


SPLOST 2020
Project 25 – East Side Public Library Project
Project Concept & Site Selection Criteria

Mayor & Commission Work Session
September 13, 2022

Presented by:
John Simoneaux, SPLOST Project Administrator



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AGENDA & PURPOSE

PURPOSE: Introduce the project concept and site selection criteria for the new East Side Public Library

AGENDA:

- History
- Budget
- Project Concept
- Site Selection Criteria
- Summary
- Next Steps
- Q&A

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SPLOST PROJECT STATEMENT

“This project will provide funding for land acquisition, design, construction, and/or equipping of a facility and/or renovations, improvements, additions to, and equipping of an existing facility for the purpose of extending library services to county residents on the east side of Athens-Clarke County. This annex facility would be a full-service library consistent with the level of resources and services provided at other similarly situated public libraries in the county. Depending upon costs and funding availability, the facility may include, but not be limited to, spaces such as meeting rooms, study rooms, children’s area, teen area, popular reading space, computer spaces, a creation space complete with digital and modern technology, innovative spaces and technology, and associated parking and general infrastructure to support the facility. This project may also provide funding for the purchase of enhanced technology, access improvements for the disabled, and purchase of library resources for the Athens-Clarke County Libraries. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.”

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HISTORY

- On January 31, 2019, Valerie Bell on behalf of the Athens-Clarke County Libraries Board (ACCLB) submitted a project for consideration for the SPLOST 2020 funding.
- On August 6, 2019, the Mayor & Commission (M&C) approved the Call for the SPLOST 2020 Referendum; included in the call was the East Side Public Library (Project 25). The budget for the project was \$14,499,000. The cost of Land Acquisition was not included in the approved project budget.
- On November 5, 2019, Athens-Clarke County (ACC) voters approved the SPLOST 2020 Program Referendum. This Referendum included the East Side Public Library (Project 25).
- In July 2021, the ACCLB approved the hiring of McMillan Pazdan Smith to develop a preliminary program for the East Side Public Library. This program was to better understand the needs of the library and to help apply for state funding for the library project.

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HISTORY (continued)

- In July 2021, Manager Williams selected the User Group Members for the SPLOST 2020 Project 25 - East Side Library Project to help ensure the Unified Government of Athens-Clarke County (ACCGov) long terms goals are promoted during the Project Development process. The appointed User Group members were: Valerie Bell, Beth Smith, Jane Russell, Toby Mayfield, Lawrence Harris (who has been replaced by Gary Venable, Greg Deal, Terris Thomas, and Mike Wharton (Ex-Officio).
- On April 5, 2022, McMillan Pazdan Smith was selected as the design professional for the project
- During May – August 2022, the design team worked with the User Group and Site Selection Committee to develop the site selection criteria and project concept.
- On June 19, 2022, an initial programming session was held with key staff of the existing libraries in the Athens Regional Library system.

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HISTORY (continued)

- On August 8, 2022, the Site Selection Committee voted to recommend the Site Selection Criteria to go before the M&C during the Sept Work Session
- On August 18, 2022, the User Group voted to recommend the Project Concept and Site Selection Criteria to go before the M&C during the Sept Work Session

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PROJECT BUDGET

Project Funding

SPLOST 2020 Project 25 East Side Public Library

SPLOST Funding Available	\$ 14,160,020
State Grant Funding Available	\$ 2,000,000
Total Funding:	\$ 16,160,020

Proposed Project Budget

Expensed & Encumbered	\$ 100,654
Designated Design & Construction Admin. Fees	\$ 750,000
Designated Testing, Permitting, Utilities, PM Fees, and Commissioning	\$ 1,317,346
Designated Public Art	\$ 61,000
Designated Furniture, Fixtures, & Equipment	\$ 1,689,000
Designated Books and Resources	\$ 2,000,000
Designated Project Contingency & Land Acquisition	\$ 2,742,020
Total Available for New Construction	\$ 7,500,000

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PROJECT BUDGET (continued)

- Current Construction Budget: \$7.5 M
- Estimated Construction Cost/SF: \$475/SF
- Estimated size of facility based on current budget: Approx. 16 K SF
 - Cost/SF assumes an early 2024 construction start
 - Original SPLOST proposal from the Athens Regional Library System was for a 25,000 – 30,000 SF Library
- Estimated construction cost to build 25,000 SF facility: Approx. \$12 M
- Total project cost would need to increase to: Approx. \$22 M

