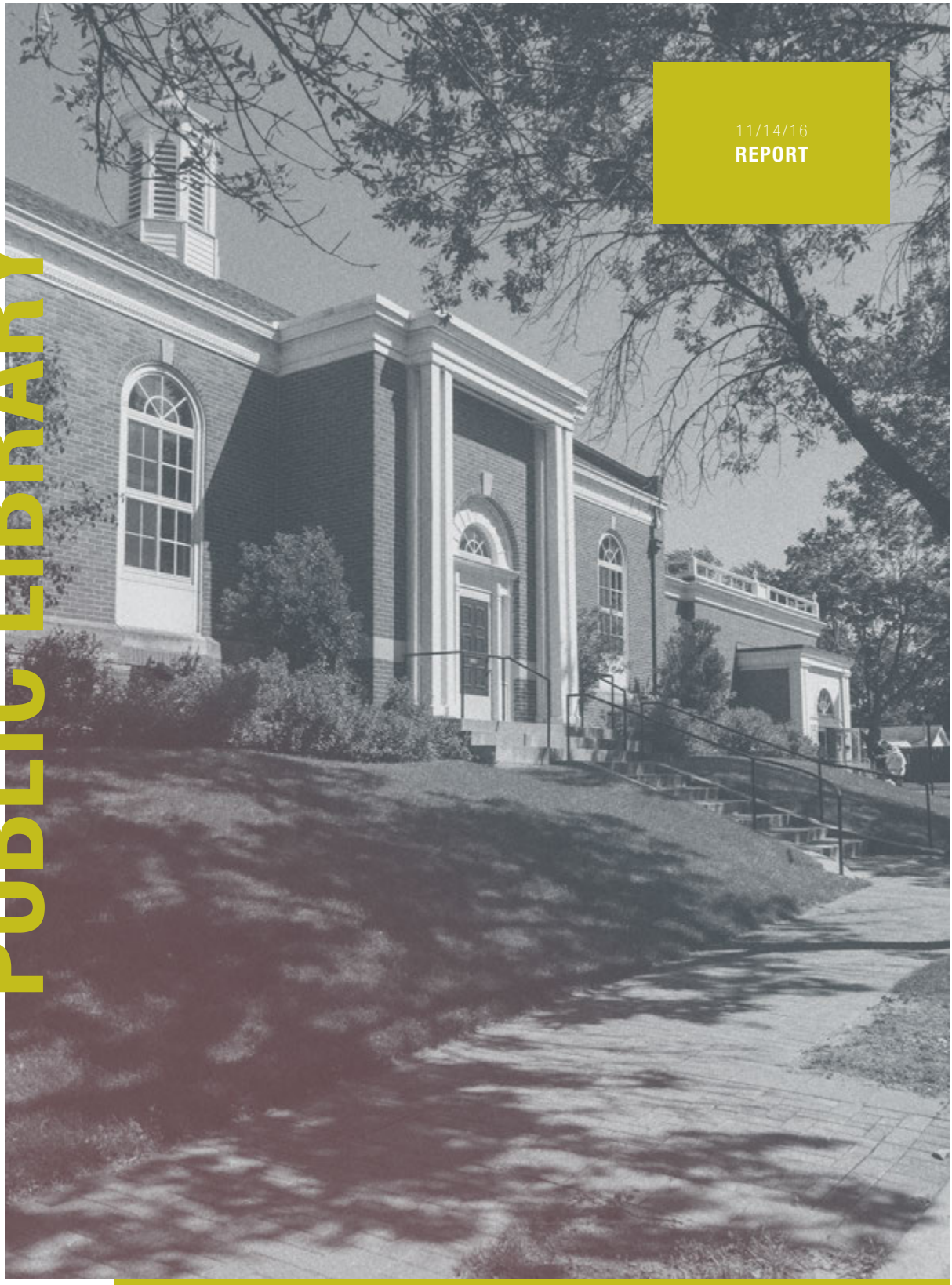
SOUTH ST. PAUL PUBLIC LIBRARY



11/14/16
REPORT

106 3RD AVE N
SOUTH ST PAUL
MINNESOTA
55075

SOUTH ST. PAUL
PUBLIC
LIBRARY

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EXECUTIVE SUMMARY

In July of 2016, LSE Architects began a comprehensive study and planning for the South Saint Paul Public Library.
The library is a treasured resource to the community and enjoys circulation of 114,135, with 67,000 volumes, and as of 2015 was home to over 283 Children's Programs, 84 Adult Program, 18 Teen Programs and had frequent use of the Community Room, with over 88 non-staff uses. Programs and Community Room use are currently limited based on spatial constants.

As part of the Planning Process, the Library conducted a community engagement phase. Input was gathered through Surveys that began in August and have run through the beginning of November. Surveys were available both on line and at the library. Opportunity for people to share their thoughts and ask questions were provided at Library programs on August 3, and November 10, 2016. The survey information collected is included in this Report. Obvious from the input is that the community treasures the Library, not just having a library, but the existing 1927 Library building. They love the cozy feel and historical context. The critiques are related to out dated amenities, furnishings, limited space and a recognition that the library needs more.

Through the Assessment Phase, the need for replacement of building systems, such as the electrical system has been identified. Other challenges identified and later addressed in the development of Design Options, include spatial limitations. The currently 11,800 square foot Library is undersized. Based on the current circulation, community and staff input and 21st Century Library trends a program has been developed which suggest the library should be expanded to 17,000 square feet. Other major challenges include the number of floor levels. It is highly unusual and inefficient for a library of this size to be more than 1 or 2 levels. The recommendation aims to correct this conditions as well.

During the planning process, more information was gathered than is included in this study. This information is retained for inclusion during Design and cost refinement which is part of the next phase, the Schematic Design Phase, and will begin following approval of a selected option. Included within this report are 3 Conceptual Design Options that deliver the Spatial Program of a 17,000 square foot Library. Three strategies for cost comparison purposes are provided below.

1. 17,000 sf New Construction 17,000 $6,047,500
Meets Program
Provides 30 below grade parking stalls

2. Option C1 – Recommended Option $4,494,320
Meets Program
Provides 10 below grade parking stalls
Replaces Building Systems

3. Renovation / System Replacement $2,892,300
Does NOT meet program
Would require major reduction of collections to update Library

LSE is pleased to recommend Option C1, which provided in the What Will It Be section of this report. This option meets the recommend Program, maintains the treasured 1927 Library, improves operations by building a new addition 2 story addition that aligns with the 1927 floor levels and replaces the 1964 addition. The new addition will provide flexible 21st Century Library space that is open, daylit, and energy efficient.

We look forward to getting additional input on the design during the refinement in the Schematic Design Phase.

Thank you,

LSE Architects, Inc.

PLANNING TEAM

LIBRARY BOARD

Leslie Greaves-Radloff
Megan Haugen
Jamie Hoehn
Dawn LaBrosse
Kate McManus
Mary Niederkorn
Linne Rund
Kelly Tetrick
Rae-Marie Trisko

SOUTH SAINT PAUL PUBLIC LIBRARY

Kathy Halgren – Director
Honora Rodriguez – Adult Services Librarian
Amy Commers – Youth Services Librarian
Karen Dyson – Senior Information Specialist
Ione Kealy – Senior Technician Paraprofessional
Tracy Wanek – Information Specialist
Jill Davidson – Assistant Information Specialist
Dara Leitner – Assistant Information Specialist
Lois Travis – Assistant Information Specialist
Robert Meehl – Shelver
Lynette Thorson – Shelver
Jon Elg – City of South St. Paul Building Engineer

DESIGN TEAM

LSE Architects
Mohammed Lawal, AIA CEO
Jennifer Anderson-Tuttle, Principal Director

KFI Engineers
Mechanical, Electrical and Plumbing

WHAT DO WE HAVE?

A. Existing Facility Assessment

B. Existing Site Context Plans, Site Plan, Floor Plans

C. Photos of Existing Conditions

EXISTING FACILITY ASSESSMENT

SITE

The existing library sits on a 20,390 square foot site. The site is Zoned C-1 with Public Overlay, is adjacent to the Dakota County Historical Society, and across the street from the South Metro Fire Department. Parking is limited to 6 staff parking spots to the North, and 24 spaces shared with the Historical Society to the West. Grades vary by approximately 5' from the East to West with a 19' drop along the North edge of the site.

Current site related challenges include:

1. Safety and security issues, related to the limited visibility of the dark staff parking

2. Unclear entry due to the presence of both the original inaccessible 1927 entry and the currently used 1964 accessible entry

3. No outdoor program space

4. Poor site circulation

Building Foundation and Structure

The existing building consist of the original 2 story 1927 building, with its mid-level entry, a 1964 2 level addition, a 1996 elevator addition, and in 1999, the existing garage was converted into and administrative space, with a small meeting room office and mechanical space. The existing foundations appear to be in adequate structural condition. Infiltration issues are of a concern.

Interior Partitions and Finishes

Existing ceilings and walls are plaster. Flooring, finishes and furnishings are dated, worn and in need of updating. The existing shelving is a combination of built-in shelving along the perimeters and free standing shelving, much of which is 84" tall double sided, further limiting sightlines and views.

The furniture options do not support current library users request for soft comfortable furnishings. There is currently no soft seating in the Adult of Children's areas. Teen furniture does not support collaborative work, or the social nature of teens.

Furniture that should be considered for restoration and reuse includes the tables and chairs in the Children's Area, other furnishings are recommended to be replaced.

Conveying and Vertical Circulation

The existing building has one primary stair that connects the 2 levels of the 1927 building with the 2 levels of the 1964 addition. There are 3 secondary stairs which provide access to the Mechanical and Storage spaces which are 2'-5" above the lower level of the 1927 building. There are 3 exterior stairs.

In 1996 an elevator was added at the center of the intersection of the 1927 and 1964 buildings. Access and sightlines to the elevator are limited.

EXISTING FACILITY ASSESSMENT

ACCESSIBILITY

There are existing challenges with accessibility and circulation which negatively impact the operational efficiency, spatial efficiency, safety and patron convenience. Libraries under 16.000 square feet in size, would ideally be a single level to allow for easy material flow and clear sight lines throughout. A design option that reduces the number of floors and increases the ease or circulation and sightlines is highly recommended. The existing layout of shelving within the library has aisle widths that are not to code. Any options will need to consider aisle space of 42". Restrooms in the Children's Area are not ADA Compliant. New restrooms are recommended to accommodate a fold down changing table, toddler seat and an accessible child friendly toilet.

Library Operations

There are a number of operational challenges within the existing Library.

1. Entry Vestibule is cluttered with information the public benefits from having access to. The current vestibule is not of a size to be able to meet the current needs and be a welcoming entry.

2. The Circulation Desk is unfriendly with the raised count height and does not accommodate the technology and needs of staff.

3. There is currently no Workroom. Based on the number of staff served and circulation of the library, Workroom and Staff Spaces should be 1500-2000 square feet. The quality of the work environment is sub-standard and should be addressed in any options.

4. The number of floor elevations should be addressed.

5. Technology should be integrated into a variety of spaces with the library as demonstrated in the proposed Program.

6. Greater flexibility is needed. Option should include ways to create small and large group meeting space that can be opened and become general use when not reserved.

7. The Library would benefit from quiet space for Teen's, Adult and Children.

Mechanical, Electrical, Plumbing – KFI Engineers

LIST OF EQUIPMENT REPLACEMENT DATES AND/OR SIGNIFICANT SERVICE

A. Front Doors installed in 1993 with automatic door openers installed in 2001

B. Flat Roof replaced in 1992 with new roof installed over front entryway in 2002

C. Gable Roof replaced in 2003

D. Elevator installed in 1996 and brought into compliance in 2011

E. Water Heater installed in 1987

F. Windows (except for 1999 renovation) replaced in 1980

G. Furnace and boiler replaced in 1994; new rooftop furnace/HVAC unit installed in 2006 with lots of minor replacement of parts; original air handler, I believe

H. New main-floor carpet installed 2014

I. Updated security system/fire alarm system with annunciator panel installed 2014

J. Self-check installed in 2012

K. Computers are continually updated with most public computers purchased from 2013-2015

EXISTING FACILITY ASSESSMENT

Building Envelope:

The 1927 Building has a sloped asphalt-shingle roof that was replaced approximately 10-years ago.

