TUALATIN PUBLIC LIBRARY
EXPANSION STUDY

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ACKNOWLEDGEMENTS

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LIBRARY EXPANSION PRIORITIES

During Phase 1 of the Facility Study Project, public outreach was conducted and information gathered. The committee used the feedback to identify this list of priorities for expansion of the Library.

1.   BETTER SPACE FOR CHILDREN/YOUTH

- Expansion of current spaces for story time, after school, and teen programs.

- Creative "messy" space

- Access to additional flex space

- Computers for tweens

2.   MULTIPURPOSE COMMUNITY SPACE

- Conference Room for 30+/-

- Small study/meeting rooms for 4-6

- Large rooms with movable walls

- Gallery/Exhibit space

3.   IMPROVED ACCESS TO TECHNOLOGY

- Visible yet quiet location for public computers, out of the way

- Integration of laptop stations

- Technology classroom/makerspace

4.   STAFF SPACE TO SUPPORT LIBRARY PROGRAMS AND VOLUNTEERS

- Automated book return & sorting

- Adequate space for volunteers, quiet/private work, program prep, meetings
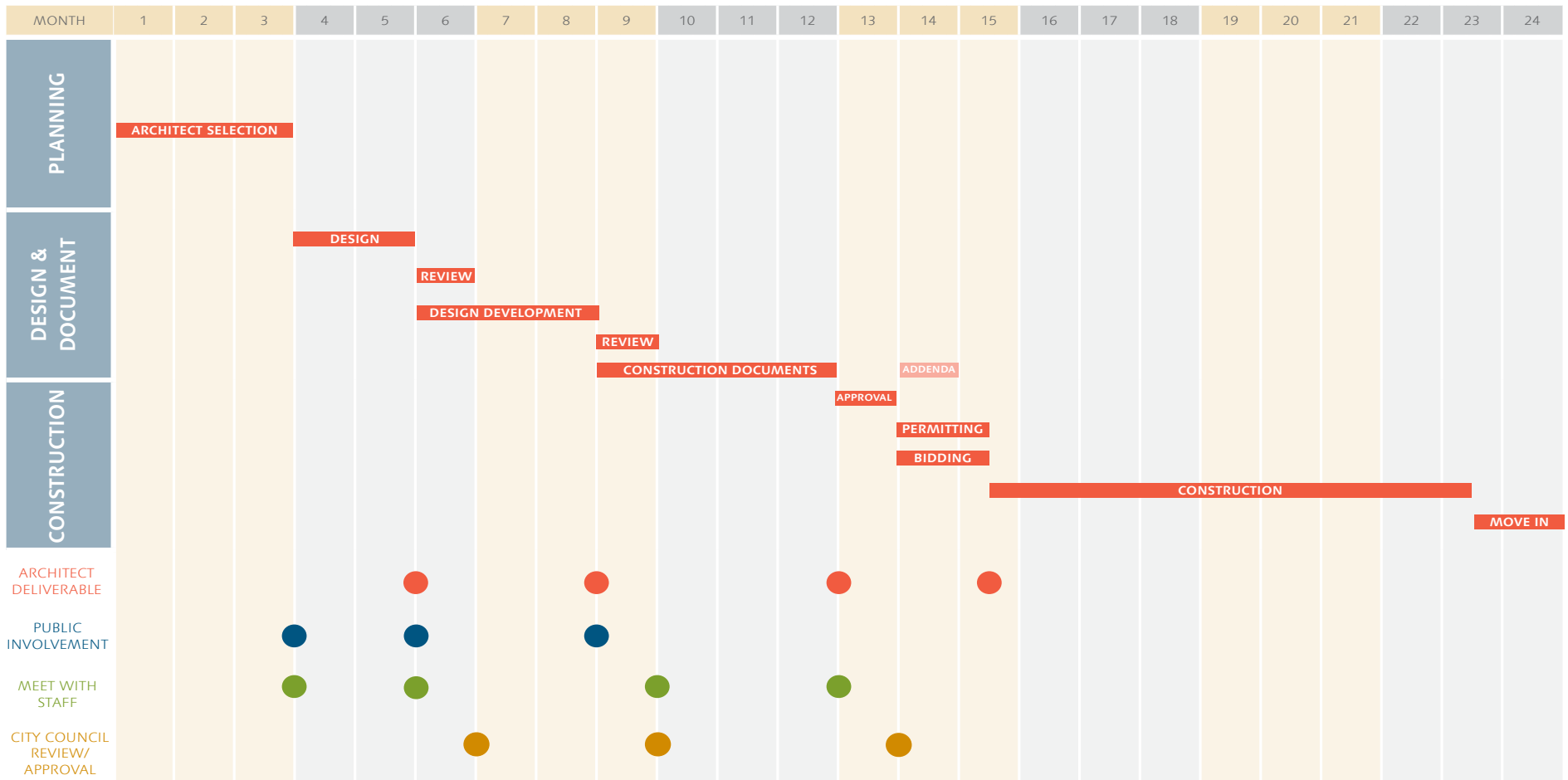
- Staff break room & restrooms