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PROJECT CONCEPT AND SITE SELECTION CRITERIA

Proposed Project Concept

- Outlines high level “Must Have”, “Highly Wanted”, and “Nice to Have” design characteristics that will provide the basis of design for the new East Side Public Library, whatever size facility is built
- Recommended by the User Group

Proposed Project Site Selection Criteria

- Outlines the “Must Have”, “Highly Wanted”, and “Nice to Have” characteristics that the potential sites for the East Side Public Library will be weighed against
- Recommended by the Site Selection Committee and User Group

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PROJECT CONCEPT

Must Have:

- A library that can accommodate up to 200,000 visitors annually.
- A library that can house up to 50,000 books in its collection.
- A library that can accommodate a variety of spaces including but not limited to those mentioned below:
- A kitchenette in or near the large meeting space or accessible from multiple places and adjacent to meeting rooms.
- A large meeting room with a divider that could be open to the public after hours.
- Collaborative spaces to accommodate the increase in those working remotely. The spaces should include a range of sizes starting with smaller 1–2-person study rooms up to a 3–6-person study room. These spaces should also have the technology to accommodate virtual interviews and collaboration.
- 1 Online Public Access Catalog per collection spaced throughout the library.
- Children's area that includes a book collection and help desk that can also serve as circulation.
- A desk that can house general information, circulation, and self checkout services. Should be able to accommodate at least 2 staff members at a time.
- Staff lounge and staff only restrooms, as well as staff and volunteer storage.
- Multipurpose space with counters, storage, and a sink.
- Separate young adult area/teen station and collection, with a help desk.
- Adult book and media collection including new book collection, periodicals, and Special Collection.
- Meets the prerequisites as defined by the USGBC LEED (v4.1) criteria or similar certification in order to be considered "Certified"
- Strong pedestrian and inter-modal connections.
- Storage specific to each age group as well as separate courier storage.
- Storage for carts and an elevated loading dock for circulation.
- Outdoor accessible curbside returns area.
- Security monitoring infrastructure.

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PROJECT CONCEPT (continued)

Highly Wanted:

- Shaded outdoor space that can be used for working on laptops, have access to Wi-Fi and collaboration.
- Shaded and contained outdoor space for children's activities as well as a nearby safe area for child pick-up and drop-off.
- Space to accommodate expanding staff.
- Is able to achieve a score of 50 or more points in USGBC LEED (v4.1) or similar certification to be considered "Silver."
- Opportunity to expand employee office space.
- Sensory area for patrons with specific needs.
- Advanced accessibility accommodations with a hearing loops system in main meeting room.
- Design to include shelving and spaces for foreign language collection and cultural representation collections.
- Accessible curbside infrastructure for returns that is protected from the elements.
- Separate young adult area with lounge seating, tables, computers, collection, and gaming station.

Nice to Have:

- Solar outdoor charging stations for devices.
- An outdoor gathering space and meeting space for the community that could be accessed after library hours.
- Is able to achieve a score of 60 or more points in USGBC LEED (v4.1) or similar certification to be considered "Gold" or "Platinum."
- A recording studio with necessary technology and acoustic separation.
- A private parenting room off the central area with seating and a sink.
- A drive-through drop off for returns.

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SITE SELECTION CRITERIA

Community Values

GENERAL AREA WALKABILITY

- Must have: Walkable within 5-10 min of other businesses (1 point)*
- Highly Wanted: Walkable within 5-10 min of residential community (3 points)*
- Nice to have: Walkable within 5-10 min of higher density residential community (5 points)*

PROXIMITY TO SCHOOLS

- Must have: Walkable within 5-10 min of campus (1 point)*
- Highly Wanted: Walkable 5-10 min & without crossing major street (3 points)*
- Nice to have: Walkable by adjacent property (5 points)*

PROXIMITY TO BUS ROUTE, GREENWAYS, INTERMODAL APPROACH

- Must have: On or near Bus Route / Public Transportation (1 point)*
- Highly Wanted: Access by Bus Route / Transit, and Bicycle Routes (3 points)*
- Nice to have: Something unique or above the previous standards (5 points)*

