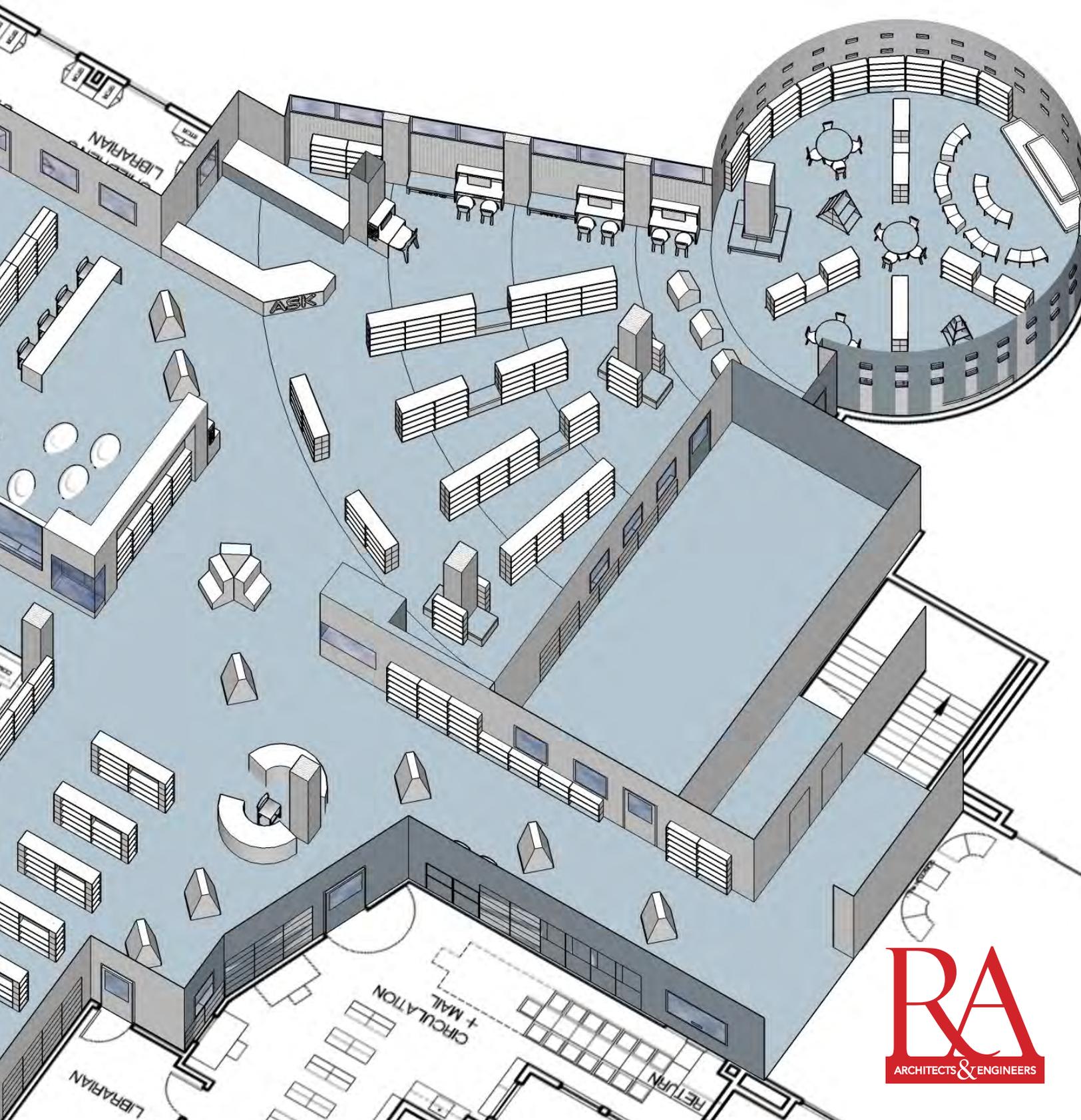


# City of Paso Robles

## Library Facilities Assessment Report

January 29, 2018



### **LIBRARY PLAN OF SERVICE AND EXPANSION**

1. Introduction
2. Locational Considerations
3. How Much Building is Needed?
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Before community needs and wants are translated into space, the library needs to define a plan of service detailing how information from a needs assessment will be implemented in the new building. The plan of service logically flows from assessing the need for expansion.

The Library conducted two focus group sessions. The first focus group was conducted with the library staff where we assessed the existing facility for size, function, and needs. The second focus group was conducted with public key figures where we gained consensus for the public needs and deliberated current library trends, examined a case study library. The public focus group included members of the community representing teen, college, and adult, the Hispanic population, Friends of the Library, City Council, City management, and Staff. Refer to surveys in [Appendix B].

Based on assessment of the five year plan, surveying of facilities, research, and discussion the following key points were determined:

### **Library Vision**

Modern library that maintains small town appeal centrally located in a beautiful and convenient setting

### **Feedback from the Public**

- Improve access to newer and diverse collections
- Increase opportunities for public programs
- Introduce modern technology
- Address facility needs

### **Current Challenges**

- Shelf capacity
- Programming space
- Collaborative space
- Teen space

Are we meeting the demands of user groups?

The goal is to adequately address these needs in the expansion and provide a forward reaching library design that meets and exceeds current principles for a contemporary service oriented library.

### **Design Context**

It is important to put into context what a modern library is and how it responds to its users' needs.

*Education is no longer about filling people's heads with stuff; it's about motivating them to learn and providing opportunities and environments in which this can best occur. An effective library environment has to be a different sort of place now for it to nurture the spirit, curiosity, and motivation of the person.*

*- Place Magazine*

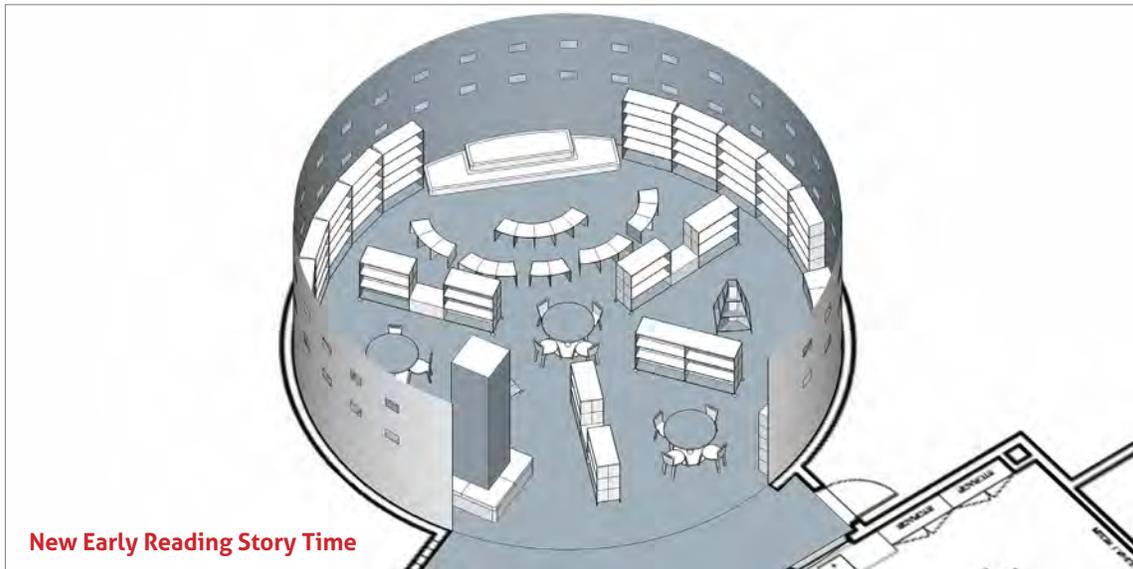
We live in a rapidly changing modern world. Today's library needs to accommodate active learning and collaboration. It is a meeting place. A place where information exchange takes place

For a detailed contextual summary please review the slideshow summary in [Appendix D].



**New Renovation Floor Plan**

A completed case study illustrating how a local library was transformed from the old to the new and how it responds to the current needs of the population can be found in [Appendix E].



**New Early Reading Story Time**



Three options were considered with regards to expanding services:

1. Relocate some of the services to a branch location
2. Expand the existing building
3. Take over the second floor existing City Hall

Based on assessment of the five-year plan, surveying of facilities, research, and discussions, the following conclusions were determined:

1. Relocating services to a branch location would not service the user's best interest as it would break up collections and services to multiple locations which would be an inconvenience to the public. It would double the staffing requirement and maintenance cost. The cost of attaining a piece of property and constructing a new building is high. The cost of land and new construction California is in a high cycle at this time. Additionally moving into an existing building would require potential leasing, remodeling, and adapting to the space and is cost prohibitive compared to remodeling the existing facility. The cost of the logistics of moving the library is also an added cost.
2. Expanding the existing building which was designed as a library is the most feasible solution. Constructed in 1995 the building is relatively new and is only at the beginning of its life cycle. The building structure accommodates remodeling and expansion. The building systems can adapt for growth. The public appreciates the central location and is acquainted with the building. It has become an establishment for service in a beautiful setting.
3. Taking over the existing City Hall displaces the city services and creates an additional project and cost and logistics associated with that undertaking. This is the highest cost scenario and most complicated logistically.

In conclusion a partial expansion of the existing facility is the most viable option with the least cost and highest benefit to the public. The following is a site plan illustrating the beneficial location and potential areas for expansion. **[Fig 1]**



Figure 1: Paso Robles City Library Site Plan. Great potential for expansion.



### How Much Building is Needed?

Based on the community needs assessment, an estimate can be made of the spaces required to support the programs and services of the library. Projecting space requirements for library programs and services over at least a twenty-year and up to a fifty-year time span is the preferred method for determining the size of the building.

### FOUR STEP APPROACH

#### First Step: Determine the Useful Life of the Building

According to standard architectural practice the average life span of a conventionally built masonry exterior, wood, and steel structure is about 120 years. The building is approximately 22 years old and is still in the beginning of its projected life cycle.

The building structural system is a steel moment frame and affords great flexibility for interior expansion and remodeling. Taking this into account it is possible to renovate the existing building as well as utilizing the site for minor additions to the building envelope. What follows is a programmatic level plan set illustrating the expansion plan for the Paso Robles Library. Refer to Concept Building Plans [Appendix A].

OCCUPANCY TABULATION FOR EXPANSION BASED ON CONCEPTUAL PLAN

	LIBRARY	CITY HALL
EXISTING FIRST FLOOR	18,678 SQ.FT.	
EXISTING SECOND FLOOR		10,255 SQ.FT.
NEW FIRST FLOOR ADDITIONS	1,795 SQ.FT.	
NEW SECOND FLOOR ADDITIONS	2,041 SQ.FT.	400 SQ.FT.
NEW TOTAL OCCUPIED AREAS	22,514 SQ.FT.	10,350 SQ.FT.
PERCENTAGE CHANGE IN OCC.	+20%	-6%

The Library has the potential for expanding approximately 3,800 sq. ft., which is a net gain of 20% floor area for collections and infrastructure expansion. This along with reorganizing the existing spaces and expanding storage will bring the Library new opportunities for growth and service.

As you can see the potential for expansion is suitable and enables the growth of specific areas of the library giving them each their own identity. It is important to note that this area expansion is proportionate to the importance of growth for each area giving priority to relocating the Children’s Area to allow for a distinct Teen Area. Other priorities are expanding and reworking the Staff areas for efficiency and expanding all collections proportionate to their projected growth.



## HOW MUCH BUILDING IS NEEDED?

### Second Step: Forecast the Growth of Collection, Seating, Technology, Staff Needs, and Programing Needs

The Paso Robles Library Five Year Plan sets a goal for the year 2025 to expand and meet the needs for the growing projected population of 44,000.

#### Forecasting Collection Growth

This will be determined by the library's budget, type of materials it acquires, circulation rates (percentages of the collection on the shelf), and weeding policy. Will the collection grow, stay the same, or perhaps even be reduced? Will the types of media change over the life of the building?

The collection forecast for the Library is as follows utilizing the existing building for expansion:

	Today	2025
Population	31,580	44,000
Books in Collection	60,055	85,690
Audio Visual Collection	13,643	20,240
Overall Space	18,678 sq. ft.	22,514 sq. ft.

The goal is to expand collections to meet the growing population and to grow each category proportionate to the forecasted growth and based on existing usage patterns. The following is the existing library stack analysis:

Current library capacity: +/- 60,055 volumes serving a population of approximately 31,580

#### Standard Book Stack Sizes

The shelf sizes and number of book stack units selected will depend on the type of books being shelved. The following table indicates the recommended shelf depth and average number of volumes which can be stored per linear foot of shelf for various types of books and media.

TYPES OF VOLUMES	NUMBER OF VOLUMES PER LINEAL FOOT	DEPTH OF SHELF	VOLUMES PER SQ.FT. OF BOOKSTACK AREA *
CIRCULATION - NON-FICTION	12	8	19
FICTION	12	8	19
GENERAL LITERATURE	9	8	18
ECONOMICS	10	8	19
REFERENCE	8	8-10	17
HISTORY	9	8	18
TECHNICAL & SCIENTIFIC	8	8-10-12	15
LAW	7	8	11
MEDICAL	7	8-10	11
BOUND PERIODICALS	7	10-12	11
ART - QUARTOS & FOLIOS	9	10-12	15
JUVENILE - OCTAVOS	12	8	20
JUVENILE - FOLIOS	14	10-12	17
PUBLIC DOCUMENTS	7	8	12
MICROFILM	7	4-6	VARIES
VHS TAPES	9	6-8	VARIES
CD'S	27	6-8	VARIES
DVD'S	18	6-8	VARIES

\*BASED ON STORAGE IN 90" HIGH BOOKSTACK UNITS.  
 AS A GUIDE, AN AVERAGE LIBRARY WILL REQUIRE ABOUT 80% - 85% OF ITS TOTAL SHELVING AS 8" DEEP;  
 10%-15% IN 10" DEPTH; AND 2% -5% IN 12" DEPTH.  
 THE EXISTING BOOK STACKS ARE 36" WIDE MODULAR UNITS

## Existing Adult Library Stacks

Please note: this chart represents the maximum capacity of a shelf and not necessarily the typical working capacity. Working capacity will be between 2/3 and 3/4 of the maximum capacities shown, depending on the wishes of the librarian.

PASO ROBLES LIBRARY VOLUMES	LINEAL FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT +6" BASE
NEW BOOKS	36	324	36
BEST SELLERS	27	243	48
LARGE PRINT	135	945	60
DVD'S	180	3,240	60
NEWS	36	180	60
AUDIO BOOKS	96	1,728	36-60
MAGAZINES	48	48	36
FICTION	780	9,360	60-72
SPANISH	72	720	72
PAPER BACKS	63	756	72
REFERENCE	315	2,520	36-84
GOVERNMENT	63	630	84
NON-FICTION	1,386	16,632	84
MYSTERY	252	2,520	84
SCIENCE FICTION	105	1,050	60
OVERSIZE	15	120	84
MUSIC	96	2,592	60
LOCAL HISTORY	15	135	60
MAPS	X	X	X
MICROFICHE	X	X	X

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THE EXISTING BOOK STACKS ARE 36" WIDE MODULAR UNITS

To summarize the existing collections are overcapacity with the existing shelving. There is a need to expand all collections with an emphasis on Audio Books, Video, Music, and Fiction with a general expansion of the Spanish collections throughout the Library. The furniture accommodations and locations need to improve to take advantage of the panoramic view of the City Park. Overall the furniture should accommodate more collaboration and information exchange as well as quiet study.

## Existing Teen Library Stacks

Please note: this chart represents the maximum capacity of a shelf and not necessarily the typical working capacity. Working capacity will be between 2/3 and 3/4 of the maximum capacities shown, depending on the wishes of the librarian.

PASO ROBLES LIBRARY VOLUMES	LINEAL FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT +6" BASE
YOUNG ADULTS	108	972	72
TEEN	54	486	72
GRAPHIC NOVELS	72	648	72

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To summarize the existing collections are minuscule in relation to the teen population and the potential benefit the younger generation would receive from a larger collection. The existing Teen section has no identity and is an afterthought portion of the Adult area. This demographic would benefit from a much needed personal space where they can feel at home. The teen population currently shares the adult amenities and is in competition for tables and reading areas. This new space would have the latest amenities including provisions for lounging technology which the younger generation has embraced. The new Teen area would have a lounge style layout to promote comfort and interaction and study room for group collaboration.

### Existing Children Library Stacks

Please note: this chart represents the maximum capacity of a shelf and not necessarily the typical working capacity. Working capacity will be between 2/3 and 3/4 of the maximum capacities shown, depending on the wishes of the librarian.

PASO ROBLES LIBRARY VOLUMES	LINEAL FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT +6" BASE
NEW BOOKS	24	24	72
BATTLE BOOKS	24	24	72
REFERENCE	48	384	48
FICTION	204	2,448	36-48
NON-FICTION	456	5,472	48
HOLIDAY	60	540	48
PAPER BACK		400	48
AUDIO VISUAL	54	972	36
MAKER	27	243	36
SPANISH MAKER	27	243	36
SPANISH NON-FICTION	54	486	36
BEGINNER	24	216	36
PICTURE BOOKS	156	1,404	36-60
NON-FICTION	36	360	36
MAGAZINES	24	24	36
TOYS	18	18	36

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To summarize the existing collections require expansion in every category but a much needed renovation is needed for this area. A space that can adapt to the many program functions in place for children including Story Time. A new Children Area would accommodate story time right on the stack floor. New movable low laying stacks would be movable and can be relocated to accommodate a large viewing audience. The existing Story Time room would be re-purposed to expand as a meeting and programming space separate of the reading function.

Taking a look at the new expanded conceptual plan we can extract the following:

Future Capacity: +/- 85,698 volumes serving a projected population of approximately 44,000

## New Adult Library Stacks

Please note: this chart represents the maximum capacity of a shelf and not necessarily the typical working capacity.

Working capacity will be between 2/3 and 3/4 of the maximum capacities shown, depending on the wishes of the librarian.

PASO ROBLES LIBRARY VOLUMES	LINEAL FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT +6" BASE
NEW BOOKS	132		36
BEST SELLERS	141	987	48
LARGE PRINT	192	960	60
DVD'S	282	5,076	60
NEWS	36	180	60
AUDIO BOOKS	204	3,672	36-60
MAGAZINES	68	68	36
FICTION	1,359	10,872	60-72
SPANISH	249	1,992	72
PAPER BACKS	63	756	72
REFERENCE	216	1,296	36-84
GOVERNMENT	108	864	84
NON-FICTION	1,206	9,648	84
MYSTERY	321	2,568	84
SCIENCE FICTION	132	1,056	60
OVERSIZE	42	252	84
MUSIC	324	5,832	60
LOCAL HISTORY	36	252	60
MAPS	X	X	X
MICROFICHE	X	X	X

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THE EXISTING BOOK STACKS ARE 36" WIDE MODULAR UNITS

## New Teen Library Stacks

Please note: this chart represents the maximum capacity of a shelf and not necessarily the typical working capacity.