The 1964 Building has a flat built-up roof – significantly aged and in need of replacement per comments from the City.

Also note that there are some storm drainage issues that need further evaluation as a part of any repair or replacement design review:

1. The roof drain sizes and locations need to be reviewed and verified:
    a. No overflow drains are located on the 1927 Building roof.
    b. Portions of the 1927 sloped roof have gutters that drain on to the 1964 Building.
    c. No drainage of any kind has been placed on the 1964 entry canopy roof – a corner of the flashing has been bent to allow some drainage.

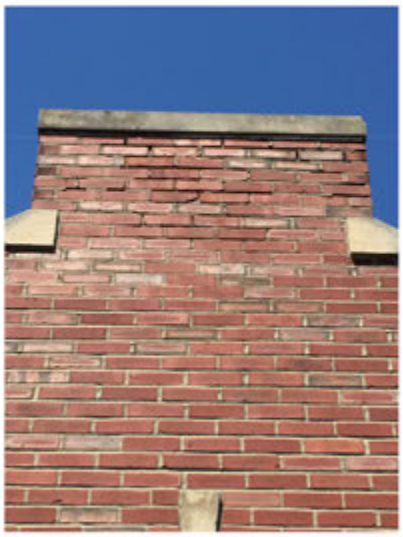
2. Electric heat trace has been added to the existing roof drains at the 1964 Building to prevent freezing from the roof drains, routing through the building interior and then back to exterior vertical drains.

Windows are nearly all dual single-pane glazing, operable, with horizontal sliding glass segments. The windows are generally in good condition.

EXISTING FACILITY ASSESSMENT

Building Envelope (continued):

There are concerns from the City regarding the amount of exterior tuck-pointing needed. They have been experiencing water infiltration and spalling of plaster around existing glass block windows and exterior walls



Fire Protection:

There is no fire protection piping in the building.

Heating Systems:

There is a single hot-water boiler (approximately 25-years old) that serves the 1927 Building. The existing AHU (Acme) has a hot water heating coil and additional distribution piping circulates hot water to radiators and miscellaneous cabinet unit heaters.

The majority of the hot water piping is routed beneath the floors or in walls and is generally inaccessible.

Most of the ductwork distribution is buried in walls. Where it is exposed, there is exterior insulation. In a few locations, where ducts are accessible in janitorial closets – it is uninsulated.

The rooftop AHU serving the 1964 Building is natural-gas fired.

EXISTING FACILITY ASSESSMENT

Cooling Systems:

The existing Carrier rooftop AHU (approx. 2006) has a packaged cooling coil and compressors.

The existing Acme AHU (unknown age) has a DX cooling coil served by a rooftop condensing unit (located on the 1964 Building roof). The compressor has recently been replaced – the unit itself is of unknown age but is weathered.

Building Automation System:

The building automation system is a very antiquated Honeywell system that is no longer supported at the hardware (or software?) level – it uses 5-1/4" disks. The head end computer is not functional.

Set points can technically be changed using the Honeywell handheld interface but it is very cumbersome and infrequently used.

Some pneumatic devices remain in place – primarily the damper operators in the mechanical room.

EXISTING FACILITY ASSESSMENT

Plumbing systems:

South St. Paul has hard water but there is no softening in the building. There are concerns with the condition of the original piping.

There are manual flush valves in miscellaneous areas throughout the building.

The City expressed a desire to move away from wall-hung water closets if fixtures should be replaced.

There is presumed galvanized domestic water distribution piping that may require replacement.

There is an exterior drain at back exit that is below grade with respect to the surrounding parking lot at the mechanical room that is difficult to manage. Water into the sanitary drain is routed back into the building before exiting via gravity to the sanitary main at front of building. The City expressed concerns with the condition of this main sanitary drain piping to the street at the front of the building.

There is currently no domestic hot water for staff or patron use. An appropriately sized domestic hot water heater should be provided.

A kitchenette in the staff lounge area of the 1964 Building is very aged and in need of replacement.

EXISTING FACILITY ASSESSMENT

Electrical System Walk Through

Electrical Service:

The Electrical Utility service to this facility is accomplished utilizing a pair of pole mounted transformers, configured to form an “Open Delta” service connection. The transformer configuration is a remnant from previous ages and is no longer available as a service choice from Xcel Energy.

The Open delta service utilizes a larger physical residential style transformer which incorporates a center “tap” to provide 120/240 VAC single phase power. All single phase power within the facility must be derived from this unit. The service also incorporates a second transformer which provides a facsimile of three phase power and which is adequate for operation of small three phase motor loads.

Electrical Service transformers

One characteristic of an open delta service is that while there are three phases of power available to the user, the potential voltage to ground is not symmetrical and the system contains what is referred to as a “High Leg”. The service voltage as presently provided is obsolete and it is recommended that it be replaced with a modern electrical service connection.

Service Equipment:

The electrical service equipment is comprised of a 240 VAC, 400 amp rated three phase disconnect. The disconnect is located within a closet with the associated distribution panels that fed the facility power needs. The service equipment is lacking any indication that it is rated for utilization as a service

EXISTING FACILITY ASSESSMENT

Service Equipment (continued):

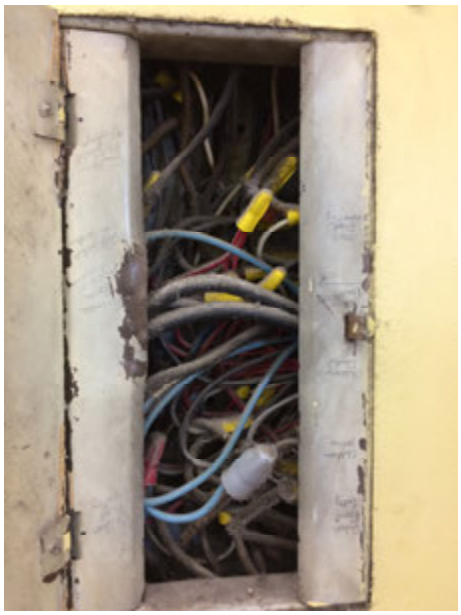
disconnect, that it is supported by a delta system, and there is no indication that the "high leg" voltage is present within the system.

Existing Electrical Service Disconnect

The facility electrical service is centrally located within the facility and is comprised of a small space which does not provide adequate space for the equipment contained therein. In general the electrical equipment is of an age where replacement parts are difficult or impossible to locate and therefore is obsolete and recommended for replacement.

Existing Obsolete Electrical panel

Since the facility is comprised of structures developed at different time frames, the electrical system has an additional distribution panel located outside of the service closet area. The additional panel appears to have been installed previously to replace an earlier installation. The earlier installation is evidenced by the presence of the "back box" from the unit which is now serving as junction box. Inspection of the junction box reveals two items; first the box appears to be full or possibly overfull based on NEC requirements. Secondly and possibly more importantly, it reveals the presence of cloth insulated wiring. This wiring is a remnant from a past era and should be replaced.

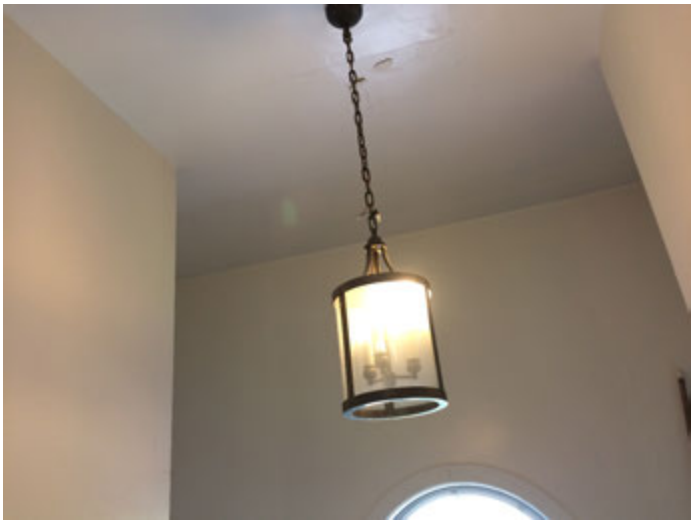


Old panel "Back box" serving as J box and housing cloth insulated wire.

EXISTING FACILITY ASSESSMENT

Lighting Systems:
The facility is illuminated predominantly through the use of a combination of 1'x4' and 2'x4' fluorescent fixtures. The fixtures have been retrofitted to utilize T-8 lamps with electronic ballasts, approximately 15-20 years ago according to the City. Entry areas and other features incorporate stylized fixtures which utilize incandescent lamps in limited areas. Lighting controls appear to be limited to manual operation through-out the facility.

Existing Fluorescent fixture examples



Existing Decorative fixture examples

The lighting levels within the facility appear to be within acceptable standards and the uniformity appeared to be good. It should be noted that no lumen measurements were made at this installation.

The front entry lighting was noted to be dimly lit and there is a desire for change.

EXISTING FACILITY ASSESSMENT

Additional Low-Voltage Systems:

IT / Fiber Optic Systems:
There is existing IT / Fiber Optic wiring routed to the Library from the City Hall building.

Security Systems:
There are no access control systems.

An intrusion alarm system is in place at doors at various locations throughout the building.

Fire Alarm System:
The system was replaced in 2014 and is in very good condition.

Communications:
Fire alarm – many wiring systems are exposed in public spaces (and restrooms) due to the limited ability to conceal them in existing plastered walls or ceilings – there is concern that potential damage or vandalism could occur

EXISTING FACILITY ASSESSMENT

Summary

The South St. Paul Library facility electrical system as it exists today is a system in need of replacement. The utility service is outdated and hazardous in its lack of signage and conformance to modern standards. The Service equipment is not properly labeled and there is inadequate service space provided, based on modern NEC requirements. The facility wiring is a collection of multiple projects and includes wiring which is obsolete and potentially hazardous. The lighting is adequate in regards to providing illumination, however the incorporation of modern technology into the facility would provide for a substantial reduction in lighting energy. Incorporation of modern lighting controls would be required to meet the 2015 Minnesota Energy codes and would also provide additional energy savings through the convenience of automation.

EXISTING FACILITY ASSESSMENT

KFI completed mechanical and electrical system walk-throughs of the building. The following information was compiled as a summary of the existing systems and conditions.

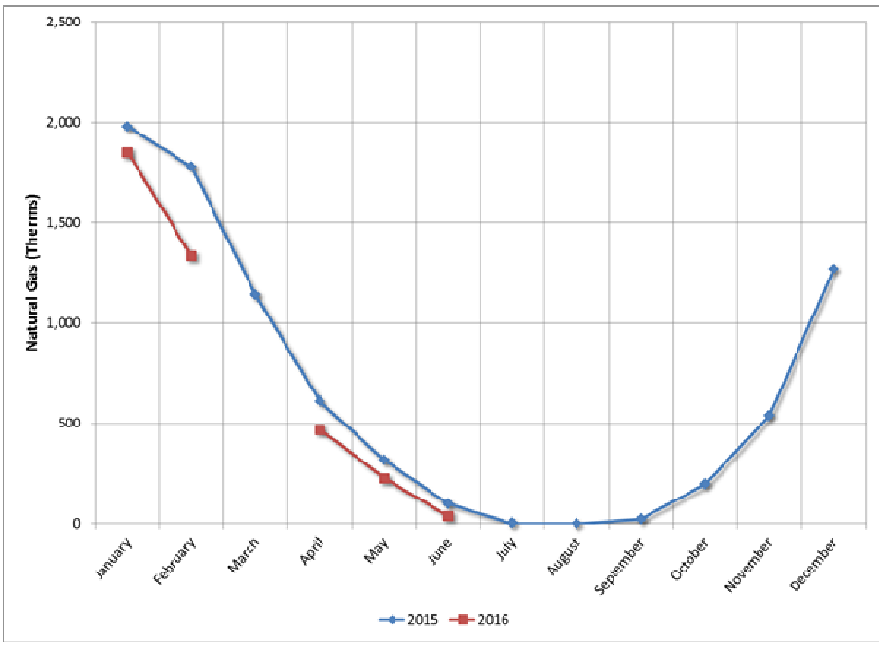
Mechanical System Walk Through
Utilities:

Natural Gas – (1) Natural gas meter serving primarily a gas-fired boiler and rooftop AHU.
Xcel Energy – KFI received 2-years of natural gas usage data?
Electric – (1) 400A electrical service. Xcel Energy – KFI received 2-years of electrical usage data
Water – The library does not receive water bills.