5.   FACILITIES IMPROVEMENTS

- Family restroom

- More storage for building supplies

- Relocate roof access

LIBRARY PROJECT SCHEDULE

This conceptual schedule represents the expected duration of months for the project. Once funding for the project is approved and sequencing is determined, the specific schedule will be generated. The assumption is that construction cannot begin until the City Offices space is vacated.

MONTH	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24

PLANNING
- ARCHITECT SELECTION (months 1–3)

DESIGN & DOCUMENT
- DESIGN (months 4–5)
- REVIEW (month 6)
- DESIGN DEVELOPMENT (months 6–8)
- REVIEW (month 9)
- CONSTRUCTION DOCUMENTS (months 9–13)
- ADDENDA (month 14)

CONSTRUCTION
- APPROVAL (month 13)
- PERMITTING (month 14)
- BIDDING (month 14)
- CONSTRUCTION (months 15–22)
- MOVE IN (month 24)

ARCHITECT DELIVERABLE (months 5, 8, 12, 15)

PUBLIC INVOLVEMENT (months 4, 5, 8)

MEET WITH STAFF (months 4, 5, 9, 12)

CITY COUNCIL REVIEW/ APPROVAL (months 6, 9, 13)

EXISTING CONDITIONS SPACE ANALYSIS

	Square Footage
	Existing 2015
Book Stacks	5,600
Children's & Teen's Program Space	2,700
Public Computers	900
Reading Space	3,250
Study/Conference Rooms	350
Community Room + storage	1,300
Staff - Registration and Checkout	700
Staff - Offices and Workroom	2,150
Circulation	2,400
Storage	550
Restrooms	950
Building Utilities	350
LIBRARY TOTAL	21,200
CITY OFFICES TOTAL	6,500
BUILDING TOTAL	**27,700**
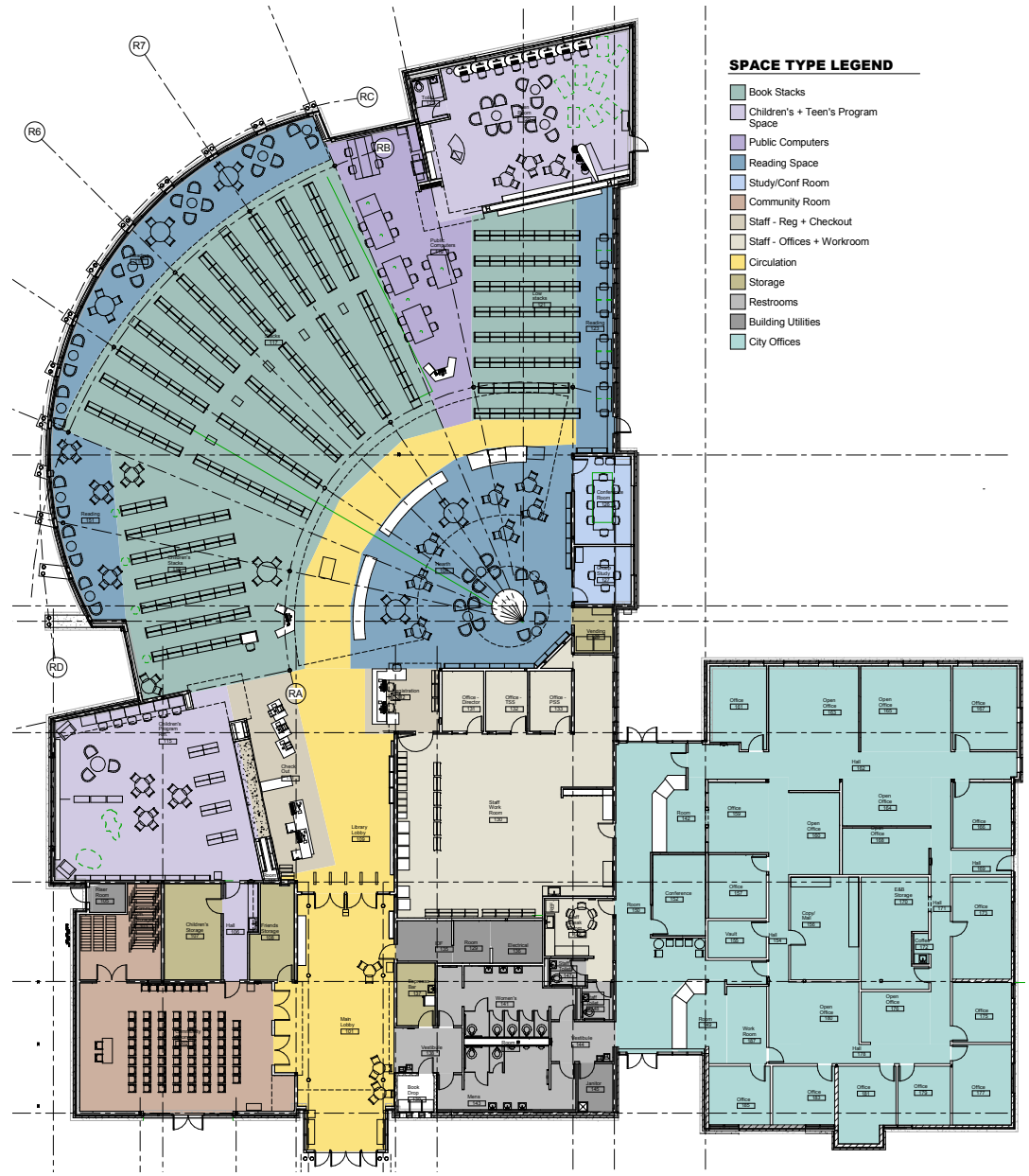
EXISTING SPACE ANALYSIS