Working capacity will be between 2/3 and 3/4 of the maximum capacities shown, depending on the wishes of the librarian.

PASO ROBLES LIBRARY VOLUMES	LINEAL FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT +6" BASE
YOUNG ADULTS	623	4,361	72
GRAPHIC NOVELS	168	1,176	72

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THE EXISTING BOOK STACKS ARE 36" WIDE MODULAR UNITS

## New Children Library Stacks

Please note: this chart represents the maximum capacity of a shelf and not necessarily the typical working capacity.

Working capacity will be between 2/3 and 3/4 of the maximum capacities shown, depending on the wishes of the librarian.

PASO ROBLES LIBRARY VOLUMES	LINEAL FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT +6" BASE
NEW BOOKS	48	48	72
BATTLE BOOKS	24	24	72
REFERENCE	45	270	60
FICTION	258	2,064	48-60
NON-FICTION	414	3,312	48-60
HOLIDAY	60	420	60
PAPER BACK		200	60
AUDIO VISUAL	90	1,620	36
MAKER	56	376	36
SPANISH MAKER	27	144	36
SPANISH NON-FICTION	45	432	36
BEGINNER	75	525	36-60
PICTURE BOOKS	226	1,582	36-60
NON-FICTION (FAIRYTALES)	45	360	36
MAGAZINES	24	24	36
TOYS	36		36

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## How does it stack up?

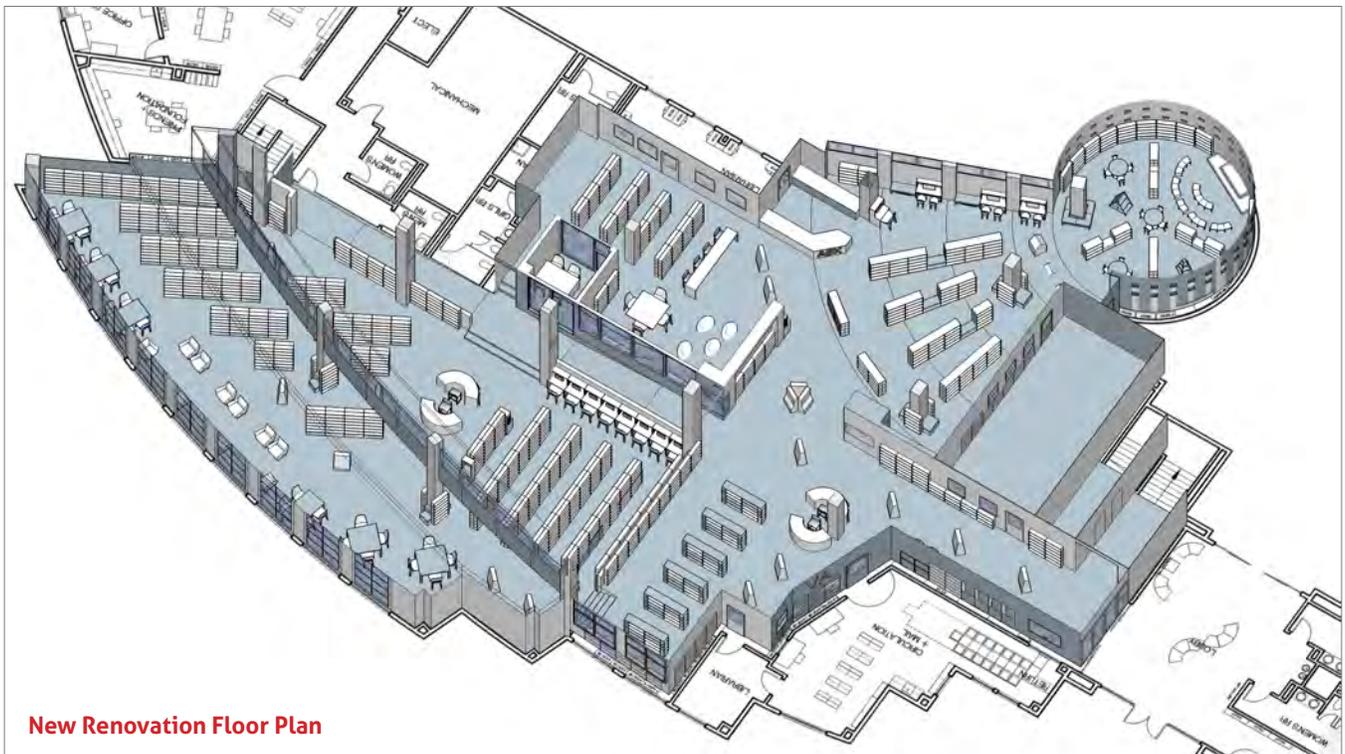
To summarize the following chart illustrates the percentage change in collections:

ADULT:	TEEN:	CHILDREN:
NEW BOOKS 70%	YOUNG ADULTS 73%	NEW BOOKS -
BEST SELLERS 80%	GRAPHIC NOVELS 57%	BATTLE BOOKS -
LARGE PRINT 30%		REFERENCE -
DVD'S 36%		FICTION 20%
NEWS -		NON-FICTION -
AUDIO BOOKS 52%		HOLIDAY -
MAGAZINES -		PAPER BACK -
FICTION 42%		AUDIO VISUAL 40%
SPANISH 70%		MAKER -
PAPER BACKS -		SPANISH MAKER -
REFERENCE -50%		SPANISH NON-FICTION 20%
GOVERNMENT -		BEGINNER 68%
NON-FICTION -		PICTURE BOOKS 30%
MYSTERY 21%		NON-FICTION -
SCIENCE FICTION 20%		MAGAZINES -
OVERSIZE 64%		TOYS 50%
MUSIC 55%		
LOCAL HISTORY 58%		
MAPS -		
MICROFICHE -		

## HOW MUCH BUILDING IS NEEDED?

The expansion allows for appropriate growth for collections of approximately 85,698 volumes serving a projected population of approximately 44,000 for a total 30% increase in collections.

To summarize the largest expansions occur for the most important collections to respond to the most critical use patterns. The largest expansion occurs in New Books, Best Sellers, Spanish Collections, Audio Books, and DVDs. The Teen collections expand exponentially to create their own collection. The Children collections expand to fill their new space with the largest expansions occurring in Beginner Reading, Picture Books, and Audio Visual.



### Forecasting Seating Requirements

Current national and local library trends indicate that a library's function as centers for collaboration and public interaction. The library should provide more space for collaboration, study, and reading. The community analysis confirms this. An increase of Internet access for wireless devices would lead to a small reduction in computer stations.

	Today (patrons)	2025 (patrons)
Group Tables	64	92
Read	15	41
Study	8	23
Computer	18	14

### Existing Adult Furniture

Please note: tallies for patrons are number of chairs available

PASO ROBLES LIBRARY FURNITURE	NUMBER OF UNITS	NUMBER OF PATRONS
COMPUTER	14	14
GROUP TABLE	5	20
STUDY	8	8
READ	9	9
OPAC	2	
SELF CHECK	1	
CONFERENCE	1	12

### Existing Teen Furniture

Please note: tallies for patrons are number of chairs available

PASO ROBLES LIBRARY VOLUMES	LINEAL FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT +6" BASE
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### Existing Children Furniture

Please note: tallies for patrons are number of chairs available

PASO ROBLES LIBRARY FURNITURE	NUMBER OF UNITS	NUMBER OF PATRONS
GROUP TABLE	11	40
READ STORY	2	6
	15	50
COMPUTER	4	
AWE	2	
OPAC	1	

### New Adult Furniture

Please note: Tallies for patrons are number of chairs available

PASO ROBLES LIBRARY FURNITURE	NUMBER OF UNITS	NUMBER OF PATRONS
COMPUTER	7	7
GROUP TABLE	7	28
STUDY	23	23
READ	14	14
FIND	4	
SELF CHECK	4	
CONFERENCE	2	30

### New Teen Furniture

Please note: Tallies for patrons are number of chairs available

PASO ROBLES LIBRARY FURNITURE	NUMBER OF UNITS	NUMBER OF PATRONS
GROUP TABLE	1	4
STUDY	8	8
READ	9	9

### New Children Furniture

Please note: Tallies for patrons are number of chairs available

PASO ROBLES LIBRARY FURNITURE	NUMBER OF UNITS	NUMBER OF PATRONS
GROUP TABLE	11	60
READ STORY	18	18
COMPUTER	21	75
COMPUTER	3	3
AWE	2	
FIND	1	
SELF CHECK	1	

In summary the Library benefits from an overall expansion of furniture for spaces for meeting and collaborating, and for reading and studying in quiet locations. Computers are reduced to give more opportunity for WIFI users. Find and Self Check stations are located conveniently in each collection space. Proportionately group tables increase by 30%. Reading furniture increases 63%. Study areas increase by 65%. Overall the new furniture should be contemporary to adapt to technology and flexible to allow for reworking of space as required in the Children section.



### Forecasting Technology Growth

The library was designed to be as flexible as possible and the routing of power and data passage can be accessed for expansion. The implementation of RFID and self-check will improve services and change staff focus to better assist patrons. Self-check would be located conveniently at each collection area as would computer find stations.

The technology forecast for the Library is as follows utilizing the existing building for expansion:

	Today	2025
Self-check	1	6
Find Stations	3	6

The use of RFID will allow the patron the freedom of checking out and returning their own items. The use of a sorting machine will make the experience more efficient. Self-check and Find stations will be conveniently located in each collection.



### Forecasting Staff Needs

Converting the library to self-check frees the staff for serving the public. The current library work room is disconnected from the intake and circulation but the addition of a mechanical sorter would replace manual sorting and make the transfer of books-to-shelf and inter-library book transfer more efficient. More efficient space is needed throughout the library for the staff to perform in an organized manner. The staff space forecast for the Library is as follows utilizing the existing building for expansion:

	Today	2025
Office	891 sq. ft.	1,173 sq. ft.
Storage	344 cu. ft.	400 sq. ft.
Work Room	425 sq. ft.	675 sq. ft.
Friends + Foundation	150 sq. ft.	425 sq. ft.

In summary an overall expansion of spaces for the staff must occur. Referring to the Conceptual Plan by converting the existing return and circulation desk into a Circulation and Mail room space and by de-compartmentalizing the Work Room and expanding its useful space the library gets much more efficient. The staff are free to engage the public in the open space at the two new Ask desks where they can assist, answer questions, and direct patrons to collections. The Friends and Foundation groups will have a greatly expanded and separate space for functioning at a higher service level.



## HOW MUCH BUILDING IS NEEDED?

### Forecasting Programming

The community and staff analysis indicated the need to expand programming and meeting space. The special programs the library provides to the public are popular and well attended and the Library staff are often competing with the City for meeting and programming space. The staff has to turn away the public when story time is in session. The program rooms are over utilized. The community room is heavily used by the City staff and City Council. More meeting space and flexible use of existing program space must occur for the Library to remain responsive the patron’s needs.

	Today	2025
Meeting Space	1 space @ 230 sq. ft.	3 spaces @ 230, 304, 512 sq. ft.
Program Space	1 space @ 414 sq. ft.	3 spaces @ 230, 304, 512 sq. ft.
Story Time	Shared with Program Space	Distinct space on stack floor
Story Time Capacity	50	75-100

In summary in addition to increased area the spaces for programming are reorganized to be more flexible. The story time functions on the stack floor and accommodates more patrons.



### Third Step: How Much Space is Actually Needed?

Now that we have determined the key components for a successful expansion of the library plan of service it's important to list the spaces and determine how much space each component will actually require. We can then compare the total square footage to the local and regional standard.

Utilizing the Libris Design Database the following is a space planning spreadsheet utilizing common space tabulation standards for comprehensive library planning. Quantities are taken from the Concept Building Plans in [Appendix A].

		<u>Quantity</u>	<u>x Factor</u>	<u>Total Sq. Ft.</u>
<b>Item</b>				
<b>Readers</b>				
Bean Bag Chair		5	20	100
Chair, Café			12	0
Chair, Readers		22	20	440
Table, Coffee			25	0
Table, End			10	0
Floor cushion			8	0
Foot Stool			8	0
Lounge Chair		14	35	490
Study Carrel (1)	30"d x 42"w	3	40	120
Study Carrel (4)		1	120	120
Study Carrel (6 pod)		1	220	220
Table, Rectangular (4)	6' x 6'	3	100	300
Table, Round (4)	4' Round	5	80	400
Table, Rectangular (6)	4' x 8'	6	120	720
Table, Café		1	30	30
<b>Technology</b>				
Chair, Task		15	12	180
Lectern with Laptop			50	0
OPAC, stand up		6	30	180
Photocopy Machine		1	50	50
Print Release Station		1	30	30
Self-Check Machine with stand		6	35	210
Technology Training Table	30" x 48"		40	0
Technology Training Table	30" x 60"		60	0
Public Use Technology Workstation		14	40	560
<b>Misc.</b>				
Atlas Case			35	0
Book Truck		75	10	750
Dictionary Stand			10	0
Flat File			36	0
Index Table			120	0

Lateral File		12	20	240
Vertical File		12	14	168
<b>Meeting/Groups</b>				
Group Study Chair		28	12	336
Group Study Table (4)		4	150	600
Group Study Table (6)			168	0
Chair, Stacking		92	12	1104
Conference Table (8)			190	0
Conference Table (10)		2	225	450
<b>Staff &amp; Service Desk</b>				
Circulation Desk	Per Station	6	70	420
Market Display	30" x 30"	22	50	1100
Reference Desk	Per Station	2	60	120
Shelving Unit	36"w x 12"d	423	10	4230
Shelving Unit	36"w x 24"d		20	0
Staff workstation	6' x 8'	5	55	275
Staff workstation	5' x 6'	2	40	80
Staff workstation	9' x 10'		100	0
Work counter	Per Foot	88	6	528
Total Space Requirements				14551

We will add a typical 30 percent of the total space for all non-assignable spaces in the building, such as support spaces, mechanical, and restrooms. We add another 25% for circulation space including stairs.

14,551 square feet assignable + 4,365 square feet non-assignable + 3,637 square feet circulation = 22,553 square feet Total Library Floor Space Requirement

When compared to the expansion of the existing library we see that the space analysis is fitting the overall space of 22,514 square feet accordingly.

	Today	2025
Population	31,580	44,000
Books in Collection	66,809	85,690
Audio Visual Collection	13,643	20,240
Overall Space	18,678 sq. ft.	22,514 sq. ft.

#### Fourth Step: Comparison

Now that all assignable and non-assignable spaces required to meet the library's plan of service are calculated it is important to compare the total against local and regional standards. The published standard from the Public Library Association is 0.7 square feet per capita for a library to serve the local population. The American Planning Association recommends for a population of 35,000 to 100,000 the per capita should be 0.5 to 0.6. According to 2012 California Public

## HOW MUCH BUILDING IS NEEDED?

Library Statics the statewide mean is 0.71 per capita. For our purposes we will compare using the average of 0.5, 0.6, and 0.7 for a per capita of 0.6.

Therefore according to accepted planning standards for a projected population of 44,000 we should expect the library to be at least 26,400 square feet to accommodate services and growth.

This appears appropriate when in comparison to the San Luis Obispo Library. The San Luis Obispo Main Branch Library provides services to approximately 46,000 people with a 28,000 square feet of working floor space. To better meet user needs, they shifted the staff space into public service space and reorganized collections to match the patron's requests.

In summary the Conceptual Library Plan for Expansion calls for 25,880 square feet, utilizing the existing building and expanding into feasible areas within and on the site. This expansion is adequate and very close to the accepted standard for library planning.





## Cost for Expansion

Refer to Detailed Cost Analysis [Appendix D]

The following is a summary of cost for the Library Expansion including the furniture budget:

Item	Quantity	Unit Cost	Total
<b>Building Cost Estimate</b>			<b>\$2,226,227</b>
<b>Furniture</b>			
Move and install existing Stacks	120	250 If	30,000
New Stacks Tall	252	500 If	126,000
New Stacks Low	243	500 If	121,500
Market Display	20	\$500	10,000
Self Check	6	\$1,000	6,000
Find Station	6	\$1,000	6,000
Sorting Machine	1	\$250,000	250,000
Book Carts	12	\$250	3,000
Lounge Chair	14	\$500	7,000
Desk Chair	54	\$300	16,200
Computer Desk	3	\$1,000	3,000
Square table	1	\$750	750
Rectangular table	6	\$750	4,500
AV Equipment	6	\$2,500	15,000
Conference Table	1	\$2,500	2,500
		Subtotal	\$2,825,177
Labor		10%	\$282,517.70
Contingency		20%	\$565,035.40
		<b>Total Renovation Cost</b>	<b>\$3,672,730</b>



### Conclusion

In summary we can see that a complete renovation is attainable to meet the needs of the growing town of Paso Robles.

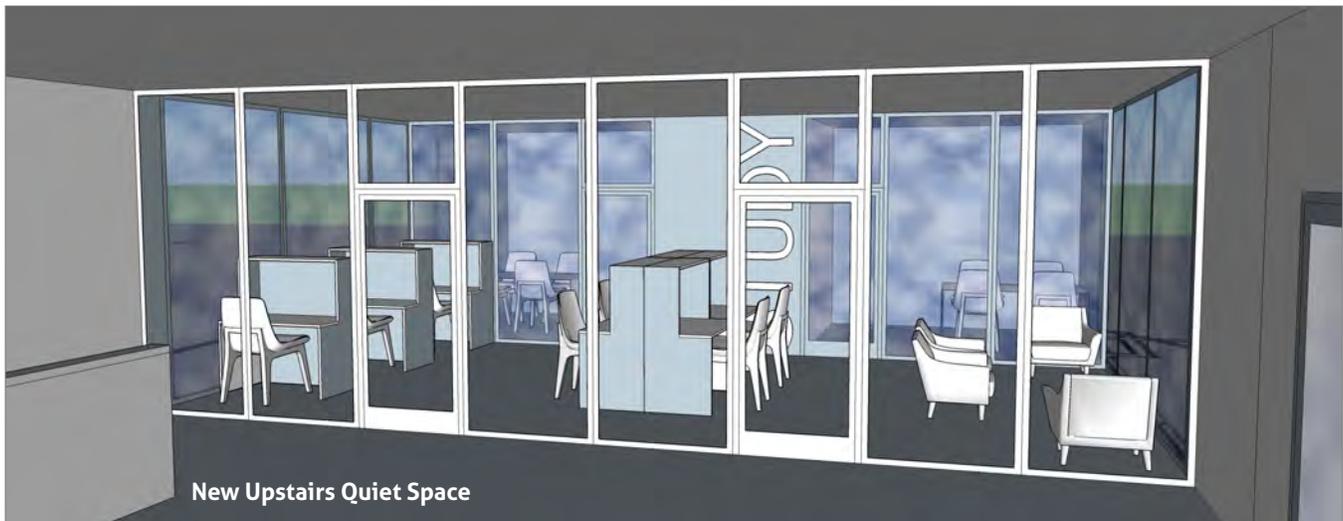
The Library Plan of Service exceeds the needs for the community:

- It reorganizes the stack floors and expands spaces to improve access to newer and diverse collections.
- It creates flexible space within existing spaces and increases the opportunities for public programs.
- It introduces modern technology which will enhance the staff and user experience.
- It expands and makes more efficient staff work areas.

