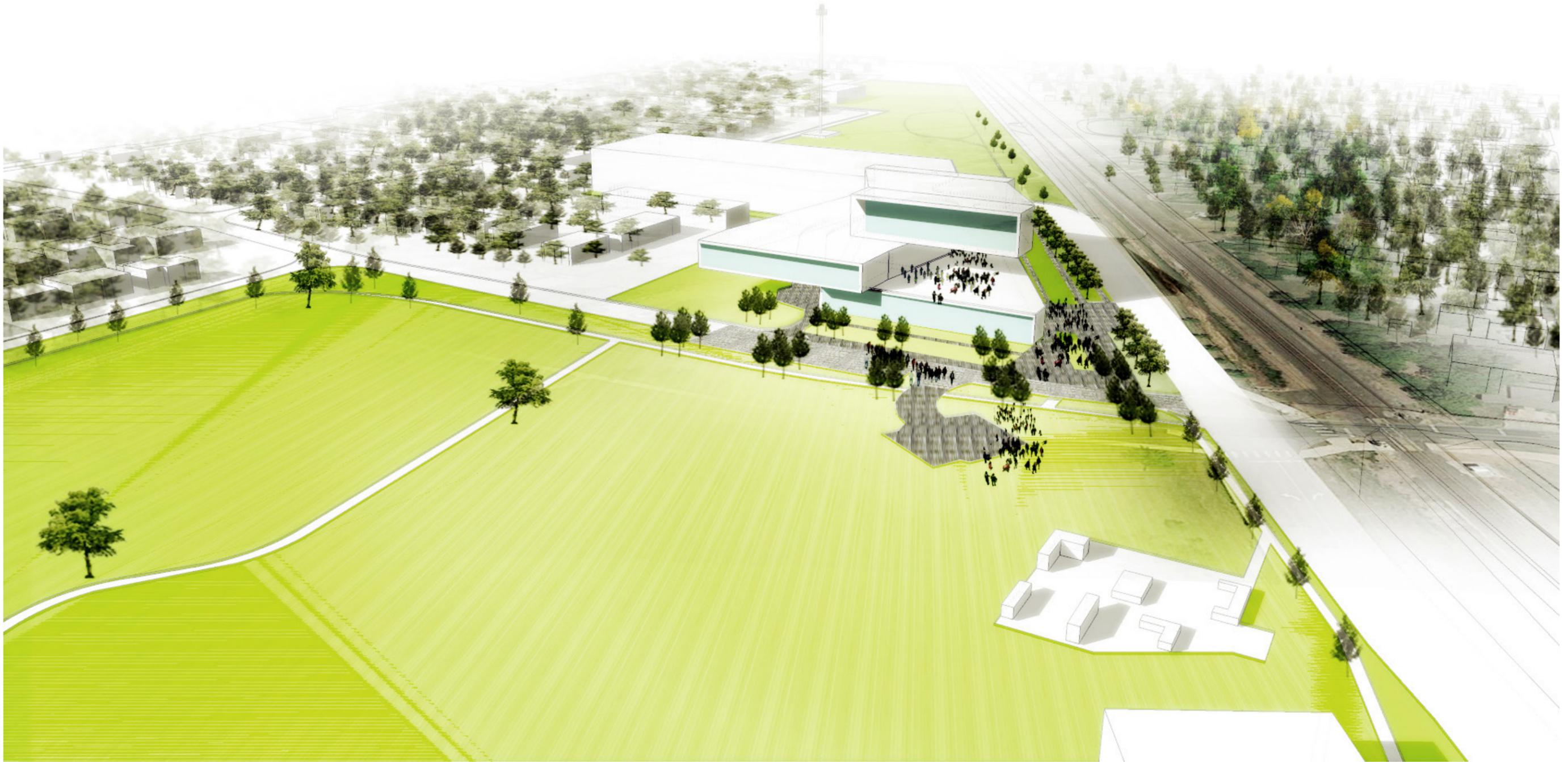
LEVEL 3 - 122 SPACES

TOTAL - 366 SPACES

(258 SPACES TOTAL IF 2 STORY GARAGE)