A building area of 11,800 sf was assumed for the Energy Use Index (EUI) calculation. Based on the information below, the total energy usage for the South St. Paul Public Library is within typical building ranges for existing buildings. While the energy usage for the building is not excessive, there is also room for improvement.

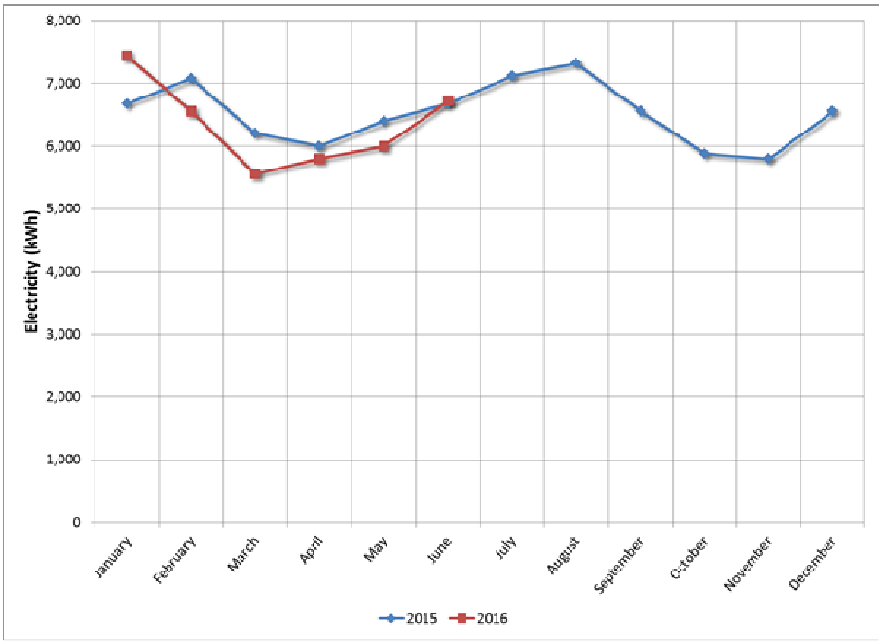
2015 Utility Usage	
Total Electric Usage [kWh]	85,720
Total Electric Cost [$]	$9,910
Total Natural Gas Usage [Therms]	7,951
Total Natural Gas Cost [$]	$6,000
Total Energy Usage [MMBtu/year]	1,088
Building Area [sf]	11,809
EUI [kBtu/sf/year]	92.1

Natural Gas Usage:

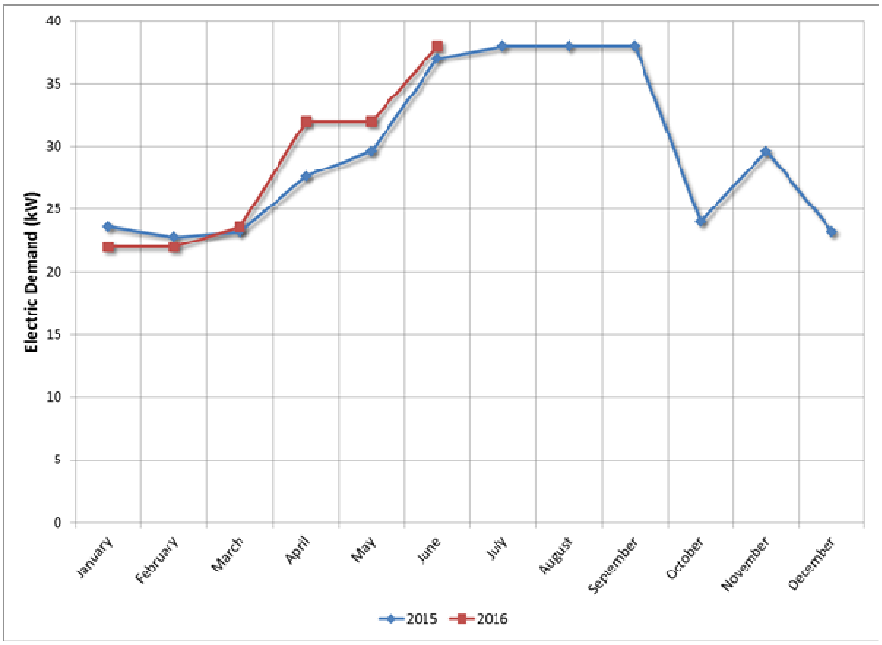


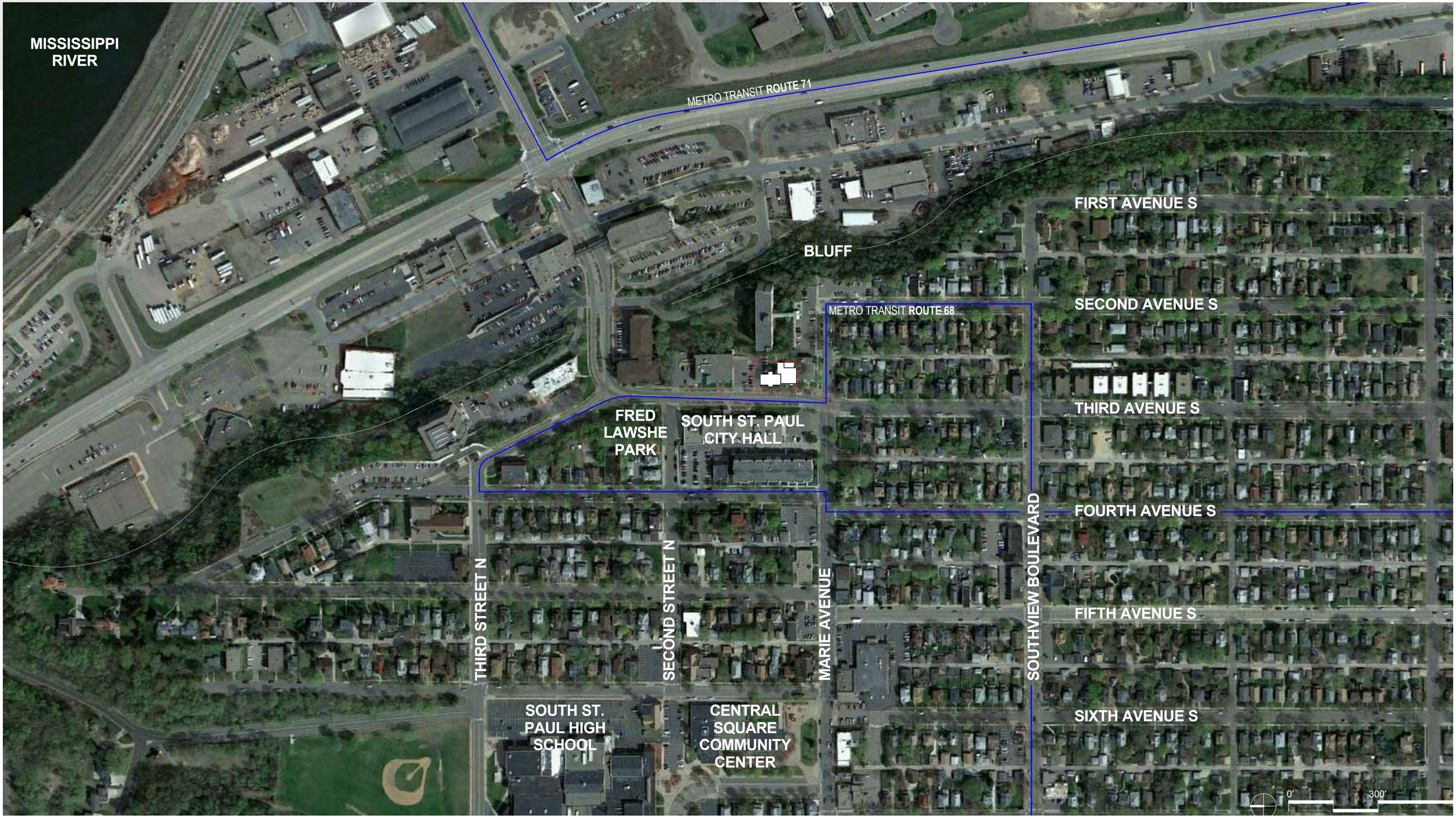
EXISTING FACILITY ASSESSMENT

Electricity Usage:



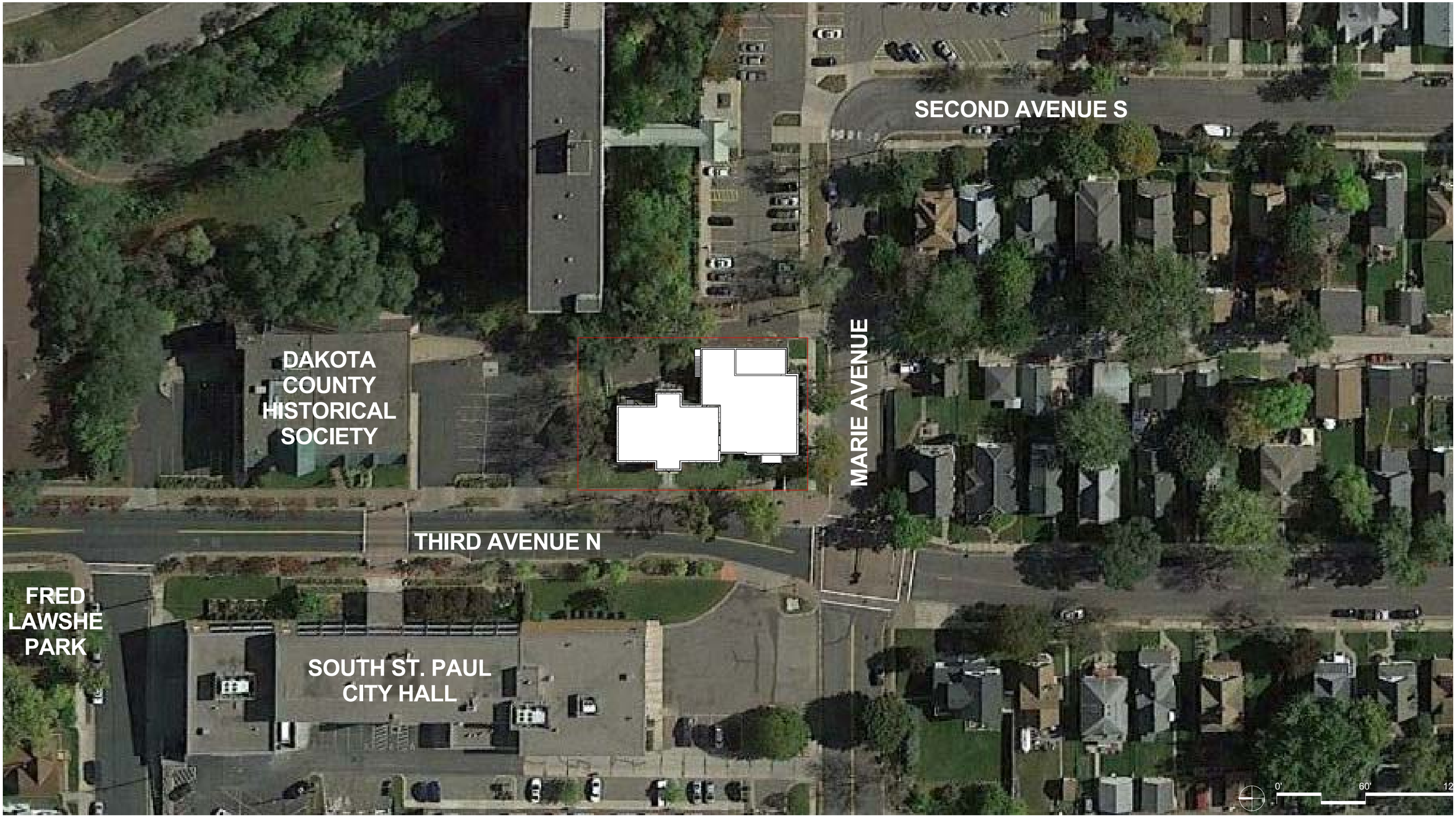
Peak Electric Demand:





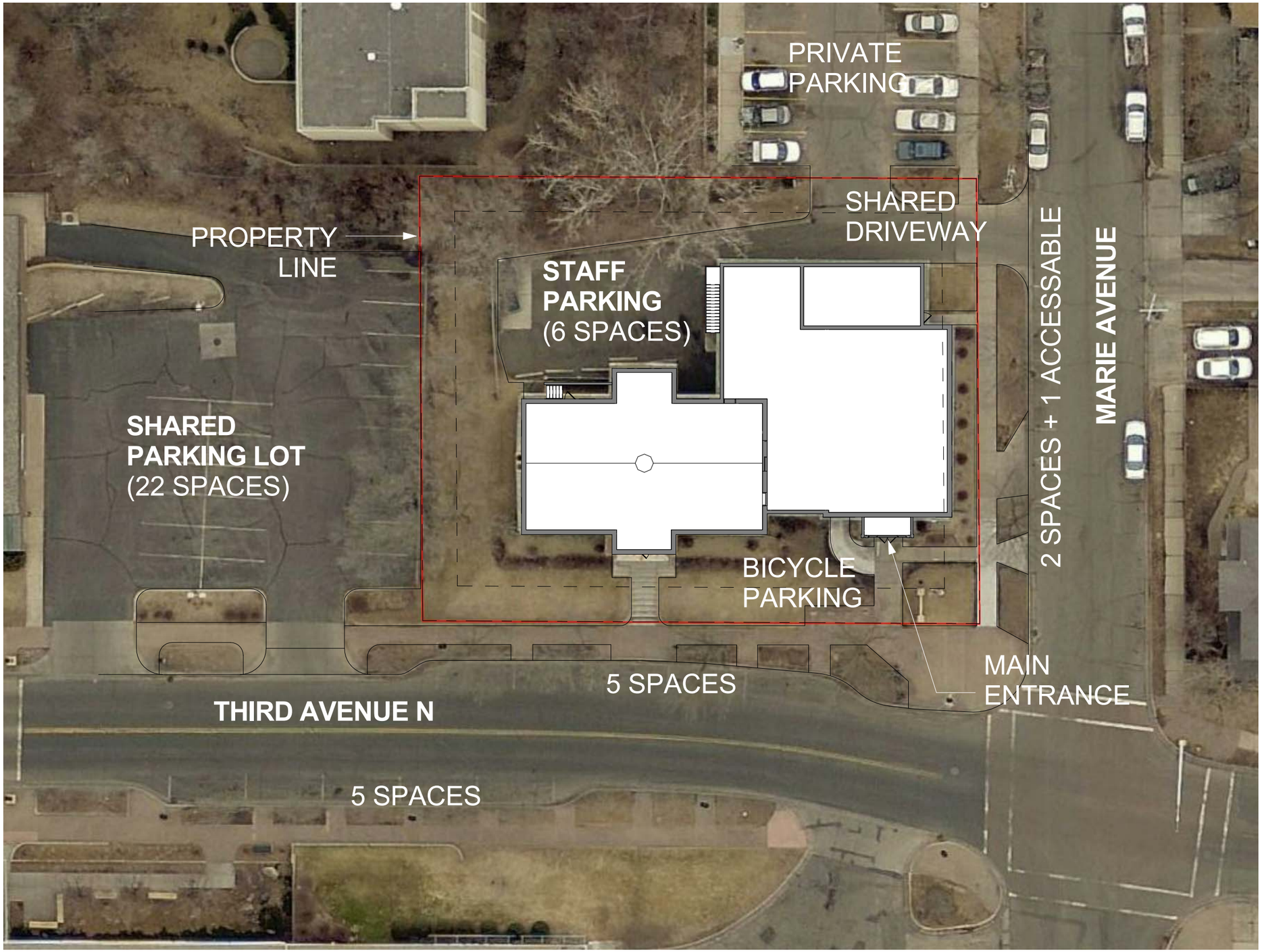
NEIGHBORHOOD CONTEXT

LAWAL SCOTT ERICKSON ARCHITECTS INC



SITE CONTEXT

LAWAL SCOTT ERICKSON ARCHITECTS INC



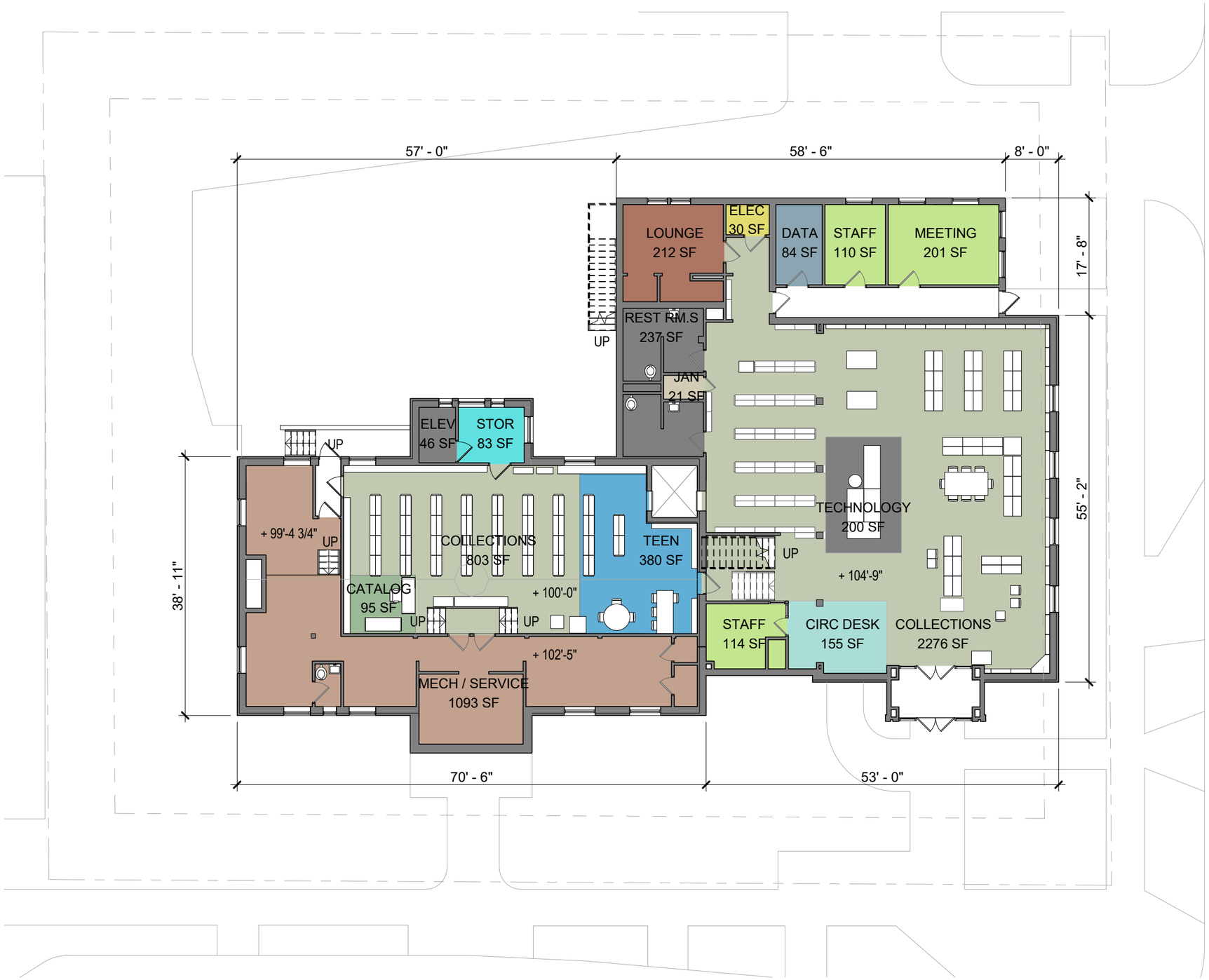
SITE DATA

ZONING	C-1 WITH PUBLIC OVERLAY
SETBACKS	
REAR / SIDE	10 FT
FRONT	40 FT ROW CENTER
AREA	
BUILDING FOOT PRINT	7,325 SF
IMPERVIOUS	8,330 SF
PERVIOUS	4,735 SF
TOTAL	**20,390 SF (.47 ACRES)**
PARKING	
STAFF	6 STALLS

0' 30' 60'

SITE - EXISTING

LAWAL SCOTT ERICKSON ARCHITECTS INC

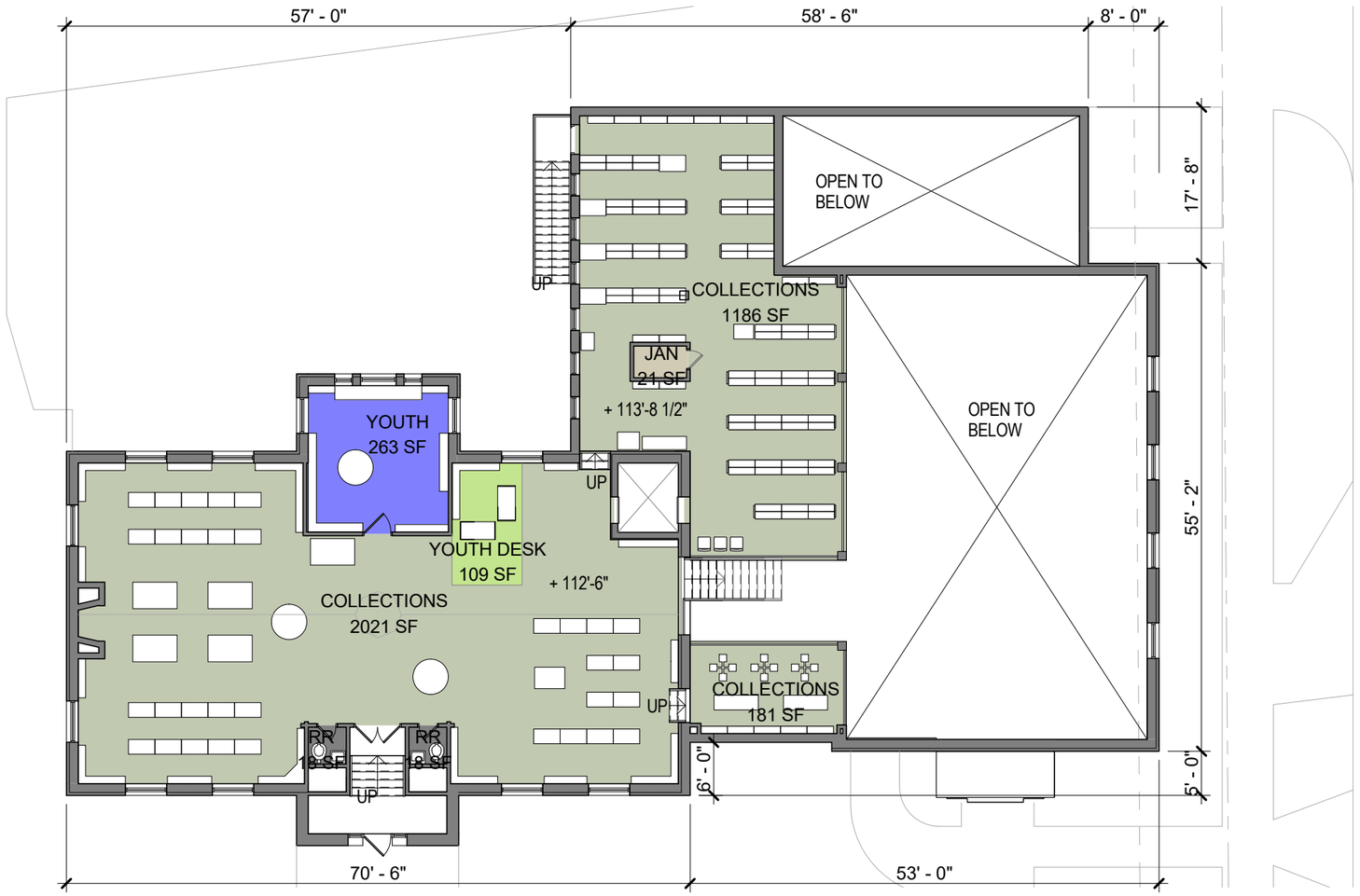


EXISTING

LOWER	
1927 LIBRARY	3,010
ADDITION(S)	4,315
SUBTOTAL	**7,325 GSF**
UPPER	
1927 LIBRARY	3,010
ADDITION(S)	1,505
SUBTOTAL	**4,515 GSF**
TOTAL	**11,840 GSF**