The Library Plan of Service meets the current challenges for today and the future:

- It increases shelf capacity for all collections.
- It reorganizes and expands programming space.
- It introduces collaborative space for information exchange and provides quiet space for study.
- It creates a teen space with its own collection and amenities.

Most importantly it maintains the Library vision: A modern library that maintains small town appeal centrally located in a beautiful and convenient setting.

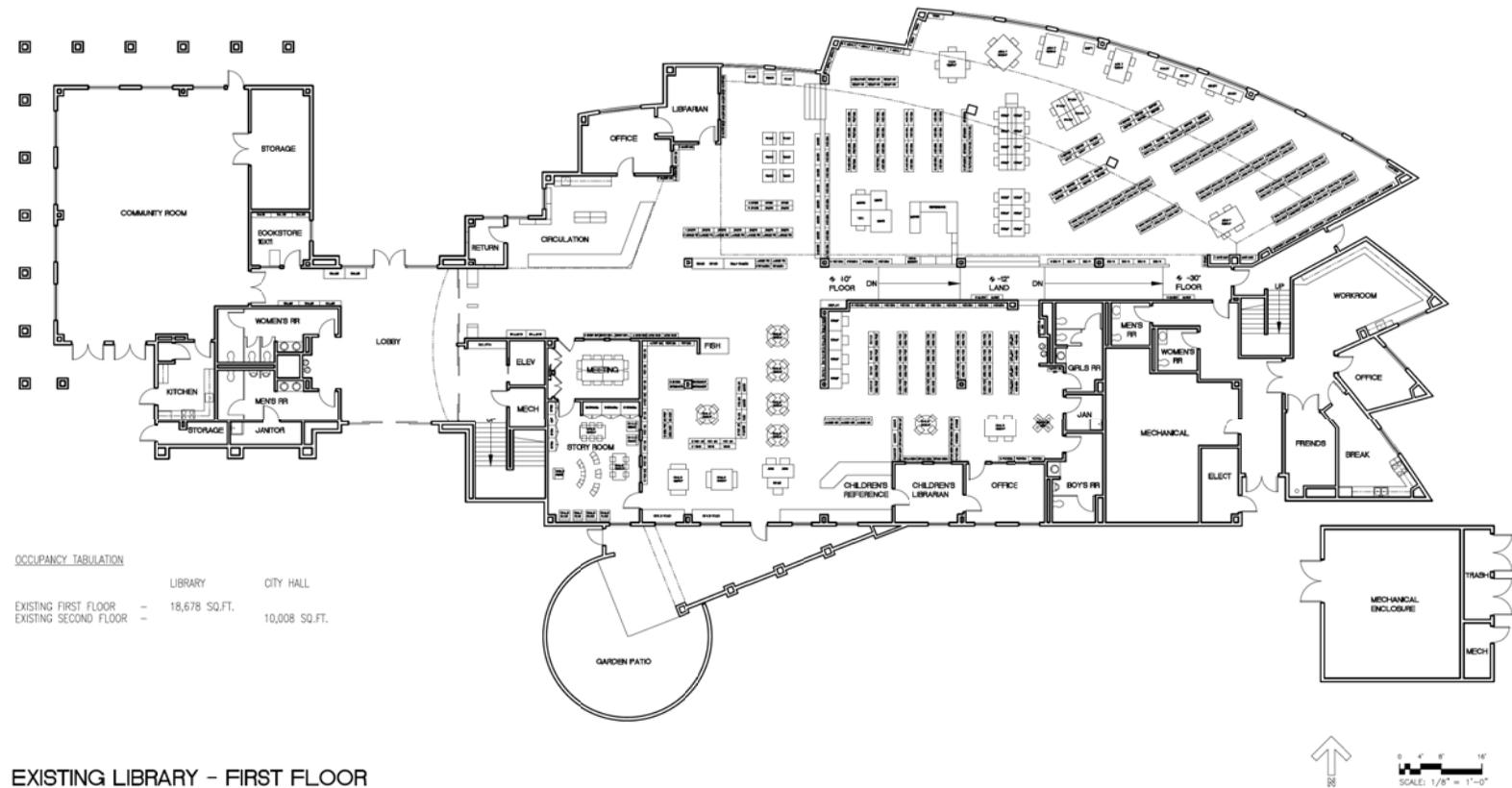


New Upstairs Quiet Space

### REFERENCES

- American Library Association, Library Administration and Management Association, Buildings and Equipment Section, Functional Space Requirements Committee. 2001. Building Blocks for Planning Functional Library Space. Lanham, MD: Scarecrow Press.
- Libris DESIGN. Sacramento, CA: California State Library.
- American Planning Association, Guidelines.





**OCCUPANCY TABULATION**

	LIBRARY	CITY HALL
EXISTING FIRST FLOOR	18,678 SQ.FT.	
EXISTING SECOND FLOOR		10,008 SQ.FT.

**EXISTING LIBRARY - FIRST FLOOR**

**EXISTING LIBRARY STACK ANALYSIS**  
 CURRENT CAPACITY: +/- 60,000 VOLUMES SERVING A POPULATION OF APPROXIMATELY 31,500

**STANDARD BOOK STACK SIZES**  
 THE SHELF SIZES AND NUMBER OF BOOKSTACK UNITS SELECTED WILL DEPEND ON THE TYPE OF BOOKS BEING SHELVED. THE FOLLOWING TABLE INDICATES THE RECOMMENDED SHELF DEPTH AND AVERAGE NUMBER OF VOLUMES WHICH CAN BE STORED PER LINEAL FOOT OF SHELF FOR VARIOUS TYPES OF BOOKS AND MEDIA. PLEASE NOTE: THIS CHART REPRESENTS THE MAXIMUM CAPACITY OF A SHELF AND NOT NECESSARILY THE TYPICAL WORKING CAPACITY. WORKING CAPACITY WILL BE BETWEEN 2/3 AND 3/4 OF THE MAXIMUM CAPACITIES SHOWN, DEPENDING ON THE WISHERS OF THE LIBRARIAN.

TYPE OF VOLUMES	NUMBER OF VOLUMES PER LINEAL FOOT	DEPTH OF SHELF	VOLUMES PER SQ.FT. OF BOOKSTACK AREA *
CIRCULATION - NON-FICTION	12	8	19
FICTION	12	8	19
GENERAL LITERATURE	9	8	18
ECONOMICS	10	8	19
REFERENCE	8	8-10	17
HISTORY	8	8	18
TECHNICAL & SCIENTIFIC	8	8-10-12	15
LAW	7	8-10	11
MEDICAL	7	8-10	11
SOUND PERIODICALS	7	10-12	11
ART - QUARTZ & FOLDS	9	10-12	15
JURNALS - OCTAVOS	12	10	20
JURNALS - FOLIOS	14	10-12	17
MUSIC	7	8	12
MUSIC - VARIOUS	7	8-8	VARIES
MAPS	9	8-8	VARIES
CD'S	27	6-8	VARIES
DVD'S	18	6-8	VARIES

\*BASE ON STANDARD 4" HIGHER BOOKSTACK UNITS.  
 AS A GUIDE, AN AVERAGE LIBRARY WILL REQUIRE ABOUT ONE - ONE OF ITS TOTAL SHELVING AS F' STOCK.  
 ONE-ONE IN 12" DEPTH AND ONE-ONE IN 12" DEPTH.  
 THE EXISTING BOOK STACKS ARE 30" HIGH MODULAR UNITS.

**EXISTING ADULT LIBRARY STACKS**  
 PLEASE NOTE: THIS CHART REPRESENTS THE MAXIMUM CAPACITY OF A SHELF AND NOT NECESSARILY THE TYPICAL WORKING CAPACITY. WORKING CAPACITY WILL BE BETWEEN 2/3 AND 3/4 OF THE MAXIMUM CAPACITIES SHOWN, DEPENDING ON THE WISHERS OF THE LIBRARIAN.

PASO ROBLES LIBRARY VOLUMES	LINEAL FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT +4" BASE
NEW BOOKS	36	324	36
BEST SELLERS	27	243	48
LARGE PRINT	130	1170	60
DVD'S	180	1620	60
NEWS	36	324	60
AUDIO BOOKS	86	774	36-40
MAGAZINES	48	432	36
FICTION	780	7020	60-72
SPANGISH	72	648	72
PAPER BACKS	63	567	72
REFERENCE	315	2835	36-84
GOVERNMENT	63	567	60
NON-FICTION	1,366	12,294	84
MYSTERY	252	2,268	84
SCIENCE FICTION	102	918	60
OVERSIZE	15	135	84
MUSIC	96	864	60
LOCAL HISTORY	15	135	60
MAPS	X	X	X
MICROFORME	X	X	X

AS A GUIDE, AN AVERAGE LIBRARY WILL REQUIRE ABOUT ONE - ONE OF ITS TOTAL SHELVING AS F' STOCK.  
 ONE-ONE IN 12" DEPTH AND ONE-ONE IN 12" DEPTH.  
 THE EXISTING BOOK STACKS ARE 30" HIGH MODULAR UNITS.

**EXISTING ADULT FURNITURE**  
 PLEASE NOTE: TALLIES FOR PATRONS ARE NUMBER OF CHAIRS AVAILABLE

PASO ROBLES LIBRARY FURNITURE	NUMBER OF UNITS	NUMBER OF PATRONS
COMPUTER	14	14
GROUP TABLE	5	20
STUDY	8	8
READ	9	9
OPAC	2	
SELF CHECK	1	
CONFERENCE	1	12

**EXISTING TEEN LIBRARY STACKS**  
 PLEASE NOTE: THIS CHART REPRESENTS THE MAXIMUM CAPACITY OF A SHELF AND NOT NECESSARILY THE TYPICAL WORKING CAPACITY. WORKING CAPACITY WILL BE BETWEEN 2/3 AND 3/4 OF THE MAXIMUM CAPACITIES SHOWN, DEPENDING ON THE WISHERS OF THE LIBRARIAN.

PASO ROBLES LIBRARY VOLUMES	LINEAL FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT +4" BASE
YOUNG ADULTS	108	972	72
TEEN	54	486	72
GRAPHIC NOVELS	72	648	72

AS A GUIDE, AN AVERAGE LIBRARY WILL REQUIRE ABOUT ONE - ONE OF ITS TOTAL SHELVING AS F' STOCK.  
 ONE-ONE IN 12" DEPTH AND ONE-ONE IN 12" DEPTH.  
 THE EXISTING BOOK STACKS ARE 30" HIGH MODULAR UNITS.

**EXISTING TEEN FURNITURE**  
 PLEASE NOTE: TALLIES ARE NUMBER OF CHAIRS AVAILABLE FOR PATRONS

PASO ROBLES LIBRARY FURNITURE	NUMBER OF UNITS	NUMBER OF PATRONS
GROUP TABLE	1	4
STUDY	8	8
READ	9	9

**EXISTING CHILDREN LIBRARY STACKS**  
 PLEASE NOTE: THIS CHART REPRESENTS THE MAXIMUM CAPACITY OF A SHELF AND NOT NECESSARILY THE TYPICAL WORKING CAPACITY. WORKING CAPACITY WILL BE BETWEEN 2/3 AND 3/4 OF THE MAXIMUM CAPACITIES SHOWN, DEPENDING ON THE WISHERS OF THE LIBRARIAN.

PASO ROBLES LIBRARY VOLUMES	LINEAL FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT +4" BASE
NEW BOOKS	24	216	72
BATTLE BOOKS	24	216	72
REFERENCE	48	432	48
FICTION	204	1,836	36-48
NON-FICTION	456	4,104	48
HOLIDAY	60	540	48
PAPER BACK	54	486	48
AUDIO VISUAL	27	243	36
MAPS	27	243	36
SPANISH MAPS	54	486	36
SPANISH NON-FICTION	54	486	36
BEADMAN	24	216	36
PICTURE BOOKS	156	1,404	36-60
NON-FICTION	36	324	36
MAGAZINES	24	216	36
TOYS	18	162	36

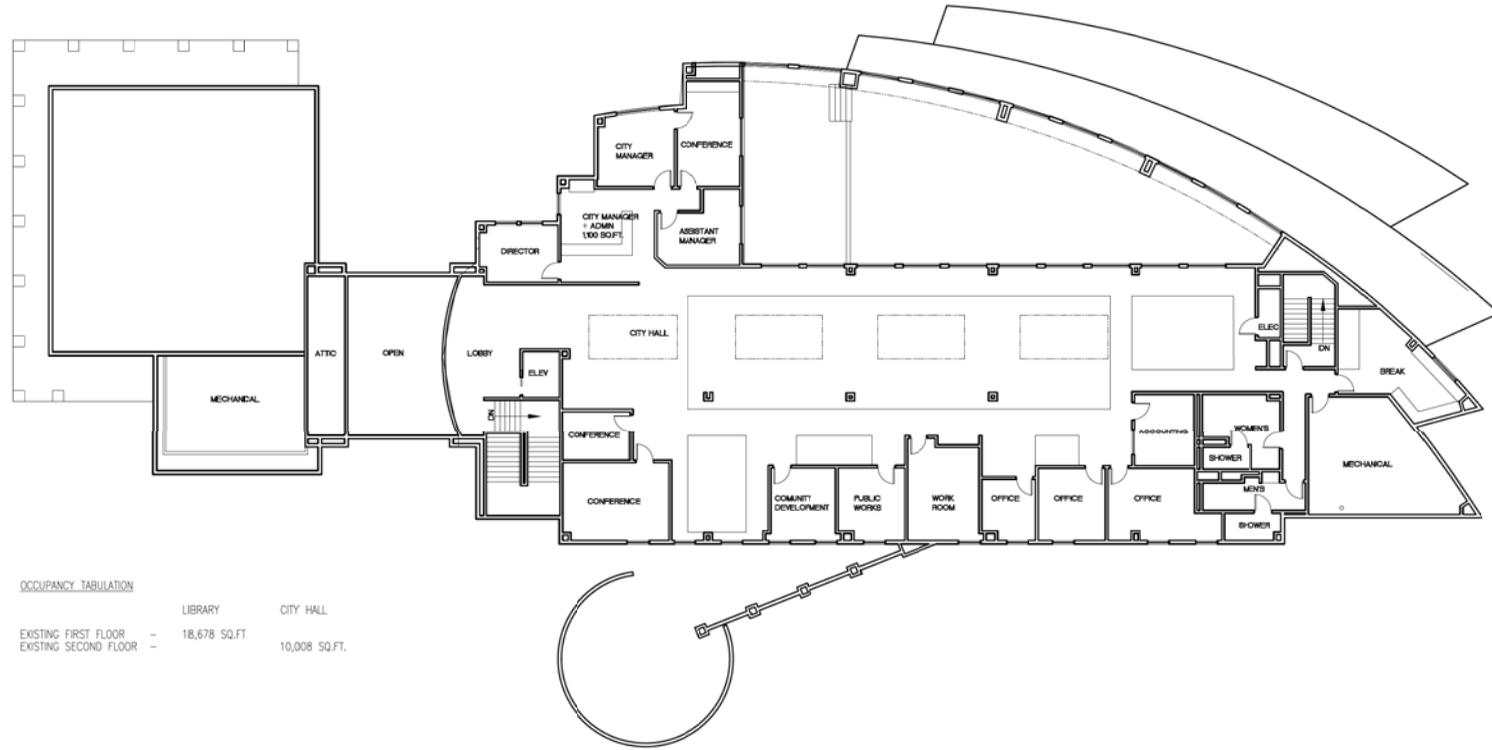
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**EXISTING CHILDREN FURNITURE**  
 PLEASE NOTE: TALLIES ARE NUMBER OF CHAIRS AVAILABLE FOR PATRONS

PASO ROBLES LIBRARY FURNITURE	NUMBER OF UNITS	NUMBER OF PATRONS
GROUP TABLE	11	40
READ	2	6
STORY	15	50
COMPUTER	4	
ARE	2	
OPAC	1	

DATE: 11/11/2011  
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 CHECKED BY: [Name]  
 PROJECT NUMBER: [Number]  
 SHEET NUMBER: [Number]

DATE: 11/11/2011  
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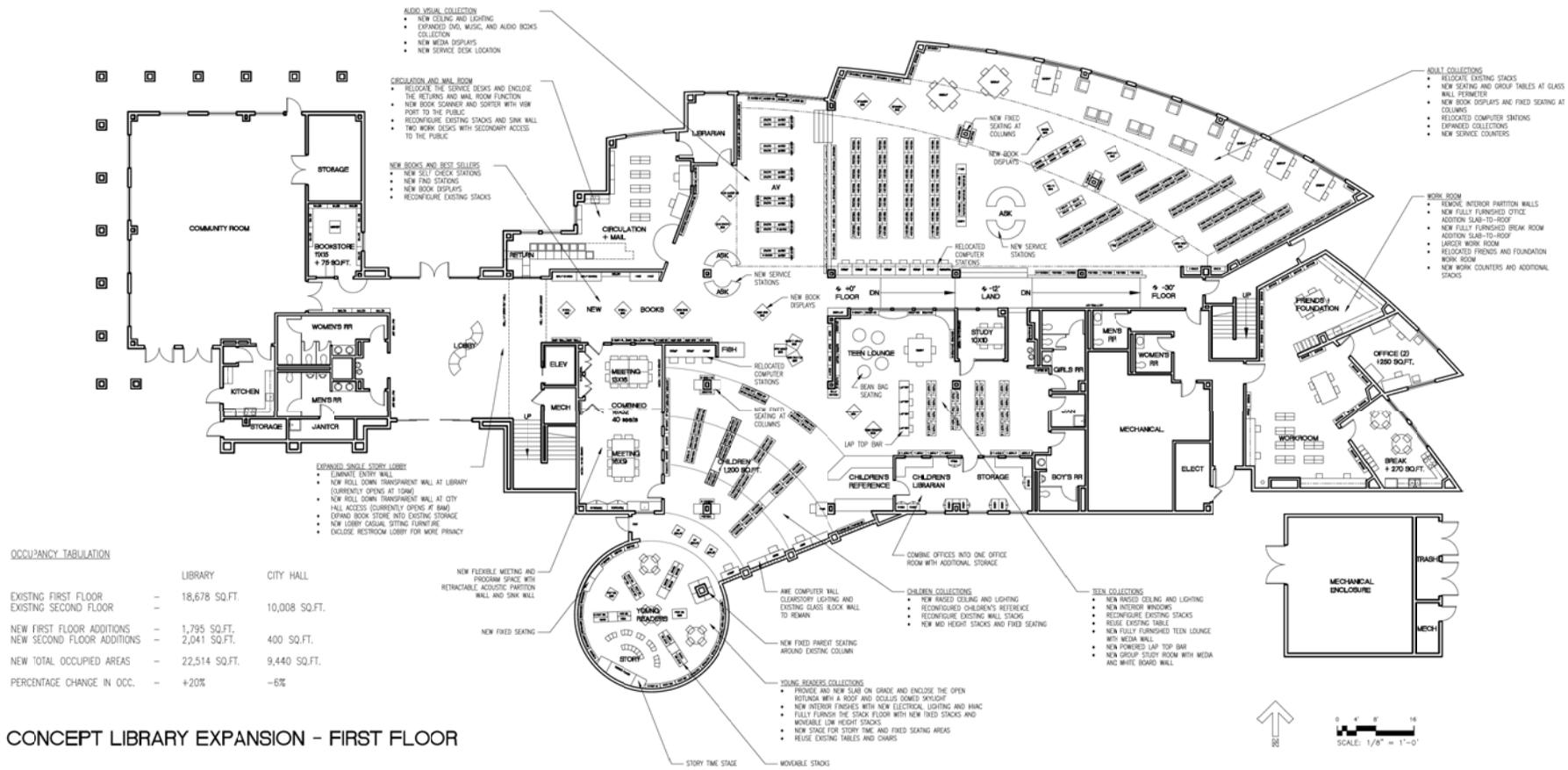


OCCUPANCY TABULATION

	LIBRARY	CITY HALL
EXISTING FIRST FLOOR	- 18,678 SQ.FT	
EXISTING SECOND FLOOR		- 10,008 SQ.FT.