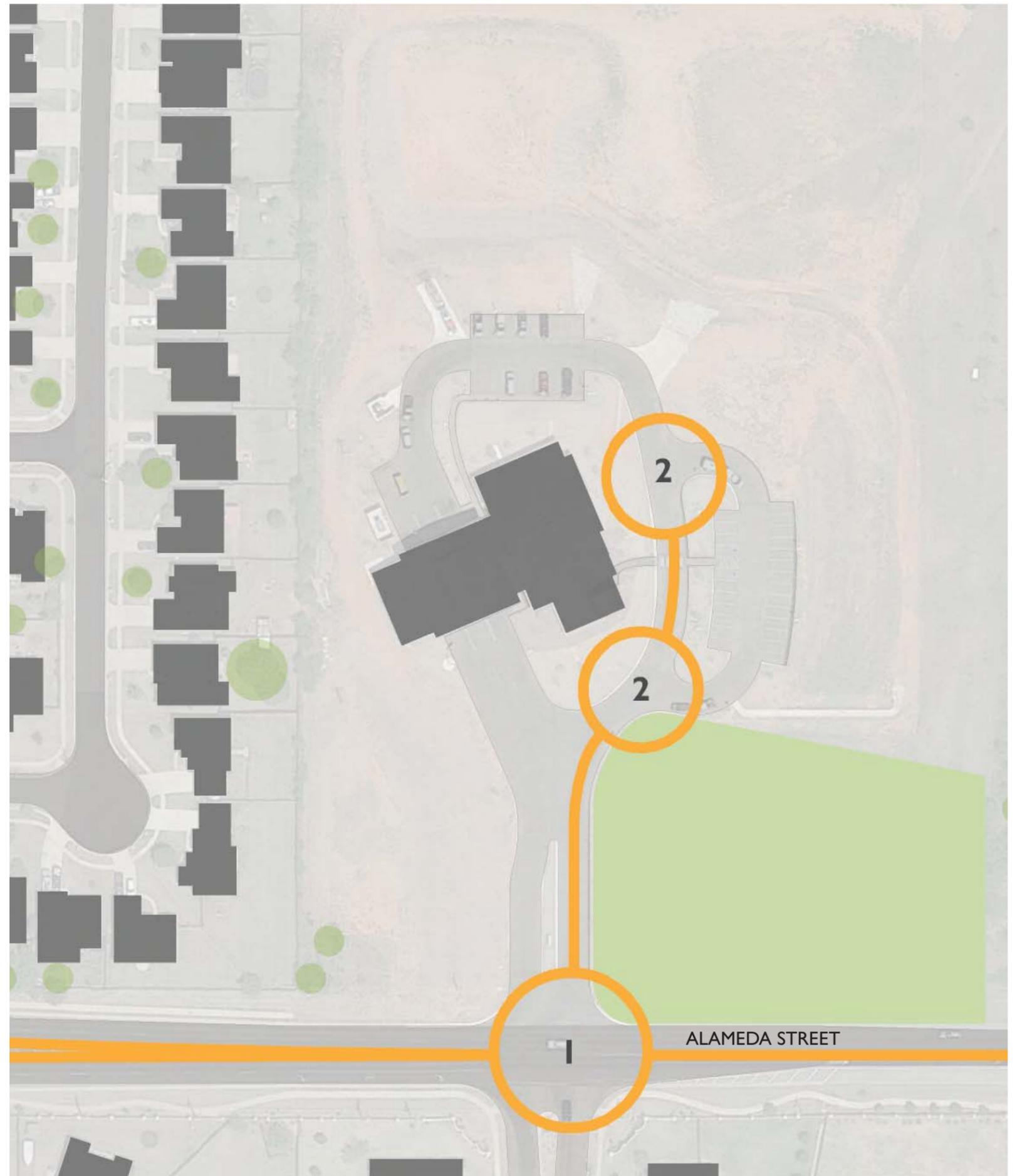
NORMAN CENTRAL CONCEPT AERIAL VIEW - PARKING GARAGE



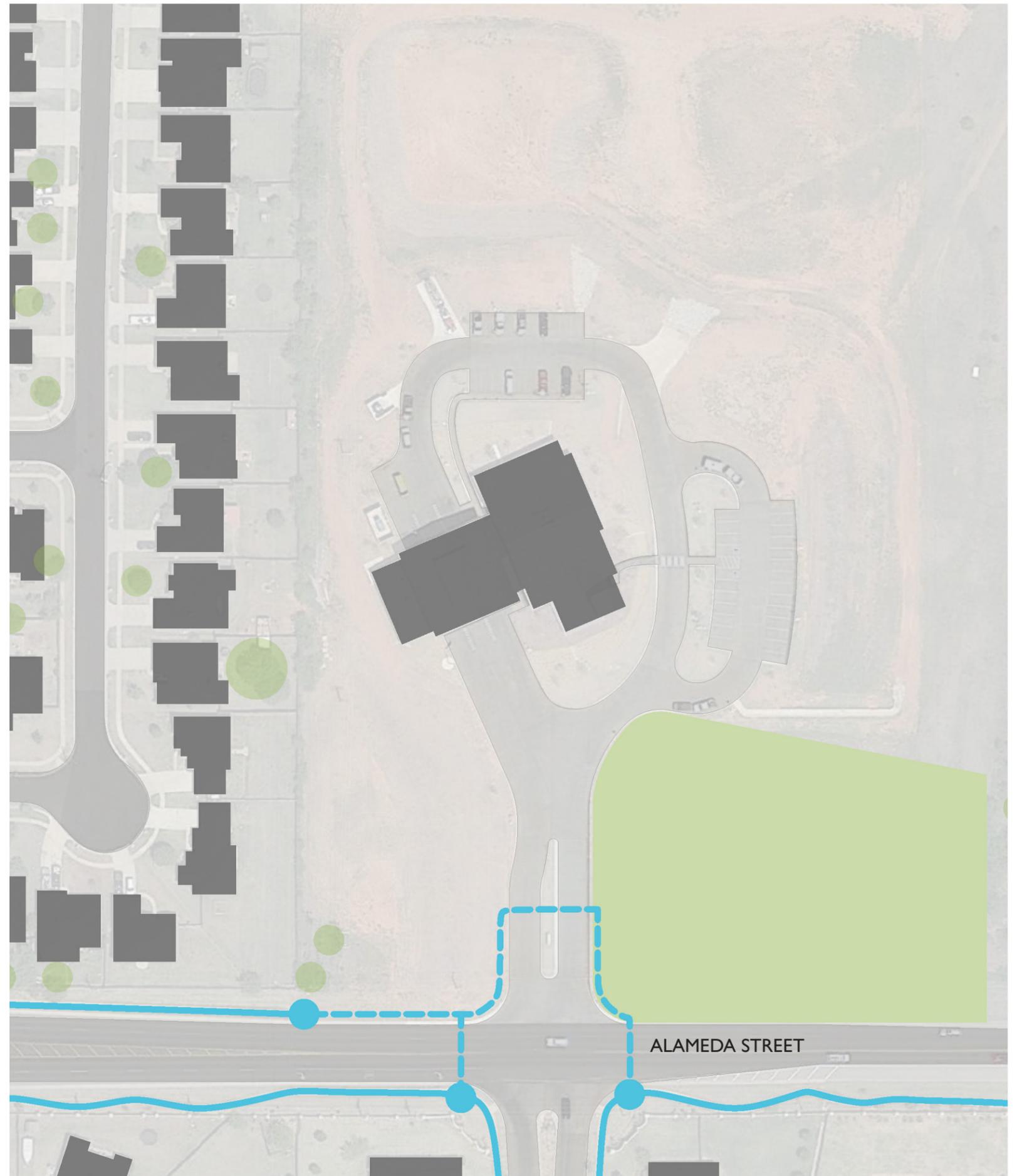
NORMAN EAST VEHICULAR ACCESS

1 PRIMARY SITE ACCESS WITH LIBRARY
VISIBILITY

2 EXISTING TWO WAY ACCESS POINTS
FOR EXISTING FIRESTATION PARKING