DEMOGRAPHIC OPPORTUNITY ALIGNMENT

- Must have: Close proximity to general population density centers (1 point)*
- Highly Wanted: Close proximity to heavy usership (3 points)*
- Nice to have: Close proximity to Density, heavy usership, and underserved communities (5 point)*

PUBLIC SAFETY

- Must have: Water pressure for fire suppression systems adequate (1 point)*
- Highly Wanted: Within 10 min of EMS/Police/ Fire response zone (3 points)*
- Nice to have: Close Proximity / under 5 min response time zone (5 point)*

SOCIAL ENVIRONMENTAL IMPACTS

- Must have: Building location encourages inclusive community patronage (1 point)*
- Highly Wanted: Building location promotes inclusivity and has opportunity to reach historically underserved patrons (3 points)*
- Nice to have: Building location has opportunity to directionally change social conditions in a positive manner (5 points)*

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SITE SELECTION CRITERIA (continued)

Community Values

SUSTAINABILITY (USGBC LEED rating)

- Must have:* The site must meet minimum prerequisites as defined by USGBC LEED (v4.1) site selection criteria equivalent in similar sustainable rating systems. (1 point)
- Highly Wanted:* Site has potential to score 4 or more points on Sustainable Site in USGBC LEED v4.1 or equivalent in similar sustainable rating systems. (3 points)
- Nice to have:* Site has potential to score 7 or more points on Sustainable Site in USGBC LEED v4.1 equivalent in similar sustainable rating systems. (5 points)

HEALTH AND WELLNESS (USGBC WELL rating system)

- Must have:* Building location promotes active and healthy lifestyle choices (1 point)
- Highly Wanted:* Building location promotes USGBC WELL Building minimum standards applicable. (3 points)
- Nice to have:* Building location has potential to score strongly in USGBC WELL Building Fitness, Comfort, and Mind standards. (5 points)

CLEAR OF AIRPORT PROTECTIVE ZONES & NOISE ZONES

- Must have:* The site must be outside FAA regulated runway protection zones. (1 point)
- Highly Wanted:* Outside FAA runway protection zones and clear of acceptable decibel that does not require special sound construction. (3 points)
- Nice to have:* Includes above and has limited or no noise from overhead airplane activity (5 points)

SITE VISIBILITY

- Must have:* Signage visible from Street (1 point)
- Highly Wanted:* Building & Signage visible from street (3 points)
- Nice to have:* Building easily identifiable and visible from major street / intersection (5 point)

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SITE SELECTION CRITERIA (continued)

Technical Values

SITE LOCATION

- Must have:* Within the defined Athens Eastside Library "Must Have" area defined as "The East Side" (1 point)
- Highly Wanted:* Inside defined Athens Eastside Library "Highly Wanted" area (3 points)
- Nice to have:* In close proximity or inside one of the defined Athens Eastside Library "Nice to Have" area (5 points)

DEVELOPABLE SQUARE FEET AVAILABLE (ACREAGE)

- Must have:* 30,000 sf building foot print (0.75 acres), +/-90-120 parking spaces (1.0 acres), 1.25 acre expansion of building, parking total 3.5 acres (1 point)
- Highly Wanted:* 45,000 sf building foot print (1acre), +/- 180 parking spaces (1.4 acres), open detention opportunity (1 acre) total 4.0-6.0 acres (3 points)
- Nice to have:* 30 plus yr. plan 8-10 acres (5 points)

PARKING REQUIREMENTS

- Must have:* Provide 3 spaces per 1,000 sf of building (1 point)
- Highly Wanted:* Provide 4 spaces per 1,000 sf of planned and future building (3 points)
- Nice to have:* Provide 4 per thousand with clear walkways (5 points)

TOPOGRAPHY

- Must have:* Slope may require some retaining walls or topography modifications, but meets buildable area requirements (1 point)
- Highly Wanted:* Slope may require some topography modifications, meets buildable area requirements (3 point)
- Nice to have:* Site is generally level and accommodates multiple building layouts with minor grading (5 points)

ROAD ACCESS / TRAFFIC IMPACT

- Must have:* New location does not adversely affect adjacent properties traffic ingress and egress or add to street vehicle count by more than 20% (1 point)
- Highly Wanted:* New location allows for direct ingress and egress, and does not add to street vehicle count by more than 15% (3 point)
- Nice to have:* Traffic signaled entrance (5 points)