EXISTING LIBRARY - SECOND FLOOR





**OCCUPANCY TABULATION**

	LIBRARY	CITY HALL
EXISTING FIRST FLOOR	18,678 SQ.FT.	10,008 SQ.FT.
EXISTING SECOND FLOOR		
NEW FIRST FLOOR ADDITIONS	1,795 SQ.FT.	
NEW SECOND FLOOR ADDITIONS	2,041 SQ.FT.	400 SQ.FT.
NEW TOTAL OCCUPIED AREAS	22,514 SQ.FT.	9,440 SQ.FT.
PERCENTAGE CHANGE IN OCC.	+20%	-6%

**CONCEPT LIBRARY EXPANSION - FIRST FLOOR**

**EXPANDED LIBRARY ANALYSIS**

ADULT: +/- 85,698 VOLUMES SERVING A PROJECTED POPULATION OF APPROXIMATELY 44,000

ADULT:		CHILDREN:	
NEW BOOKS	70%	INCREASE	64%
BEST SELLERS	80%	MUSIC	50%
LARGE PRINT	30%	LOCAL HISTORY	58%
UNGS	30%	MAPS	-
NEWS	-	MICROFORM	-
AUDIO BOOKS	52%	NON-FICTION	20%
MAGAZINES	-	PICTURE BOOKS	-
FICTION	42%	ALDO VISUAL	40%
SPANISH	70%	MAPS	-
PAPER BACKS	-	TEEN	-
REFERENCE	-50%	YOUNG ADULTS	73%
GOVERNMENT	-	GRAPHIC NOVELS	57%
NON-FICTION	21%	CHILDREN'S	-
SCIENCE FICTION	20%	TOYS	50%

**STANDARD BOOK STACK SIZES**

THE SHELF SIZE AND NUMBER OF BOOKSTACK UNITS SELECTED WILL DEPEND ON THE TYPE OF BOOKS BEING STORED. THE FOLLOWING TABLE INDICATES THE RECOMMENDED SHELF DEPTH AND AVERAGE NUMBER OF VOLUMES WHICH CAN BE STORED PER LINEAR FOOT OF SHELF FOR VARIOUS TYPES OF BOOKS AND MEDIA. PLEASE NOTE THIS CHART REPRESENTS THE MAXIMUM CAPACITY OF A SHELF AND NOT NECESSARILY THE TYPICAL WORKING CAPACITY. WORKING CAPACITY WILL BE BETWEEN 2/3 AND 3/4 OF THE MAXIMUM CAPACITIES SHOWN, DEPENDING ON THE WISHERS OF THE LIBRARIAN.

TYPE OF VOLUMES	NUMBER OF VOLUMES PER LINEAR FOOT	DEPTH OF SHELF	VOLUMES PER SQ. FT. OF BOOKSTACK AREA *
CIRCULATION - NON-FICTION	12	8"	19
FICTION	12	8"	19
GENERAL LITERATURE	9	8"	15
ECONOMICS	10	8"	16
REFERENCE	8	8-10"	17
HISTORY	9	8"	15
TECHNICAL & SCIENTIFIC	8	8-10-12"	15
LAW	7	8"	11
MEDICAL	7	8-10"	11
BOUND PERIODICALS	7	10-12"	11
ART - QUARTZ & POLYS	9	10-12"	15
JUVENILE - POLYS	12	8"	20
JUVENILE - POLYS	12	10-12"	20
PUBLIC DOCUMENTS	7	8"	11
MICROFILM	7	4-6"	VARIES
MAPS	9	6-8"	VARIES
CD'S	27	6-8"	VARIES
DVD'S	18	6-8"	VARIES

**NEW ADULT LIBRARY STACKS**

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PROJ. BOOKS LIBRARY VOLUMES	LINEAR FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT 44" BASE
NEW BOOKS	132	987	36
BEST SELLERS	141	960	48
LARGE PRINT	192	960	60
CD'S	282	5,204	60
NEWS	36	180	60
AUDIO BOOKS	208	8,672	36-60
MAGAZINES	68	68	36
FICTION	1,259	10,872	60-72
SPANISH	249	1,292	72
PAPER BACKS	83	756	36-64
GOVERNMENT	105	854	84
NON-FICTION	1,206	8,648	84
MYSTERY	321	2,568	84
SCIENCE FICTION	122	1,256	84
CHILDREN'S	42	252	84
MUSIC	324	5,832	60
LOCAL HISTORY	36	252	60
MAPS	7	7	7
MICROFORM	7	7	7

**NEW ADULT FURNITURE**

PLEASE NOTE: TABLES FOR PATRONS ARE NUMBER OF CHAIRS AVAILABLE

PROJ. BOOKS LIBRARY FURNITURE	NUMBER OF UNITS	NUMBER OF PATRONS
COMPUTER	7	7
GROUP TABLE	7	28
STUDY	23	23
READ	14	14
FND	4	4
SELF CHECK	4	4
CONFERENCE	2	30

**NEW TEEN LIBRARY STACKS**

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PROJ. BOOKS LIBRARY VOLUMES	LINEAR FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT 44" BASE
YOUNG ADULTS	623	4,361	72
GRAPHIC NOVELS	168	1,176	72

**NEW TEEN FURNITURE**

PLEASE NOTE: TABLES ARE NUMBER OF CHAIRS AVAILABLE FOR PATRONS

PROJ. BOOKS LIBRARY FURNITURE	NUMBER OF UNITS	NUMBER OF PATRONS
GROUP TABLE	1	4
STUDY	23	23
READ	9	9
LAP TOP	4	4
FND	1	1
SELF CHECK	1	1

**NEW CHILDREN LIBRARY STACKS**

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PROJ. BOOKS LIBRARY VOLUMES	LINEAR FEET OF SHELVING	NUMBER OF VOLUMES	BOOK STACK HEIGHT 44" BASE
NEW BOOKS	48	48	72
PICTURE BOOKS	24	24	60
REFERENCE	45	270	60
FICTION	258	2,064	60-60
NON-FICTION	414	3,312	48-60
HOLIDAY	60	420	60
PAPER BACK	60	200	60
AUDIO VISUAL	90	1,620	36
MAPS	36	378	36
SPANISH MAPS	27	144	36
SPANISH NON-FICTION	45	423	36
BEGINNER	75	525	36-60
PICTURE BOOKS	228	1,562	36-60
NON-FICTION (PARTIALES)	45	360	36
MAGAZINES	24	24	36
TOYS	36	36	36

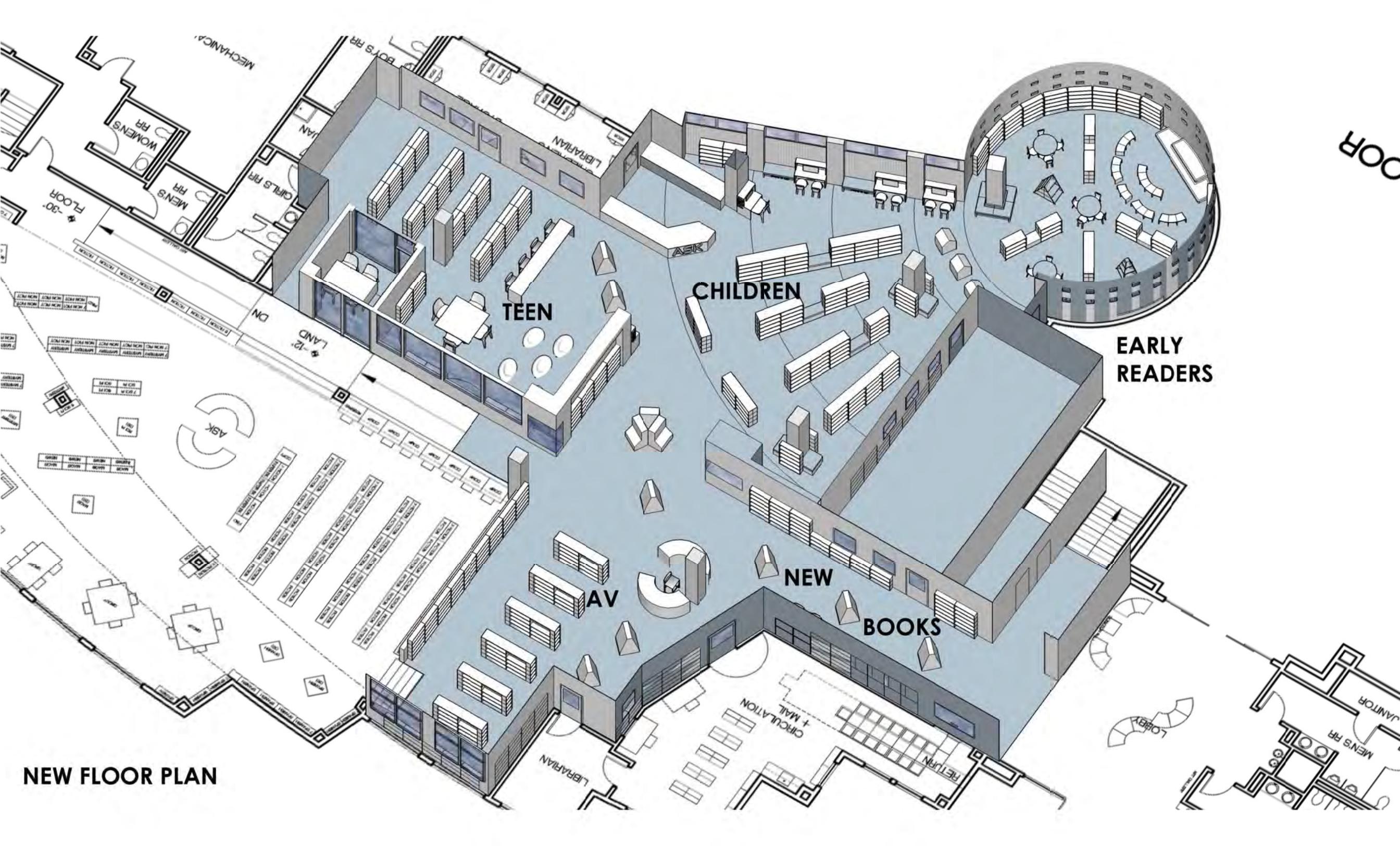
**NEW CHILDREN FURNITURE**

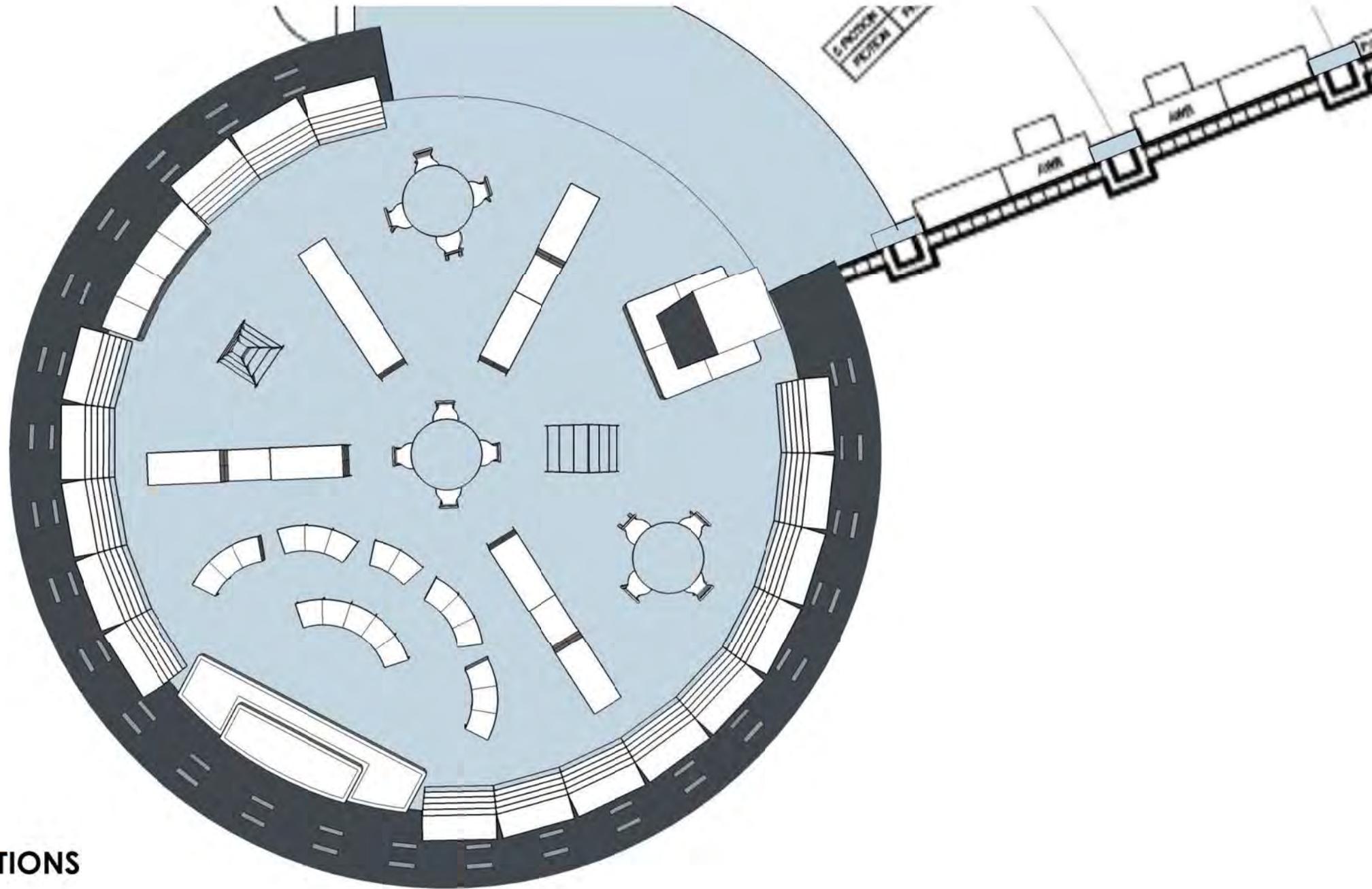
PLEASE NOTE: TABLES ARE NUMBER OF CHAIRS AVAILABLE FOR PATRONS

PROJ. BOOKS LIBRARY FURNITURE	NUMBER OF UNITS	NUMBER OF PATRONS
GROUP TABLE	11	60
READ	18	18
STORY	21	75
COMPUTER	3	3
AME	2	2
FND	1	1
SELF CHECK	1	1