AND FUTURE SHARED PARKING

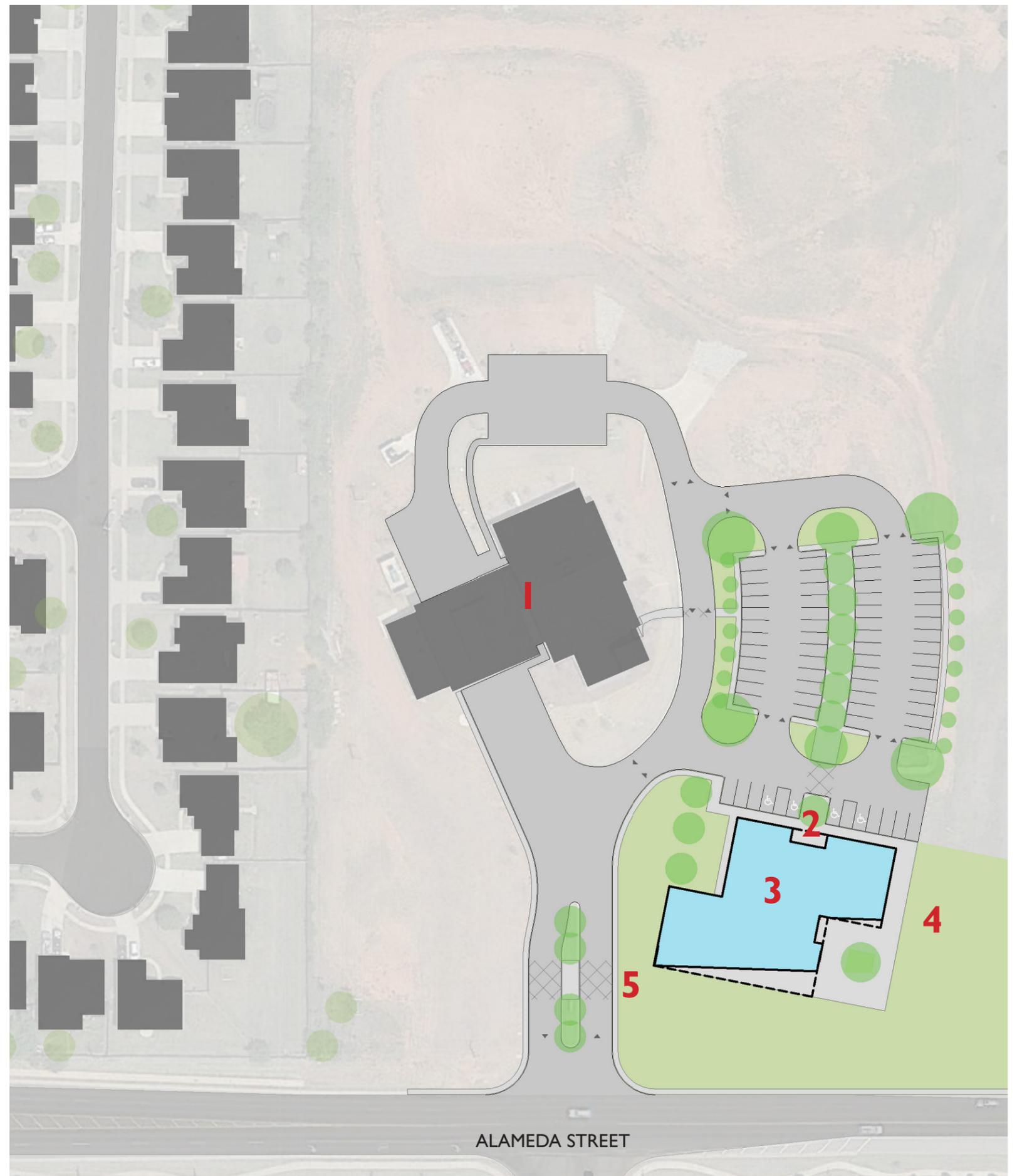


NORMAN EAST PEDESTRIAN ACCESS



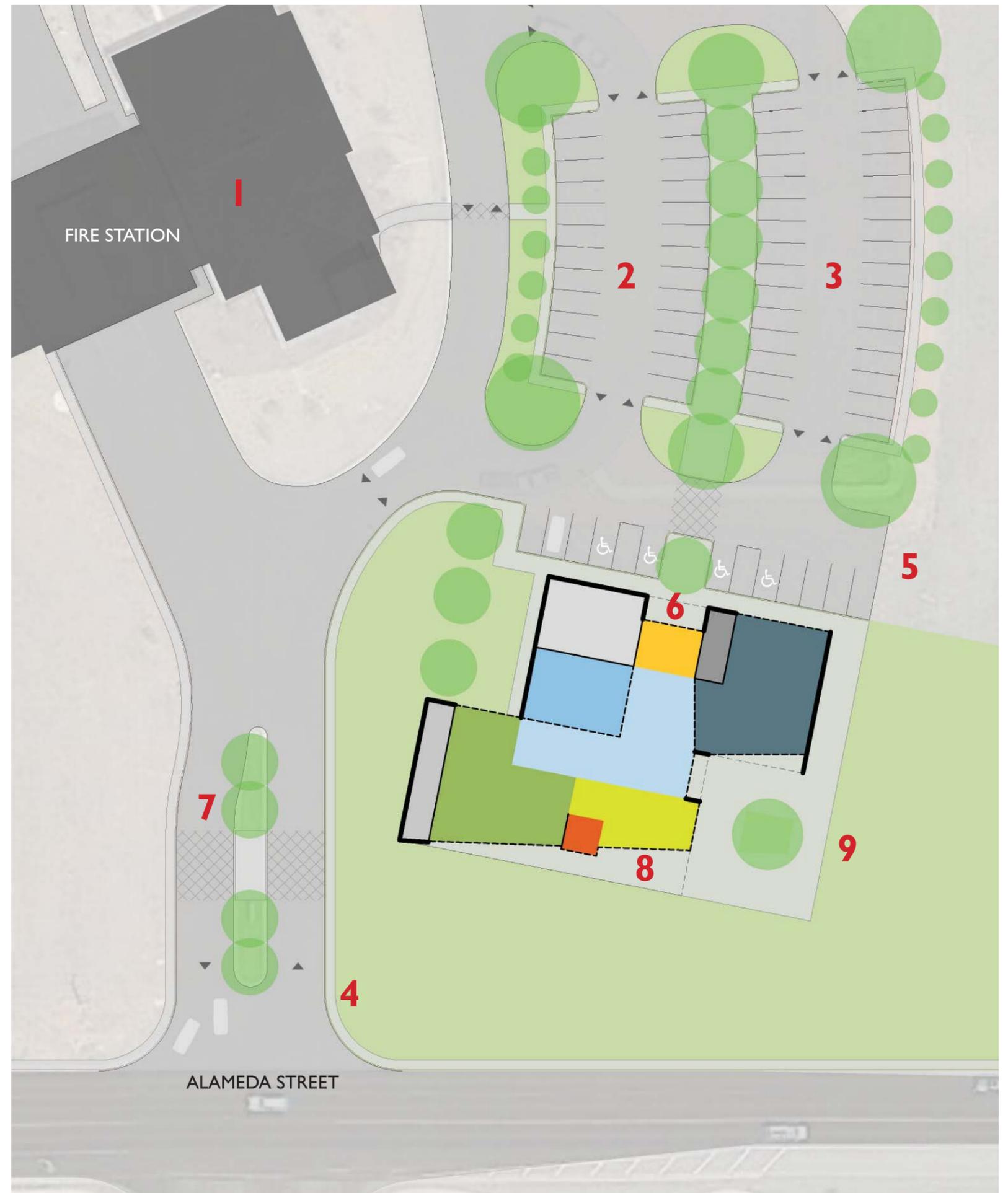
NORMAN EAST SITE CONCEPT

- 1** FIRE STATION
- 2** MAIN ENTRY
- 3** 12,543 SF LIBRARY
- 4** GREEN SPACE
- 5** PEDESTRIAN CONNECTIONS



NORMAN EAST SITE CONCEPT

- 1** FIRE STATION
- 2** EXISTING PARKING AND ENGINEERING
- 3** NEW PARKING
(63 TOTAL PARKING STALLS)
- 4** PEDESTRIAN CONNECTIONS
- 5** WATER MANAGEMENT
- 6** MAIN ENTRY
- 7** 2 LANES FOR FIRE TRUCK EXITING
- 8** SCREEN PORCH
(EXPANSION SPACE)
- 9** GREEN SPACE