EXISTING LOWER

LAWAL SCOTT ERICKSON ARCHITECTS INC



EXISTING

LOWER	
1927 LIBRARY	3,010
ADDITION(S)	4,315
SUBTOTAL	**7,325 GSF**
UPPER	
1927 LIBRARY	3,010
ADDITION(S)	1,505
SUBTOTAL	**4,515 GSF**
TOTAL	**11,840 GSF**

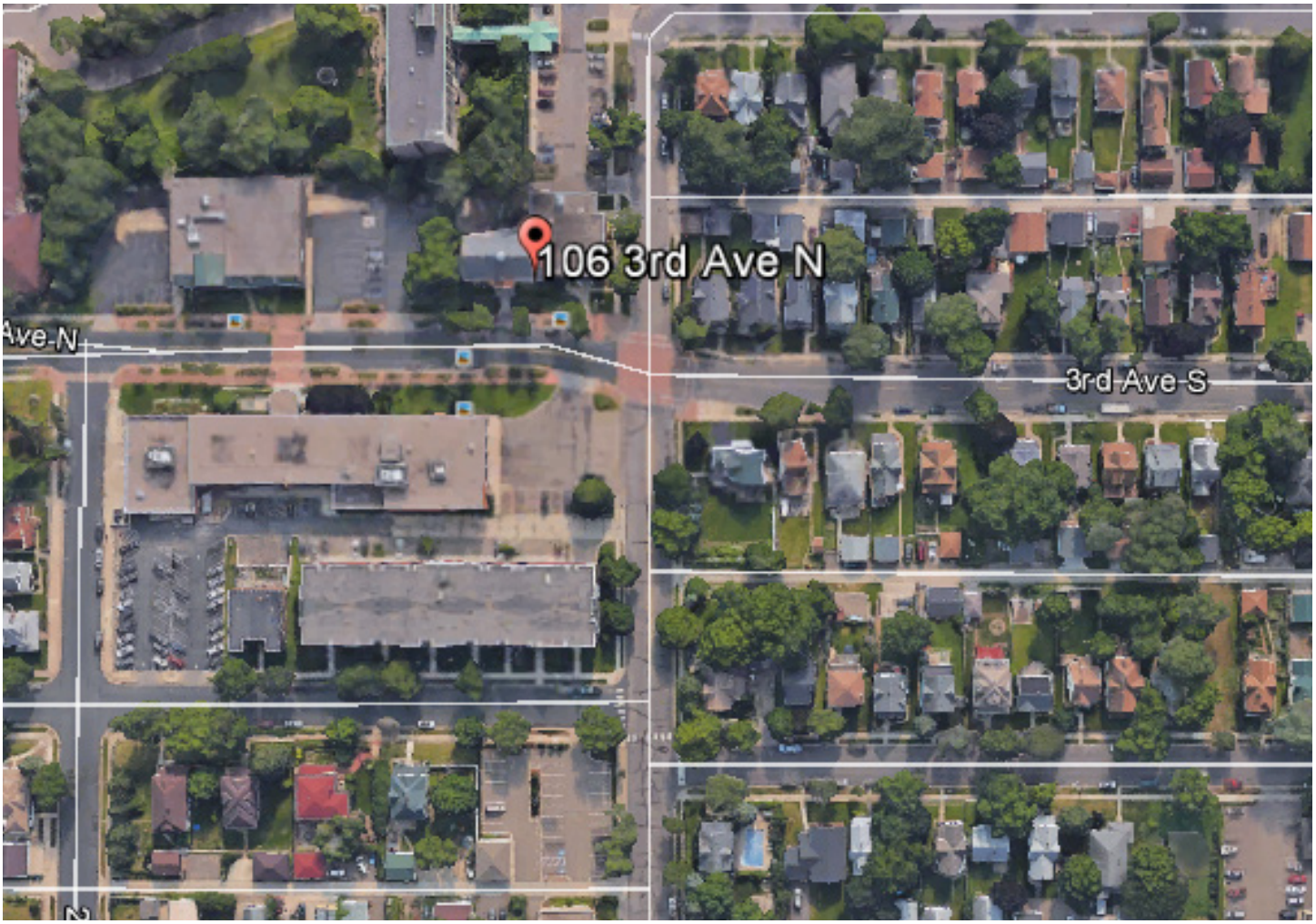
0' 16' 32'