UTILITY ACCESS

- Must have:* Within adjacent right of way municipal water, municipal sewer, power, natural gas, and storm water (1 point)
- Highly Wanted:* Within adjacent right of way utilities noted above and has high speed data or fiber optic connection in adjacent right of way (3 point)
- Nice to have:* Site has utilities and data options noted above, and utilities are located below ground (5 point)

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SITE SELECTION CRITERIA (continued)

Technical Values

FUTURE BUILDING EXPANSION

- Must have: Accommodate a future addition of 10,000 to 15,000 sf above final program allocation (1 point)
- Highly Wanted: Site must accommodate a future addition of 15,001 to 20,000 sf above final program allocation (3 point)
- Nice to have: Site has opportunity to accommodate a number of flexible expansions and/or additional Buildings for ACCUG services (5 point)

PROPERTY OWNERSHIP (COUNTY / PUBLIC, PRIVATE)

- Must have: Willing seller with clear title /deed (1 point)
- Highly Wanted: Existing Government property that would consider Intragovernmental agreement for exchange or use (3 point)
- Nice to have: Property presently owned by ACCUG and available for development of Library use (5 point)

PROPERTY INCLUDES OUTDOOR SPACE

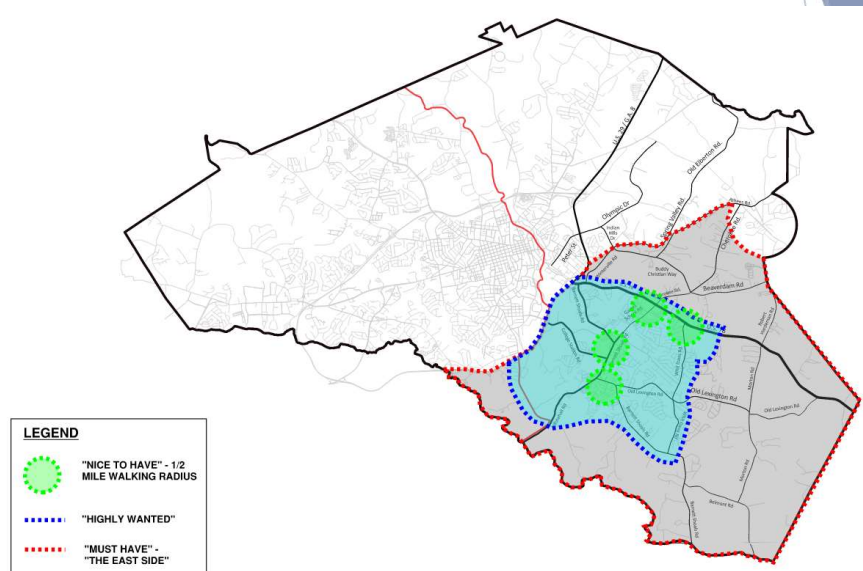
- Must have: Patio or porches included in design - add 3,000-8,000 sf. (1 point)
- Highly Wanted: Small park area, meditation garden 8,000 - 12,000 sf (3 point)
- Nice to have: Multiple outdoor spaces, possibly something more active use like a trail, amphitheater, other. 12,000 sf + (5 points)

PROXIMITY TO COUNTY OWNED SERVICES

- Must have: Close proximity to recreation or greenspaces (1 point)
- Highly Wanted: Adjacent to preserved land or greenspace (3 points)
- Nice to have: Adjacent to Parks/active recreation, Greenspace and trails (5 points)

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SITE SELECTION CRITERIA (continued)



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SUMMARY

- Project Concept
 - Defines the “Must Have”, “Highly Wanted”, and “Nice to Have” characteristics that the design team will use as the basis of the design going forward
- Site Selection Criteria
 - Outlines the “Must Have”, “Highly Wanted”, and “Nice to Have” characteristics that the potential sites for the East Side Public Library will be weighed against

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NEXT STEPS

- Public Engagement
 - Public Survey Posted after the Work Session
 - Public Engagement Session 1: 10/1/22 – 10 AM-12 PM Location: TBD
 - Public Engagement Session 2: 10/3/22 – 10 AM-12 PM @ Living Hope Church
 - Public Engagement Session 2: 10/3/22 – 5 PM-7 PM @ East Athens Development Corporation
- Mayor & Commission vote on Project Concept and Site Selection Criteria – November 1, 2022
- Continuation of the Site Selection Process

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Questions/Comments