NORMAN EAST PROGRAM CONCEPT

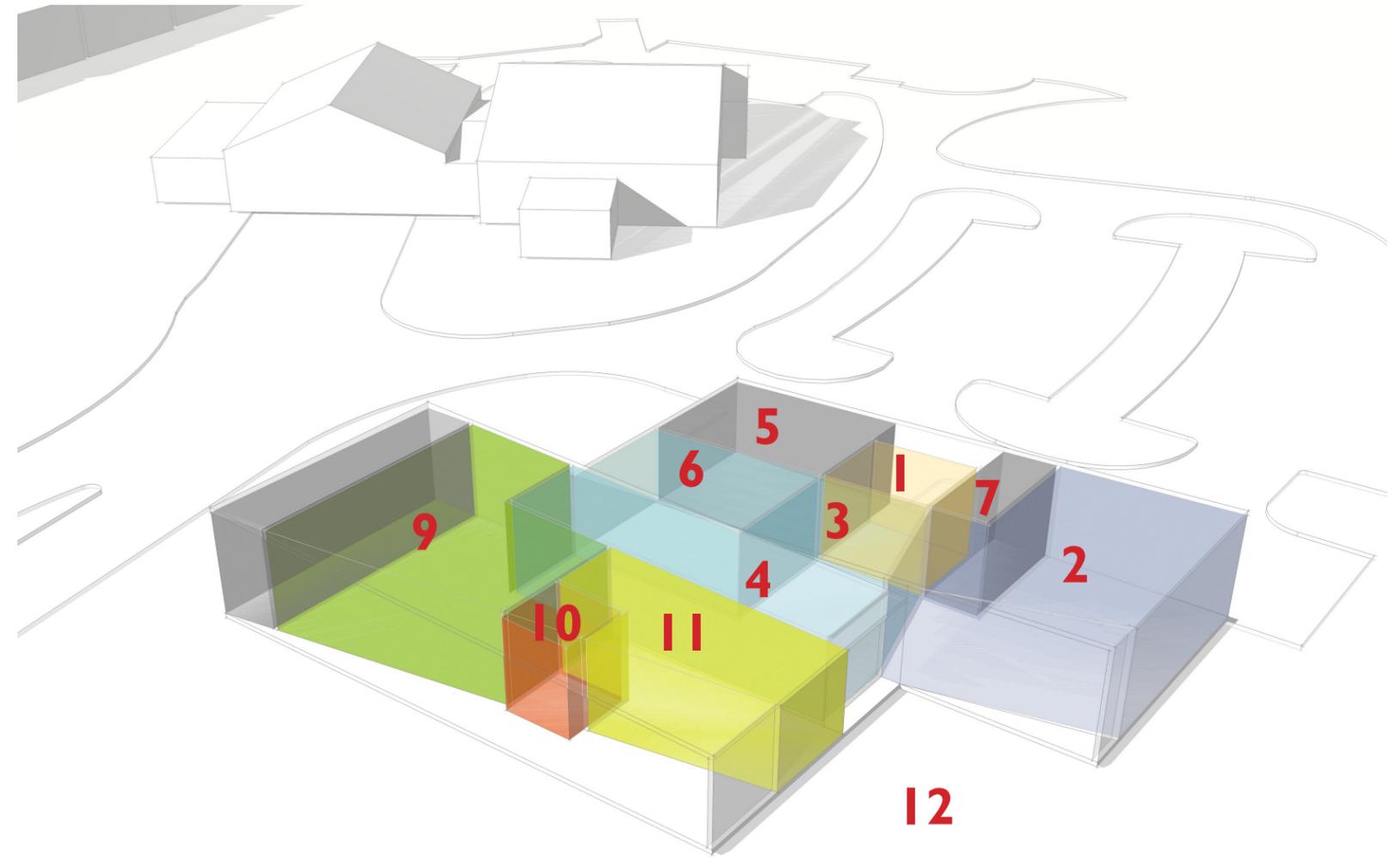
- 1** MAIN ENTRY
- 2** MEETING ROOMS
- 3** LOBBY
- 4** TECHNOLOGY AND MEDIA
- 5** BUILDING SUPPORT
- 6** STAFF
- 7** RESTROOMS
- 8** TECHNOLOGY
- 9** ADULT COLLECTION
- 10** TEENS COLLECTION
- 11** CHILDREN'S COLLECTION
- 12** OUTDOOR SPACE
- 13** HC PARKING

An Area of Refuge will be included. The exact location will be determined during the design phase.