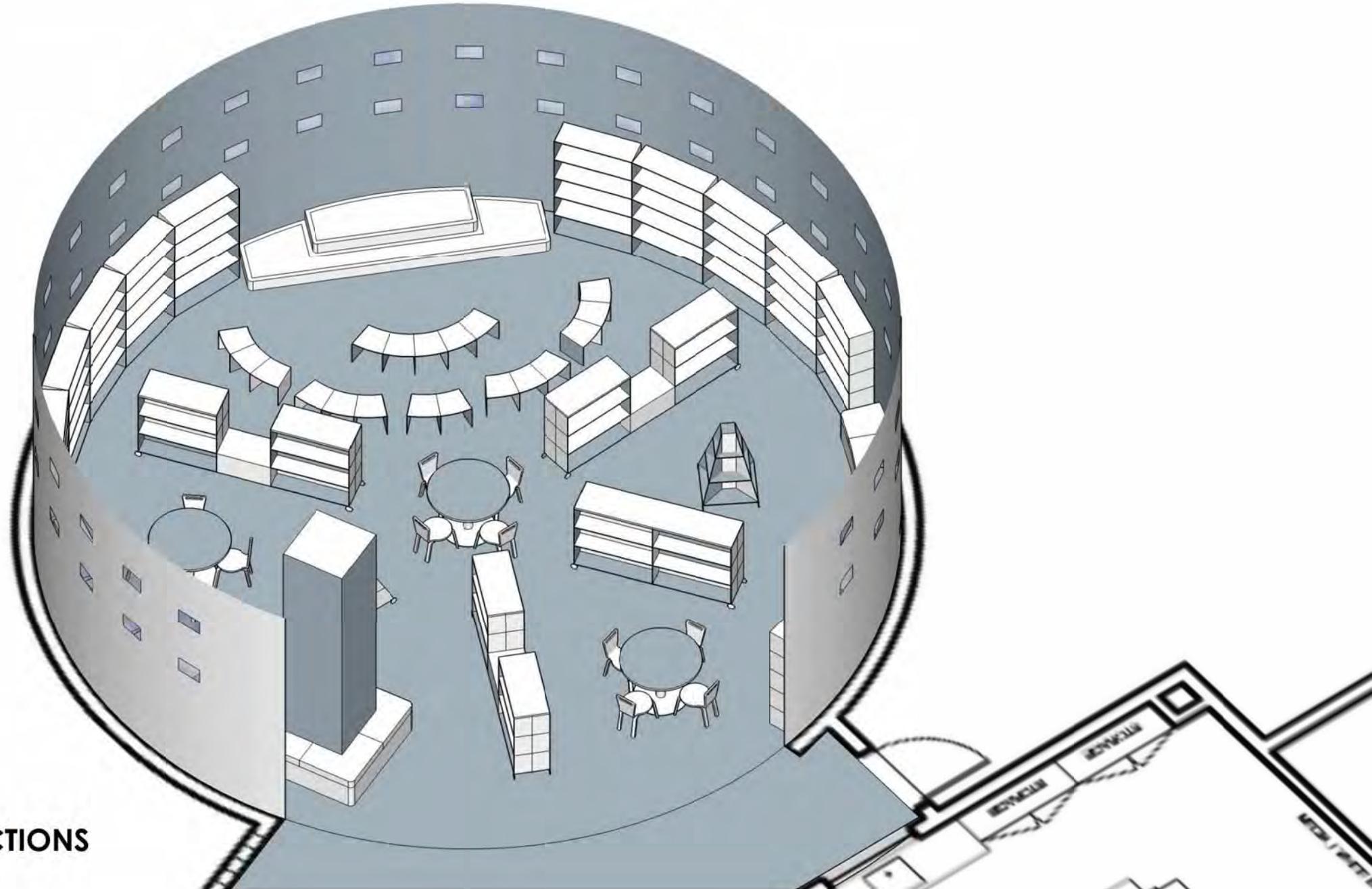


**NEW FLOOR PLAN**

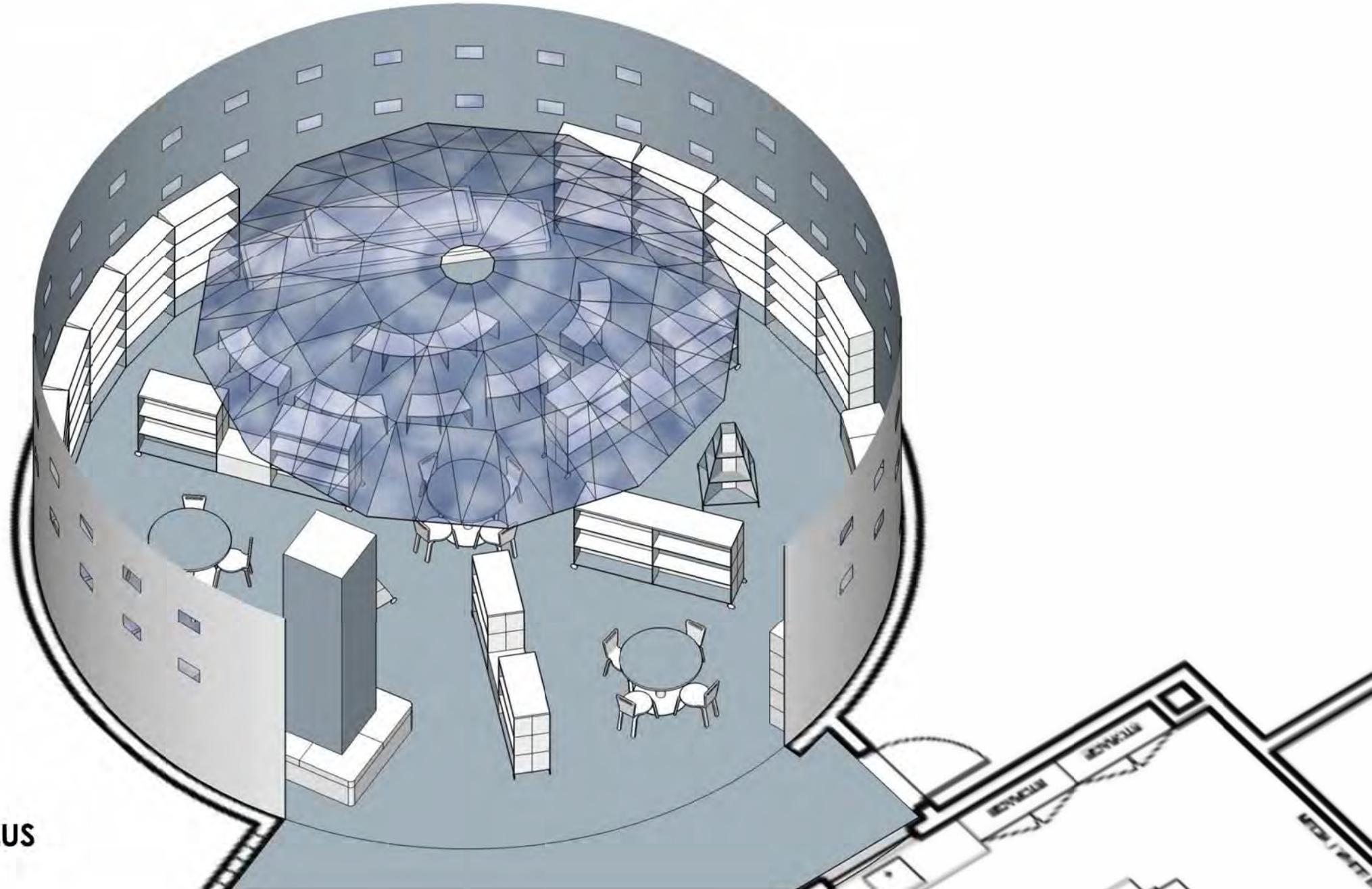




NEW EARLY READERS COLLECTIONS



**NEW EARLY READERS COLLECTIONS**



NEW EARLY READERS & OCULUS

NEW EARLY READERS VIEW

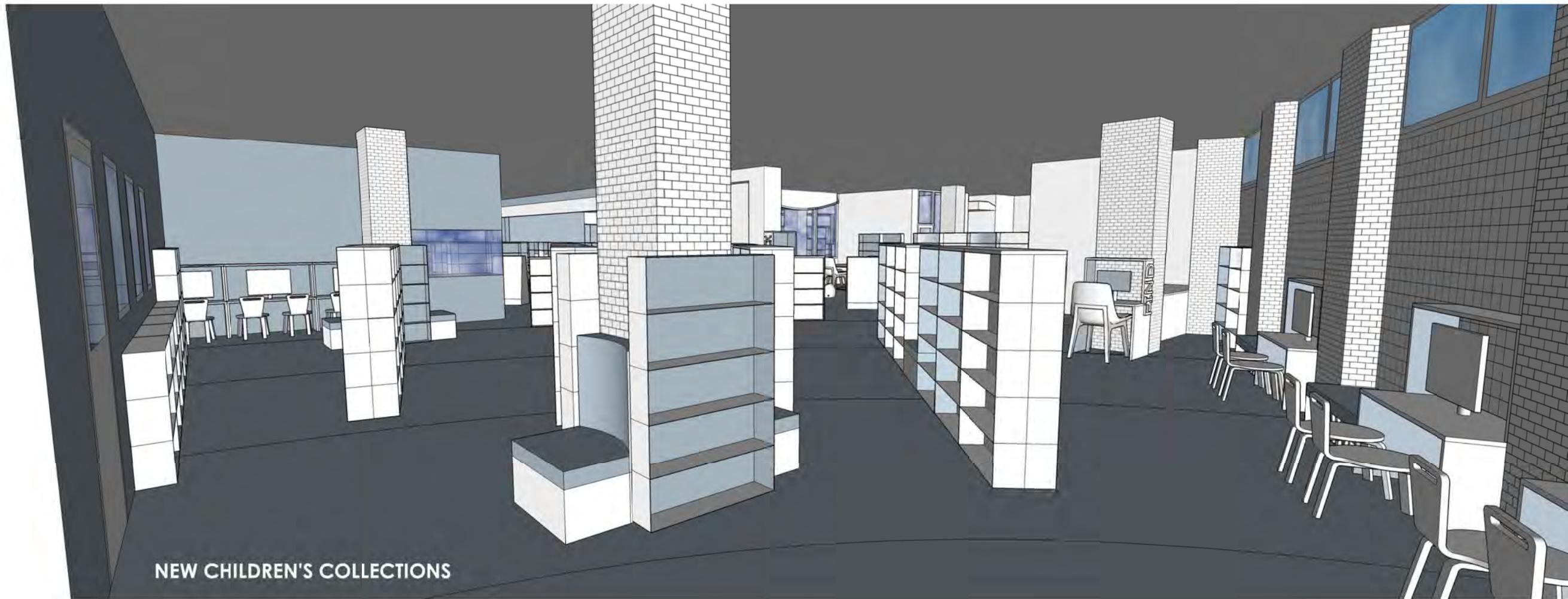


NEW CHILDREN'S COLLECTIONS





NEW CHILDREN'S MEDIA WALL



NEW CHILDREN'S COLLECTIONS

NEW TEEN'S COLLECTIONS





CHECK

NEW TEEN'S COLLECTIONS



**NEW TEEN'S LOUNGE**



**NEW AV COLLECTIONS & ENTRY**



NEW FICTION COLLECTIONS



NEW NON-FICTION COLLECTIONS



NEW QUIET STUDY



In attendance:

- Anne Bell Friends of the Library
- Jane Carey Volunteer
- Kat Dickinson Youth Commission
- Maria Escobedo Cuesta College
- Steve Gregory City Council
- Ashley Harkey Hispanic Business Association
- Dee Lacey Community Member
- Tina Lau Library Board of Trustees
- Stephanie Lowe District Librarian, Paso Robles Joint Unified School District
- Steve Martin Mayor, City Council
- Barbara Partridge Community Member
- Jan York Library Foundation
- Tom Frutchy City Manager

Free discussion regarding current library trends:

- Place for collaboration
- New thoughts-color
- Personality
- Lighting-bright
- Collaboration at all ages
- Writing on windows
- Outdoor reading (under-utilized)
- Interactive furniture (active)
- Collaboration at an early age
- Millennial library usage
- Resurgence of the book
- Cultural hub
- Story time is an event (interactive)

Q1: What are the strengths of the current library? What are the best features?

- Fish tank
- Open hours
- Location-accessibility
- Multi-purpose outing (other activities)
- A destination (town square)
- Soul, personality, small town, community
- Huge volunteer force
- Beautiful statement
- Investment
- Richness of the wood

Q2: What are the weaknesses of the current library?

- Space
- Work space
- More color

- Reorganizing of space
- More efficient
- Lighting
- Book budget (2<sup>nd</sup> tier not available, self-help)
- Increase awareness (population, foreign language)
- Social media
- Better foreign language

Q3: What should be available in an expanded building?

- Collaborate with other members of community
- Business
- Expanded community art
- Reorganized
- Advocate for a budget
- Combination, building has limits, time for change over time
- Building continues to make an impact
- 30,000 sq. ft. size building essential
- 18,000 population at start
- Maximization of facility
- Long-term services in 10 years
- 10 years out
- Population
- College expansion and attendance
- Higher education
- Location – B of A?
- Reutilization of space (childrens)
- Downtown has changed
- Spacial design takes many forms
- Reimagine space
- Use open space and loft space
- Adaptable over time
- “Monument of knowledge”

New Facility or Branch?

- Senior center library
- Study center
- Lending to Literary for Life
- Cuesta College
- 38% Hispanic
- Statistics on who uses the library and how far?
- Transportation is key element to location
- Collections are well utilized
- Develop

## Library Survey and Staff Interviews

In attendance:

Suzanne Robitaille  
Volunteer Associates Program & Events Coordinator

Karen Christiansen  
Adult Services Librarian

Melissa Bailey  
Youth Services Librarian

Julie Dahlen  
Director, Community Services

Angelica Fortin  
City Librarian

More and better program space:

- Currently using council chambers
- For classes and events for public
- Carpet not good for crafts
- Flexible for a variety of activities
- Can back up with schedule

Julie asked is we should expand upstairs or add a separate branch? Existing space still needs attention:

- Where to expand?
- How to maximize space here?

More public meeting rooms with variety.

Designated Maker Space – technology:

- Flexible space to accommodate 3D printer

Convert north side town to branch library on east where lots of housing but no library.

Designated teen area:

- Homework areas
- Teen programs if space provided
- Volunteer lady wants more quiet space/quiet study.
- She wants to expand upstairs.
- Volunteer office should be up front for new volunteers.
- Volunteer coordinator needs a public place.
- Volunteers need a meeting space.
- Volunteering is declining though.

Angelica needs more space to function:

- Mobile offices.
- Double the office supply storage.
- Work room near circulation.
- Wants more flexible space in stacks.
- Open to all options.
- Wants to be a modern library.
- First impression is important.
- Clean, organized, and inviting.

Pros and cons of building:

- Have done what we can with the space that we have.
- Staff work areas are divided, lots of carts going everywhere.
- Need storage throughout.
- Friends of the Library: sorting in back with store up front, and not enough space for donations.
- Staff circulation issue. Staff work room is disconnected with circulation and returns.
- Materials: Warm carpet, dirty windows.
- Better line of sight throughout space.
- Lighting: If one goes out, the books are hard to read.
- HVAC: Some areas are extremely cold, while others are warm.
- Natural light, variety of types of space, clean space.
- Small town relationship with public, technology, user-defined experience, compelling classes and events.
- Angelica wants designated teen space.
- Acknowledge different populations – currently limited to serving all diverse populations.
- No home for Spanish collections (politically a challenge).
- Career center, resume prep, citizenship space.
- Marketing collection not currently working. Marketing and merchandising of collections is cleaning and tracking.
- Features: use of wood – beautiful – keep but modernize. Keep fish tank. Story hour room. Natural lighting.
- Wish list: Coffee bar – fund generator.
- Demand for more story time slots, but not current staff. Story time is full, and people get mad when they are late.
- Need more flexibility!
- Exclusive meeting room/study group room to library.
- RFID
- Larger spaces.
- Better storage/organization of space that we have.
- More meeting spaces.
- Room set-up is a pain.
- Unfortunately limited use of community room.
- Lack of control of existing community room – they want exclusive.
- Remove mystery wall shelving and put up meeting / study space.

- Patio is under-utilized.
- Morro Bay remodel – shelving is on wheels – not as tall as here, flexible furniture.
- Move teen space and create more programming.
- The newspaper lounge area is awkward, maybe turn it into a room with glass walls.
- Maybe put computers into a corner to create a lab.
- The Study Center: Open more hours and used as a programming space. Getting used by public at no cost.
- Circulation is huge – almost size of a workroom.
- Don't have RFID.
- Circulation doesn't look clean.
- No check-in staging – line of carts.
- Need a place to put empty carts.
- Circulation sound carries throughout the library.
- Room for cataloguing, part-time space.
- Angelica's office has no windows to see library.
- Adult lounge is broken.
- Self check-out not in great location.
- Angelica wants to see computers in a corner.
- Reference desk only has one way out. Possibly moving reference collection.
- Digitize – get rid of micro fiche.
- Keep typewriter.
- Maps/flat files – top maps.
- Reference desk area is too large/end of sight and super dark.
- Processing in the kitchen.
- No entry wall.
- FedEx delivery problems.
- Children's desk has best vantage point.
- Size is okay, just awkward shelf locations in some areas.
- Children's area is large compared to rest of library.
- Seating is awkward for mobility.
- Feels congested (traffic flow).
- Decent size desk, but not too big, yet not too small.
- Storytime has a craft, they have craft storage.
- Entry to children's area with table sometimes creates an ????
- Entry to storage room issue
- Sinks!
- Need more patio area off children's area. People camp out there.
- Offices become catch all.
- Computer lab upstairs. Nonfiction upstairs. Volunteer coordinator upstairs.
- Audio visual downstairs and children's downstairs.
- Area for teens on first floor.
- Location adjacencies.
- Study Center 1:30 – 3:00 open to children.

Agenda: Information Assessment – Library Survey and Staff Interviews

Q: What is your vision for an expanded Paso Robles City Library? What will make the facility a success?

- Better teen area.
- More room for gathering/meeting.
- Larger story time space.
- More/better program space. More/better variety of public meeting rooms (group study rooms).
- Space for “Maker” activities. Branch library on north end of town (convert Study Center?) and east side of town – many houses/no library service. Maybe near Senior Center?
- Quiet space.
- Volunteer office moved to public area.
- Function – more space – workroom (near Circ?)
- Flexibility within stacks.
- No one answer for expansion.
- “Modern library” is better

Q: What [three] features, services and/or characteristics of the facility are the most important to you professionally?

- Workroom.
- Story Time room.
- Children’s desk/office area.
- Design elements: natural light, clean/welcoming space, variety of space.
- Customer service: small town/personal relationship with public, ability for the user to define experience (availability of materials and technology to achieve a variety of tasks), compelling classes and events for the public.

Q: What about the facility would you change? What are its drawbacks or limitations?

- Expand the Story Hour room.
- Create a teen space.
- Create a few study rooms.
- Carpet, painting, window cleaning all needed.
- Coffee bar.
- Line of sight in lower area of library is poor.
- When lights burn out (even one or two), areas of the library are too dark in the evening.
- Better HVAC system (has been a problem since we opened).
- More staff needed.
- Staff work areas divided.
- Friends issue – no storage for donations.
- Teen Space limited in serving all diverse populations.
- Spanish language.
- Book store model of collections. Marketplace.

Q: What are the opportunities for expansion? Walk through.....

- Add study rooms in adult lounge area?
- Knock down wall between Story Time and Group Study rooms to create one big space.

- Fewer shelves for items – remove shelves along east wall (mysteries) and build group study rooms/program space.
- Utilize patio space more/better.
- Move teen space and create program space.
- Space near city librarian's office seems wasted (has been several things – none of which worked well).
- Study Center open more hours – program space?

Q: What are the inefficiencies?

