

Conceptual Design Program
Single Story (18,000 gsf)

2018.10.10

Program	Low ASF (from needs assess't)	High ASF	Prop ASF	Prop GSF* 1.35	Approx Dim	SF @ 1st Flr	SF @ 2nd Flr	Notes *given open nature of prog, 1.35 grossing factor seems realistic
1) Welcome / Entry	2,100	2,700	500	675		675	0	3%
Entry / Lobby			350		12 x 30			
Concierge Stations			150		8 x 14			Incorporate in-the-round options within main reading room
Cart Cubby			60		6 x 10			Incorporate in adjacent work space - Accessible out-of-the-way alcove for operational incidentals
Self Check-out			150		8 x 12			3 stations @ 3LF ea
Holds			150		8 x 12			Incorporate within main reading room - Confirm LF shelving
Seating			-		-			
Restrooms								Incl in bldg gross - accessible to community resource center
2) Community Resource Center	4,100	5,670	2,312	3,121		3,121	0	14%
								• 600sf over
Activity Room			1,050		38 x 28			Single meeting room
Co-Working Lounge			850		45 x 19			
Activity Room Storage			162		18 x 9			Confirm needs
Partner/Resource Room A			125		9 x 14			Flexible space for community partners - discuss possible needs
Partner/Resource Room B			125		9 x 14			"
3) Culinary Literacy Center	-	-	1,175	1,586		1,586	0	7%
								• Replaces Café from Entry/Svc Area in Needs Assessment
								• Ground floor presence preferred
								• Possible to locate @ 2nd floor if 1st:2nd flr ratio makes adjacent roof space available for patio/garden
Teaching Kitchen			900		20 x 40			Combined kitchen and workstations/dining tables
Storage			200		10 x 20			Confirm needs
Office			75		9 x 8			Confirm only one enclosed office
Outdoor Seating			700		35 x 20			Shared access: library & kitchen space
Demonstration Garden			1,000		40 x 25			Visible/accessible from kid space?
4) Kids & Family Areas	5,040	6,480	2,800	3,780		3,780	0	16%
								• 3,800 gsf shown here represents a single roughly 100' x 40' open plan room. For reference, HMB is 120' x 40'
New Books			200					
Table Seating			400					
Books			850					
A/V & New Media			350					
Storytelling			850					
Storage			150					
Outdoor Area			1,000		40 x 25			may need to combine w/outdoor eating
Family Restroom								Incl in bldg gross
5) Cabinet of Curiosity	1,680	2,160	1,344	1,814		1,814	0	8%
								• 400 gsf over
Teen Room			600		30 x 20			
Maker Room			600		30 x 20			
VR Experience Alcove			0					Incorporate within other program area
Office			0					Station within Maker or Teen Room or adjacent Co-Working
Storage			144		8x18			
6) Collections & Study	5,040	6,480	4,140	5,589		5,589	0	24%
								• Reference: HMB 2nd flr main space is one open 6,000 sf room (incl stair and elev) plus mtg rms & quiet rm
Main Space			3,600	4,860	80 x 60			80 x 60 exclusive of grossing factor
New Books / Media / Periodicals								
Adult Collections			-					
EPA History			-					
Reader Seating			-					Dispersed
Public Computers			-					Assuming mostly laptop check-out - confirm desktop needs
Printing			-					Do we need this as a dedicated area?
Study Room A			90					
Study Room B			90					
Study Room C			-					
Quiet Room			360					
Restrooms								Incl in bldg gross - assumes Collections & Disc on 2nd flr
7) Staff Resource Area	2,940	3,780	1,125	1,519		1,519	0	7%
Collection Processing Room			350		23 x 15			Adj book drop - public visibility a plus - adj front or rear ent.
Staff Open Office			375		25 x 15			Public visibility a plus
Enclosed Office			110		9 x 12			Confirm only one enclosed office required
Staff Break Area			110		12 x 12			
Storage			90		9 x 10			
Data / Telecom			90		9 x 10			
Staff Restroom w/Shower								Incl in overall bldg gross
8) Site & Outdoor Amenities	2,900			TBD				
Outdoor Reading								
Outdoor Eating								Most likely part of Outdoor Reading
Youth Play Area								
Demonstration Garden								
Bike Racks								
Parking Spaces	42	61	33					Assumes 1:400 per BRC re-zoning, using assignable area as base SF for calculations. Our site capacity with building is roughly <40 spaces.
Parking Area	15,960	23,275	12,726					Assumes 380 SF per parking space, including drive aisles and entry
Loading								Discuss needs
Building Totals						GSF 1st	GSF 2nd	
Total ASF	16,800	24,500	13,396					
Grossing factor	1.4	1.4	1.4	1.35				
Total GSF	23,520	34,300	18,754	22,945		18,085	0	
Site								
Base Site Area	43,000							Approximate - to be confirmed
Buildable Site Area Gross	33,000							Site area less setbacks
Buildable Site Area Net			20,274					Site area less setbacks and parking allowance