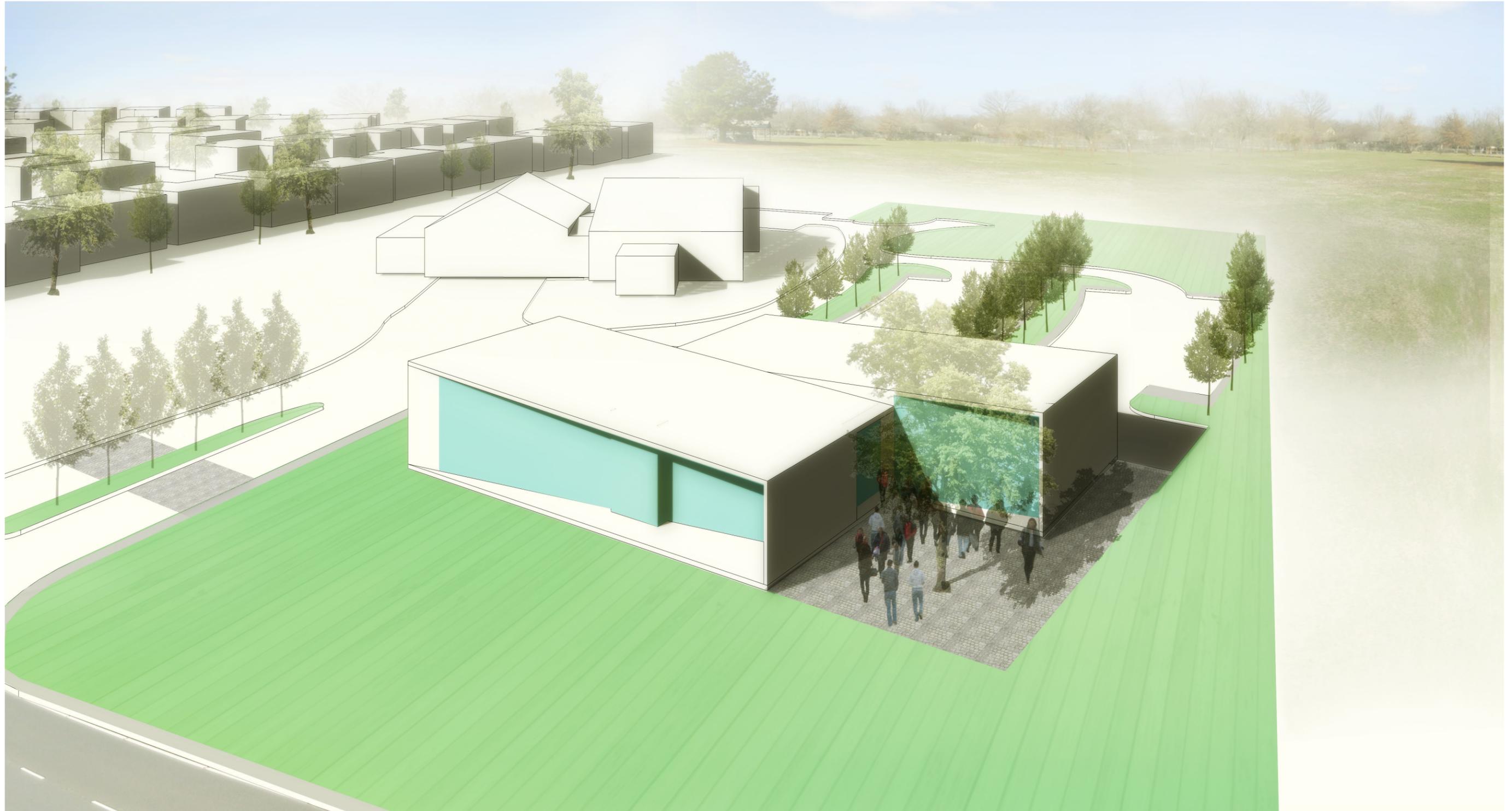


NORMAN EAST PROGRAM CONCEPT

- 1** MAIN ENTRY
- 2** MEETING ROOMS
- 3** LOBBY
- 4** TECHNOLOGY AND MEDIA
- 5** BUILDING SUPPORT
- 6** STAFF
- 7** RESTROOMS
- 8** TECHNOLOGY
- 9** ADULT COLLECTION
- 10** TEENS COLLECTION
- 11** CHILDREN'S COLLECTION
- 12** OUTDOOR SPACE



NORMAN EAST CONCEPT AERIAL VIEW



B Norman Public Library

Central and East Branch Concept Designs

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B.1-2	Program for Central Branch
B.3-4	Program for East Branch