- Not enough storage in Children's Desk area means lots of trips to the workroom for supplies.
- Permanent structures mean no movement as collections shift.
- Location of reference desk.

Q: What are the opportunities to better serve the public?

- Larger meeting spaces meet the small group study demand.
- Larger Story Time room means more attendance and less complaints.
- More/better storage increases work flow.
- RFID.



# Paso Robles City Library Focus Group



# Paso Robles Library: Five Year Plan



- Vision:
  - Modern library that maintains small town appeal
- Feedback from the Public:
  - Improve access to newer and diverse collections
  - Increase opportunities for public programs
  - Introduce modern technology
  - Address facility needs
- Current Challenges
  - Shelf capacity
  - Programming space
  - Collaborative space
- Are we meeting the demands of user groups?

# Thoughts and Philosophies: Library Trends



Education is no longer about filling peoples heads with stuff; its about motivating them to learn and providing opportunities and environments in which this can best occur. An effective library environment has to be a different sort of place now for it to nurture the spirit, curiosity, and motivation of the person.

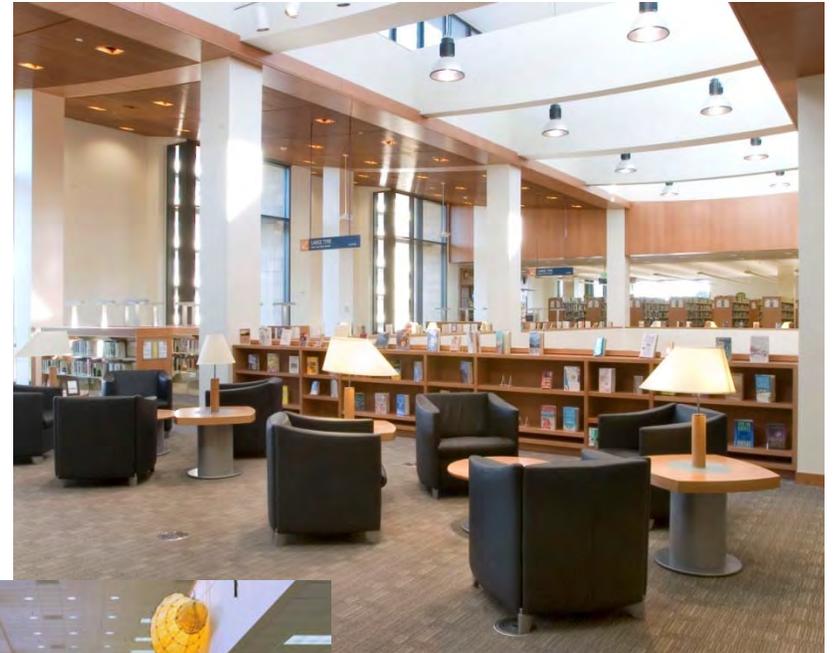
-Place Magazine

We live in a rapidly changing modern world -

- Today's library needs to accommodate active learning and collaboration
- It is a meeting place
- A place where information exchange takes place



# Gathering and collaborative space



# Promotes learning and information exchange. The creation of common space



# Personalized space for sectors of the community



Children  
- Flexible and adaptable  
for programs



# Personalized space for sectors of the community



## Teens

- Need their space



# Personalized space for sectors of the community



## Adults

- Gathering and collaborating
- A place for research



# Challenge: Combining spaces to work together



Malardalen Library, Stockholm



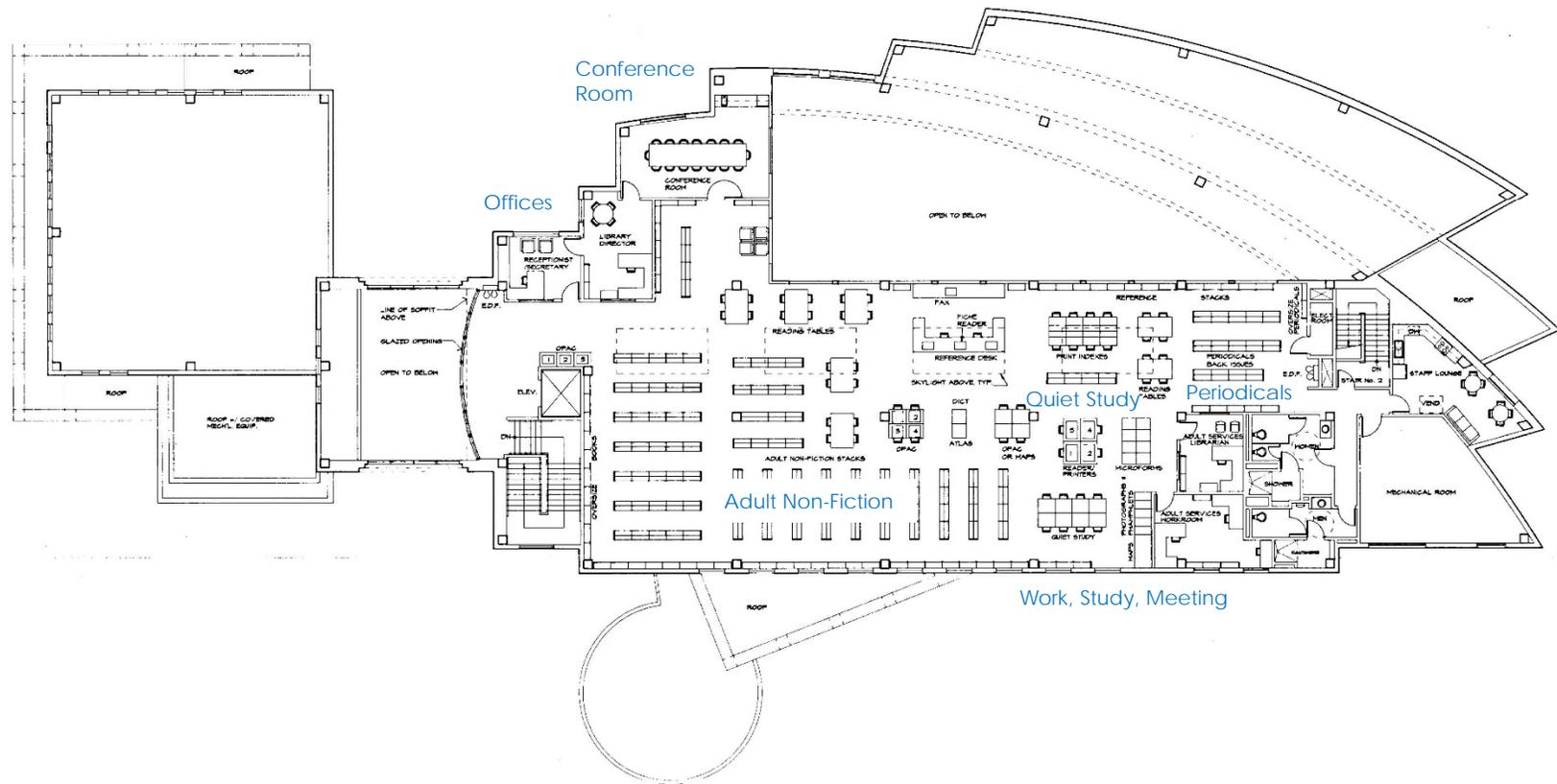






# Current Floor Plan

- 20 years later it remains half of what it could be



Second Floor – 10,008 sq.ft.



# Current Floor Plan

- Library at 11am non-peak

Reading area is filling up



All desks are utilized



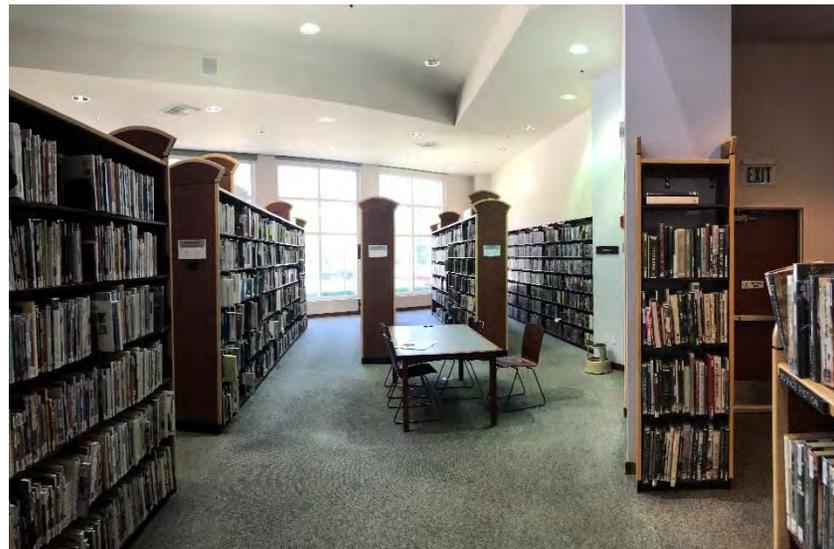


# Current Floor Plan

- Teen Area – not its own space



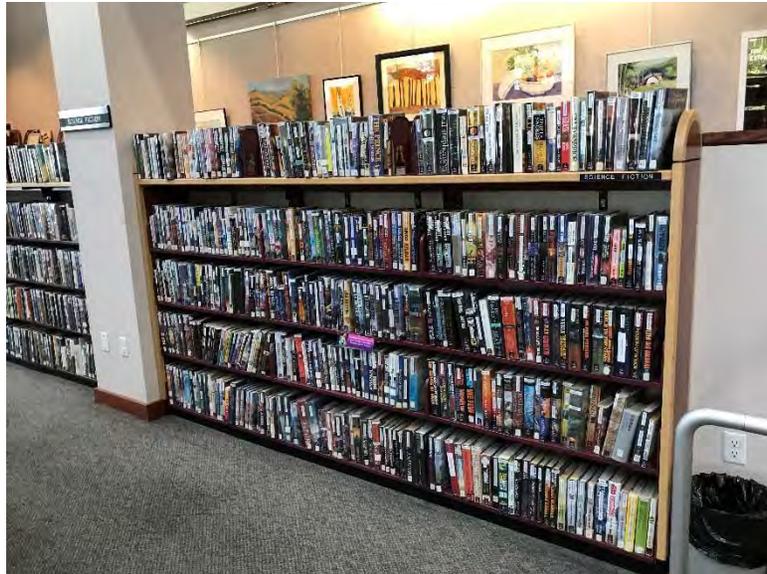
- Group tables are hidden





# Current Floor Plan

- Stacks are over utilized



- Program spaces are limited





# Current Floor Plan

- A beautiful view connects the park to the Library and is not utilized



# Current Floor Plan



- A reorganization and expansion of space can provide a contemporary library



- The building can be re-designed to match the services and needs of the public

# Existing Library Assessment: What the staff is saying



What is your vision for an expanded Paso Robles City Library?

- Better teen area
- More room for gathering and meeting
- Larger story time space
- More program space
  - The library programs are well attended, are often full, and people are turned away

What about the facility would you change? What are the drawbacks or limitations?

- We are limited in serving the diverse population (more collections needed):
  - Teens
  - Spanish language
  - Multi-media
- Spaces need to expand
  - Space needed for marketing of collections
  - Teen area
  - Study rooms and collaborative space
  - More program space



# Paso Robles City Library Focus Group



# Case Study: SLO Library - an expansion of space



Lobby Before: congested and unproductive



The old library paradigm

# Case Study: SLO Library - an expansion of space



Lobby After: efficient, celebratory



Encourages the patron to engage

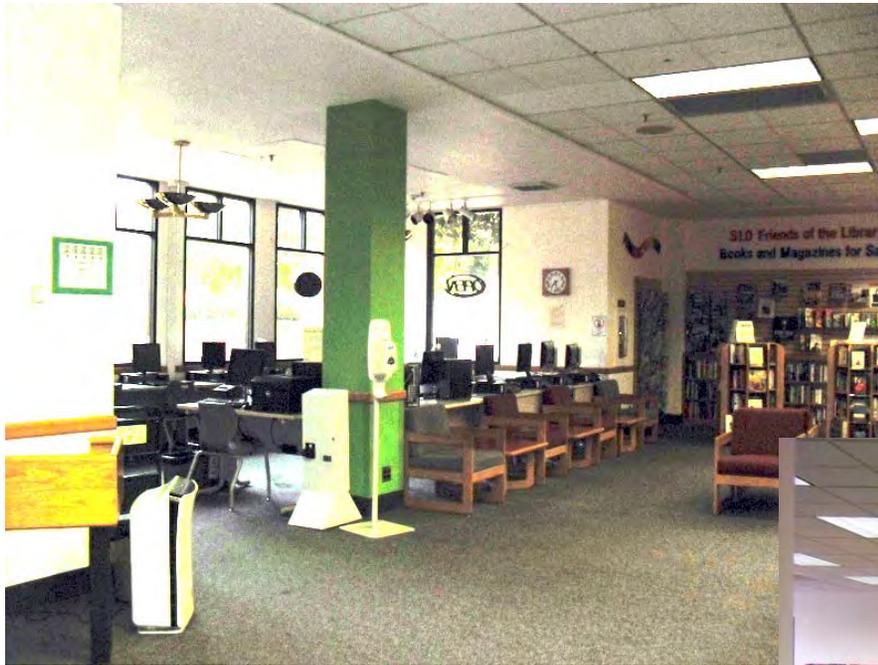
Given over to the public



# Case Study: SLO Library - an expansion of space



Stack Floor Before: isolated uses



Meandering spaces



# Case Study: SLO Library - an expansion of space



Stack Floor After: Clear passage and staff is free to assist public



Public zone utilizes premium spaces



# Case Study: SLO Library - an expansion of space



Stack Floor After: purposeful flexible rooms



Information exchange



# Case Study: SLO Library - an expansion of space



2<sup>nd</sup> story before: a reclaiming of spaces



Giving over circulation



# Case Study: SLO Library - an expansion of space



2<sup>nd</sup> story after: space for adding collections, more private



Public near circulation



# Case Study: SLO Library - an expansion of space



Children's before: lacking exploration

Looking for fun



# Case Study: SLO Library - an expansion of space



Children's after: fun, accessible, and flexible.



Go explore reading!



# Case Study: SLO Library - an expansion of space



Teen before: non-existent



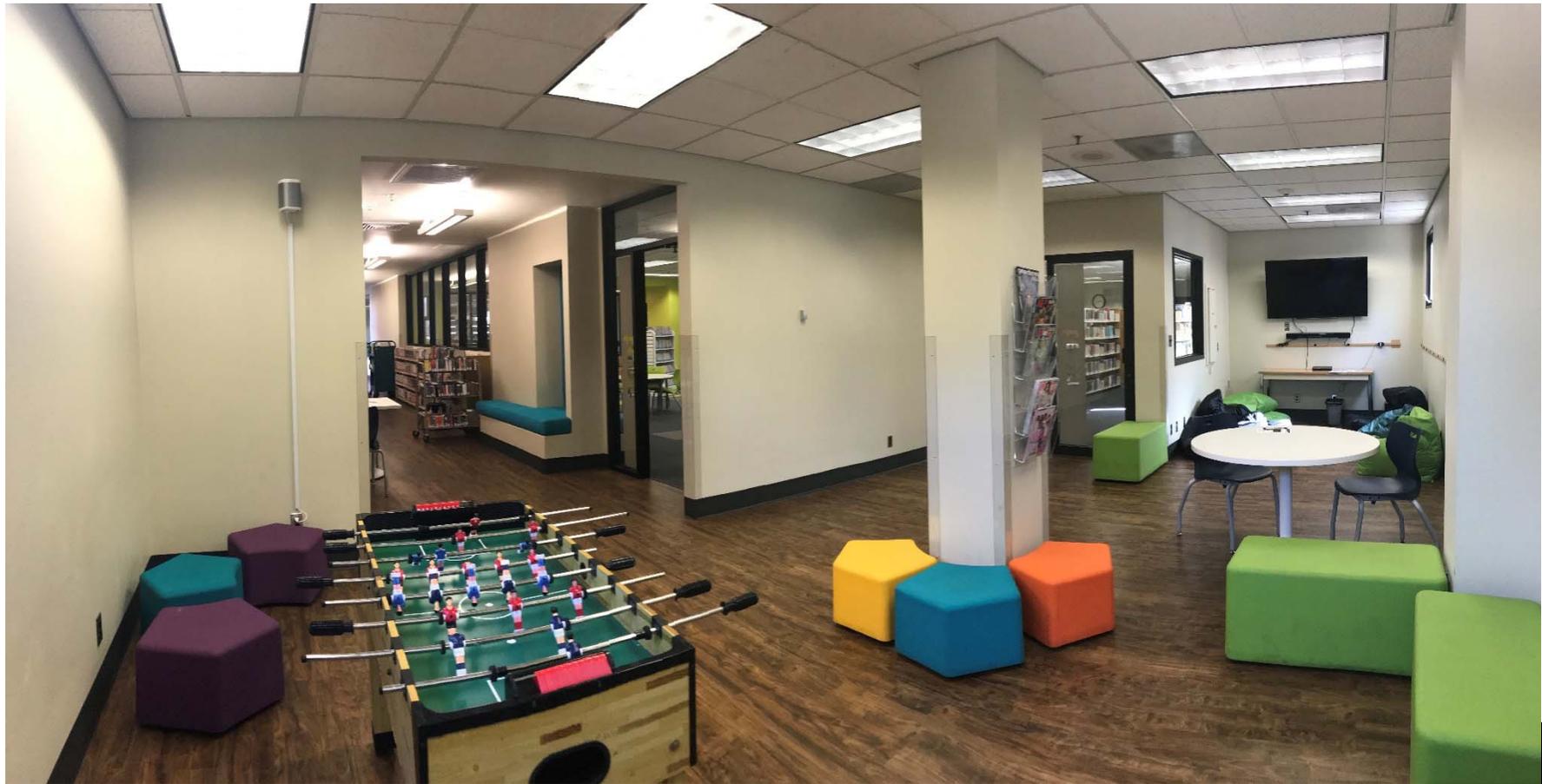
Reorganize



# Case Study: SLO Library - an expansion of space



Teen after: a space all their own



Most important is the next generation

# Case Study: SLO Library - an expansion of space



Third story: reclaiming of space



Adding experiences





# Paso Robles Library Program Study

Modification to Existing Library 1st & 2nd Floor

Paso Robles, CA

17.6490

Conceptual Estimate

25 January 2018



For:

Ravatt Albrecht & Associates SLO

Michael De Martini

1371 Pacific St

San Luis Obispo, CA 93401

Estimate Produced by  
A C & E Support Services  
(805) 349-0049  
759 Drumm Lane  
Nipomo, CA 93444

## Cost for Expansion

The following is a summary of cost for the Library Expansion including the furniture budget:

Item	Quantity	Unit Cost		Total
<b>Building Cost Estimate</b>				<b>\$2,226,227</b>
<b>Furniture</b>				
Move and install existing Stacks	120	250	If	30,000
New Stacks Tall	252	500	If	126,000
New Stacks Low	243	500	If	121,500
Market Display	20	\$500		10,000
Self Check	6	\$1,000		6,000
Find Station	6	\$1,000		6,000
Sorting Machine	1	\$250,000		250,000
Book Carts	12	\$250		3,000
Lounge Chair	14	\$500		7,000
Desk Chair	54	\$300		16,200
Computer Desk	3	\$1,000		3,000
Square table	1	\$750		750
Rectangular table	6	\$750		4,500
AV Equipment	6	\$2,500		15,000
Conference Table	1	\$2,500		2,500
		Subtotal		\$2,825,177
Labor			10%	\$282,517.70
Contingency			10%	\$282,517.70
		Total Renovation Cost		\$3,390,212

# Paso Robles Library Program Study

#Name?