EXISTING UPPER

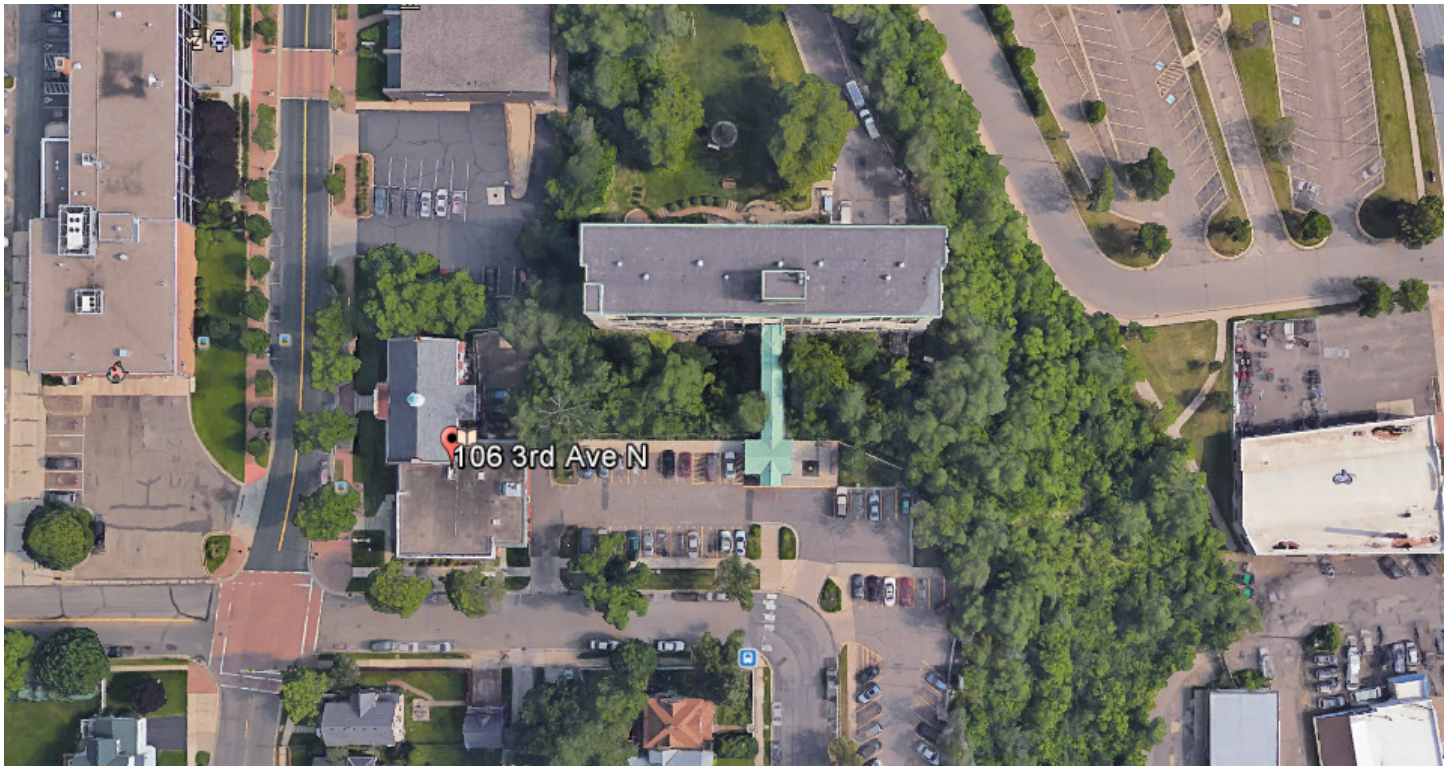
LAWAL SCOTT ERICKSON ARCHITECTS INC

106 3rd Ave N
14

106 3rd Ave N
3rd Ave N
14


106 3rd Ave N
Ave N
3rd Ave S

Marie
SOUTH ST. PAUL
PUBLIC
LIBRARY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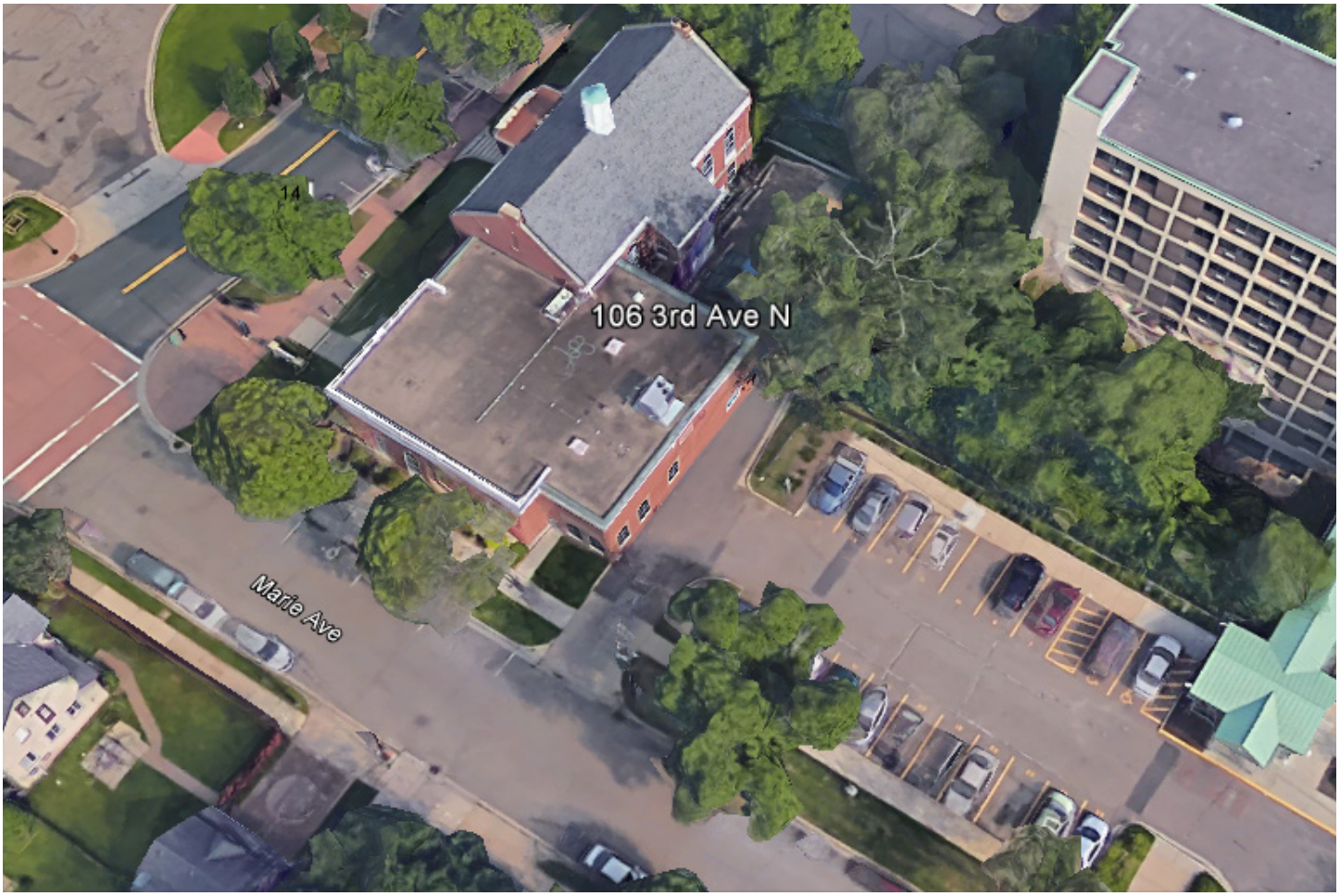
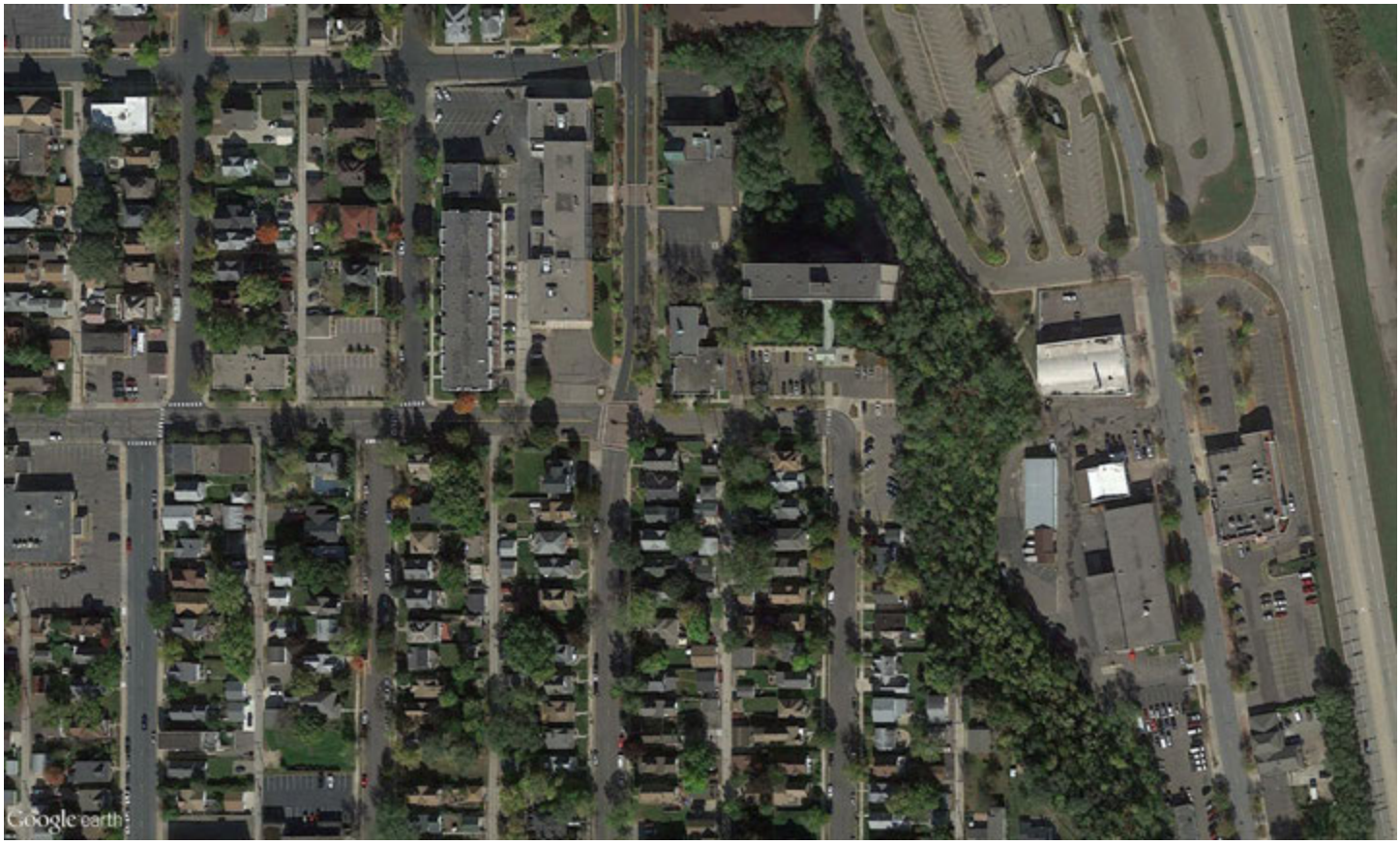

14
106 3rd Ave N
Marie Ave

Imagery Date: 3/11/2016

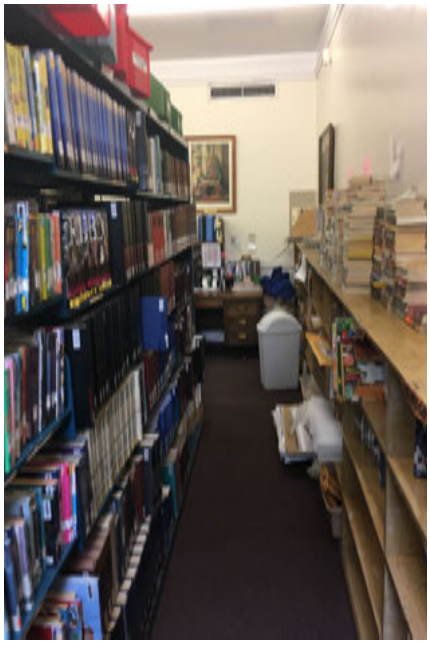

Google earth

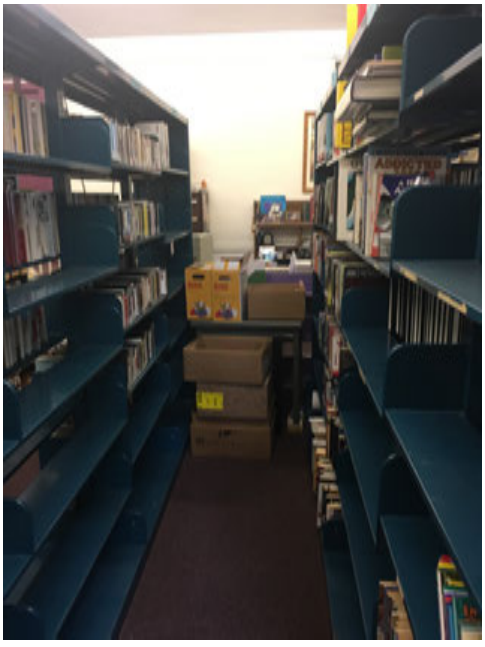
1991
Imagery Date: 3/11/2016 44°53'30.30" N 93°02'10.6

SOUTH ST. PAUL
PUBLIC
LIBRARY

SOUTH ST. PAUL
PUBLIC
LIBRARY

AUDIOBOOKS ON CASSETTE





TEEN
INFORMATION
INFORMATION

GO PACKERS

EXIT

FIRE EXIT
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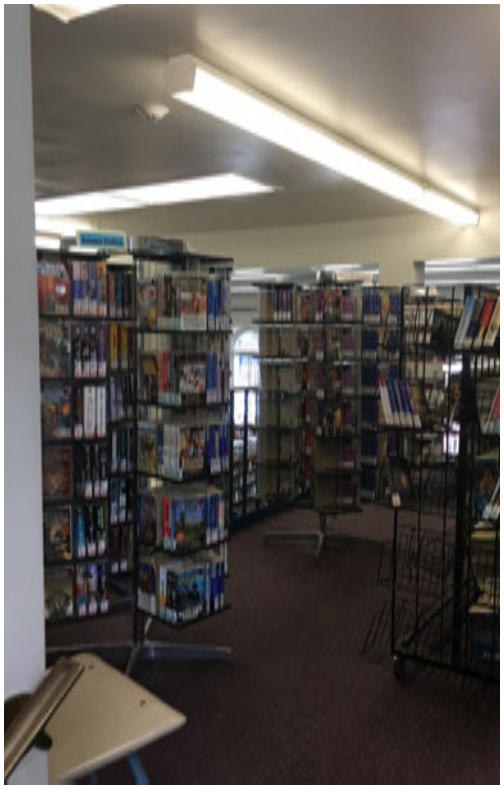
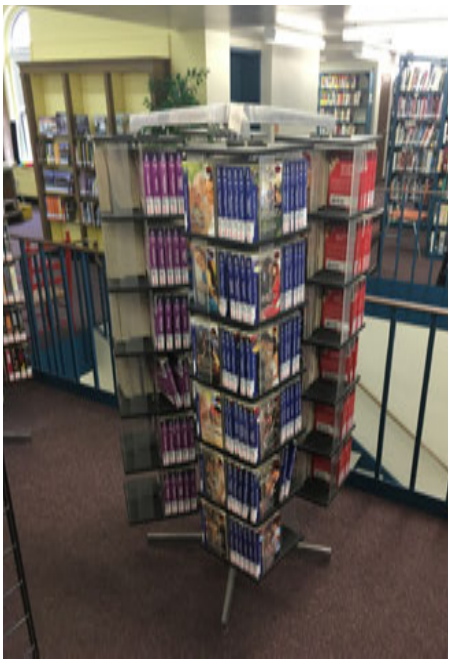
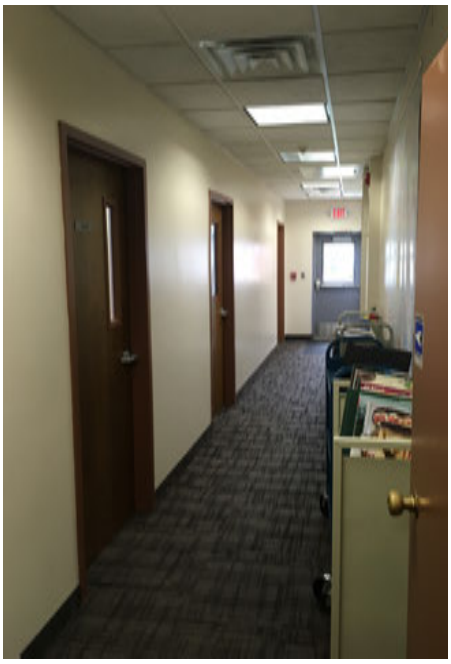
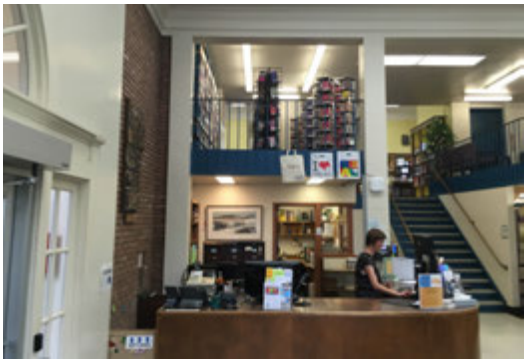
A