EXISTING FLOOR PLAN

SPACE TYPE LEGEND

- Book Stacks
- Children's + Teen's Program Space
- Public Computers
- Reading Space
- Study/Conf Room
- Community Room
- Staff - Reg + Checkout
- Staff - Offices + Workroom
- Circulation
- Storage
- Restrooms
- Building Utilities
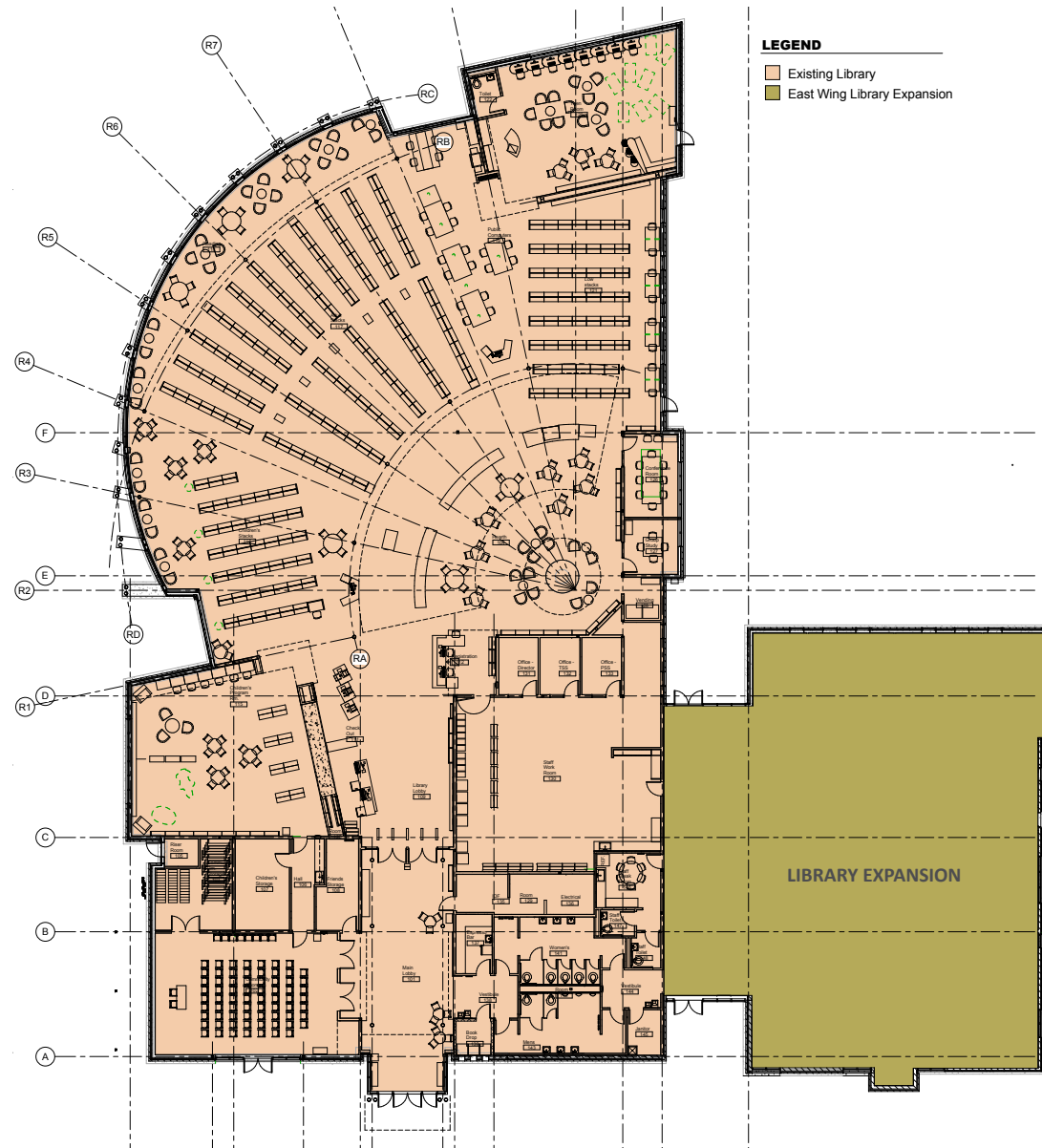- City Offices