25-January-2018

PRB LIB -18 Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

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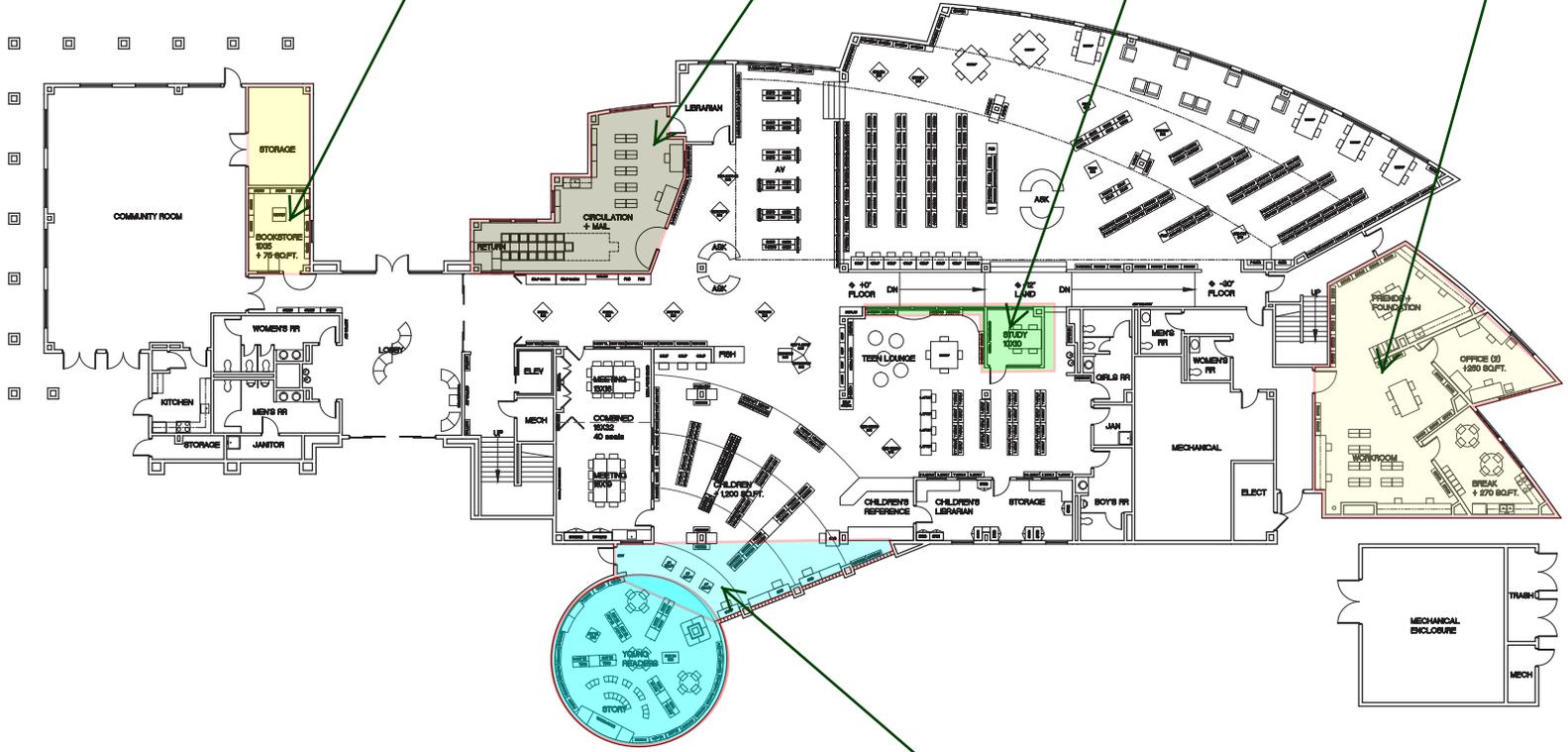
0.00	General Conditions	\$541,457.06
1.10	Adult Stacks	\$93,057.41
1.11	Book Store	\$31,672.96
1.20	Work Room	\$345,090.24
1.30	Children's Area	\$371,293.98
1.40	Teen Area	\$17,447.33
2.10	City Manager / Quiet study 2	\$327,435.35
2.20	Quiet study Renovation area	\$315,245.37
2.31	City Hall / Break Room	\$183,527.69

1.11 Book Store

1.10 Adult Stacks Area

1.40 Teen Area

1.20 Work Room Area



1.30 Children's Area









# Paso Robles Library Program Study

WATab 2

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

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<b>Work Area</b>			
<b>1.10</b>	<b>Adult Stacks</b>	<b>Sub Total</b>	<b>\$93,057.41</b>
2.0	<i>Site Work / Demolition</i>		<b>\$13,197.37</b>
7.0	<i>Moisture Protection</i>		<b>\$1,134.87</b>
8.0	<i>Doors / Windows / Glass</i>		<b>\$2,983.96</b>
9.0	<i>Finishes</i>		<b>\$11,452.98</b>
12.0	<i>Furnishings</i>		<b>\$7,964.40</b>
15.0	<i>Plumbing / Mechanical</i>		<b>\$39,186.90</b>
16.0	<i>Electrical / Low Voltage</i>		<b>\$17,136.93</b>

# Paso Robles Library Program Study

WCDetails 2

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

<b>Work Area</b>
------------------

**1.10 Adult Stacks**

**Sub Total**

**\$93,057.41**

*2.0 Site Work / Demolition*

**\$13,197.37**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
2.120201100	Remove finished ceiling	930.00	SF	\$3.23	\$3,002.04
2.120803100	Remove Interior wall surfaces	800.00	SF	\$1.68	\$1,348.00
2.120804100	Remove Walls	400.00	SF	\$4.71	\$1,884.08
2.120909100	Remove Flooring	900.00	SF	\$1.84	\$1,660.50
2.130102100	Remove doors	2.00	EA	\$132.71	\$265.41
2.130107100	Remove Circulation Desk	32.00	LF	\$50.17	\$1,605.34
2.160110100	Remove Elec Wire & Lightning	900.00	Allow	\$3.81	\$3,432.00

*7.0 Moisture Protection*

**\$1,134.87**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
7.200407100	Insulation thermal & sound	570.00	SF	\$1.99	\$1,134.87

*8.0 Doors / Windows / Glass*

**\$2,983.96**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
8.100502100	Secure Doors & Hardware	1.00	EA	\$1,615.06	\$1,615.06
8.400103100	Teller Windows	1.00	EA	\$572.87	\$572.87
8.900101100	Storefront system Interior Glazing	16.00	SF	\$49.75	\$796.03

*9.0 Finishes*

**\$11,452.98**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
9.200108100	Drywall studs New Walls	480.00	SF	\$5.26	\$2,525.76
9.200406100	Dry Wall, Int walls	960.00	SF	\$2.26	\$2,168.64
9.500204100	T-bar, 2 x 2, each room divided	900.00	SF	\$6.27	\$5,642.10
9.800306100	Paint, c-g-p, interior, prime +2 finish, roll	960.00	SF	\$1.16	\$1,116.48

# Paso Robles Library Program Study

WCDetails 3

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

<b>Work Area</b>		
<b>1.10 Adult Stacks</b>	<b>Sub Total</b>	<b>\$93,057.41</b>

*12.0 Furnishings* **\$7,964.40**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
12.300101100	Counter System / Secure	5.00	LF	\$484.84	\$2,424.20
12.350107100	Solid Surface Counter	10.00	LF	\$114.62	\$1,146.20
12.400103100	New Flooring	100.00	SY	\$43.94	\$4,394.00
12.800203100	Furniture Not Included	1.00	EA	\$0.00	\$0.00

*15.0 Plumbing / Mechanical* **\$39,186.90**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
15.300103100	HVAC Rework and additions	900.00	SF	\$36.27	\$32,643.00
15.550101100	Fire protection sprnklr add & modify	900.00	SF	\$7.27	\$6,543.90

*16.0 Electrical / Low Voltage* **\$17,136.93**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
16.010103100	Reconfigured & New Electrical work	900.00	SF	\$10.50	\$9,453.86
16.160101100	Lighting Fixtures	900.00	SF	\$7.20	\$6,484.50
16.700510100	Phone / data /alarm	900.00	Sf	\$1.33	\$1,198.57

# Paso Robles Library Program Study

WATab 9

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

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<b>Work Area</b>			
<b>1.11</b>	<b>Book Store</b>	<b>Sub Total</b>	<b>\$31,672.96</b>

*2.0 Site Work / Demolition*      **\$4,268.75**

*7.0 Moisture Protection*      **\$238.92**

*8.0 Doors / Windows / Glass*      **\$1,615.06**

*9.0 Finishes*      **\$3,458.80**

*12.0 Furnishings*      **\$2,065.18**

*15.0 Plumbing / Mechanical*      **\$13,933.12**

*16.0 Electrical / Low Voltage*      **\$6,093.13**





# Paso Robles Library Program Study

WATab 3

25-January-2018

PRB LIB -18 Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

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<b>Work Area</b>			
<b>1.20</b>	<b>Work Room</b>	<b>Sub Total</b>	<b>\$345,090.24</b>
2.0	<i>Site Work / Demolition</i>		<b>\$30,416.24</b>
3.0	<i>Concrete</i>		<b>\$31,172.03</b>
5.0	<i>Metals</i>		<b>\$44,637.81</b>
7.0	<i>Moisture Protection</i>		<b>\$11,114.57</b>
8.0	<i>Doors / Windows / Glass</i>		<b>\$3,653.79</b>
9.0	<i>Finishes</i>		<b>\$42,266.33</b>
10.0	<i>Specialties</i>		<b>\$2,018.87</b>
11.0	<i>Equipment</i>		<b>\$2,500.00</b>
12.0	<i>Furnishings</i>		<b>\$40,627.50</b>
15.0	<i>Plumbing / Mechanical</i>		<b>\$74,474.58</b>
16.0	<i>Electrical / Low Voltage</i>		<b>\$62,208.52</b>

# Paso Robles Library Program Study

WCDetails 6

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

<b>Work Area</b>		<b>Sub Total</b>	<b>\$345,090.24</b>
<b>1.20 Work Room</b>			

**2.0 Site Work / Demolition      \$30,416.24**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
2.110105100	Remove Slab for plumbing waste Lines	65.00	SF	\$5.00	\$325.16
2.120201100	Remove finished ceiling	836.00	SF	\$3.23	\$2,698.61
2.120709100	Remove Windows	3.00	Ea	\$375.71	\$1,127.12
2.120803100	Remove Interior wall surfaces	5,760.00	SF	\$1.68	\$9,705.60
2.120909100	Remove Flooring	836.00	SF	\$1.85	\$1,542.42
2.130102100	Remove doors	5.00	EA	\$132.70	\$663.52
2.130107100	Remove cabinets	90.00	LF	\$50.17	\$4,515.03
2.160110100	Remove Elec Wire & Lightning	836.00	Allow	\$1.91	\$1,593.97
2.200301100	Prep Excavate Grade @ New Construction	80.00	CY	\$41.61	\$3,329.03
2.200408100	Excavate compact soil	48.00	CY	\$102.41	\$4,915.78

**3.0 Concrete      \$31,172.03**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
3.050107100	Column Footings & grade beams	23.00	CY	\$1,083.44	\$24,919.10
3.050401100	Slab on Grade & Concete Repair	740.00	sf	\$8.45	\$6,252.93

**5.0 Metals      \$44,637.81**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
5.100201100	Column shapes	2,100.00	#	\$5.22	\$10,970.40
5.110204100	Space frame	652.00	SF	\$35.06	\$22,861.73
5.110404100	Encasement for columns	84.00	CF	\$82.09	\$6,895.64
5.301003100	Roof deck, 18 ga, Q-3, 1-1/2", simple	652.00	SF	\$6.00	\$3,910.04



# Paso Robles Library Program Study

WCDetails 8

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

<b>Work Area</b>	
<b>1.20 Work Room</b>	<b>Sub Total      \$345,090.24</b>

*12.0 Furnishings*      **\$40,627.50**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
12.300101100	Cabinets, hardwood friends area	32.00	LF	\$284.84	\$9,114.88
12.300101100	Cabinets Lower Kitchen	20.00	LF	\$284.84	\$5,696.80
12.300102100	Cabinets Upper work room	32.00	LF	\$241.57	\$7,730.18
12.300102100	Cabinets Upper Kitchen	20.00	LF	\$241.57	\$4,831.36
12.350107100	Solid surface counter top friends area	32.00	LF	\$114.62	\$3,667.84
12.350107100	Solid Surface Counter Kitchen	20.00	LF	\$114.62	\$2,292.40
12.400103100	New Flooring	166.00	SY	\$43.94	\$7,294.04
12.800203100	Furniture Not Included	1.00	EA	\$0.00	\$0.00

*15.0 Plumbing / Mechanical*      **\$74,474.58**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
15.000110100	Plumbing rough	2.00	FIX	\$3,971.50	\$7,943.00
15.100101100	Hot water supply	1.00	EA	\$748.60	\$748.60
15.120113100	Kitchen Sink & Counter Sink	2.00	EA	\$417.09	\$834.18
15.300103100	HVAC Rework and additions	1,490.00	SF	\$36.27	\$54,042.30
15.550101100	Fire protection sprnklr add & modify	1,500.00	SF	\$7.27	\$10,906.50

*16.0 Electrical / Low Voltage*      **\$62,208.52**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
16.010103100	Reconfigured & New Electrical work	1,490.00	SF	\$33.20	\$49,475.45
16.160101100	Lighting Fixtures	1,490.00	SF	\$7.20	\$10,735.45
16.700510100	Phone / data /alarm	1,500.00	Sf	\$1.33	\$1,997.62

# Paso Robles Library Program Study

WATab 4

25-January-2018

PRB LIB -18 Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

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<b>Work Area</b>			
<b>1.30</b>	<b>Children's Area</b>	<b>Sub Total</b>	<b>\$371,293.98</b>
2.0	<i>Site Work / Demolition</i>		<b>\$14,799.39</b>
3.0	<i>Concrete</i>		<b>\$36,045.84</b>
5.0	<i>Metals</i>		<b>\$50,685.92</b>
7.0	<i>Moisture Protection</i>		<b>\$15,748.56</b>
8.0	<i>Doors / Windows / Glass</i>		<b>\$765.06</b>
9.0	<i>Finishes</i>		<b>\$135,790.64</b>
12.0	<i>Furnishings</i>		<b>\$6,591.00</b>
15.0	<i>Plumbing / Mechanical</i>		<b>\$56,603.30</b>
16.0	<i>Electrical / Low Voltage</i>		<b>\$54,264.27</b>

# Paso Robles Library Program Study

WCDetails 9  
25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

<b>Work Area</b>		<b>Sub Total</b>	<b>\$371,293.98</b>
	<b>1.30 Children's Area</b>		

**2.0 Site Work / Demolition      \$14,799.39**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
2.110105100	Remove Slab Exterior to buiding	700.00	SF	\$3.50	\$2,451.06
2.120709100	Remove Windows	5.00	Ea	\$375.71	\$1,878.53
2.120803100	Remove wall surfaces	2,200.00	SF	\$1.68	\$3,707.00
2.120804100	Remove Exterior Wall	1,100.00	SF	\$4.71	\$5,181.22
2.120909100	Remove Flooring	300.00	SF	\$1.84	\$553.50
2.130102100	Remove doors	2.00	EA	\$132.71	\$265.41
2.160110100	Remove Elec Wire & Lightning	400.00	Allow	\$1.91	\$762.67

**3.0 Concrete      \$36,045.84**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
3.050107100	Column Footings & grade beams	21.00	CY	\$1,083.44	\$22,752.22
3.050701100	New Coc Slab	1,300.00	SF	\$10.23	\$13,293.62

**5.0 Metals      \$50,685.92**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
5.100201100	Column shapes	2,000.00	#	\$5.22	\$10,448.00
5.110204100	Space frame	860.00	SF	\$35.06	\$30,155.04
5.110404100	Encasement for columns	60.00	CF	\$82.09	\$4,925.46
5.301003100	Roof deck, 18 ga, Q-3, 1-1/2", simple	860.00	SF	\$6.00	\$5,157.42

**7.0 Moisture Protection      \$15,748.56**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
7.100605100	Waterproof Roof Deck	860.00	SF	\$6.90	\$5,931.42
7.200112100	Insulation board deck	860.00	SF	\$3.27	\$2,814.78
7.200407100	Insulation thermal & sound	860.00	SF	\$1.99	\$1,712.26
7.601807100	Conical Skylight	1.00	EA	\$5,290.10	\$5,290.10

# Paso Robles Library Program Study

WCDetails 10  
25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

<b>Work Area</b>		<b>Sub Total</b>	<b>\$371,293.98</b>
	<b>1.30 Children's Area</b>		

*8.0 Doors / Windows / Glass* **\$765.06**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
8.100502100	New Doors & Hardware	1.00	EA	\$765.06	\$765.06

*9.0 Finishes* **\$135,790.64**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
9.140205100	Stucco ext walls	956.00	SY	\$119.84	\$114,568.94
9.500204100	T-bar, 2 x 2, each room divided	1,300.00	SF	\$6.27	\$8,149.70
9.800204100	Paint Stucco	8,600.00	SF	\$1.52	\$13,072.00

*12.0 Furnishings* **\$6,591.00**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
12.400103100	New Flooring	150.00	SY	\$43.94	\$6,591.00
12.800203100	Furniture Not Included	1.00	EA	\$0.00	\$0.00