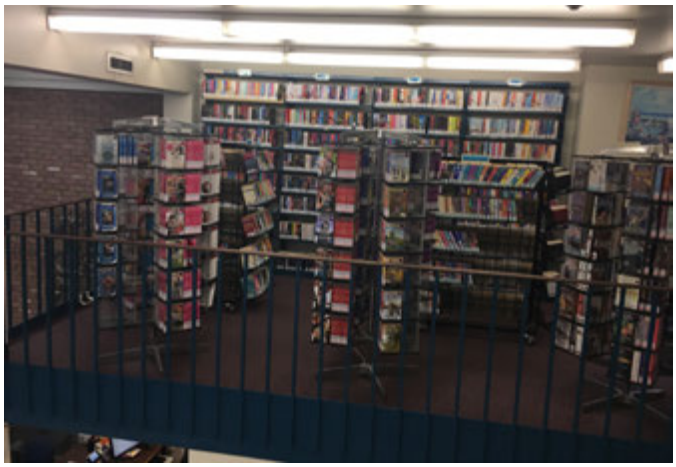






PLEASE SEE
THE FRONT DESK
TO RESERVE
THIS ROOM

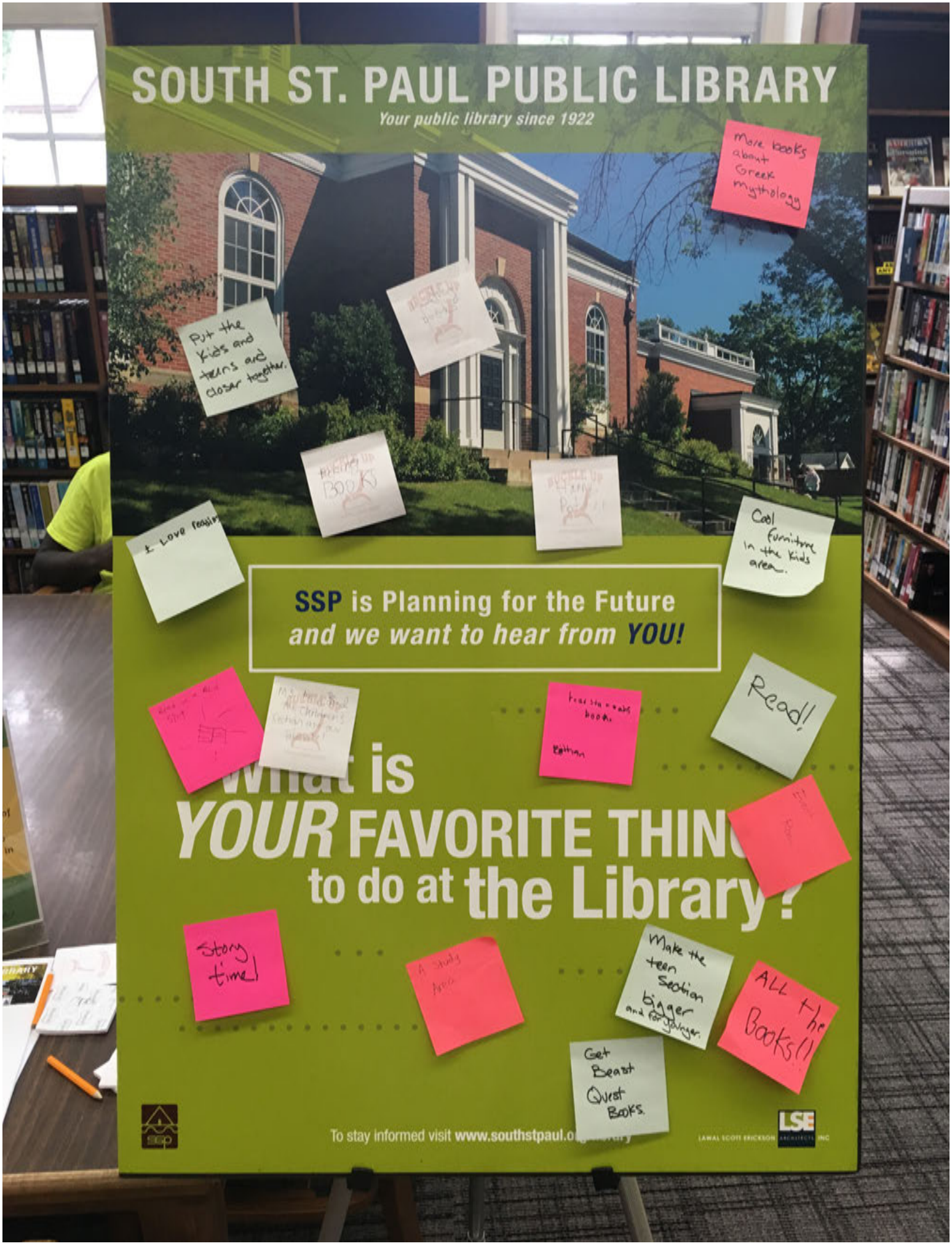




WHAT DO WE WANT?

A. Community Input

B. Proposed Building Program


SOUTH ST. PAUL PUBLIC LIBRARY
Your public library since 1922
More books about Greek mythology
Put the kids and teens area closer together.
Cool furniture in the kids area.
SSP is Planning for the Future
and we want to hear from YOU!
Read!
YOUR FAVORITE THING
to do at the Library?
Story time!
Make the teen Section bigger and for younger.
ALL the Books!!
Get Beast Quest Books.
To stay informed visit www.southstpaul.o
LSE

1. What Is your favorite thing to do at the library?

Check out books
Annual book sale
Borrow books and movies
Get books! More & more digital resources are used, but still like the physical aspect of books and CDs (music + books)
Play with toys, computer games, pick out books, programs + activities
Read books
See Miss Amy for a great book recommendation!
Story times and music events
Browse the internet, read, check out books, + buy books.
Read books, play with theme table, play with blocks/puzzles in kids room
Study
Play games with my kids
Sit in a quiet spot and read
I love bringing my daughter to this library because it was my childhood library. Enjoy the older building and discover new books in the kids' reading room.
Read books / watch anime on the computers.
Work the summer reading table.
Kids area, fun stuff, events.
Get books
Library events like storytime or block building
Bring my kiddos there and read and play!
Sit Down and read
Computer work
Use the computer. Look for books.
Not slaving to buy books any longer. Can order what needed.
I really enjoy the programming - Book Club once a month and speakers. The youth programming is also wonderful - a nice variety of art & kinesthetic activities for kids. I enjoy the selection of material and the historic look of the building.
Browse
Browse the new releases
Check out books - love the Lucky You selections
Internet and look/read magazines
Go upstairs with my 5 yr. old granddaughter & look + play with the New exhibits that the creative librarians design, whether it is a gym or grocery store or to buy Christmas presents + wrap - it has been a delight for us, when she comes to visit. (Read Wall St. Journal for me.) <3 me. - Keep it up.
Use computer, to look up books & read.
Research

The Librarians
Find travel books and new music (CDs)
Friendly/helpful staff. Computer Time. Printer, Intr Library Loans, Movies. DYI Kits.
Help patrons find something they are excited about reading or learning. I love sunny mornings before we turn on all the lights - upstairs is so warm and cozy feeling.
Pick up books + CD Books + Book Shots + movies + checking my emails + looking up books on amazon.com. All are my favorite thing!
Look for books to read.
Children's area!
Customer Service
Play in the kid area. Please have a room built for personal computers set up to study quietly.
Book club. Speakers. Books!!
read
Book Club and MN author appearances.
DVDs, books, computer use, magazines, events
Read, look up things on different subjects I am interested in and play games on the computer.
Obtain books. Attend presentations. Read periodicals. Browse.
Rent movies
kids activities and books
Check out books, both for children and adults. Play in the children's area.
browse for books
Read! And look at the books my librarians have on display.
Browse new books and fiction shelves.
Reading at the library.
kids area
We love the interactive kids area.
Find books for my children
Let my kids play in the children's section.
Visiting and getting book recommendations from Miss Amy.
Visit the children's section.
Search for books for my daughter.
Check out books using the do-it-yourself check out machine!
rent dvds
Ms. Amy's stuff
Browse the shelves; Lucky Books, New Books, like the "stickers" for mystery, new, etc. Like the suggestions list.
browse books
look for old books that I love
Check out audio books, on CD

Browse and check-out books
Browse non-fiction books, magazines, and books on CD. My non profit group also use the library for meetings.
My daughter and I love the children's section upstairs. We love to browse through books and bring books home to read.

Kid Programs, Kids play time together
To use the computer
Check out books
To check out books
attend childrens programs with kids, play at library with kids, borrow materials still - checking out materials, browsing the collection
Browse the shelves - all three floors (!) anticipating serendipity of finding a) a new author, b) books on topic of recent interest, c) some of the titles in other ooks' bibliographies; and pick up inter-library loan.

2. How do you utilize the current computers or technology at the library? What other technology would you like to see at the library?

-
Look up books.
-
Games, Nothing
Most technology I access is remotely. Use computers @ library to search catalog + reserve materials.
We use the card catalogue, internet, children's games.
Audio books, kids games. More of the same.
We use the childrens computer often. It would be nice to have more so more children could play.
No. we don't use it.
Browsing internet
Kids use the computer for games sometimes. Use of apps/ipad for books.
I use them to look up info for projects. I think it'd be better if the had more advanced computers.
I don't, but my kids love them.
To do research. They could put in little tablets so they can sit around the library and use them instead of sitting at a computer desk.
I don't use the technology at the library except to search for and check out books.
going online from home and downloading e-audio books
Look for books, watch youtube, etc. N/A
I don't utilize the technology at the library.
more computer stations
??
Look up reserve or renew books. More tablets to check out.
I don't use technology / computers there.
iPads
I am happy with it don't change
I just log on.
Classes for Seniors who need help with technology.
I don't use the computers / technology except to access the card catalog. I do like the free wi-fi for when I'm there.
no
Only use online catalog + Hoopla
None - keep library as is.
DVD media available for check out.
Have Lucky Day - Book - New to Ch. Out for 1 wk + DVD's + Books.
-
(illegible - Nausiels?)
Do not use the computers.
I don't use them.
Job Resumes, job search, fax machine, more DYI kits
Scanner for public use. More flexible technology (ie the ability to reserve a "lab" of something. Wireless public printing. Computers and useful power options in the teen area (not all teens have a device) even from SSPPS schools

Look up book lists, authors, other online things like TV shows + movies + items advertized on TV (frypans) etc. See pictures from space or of space.
Don't currently need it now, but when we moved here + didn't have internet yet, we used the computers to look at email, use word + download onto a flashdrive. More desktop computers.
-
Surf the news. Employment search. Completing reports.
search function for catalogue
I rarely use the technology.
video games. None other
I do not use. Large screen TV - video conferencing.
Use computer some of the time
Would like to see more spots where one can sit on the main floor.
Just use DCL app to check out & put books on hold.
Job Search. Email.
-
I use the library catalog on occasion. Don't use the computers but glad to know that the pritners are there if I need them. On my last visit, my son asked to use on eo fthe children's computers but I did not let him. Someday, though, when he is older, I imagine he will use the computers for games, etc. Would prefer to see children's computers remain separate from the adult computers.
I don't use the ones in the building.
I don't.
I always use the online catalog both at the library and at home to place holds, renewals, etc.
-
the kids games - they love that they can put their name in there and it will still be there… iPads would be nice.
Only to occasionally look up books and reserve them.
My kids use the computers to find books.
Love to access my account online and get email reminders for overdue books.
We don't use it. Books have everything you need. I don't think more technology is needed. Most have access to technology at home. Use your funding on more programs for kids.
wescott has been able to pilot a STEAM center that will hopefully pave the road for more Dakota County Libraries.
I just use the computer card catalog.
Use them to find what books are in the catalog and request them if they aren't available at this library. Also have rented DVDs and CDs.
nope
I don't really except for kids computer
Use wi fi for my own projects. Use Ancestry through the Research Tools.
use the library catalog online
I use them to print out my utility bill, as I have gone paperless, and to print many other things, as my home printer is dead. I use them to search online.
rarely, but would use more if I didn't have one at home
Catalog search
I do not use the computers but do use the digital card catalog when necessary.

I would love some technology geared towards children. Maybe a small tablet that could teach them how to use linrary in a fun new way.

N/A
Apple Computers
I check out y own books / search books on computer. Rentable kindels?
to research things for school
I don't
Not usually, but I think it's really important. What do the kids want? If there are study rooms, can there be screens or more adaptive technology available?
Well, I really don't as I'm connected too well as is. More of same.

3. Have you attended an event or meeting at the library or utilized the community room? If yes, what are your thoughts on how to improve that experience.

-
No
-
No
Yes - some events for kids. Space is charming - not always perfect but has character.
have an event for homeschool families so we can connect
no
Yes. A larger room with updated equipment would be helpful.
Yes. We loved it. Just wish there could be more evening events.
No
Girl Scouts meeting
No
No
No
Would be nice to have more evening events for kids.
art contest winners announcement
No
Yes I have, the room could be bigger.
more events at different times of the day
-
Yes. Kids events - more space as it seems cramped.
-
I have not.
No
No
Fine.
The community room is good for small groups. A bigger space would be nice for speakers and larger events so the children's area didn't have to get used. Hard for kids to use the space when there are events being held there.
no
No
No
yes
Yes. I have heard authors + taken a memoir class + jewelry craft class. Especially over the long MN Winter - we need more classes, etc. - More Seating.
-
No
-
I haven't attended any meetings here.
Not yet.
Separate the events from the collections; I felt like I was interrupting trying to help a patron. It's hard to direct people to the meeting room / or quickly show it to interested patrons because of how it's accessed.