LIBRARY EXPANSION PLAN

BACKGROUND

If City services provided in the existing City Offices located at 18880 SW Martinazzi Avenue were to be consolidated as part of a City Hall Building in another location, this would free up space for the Library to expand. The Library currently occupies 21,200 sf. The City Offices which include Community Development, Legal, and part of the Finance department occupy 6,500 sf adjacent to the Library. If the City Offices are relocated to a new City Hall, the Library could expand into the vacated east wing, for a total of 27,700 sf.

The east wing expansion for the Library would include community rooms and workrooms. In the renovated east wing the exterior shell would remain intact and the interior partitions, mechanical system, and finishes would be replaced. The existing parking and landscaping would remain as-is.

LEGEND

Existing Library

East Wing Library Expansion

LIBRARY AERIAL VIEW

EXISTING LIBRARY

LIBRARY EXPANSION

LIBRARY EXPANSION FLOOR PLAN

COST ESTIMATE

ORDER OF MAGNITUDE DEVELOPMENT COSTS

The expansion of the Tualatin Public Library comprises of the renovation of the vacated space currently occupied by the City Offices, and the resulting impacts on the existing library. The estimate is conceptual in nature and based on drawings available in the Reference Materials. The drawings represent the feasibility of the project. If the project proceeds, a full design and estimating process will take place. The finishes are assumed to be of consistent quality to the existing library. LEED compliance and registration are included. Where necessary, assumptions and allowances have been made based on industry standards appropriate for the conceptual nature of this study.

Pricing is based on January 2016 costs. Escalation projections have been included to show the costs in 2017 and 2018. A design contingency and an allowance for an automated book return system have also been included in the construction estimate.

The Library will remain operational during construction. A Construction Manager/ General Contractor (CM/GC) project delivery method will have a positive impact on scope, schedule and budget.

Prior to determining final bond costs, the impact on construction cost and the delivery of services will need to be considered in determining the construction sequencing. If the library expansion follows the opening of a new City Hall, the project delay will cause escalation costs. On the other hand, if the project is expedited, there will be costs to relocate personnel located in the expansion area to a temporary facility until the new City Hall is finished.

OWNER COSTS

An allowance for owner costs has also been provided. Owner costs typically include the following

» Owner management costs
» Consultant fees (design service fees and reimbursable expenses)
» Furniture and Equipment
» Owners construction contingency (change order allowance)
» Hazardous material abatement
» Public agency and permit fees
» Percent for Art
» Owner cost contingency

EXCLUSIONS

This estimate does not include the following

» Temporary relocation costs for the City Offices
» Exterior work
» Landscape work
» LEED Certification

ESTIMATED TOTAL CONSTRUCTION COST $2,044,000

ESTIMATED OWNER COST $1,362,700

TOTAL PROJECT COST $3,406,700

ESCALATION TO 2017 (5%) $3,577,035

ESCALATION TO 2018 (4%) $3,720,116