Pioneer Library System Norman Central Library Building Program

Prepared by Meyer, Scherer & Rockcastle, Ltd

October 24, 2014

Allocation by Floor

Line							1	2	3	
A Service Population										
	2000	2010	2015	2020	2030					
1	1 Population	95,694	112,208	120,152	128,404	132,665				
B Collection Size										
		2013 Current			Program	Vols/Capita				
3	1 Recommended Collection Size			250,627		234,000				
4	2 Non-Print (physical media)		0% (reducing to 0 by 2025)	38,605		36,000	2.04			
5	3 Periodicals (Total)					250				
C Collection Space										
			Gen/Adult	Teen	Children	Total				
7			SF	58.00%	8.00%	34.00%	100.00%			
8	1 Books (Regular Shelving)	23,400	13,572	1,872	7,956	23,400	7,956	15,444	-00	
9	3 Non-Print Collection	3,000	1,740	240	1,020	2,760	-00	-00	-00	
10	4 Periodicals (Total)		825	479	66	281	281	66	479	
11	5 Reserve Items (in dispensing unit)	2	25	50	50	0	0	50		
12	6 Total Space for Collection		27,275	15,841	2,178	9,257	27,275	8,287	15,510	479
13	D Space for Public Electronic Workstations									
14	1 Public Access Catalogue Computer		6	3	1	2	6	2	2	2
15	2 Electronic Workstations (seated)		99	57	8	34	99	42	29	29
16	3 Express Electronic Workstations (Standing/Stool)		14	8	1	5	14	14	-00	-00
17	4 Technology Training Room		25	25	-00	-00	25	25		
18	5 Self-check		6	3	1	2	6	2	2	2
19	6 Total Space for Electronic Workstations		SF / WS	2,616	293	1,123	4,004	1,472	1,616	916
20	E User Seating (non-meeting room)									
21	1 Individual Lounge and Study Seats		300	174	24	102	300	102	111	87
22	2 Space for Seating		Space per Seat (40 lounge and 24 table)	32.5	5,655	780	3,315	9,750	3,315	3,608
23	F Space for Staff									
		FTE	SF/unit							
24	1 Work Spaces									
25	2 Adult Information Services: Full Time	9	120	1,080			1,080			
26	3 Adult Information Services: Hourly FTE	2.3	64	147			147			
27	4 Adult Services: Business	1	120	120			120			
28	5 Adult Services: Local History and Genealogy	0.5	120	60			60			
29	6 Adult Services: Literacy	2.5	120	300			300			
30	7 Children Services: Full Time	7.5	120			900	900			
31	8 Children Services: Hourly FTE	1.5	64			96	96			
32	9 Circulation Department: Full Time	6	120			720	720			
33	10 Circulation Department: Hourly FTE	5	64			320	320			
34	11 Computer Training Center: Full Time	1.5	120			180	180			
35	12 Computer Training Center: Hourly FTE	1.5	48			72	72			
36	13 Support Spaces									
37	14 Staff locker		10 SF	40	400	400	400			
38	15 Staff lounge/break Room (# of seats)		16 SF	25	400	400	400			
39	16 Total Space for Staff		38		2,507	-00	2,288	4,795	2,288	1,254
40	G Meeting Room Space									
		Capacity	#	SF/unit	SF					
41	1a General Meeting room	350	1	12	4,200		4,200			4,200
42	1b Storage (tables and Chairs) & Kitchenette	1	1	160	160		160			160
43	2 Conference Room (divisible into two rooms)	24	1	18	432		432	432		
44	3 Study Rooms	8	4	120	480	240	120	480	120	240
45	4 Children's Programming Room (Story Hour)	125	1	10	1,250		1,250	1,250	1,250	
46	5 Storage Room w Sink	1	1	220	220		220	220	220	
47	6 Total Meeting Room Space			6,742	5,032	120	1,590	6,742	1,590	552
								4,600		6,742

48	H Special Use Space	#	SF/unit	SF								
49	1 Bulletin board	1	9	9	9			9	9			
50	2 Digital Display	3	10	30	50	50	50	150	50	50	50	
51	3 Self Service Center (Copier, Laser Printer, Card Vending, handouts, etc)	2	325	650	650			650	325	325		
52	4 Theft detection gates	4	30	120	120			120	120			
53	5 Public Art and Local Interest Display	1	120	120	120			120	120			
54	6 Communications Room	3	120	360	360			360	120	120	120	
55	7 Service Receiving Room	1	250	250	250			250	250			
56	8 Family Toilet (main toilets are counted in unassignable space)	4	96	384	-00		384	384	384			
57	9 Miscellaneous Program Space	4	100	400	200	100	100	400	100	100	200	
58	10 Vending Machines	4	40	160	160			160	160			
59	11 DVD Dispenser	3	36	108	108			108	36	36	36	
60	12 Book Drop Room	2	160	320	320			320	320			
61	13 Coffee Shop	1	750	750	750			750	750			
62	14 Space for Automated Materials Handling	1	2,200	2,200	2,200			2,200	2,200			
63	15 Self Service Station	10	64	640	384		256	640	256	192	192	
64	16 Literacy Tutorial Rooms	3	64	192	192			192			192	
65	17 Friends Store and Storage	1	2,000	2,000	2,000			2,000	2,000			
66	18 Family and Local History	1	3,500	3,500	3,500			3,500			3,500	
67	19 IT Service Room	1	650	650	650			650	650			
68	20 Total Special Use Space				12,023	150	790	12,963	7,850	823	4,290	12,963
69	I Calculation of Non-Assignable Space	% Allocation			Gen/Adult	Teen	Children					
70	1 Collection Space	32.00%			15,841	2,178	9,257	27,275	8,287	15,510	479	24,275
71	2 Public Electronic Workstations	4.73%			2,616	293	1,123	4,033	1,472	1,616	916	4,004
72	3 User Seating	11.44%			5,655	780	3,315	9,750	3,315	3,608	2,828	9,750
73	4 Staff Work Space	5.63%			2,507	-00	2,288	4,795	2,288	1,254	1,254	4,795
74	5 Meeting Room Space	7.91%			5,032	120	1,590	6,742	1,590	552	4,600	6,742
75	6 Special Use Space	15.21%			12,023	150	790	12,963	7,850	823	4,290	12,963
76	7 Subtotal	76.92%			43,674	3,521	18,363	65,558	24,802	23,362	14,365	62,529
77	8 Non-assignable Space (M&E, toilets, structure, etc.)	23.08%			13,102	1,056	5,509	19,667	7,441	7,009	4,310	18,759
78	9 Gross Square Feet (GSF) Needed	100.00%			56,776	4,578	23,872	85,226	32,242	30,371	18,675	81,288
79	Recommend Gross Square Feet							82,000	reduce area for non-print collection			