*15.0 Plumbing / Mechanical* **\$56,603.30**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
15.300103100	HVAC Rework and additions	1,300.00	SF	\$36.27	\$47,151.00
15.550101100	Fire protection sprnklr add & modify	1,300.00	SF	\$7.27	\$9,452.30

*16.0 Electrical / Low Voltage* **\$54,264.27**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
16.010103100	Reconfigured & New Electrical work	1,300.00	SF	\$33.20	\$43,166.50
16.160101100	Lighting Fixtures	1,300.00	SF	\$7.20	\$9,366.50
16.700510100	Phone / data /alarm	1,300.00	Sf	\$1.33	\$1,731.27

# Paso Robles Library Program Study

WATab 5

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

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<b>Work Area</b>		
<b>1.40 Teen Area</b>	<b>Sub Total</b>	<b>\$17,447.33</b>
<i>2.0 Site Work / Demolition</i>		<b>\$4,793.27</b>
<i>7.0 Moisture Protection</i>		<b>\$398.20</b>
<i>8.0 Doors / Windows / Glass</i>		<b>\$565.06</b>
<i>9.0 Finishes</i>		<b>\$3,675.00</b>
<i>12.0 Furnishings</i>		<b>\$1,757.60</b>
<i>15.0 Plumbing / Mechanical</i>		<b>\$4,354.10</b>
<i>16.0 Electrical / Low Voltage</i>		<b>\$1,904.10</b>

# Paso Robles Library Program Study

WCDetails 11

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

<b>Work Area</b>		<b>Sub Total</b>	<b>\$17,447.33</b>
	<b>1.40 Teen Area</b>		

**2.0 Site Work / Demolition      \$4,793.27**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
2.120201100	Remove finished ceiling	360.00	SF	\$3.23	\$1,162.08
2.120803100	Remove Interior wall surfaces	640.00	SF	\$1.68	\$1,078.40
2.120804100	Remove Walls	320.00	SF	\$4.71	\$1,507.26
2.120909100	Remove Flooring	360.00	SF	\$1.85	\$664.20
2.160110100	Remove Elec Wire & Lightning	100.00	Allow	\$3.81	\$381.33

**7.0 Moisture Protection      \$398.20**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
7.200407100	Insulation thermal & sound	200.00	SF	\$1.99	\$398.20

**8.0 Doors / Windows / Glass      \$565.06**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
8.100502100	Doors & Hardware	1.00	EA	\$565.06	\$565.06

**9.0 Finishes      \$3,675.00**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
9.200108100	Drywall studs New Walls	200.00	SF	\$5.26	\$1,052.40
9.200406100	Dry Wall, Int walls	400.00	SF	\$2.26	\$903.60
9.500204100	T-bar, 2 x 2, each room divided	200.00	SF	\$6.27	\$1,253.80
9.800306100	Paint, c-g-p, interior, prime +2 finish, roll	400.00	SF	\$1.16	\$465.20

**12.0 Furnishings      \$1,757.60**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
12.400103100	New Flooring	40.00	SY	\$43.94	\$1,757.60
12.800203100	Furniture Not Included	1.00	EA	\$0.00	\$0.00

# Paso Robles Library Program Study

WCDetails 12  
25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

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<b>Work Area</b>		<b>Sub Total</b>	<b>\$17,447.33</b>
	<b>1.40 Teen Area</b>		

*15.0 Plumbing / Mechanical* **\$4,354.10**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
15.300103100	HVAC Rework and additions	100.00	SF	\$36.27	\$3,627.00
15.550101100	Fire protection sprnklr add & modify	100.00	SF	\$7.27	\$727.10

*16.0 Electrical / Low Voltage* **\$1,904.10**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
16.010103100	Reconfigured & New Electrical work	100.00	SF	\$10.50	\$1,050.43
16.160101100	Lighting Fixtures	100.00	SF	\$7.20	\$720.50
16.700510100	Phone / data /alarm	100.00	Sf	\$1.33	\$133.17

# Paso Robles Library Program Study

WATab 6

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

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<b>Work Area</b>	
<b>2.10 City Manager / Quiet study 2</b>	<b>Sub Total                      \$327,435.35</b>

<i>2.0 Site Work / Demolition</i>	<b>\$35,892.04</b>
<i>3.0 Concrete</i>	<b>\$17,419.48</b>
<i>5.0 Metals</i>	<b>\$41,981.96</b>
<i>7.0 Moisture Protection</i>	<b>\$5,455.34</b>
<i>8.0 Doors / Windows / Glass</i>	<b>\$21,639.64</b>
<i>9.0 Finishes</i>	<b>\$40,237.04</b>
<i>12.0 Furnishings</i>	<b>\$28,185.40</b>
<i>15.0 Plumbing / Mechanical</i>	<b>\$69,811.02</b>
<i>16.0 Electrical / Low Voltage</i>	<b>\$66,813.43</b>

# Paso Robles Library Program Study

WCDetails 13

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

**Work Area**

**2.10 City Manager / Quiet study 2    Sub Total                      \$327,435.35**

**2.0 Site Work / Demolition                                      \$35,892.04**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
2.110105100	Remove Slab under new addition	10.00	SF	\$3.50	\$35.02
2.120201100	Remove finished ceiling	1,600.00	SF	\$3.23	\$5,164.80
2.120709100	Remove Windows	6.00	Ea	\$375.70	\$2,254.23
2.120803100	Remove Interior wall surfaces	6,200.00	SF	\$1.68	\$10,447.00
2.120804100	Remove Walls	2,170.00	SF	\$4.71	\$10,221.13
2.120909100	Remove Flooring	1,600.00	SF	\$1.84	\$2,952.00
2.130102100	Remove doors	5.00	EA	\$132.70	\$663.52
2.130107100	Remove cabinets	22.00	LF	\$50.17	\$1,103.67
2.160110100	Remove Elec Wire & Lightning	1,600.00	Allow	\$1.91	\$3,050.67

**3.0 Concrete                                                                      \$17,419.48**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
3.050107100	Column Footings	12.00	CY	\$1,083.44	\$13,001.27
3.050601100	Concrete floor over pan	10.00	CY	\$441.82	\$4,418.21

**5.0 Metals                                                                              \$41,981.96**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
5.100201100	Column shapes	1,200.00	#	\$5.22	\$6,268.80
5.110204100	Space frame	740.00	SF	\$35.06	\$25,947.36
5.110404100	Encasement for columns	60.00	CF	\$82.09	\$4,925.46
5.300802100	Floor deck, 18 ga, 4 1/2", Q-21, simple	740.00	SF	\$6.54	\$4,840.34

**7.0 Moisture Protection                                                      \$5,455.34**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
7.200407100	Insulation thermal & sound	2,740.00	SF	\$1.99	\$5,455.34





# Paso Robles Library Program Study

WATab 7

25-January-2018

PRB LIB -18 Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

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<b>Work Area</b>		
<b>2.20</b>	<b>Quiet study Renovation area</b>	<b>Sub Total</b>
		<b>\$315,245.37</b>

<i>2.0</i>	<i>Site Work / Demolition</i>	<b>\$15,061.68</b>
<i>3.0</i>	<i>Concrete</i>	<b>\$18,303.12</b>
<i>5.0</i>	<i>Metals</i>	<b>\$48,638.76</b>
<i>7.0</i>	<i>Moisture Protection</i>	<b>\$1,353.88</b>
<i>8.0</i>	<i>Doors / Windows / Glass</i>	<b>\$34,174.04</b>
<i>9.0</i>	<i>Finishes</i>	<b>\$36,615.52</b>
<i>12.0</i>	<i>Furnishings</i>	<b>\$8,788.00</b>
<i>15.0</i>	<i>Plumbing / Mechanical</i>	<b>\$78,373.80</b>
<i>16.0</i>	<i>Electrical / Low Voltage</i>	<b>\$73,936.57</b>

# Paso Robles Library Program Study

WCDetails 16

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

<b>Work Area</b>
<b>2.20 Quiet study Renovation area    Sub Total                      \$315,245.37</b>

**2.0 Site Work / Demolition                      \$15,061.68**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
2.110105100	Remove Slab under new addition	10.00	SF	\$3.50	\$35.02
2.120201100	Remove finished ceiling	900.00	SF	\$3.23	\$2,905.20
2.120803100	Remove Interior wall surfaces	1,500.00	SF	\$1.68	\$2,527.50
2.120804100	Remove Walls	1,320.00	SF	\$4.71	\$6,217.46
2.120909100	Remove Flooring Lower Flooring	900.00	SF	\$1.84	\$1,660.50
2.160110100	Remove Elec Wire & Lightning	900.00	Allow	\$1.91	\$1,716.00

**3.0 Concrete                                              \$18,303.12**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
3.050107100	Column Footings	12.00	CY	\$1,083.44	\$13,001.27
3.050601100	Concrete floor over pan	12.00	CY	\$441.82	\$5,301.85

**5.0 Metals                                                \$48,638.76**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
5.100201100	Column shapes	1,200.00	#	\$5.22	\$6,268.80
5.110204100	Space frame	900.00	SF	\$35.06	\$31,557.60
5.110404100	Encasement for columns	60.00	CF	\$82.09	\$4,925.46
5.300802100	Floor deck, 18 ga, 4 1/2", Q-21, simple	900.00	SF	\$6.54	\$5,886.90

**7.0 Moisture Protection                      \$1,353.88**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
7.200407100	Insulation thermal & sound	680.00	SF	\$1.99	\$1,353.88

**8.0 Doors / Windows / Glass                      \$34,174.04**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
8.100502100	New Doors & Hardware	5.00	EA	\$765.06	\$3,825.32
8.900101100	Storefront system Interior Glazing	610.00	SF	\$49.75	\$30,348.72

# Paso Robles Library Program Study

WCDetails 17

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

<b>Work Area</b>
<b>2.20 Quiet study Renovation area    Sub Total                      \$315,245.37</b>

*9.0 Finishes* **\$36,615.52**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
9.200108100	Drywall studs New Walls	4,480.00	SF	\$5.26	\$23,573.76
9.200406100	Dry Wall, Int walls	880.00	SF	\$2.26	\$1,987.92
9.500204100	T-bar, 2 x 2, each room divided	1,600.00	SF	\$6.27	\$10,030.40
9.800306100	Paint, c-g-p, interior, prime +2 finish, roll	880.00	SF	\$1.16	\$1,023.44

*12.0 Furnishings* **\$8,788.00**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
12.400103100	New Flooring	200.00	SY	\$43.94	\$8,788.00
12.800203100	Furniture Not Included	1.00	EA	\$0.00	\$0.00

*15.0 Plumbing / Mechanical* **\$78,373.80**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
15.300103100	HVAC Rework and additions	1,800.00	SF	\$36.27	\$65,286.00
15.550101100	Fire protection sprnklr add & modify	1,800.00	SF	\$7.27	\$13,087.80

*16.0 Electrical / Low Voltage* **\$73,936.57**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
16.010103100	Reconfigured & New Electrical work	1,800.00	SF	\$33.20	\$59,769.00
16.160101100	Lighting Fixtures	1,800.00	SF	\$7.20	\$12,969.00
16.700510100	Phone / data /alarm	900.00	Sf	\$1.33	\$1,198.57

# Paso Robles Library Program Study

WATab 8

25-January-2018

PRB LIB -18 Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

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<b>Work Area</b>			
<b>2.31</b>	<b>City Hall / Break Room</b>	<b>Sub Total</b>	<b>\$183,527.69</b>

*2.0 Site Work / Demolition*      **\$8,652.19**

*3.0 Concrete*      **\$24,298.59**

*5.0 Metals*      **\$27,749.98**

*7.0 Moisture Protection*      **\$4,794.48**

*8.0 Doors / Windows / Glass*      **\$1,983.00**

*9.0 Finishes*      **\$22,716.05**

*10.0 Specialties*      **\$2,018.87**

*11.0 Equipment*      **\$2,500.00**

*12.0 Furnishings*      **\$20,822.96**

*15.0 Plumbing / Mechanical*      **\$37,937.51**

*16.0 Electrical / Low Voltage*      **\$30,054.06**



# Paso Robles Library Program Study

WCDetails 19  
25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

<b>Work Area</b>		<b>Sub Total</b>	
	<b>2.31 City Hall / Break Room</b>		<b>\$183,527.69</b>

*7.0 Moisture Protection* **\$4,794.48**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
7.100605100	Waterproof Roof Deck	260.00	SF	\$6.90	\$1,793.22
7.200112100	Insulation board deck	260.00	SF	\$3.27	\$850.98
7.200407100	Insulation thermal & sound	1,080.00	SF	\$1.99	\$2,150.28

*8.0 Doors / Windows / Glass* **\$1,983.00**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
8.100502100	New Doors & Hardware	2.00	EA	\$765.06	\$1,530.13
8.400103100	Windows	1.00	EA	\$452.87	\$452.87

*9.0 Finishes* **\$22,716.05**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
9.140205100	Stucco ext walls	66.00	SY	\$119.84	\$7,909.57
9.200108100	Drywall studs New Walls	800.00	SF	\$5.26	\$4,209.60
9.200406100	Dry Wall, Int walls	1,600.00	SF	\$2.26	\$3,614.40
9.500204100	T-bar, 2 x 2, each room divided	720.00	SF	\$6.27	\$4,513.68
9.800204100	Paint Stucco	400.00	SF	\$1.52	\$608.00
9.800306100	Paint, c-g-p, interior, prime +2 finish, roll	1,600.00	SF	\$1.16	\$1,860.80

*10.0 Specialties* **\$2,018.87**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
10.501403100	Lockers	6.00	TIER	\$336.48	\$2,018.87

*11.0 Equipment* **\$2,500.00**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
11.160105100	Range, hood, refer, micro	1.00	allow	\$2,500.00	\$2,500.00

# Paso Robles Library Program Study

WCDetails 20

25-January-2018

PRB LIB -18      Modification to Existing Library 1st & 2nd Floor

**Estimated Project Cost      \$2,226,227.39**

<b>Work Area</b>		<b>Sub Total</b>	
<b>2.31 City Hall / Break Room</b>			<b>\$183,527.69</b>

*12.0 Furnishings* **\$20,822.96**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
12.300101100	Cabinets Lower work area	7.00	LF	\$284.84	\$1,993.88
12.300101100	Cabinets Lower Kitchen	20.00	LF	\$284.84	\$5,696.80
12.300102100	Cabinets Upper work room	7.00	LF	\$241.57	\$1,690.98
12.300102100	Cabinets Upper Kitchen	20.00	LF	\$241.57	\$4,831.36
12.350107100	Solid surface counter top work area	7.00	LF	\$114.62	\$802.34
12.350107100	Solid Surface Counter Kitchen	20.00	LF	\$114.62	\$2,292.40
12.400103100	New Flooring	80.00	SY	\$43.94	\$3,515.20
12.800203100	Furniture Not Included	1.00	EA	\$0.00	\$0.00

*15.0 Plumbing / Mechanical* **\$37,937.51**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
15.000110100	Plumbing rough	1.00	FIX	\$3,971.50	\$3,971.50
15.100101100	Hot water supply	1.00	EA	\$748.60	\$748.60
15.120113100	Kitchen Sink	1.00	EA	\$417.09	\$417.09
15.300103100	HVAC Rework and additions	760.00	SF	\$36.27	\$27,565.20
15.550101100	Fire protection sprnklr add & modify	720.00	SF	\$7.27	\$5,235.12

*16.0 Electrical / Low Voltage* **\$30,054.06**

Work Code	Description	Quantity	U/M	Unit Cost	Total Cost
16.010103100	Reconfigured & New Electrical work	720.00	SF	\$33.20	\$23,907.60
16.160101100	Lighting Fixtures	720.00	SF	\$7.20	\$5,187.60
16.700510100	Phone / data /alarm	720.00	Sf	\$1.33	\$958.86



# STRATEGIC PLAN 2017-2022

*"The choice of wood in the library really is exquisite. It's warm and inviting. I think it's one of the most beautiful libraries I've been in in years."*

*-Author Ray Bradbury, Paso Robles Library Dedication, February 27, 1995*

## MISSION:

"THE PASO ROBLES CITY LIBRARY IS THE PLACE TO DISCOVER, TO LEARN, AND TO GROW, EMPOWERING OUR COMMUNITY TO ACHIEVE ITS VISION FOR THE FUTURE."

## CORE VALUES:

**EQUALITY:** WE SERVE ALL MEMBERS OF OUR COMMUNITY WITH DIGNITY AND RESPECT

**EMPOWERMENT:** WE PROVIDE OPPORTUNITIES FOR COMMUNITY MEMBERS TO ENGAGE, LEARN AND THRIVE

**LIFE-LONG LEARNING:** WE PROMOTE AND PROVIDE LEARNING OPPORTUNITIES AT ALL STAGES IN LIFE

**RESPONSIVENESS:** WE PROVIDE ACCESS TO TIMELY RESOURCES AND SERVICES

## VISION:

TO PROVIDE "21ST CENTURY LIBRARY SERVICES WITH SMALL TOWN APPEAL."

## AREAS OF STRATEGIC FOCUS:

**Access**

**Empowerment**

**Awareness**

**Engagement**

## 8 Foundational Spokes of the Paso Robles City Library



## GOALS:

PROVIDE ACCESS TO RELEVANT, POPULAR AND CURRENT MATERIALS

INTRODUCE TECHNOLOGY THAT STREAMLINES SERVICES AND IMPROVES USER EXPERIENCE

EMPOWER THE COMMUNITY THROUGH PROGRAMS AND SERVICES THAT ARE CURRENT, ENRICHING AND PROMOTE: CIVIC ENGAGEMENT, WORKFORCE DEVELOPMENT, AND LEARNING AT ALL STAGES OF LIFE

DEVELOP A WELL TRAINED, EFFICIENT, ACCOUNTABLE AND INFORMED WORKFORCE

DEVELOP PARTNERSHIPS THAT POSITION THE LIBRARY AS A KEY COMMUNITY RESOURCE THAT IMPROVES ACCESS TO SERVICES

INCREASE CAPACITY AND ACCESS OF CURRENT FACILITIES TO CREATE A SAFE, EFFICIENT AND ENGAGING ENVIRONMENT

DEVELOP FUNDRAISING STRATEGIES TO SUSTAIN AND ENHANCE COLLECTIONS, PROGRAMS, FACILITIES AND ACCESS TO TECHNOLOGY

INCREASE COMMUNITY AWARENESS OF THE CORE AND CRITICAL SERVICES AND LEARNING OPPORTUNITIES OFFERED THROUGH THE LIBRARY