Program	Low ASF <i>(from needs assess't)</i>	High ASF	Prop ASF	Prop GSF* 1.35	Approx Dim	SF @ 1st Flr	SF @ 2nd Flr	Notes <i>*given open nature of prog, 1.35 grossing factor seems realistic</i>
1) Welcome / Entry	2,100	2,700	1,010	1,364		1,364	0	6%
Entry / Lobby			350		12 x 30			
Concierge Stations			150		8 x 14			Explore in-the-round options
Cart Cubby			60		6 x 10			Accessible out-of-the-way alcove for operational incidentals
Self Check-out			150		8 x 12			3 stations @ 3LF ea
Holds			150		8 x 12			Confirm LF shelving
Seating			150		8 x 12			
Restrooms								Incl in bldg gross - accessible to community resource center
2) Community Resource Center	4,100	5,670	2,800	3,780		2,565	1,215	17%
Medium Activity Room			1,120		40 x 28			• Activity Rooms and Storage on ground floor, all other @ 2nd Small & medium mtg rooms combine for large rm
Small Activity Room			540		18 x 30			Small & medium mtg rooms combine for large rm
Activity Room Storage			240		20 x 12			Confirm needs
Partner/Resource Room A			150		10 x 15			Flexible space for community partners - discuss possible needs
Partner/Resource Room B			150		10 x 15			"
Partner/Resource Room C			150		10 x 15			"
Communal Lounge			450		30 x 15			Central to resource rooms
3) Culinary Literacy Center	-	-	1,175	1,586		1,586	0	7%
Teaching Kitchen			900		22 x 40			• Replaces Café from Entry/Svc Area in Needs Assessment • Ground floor presence preferred • Possible to locate @ 2nd floor if 1st:2nd flr ratio makes adjacent roof space available for patio/garden Combined kitchen and workstations/dining tables
Storage			200		10 x 20			Confirm needs
Office			75		9 x 8			Confirm only one enclosed office
Outdoor Seating			700		35 x 20			Shared access: library & kitchen space
Demonstration Garden			1,000		40 x 25			Visible/accessible from kid space?
4) Kids & Family Areas	5,040	6,480	3,100	4,185		4,185	0	19%
New Books			200					• 4,000 gsf shown here represents a single roughly 100' x 40' open plan room. For reference, HMB is 120' x 40'
Table Seating			400					
Books			1,000					
A/V & New Media			350					
Storytelling			1,000					
Storage			150					
Outdoor Area			1,000		40 x 25			may need to combine w/outdoor eating
Family Restroom								Incl in bldg gross
5) Cabinet of Curiosity	1,680	2,160	1,900	2,565		0	2,565	12%
Teen Room			900		45 x 20			
Maker Room			700		35 x 20			
VR Experience Alcove			300					
Office			90					Access and visibility to VR, Maker, and Teen Spaces
Storage			100					Included in Teen Room total
6) Collections & Study	5,040	6,480	4,920	6,642		0	6,642	30%
Main Space			4,000					• Reference: HMB 2nd flr main space is one open 6,000 sf room (incl stair and elev) plus mtg rms & quiet rm
New Books / Media / Periodicals			-					
Adult Collections			-					
EPA History			-					
Reader Seating			-					Dispersed
Public Computers			-					Assuming mostly laptop check-out - confirm desktop needs
Printing			-					Do we need this as a dedicated area?
Study Room A			90					
Study Room B			90					
Study Room C			90					
Quiet Room			650					
Restrooms								Incl in bldg gross - assumes Collections & Disc on 2nd flr
7) Staff Resource Area	2,940	3,780	1,265	1,834		1,834	0	8%
Collection Processing Room			375		25 x 15			• Applying a higher grossing factor (1.45) due to more compartmentalized use. • Any possibility of moving office component to 2nd floor? Adj book drop - public visibility a plus - adj front or rear ent.
Staff Open Office			450		30 x 15			Public visibility a plus
Enclosed Office			110		9 x 12			Confirm only one enclosed office required
Staff Break Area			150		12 x 12			
Storage			90		9 x 10			
Data / Telecom			90		9 x 10			
Staff Restroom w/Shower								Incl in bldg gross
8) Site & Outdoor Amenities	2,900			TBD				
Outdoor Reading								
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Youth Play Area								
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Parking Spaces	42	61	40					Assumes 1:400 per BRC re-zoning, using assignable area as base SF for calculations. Our site capacity with building is roughly <40 spaces.
Parking Area	15,960	23,275	15,362					Assumes 380 SF per parking space, including drive aisles and entry
Loading								Discuss needs
Building Totals						GSF 1st	GSF 2nd	
Total ASF	16,800	24,500	16,170					
Grossing factor	1.4	1.4	1.4	1.35				
Total GSF	23,520	34,300	22,638	21,956		11,534	10,422	
Site								
Base Site Area	43,000							Approximate - to be confirmed
Buildable Site Area Gross	33,000							Site area less setbacks
Buildable Site Area Net			17,639					Site area less setbacks and parking allowance