Pioneer Library System Norman East Side Building Program

Prepared by Meyer, Scherer & Rockcastle, Ltd

October 24, 2014

Line	A Service Population	2000	2010	2015	2020	2030		
1	1 City Population (not specifically for East Side)	95,694	112,208	120,152	128,404	132,665		
2	B Collection Size			2013 Current		Program		
3	1 Minimum Collection Size			0		20,000		
4	2 Non-Print (physical media)		0% (reducing to 0 by 2025)	-00		2,200		
5	3 Periodicals (Total)			25		50		
6	C Collection Space			Gen/Adult	Teen	Children	Total	
7			SF	58.00%	8.00%	34.00%	100.00%	
8	1 Books (Regular Shelving)		Number of Volumes / 9 SF	2,222	1,289	178	756	2,222
9	3 Non-Print Collection		Number items / 10	220	128	18	75	202
10	4 Periodicals (Total)			63	36	5	21	58
11	5 Total Space for Collection			2,505	1,453	200	852	2,505
12	D Space for Public Electronic Workstations							
13	1 Public Access Catalogue Computer			2	1	0	1	2
14	2 Electronic Workstations (Fixed)			28	16	2	10	28
15	3 Self-check			2	1	0	1	2
16	4 Total Space for Electronic Workstations	40	SF / WS	742	102	435	1,280	
17	E User Seating (non-meeting room)							
18	1 Individual Seats		allowance of 3/1000 persons less Elec St	30	17	2	10	30
19	4 Space for Seating		Space per Seat	30	522	72	306	900
20	F Space for Staff			FTE	SF/unit			
21	1 Manager			1	150	150		150
22	2 Children's Librarian			1	120		120	120
23	3 Adult Services			1	120	120	-00	120
24	4 Materials Handling Space			NA	300	300	-00	300
25	5 Hotel Work Station			2	64	128	-00	128
26	6 Staff locker	10		5	50	50		50
27	7 Staff lounge/break Room (\$+# of seats)	5		NA	35	175		175
26	8 Total Space for Staff					923	-00	120
27	G Meeting Room Space		Capacity	#	SF/unit	SF		
28	1a General Meeting and Children's Program Room		125	1	15	1,875	1,875	1,875
29	1b Storage/Kitchenette		1	1	80	80		80
30	3 Study Rooms		6	2	150	300	150	75
31	5 Storage Room w Sink		1	1	100	100		100
32	6 Total Meeting Room Space					2,355	2,105	75
							175	2,355

H Special Use Space		#	SF/unit	SF			
34	1 Bulletin board	1	9	9	9		9
35	2 Display case	3	50	150	50	50	150
36	3 Handouts (free-standing)	0	10	-00	-00	-00	-00
37	4 Photocopier	1	35	35	35		35
28	8 Communications Room	1	120	120	120		120
29	9 Service Receiving Room	1	150	150	150		150
30	10 Family Toilet	2	96	192	-00	192	192
31	11 Miscellaneous Program Space	1	100	100	100		100
32	12 Friends of the Library	1	200	200	200		200
33	13 DVD and Patron Holds Dispensers	2	36	72	72		72
34	14 Book Drop Room	1	160	160	160		160
35	15 Space for Automated Materials Handling	1	300	300	300		300
36	16 Self Service Station	2	64	128	77	51	128
37	17 IT Service Room	1	120	120	120		120
38	18 Total Special Use Space			1,616	1,273	293	1,566
I Calculation of Non-Assignable Space				Gen/Adult	Teen	Children	
40	1 Collection Space	19.97%		1,453	200	852	2,505
41	2 Public Electronic Workstations	10.20%		742	102	435	1,280
42	3 User Seating	7.18%		522	72	306	900
43	4 Staff Work Space	8.32%		923	-00	120	1,043
44	5 Meeting Room Space	18.77%		2,105	75	175	2,355
45	6 Special Use Space	12.48%		1,273	-00	293	1,566
46	7 Subtotal	76.92%		7,018	450	2,181	9,649
47	8 Non-assignable Space	23.08%		2,105	135	654	2,895
48	9 Gross Square Feet (GSF) Needed	100.00%		9,123	585	2,835	12,543
49	10 Total Space Shown as a Percentage			72.73%	4.66%	22.60%	100.00%
J Parking							
51	1 Parking for Public				4 Space per 1,000 SF		50
52	2 Parking for Staff						8
53	3 Van Parking						1
54	4 Total Recommended Parking						59