Yes, event. Have more things - entertainment. Give away small items. (It's fun to get something when you attend an event. Doesn't have to cost much. And brings in people to enjoy, maybe for the 1st time.
For events held for adults in the children's area (guest author, etc) there were times it was hard to hear guest speakers because of children wanting to play, so a designated area for events would be appreciated. The community room could be wider, but length okay.
-
-
Yes. Awesome kid exp. More room in adult programs and no reservations needed. Bubble man!
Difinitely need a bigger room!
Yes, no thoughts.
A larger room would be better. Conference room is often too small. Area upstairs too open for author and other events. Distractions. Opportunity for video + going in larger area.
1 to 3 events per year
-
Yes - occasionally space is too small, or distracting by being in library and not in a room.
Meeting on Wills (Lawyer) ? <-xes (illegible note added)
-
Yes, Should be larger with furniture more conducive to being moved around. Coat hooks and/or a place for bags (and books!) would also be nice.
I don't think so.
No
Yes - I've been in the meeting room and larger forums upstairs - both are fine.
-
we saw the play of the Lorax…just needed more seating.
Nope, not yet.
-
No.
Summer reading is great, although I feel the end date should be towards the end of August. Some sort of reading program during the year would be great. More programs during the day for older homeschool kids would be awesome!
-
The kids programs we have attended have been great. More story times for preschool age (as opposed to infants) would be helpful.
I have attended programs. I can't think of anything specific on how to improve them - you do a good job of providing a variety of programs.
never
Yes for GS.
Yes, Author appearance, Legacy amendment performances. Generally is OK as attendance is not large, unfortunately. Children's areas OK as things I've attended were scheduled for the evening.
No.
No
only a couple times in South St. Paul

No
Yes, I have used the meeting room. It is in a good quiet location. It is the perfect size for our group for our monthly business meetings.
Didn't no therenwas a mtg room?!
Have class in a closed room.
Have a private room. Kids running around screaming half the time.
Too warm in the room!
Yes. I enjoy & learn sooo much from the programs are offered. Please continue to provide programs that allow adults to learn on subjects we need. Ex. How to write a will.
No
Yes; was great!
No
No
Not recently - I think it's hidden away and people don't really know about it.
Better restroom facilities for large groups.

4. How many days a month on average do you come to the library?

3

5
4-5 times a month
Probably about 4-6
5
Between 4-6 days a month. Usually once a week.
In summer times - every day. Regular school year - once a month.
2-5 days
2-3 times/month
Not very often except for books, the set up of the library is too stuffy for me.
Several. We LOVE this library and would not want anything to change.
around twice a week
10
1
16
6-7 times
3
1 to 10
2
2
3 times a month
1 day a year
Some months, twice a week. Lately, once or twice a month.
Two to three
Between 4-8 (once or twice a week.) We are avid readers & like the programs & events that are offered.
eleven to twelve
5
Four to five
Four to five
5-7 - I would come more often if I can find time. It is a fine library with nice + helpful staff. Congrats! A gem in the S. S. P. neighborhood.
I love this library because it's so cozy + the help is good! Thank you!
15
2

~1 day / 3 months
4
As a patron only… none :) (Staff)
5 times - about every week or more!
10-12 days a month.
1/week
4x/week
15
3
15/30
Two to three
3 to 6 days
4-10 days
5-10 days
8-10 days
2
Depends, but maybe 3-5. One time/week seems like a pretty accurate estimate.
1-2 days
2x/month
2 or 3
-
1
Maybe every other month.
Once a month.
4
We go at least once a week.
5
We attend one Dakota county Library or another (including SSP) at least twice a month, more in colder months.
1 to 2
10 times a year
Summer 4-16 times. School time 1-4 times.
4-5 days
5 to 7
Sometimes more, sometimes less. On average, 2-4 days a month.
3
6
Currently only 1-2 days a month.
Not as often as we would like. I work so its hard to get there.

7-8 days
28
4
10 days
4-Feb
4-Feb
Between eight and twelve, sometimes
more often.

Misc/other comments

More seating area. More teen materials. Easier to find materials / books. Larger gathering/performance area (like tonight - not a great venue for music.) Maybe convert kids area to seating area (fireplace room), use upper area for teens to keep adjacent. Rework basement for more computers. Main area for browsing, adult + seating area.

Board
Board Member. One final thought - I adore the older part of the library (what is now the children's area). If you could find a way to honor it, that would be wonderful. Lively inside? Can't wait to see what you come up with!
Board Member.

PROPOSED BUILDING PROGRAM

SSPPL Library

Program Area	Current		Proposed		
	Quantity		Quantity	Space SF	Total Area
Children's					
Technology & Digital Interaction					
Computer Station	2		4	15	60
Family Internet	0		1	75	75
Ipads and Pillows	0		4	10	40
Seating			**28**		
PK Tables and Chairs	1		3	50	150
PK Soft Seating	3		4	15	60
Elem. Tables and Chairs	5		3	64	192
Elem. Soft Seating	0		3	15	45
Parent/Child Seating	0		3	25	75
Story Time			1	750	750
Collections					
Total Volumes	15517				
Shelves			40	18	720
Bins		12	50	18	900
Display			1	50	50
Staff & Service					
Youth Service Desk	100		1	120	120
Self Check	0		1	24	24
Toilet	2		2	64	128
Gross Area			25%		815
Total Estimated Area	**2609**				**4204**

PROPOSED BUILDING PROGRAM

SSPPL Library

Program Area	Current		Proposed		
	Quantity		Quantity	Space SF	Total Area
Teen					
Technology & Digital Interaction					
Genius Bar	0		0	24	0
Media Station			4	40	160
Digital Creations Lab/Maker			1	150	150
Study/ Homework Center	0		2	65	130
Seating & Collaboration					
Teen Tables and Chairs	2t & 6 ch		2	55	110
Booths Seating			0	36	0
Teen Soft Seating	2		4	20	80
Collaboration Room				150	0
Collections					
Volumes	1976				
Shelves			9	20	180
Display			1	50	50
Staff & Service					
Touch Down	0		1	25	25
Self Check	0		0		
Gross Area			25%		221
Total Estimated Area	380				**1106**

PROPOSED BUILDING PROGRAM

SSPPL Library

Program Area	Current		Proposed		
	Quantity		Quantity	Space SF	Total Area
Adult					
Technology & Digital Interaction					
Genius Bar	0		0	24	0
Internet Stations	9		12	15	180
Seating & Collaboration					
Tables and Chairs	1t, 5 single		5	25	125
Soft Seating			8	20	160
Media Station			2	60	120
Community Room			1	750	750
Collections					
Volumes	49322				
Shelves			195	16	3120
Display	0		1	50	50
Staff & Service					
Touch Down			2	25	50
Self Check	1		2	24	48
Vending	0		2	30	60
Copy / Scan / Fax Center	0		1	120	120
Gross Area			20%		957
Total Estimated Area	**4350**				**5740**

PROPOSED BUILDING PROGRAM

SSPPL Library

Program Area	Current		Proposed		
	Quantity		Quantity	Space SF	Total Area
Staff					
Public - Information Desk	2		1	150	150
BOH - Workroom					
Workroom / Sort			1	300	300
Library Manager			1	150	150
Work Stations/Offices			4	100	400
Walk Up Stations			4	24	96
Lockers / Restroom			1	100	100
Break Room			1	200	200
Storage			1	50	50
AMH			0	270	0
Cart Parking			10	4	40
Charging Station / COW			1	10	10
Gross Area			20%		299
Total Estimated Area					**1795**

PROPOSED BUILDING PROGRAM

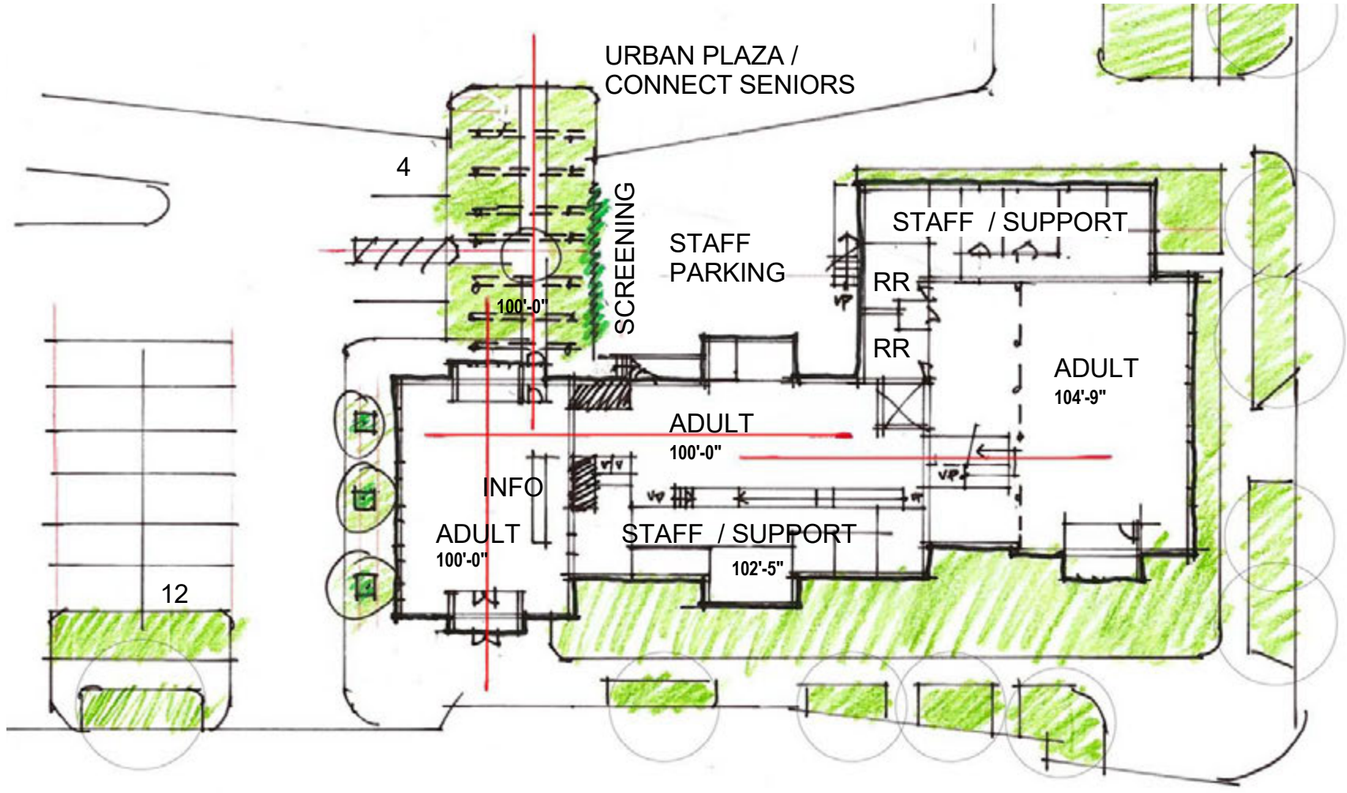
SSPPL Library

Program Area	Current		Proposed		
	Quantity		Quantity	Space SF	Total Area
Facility					
Lobby	1		1	300	300
Maintenance Office	0		0	100	0
Mechanical	1		1	300	300
Electrical	1		1	80	80
Data	1		1	75	75
Janitor Closet / Storage			2	64	128
Trash				0	0
Public Restrooms	4		4	64	256
Deliveries			1	64	64
Gross Area			10%		120
Total Estimated Area					**1323**
Library Subtotal					14169
Grossing Factor			20%		2834
Total Estimated Program Area					**17002**

WHAT WILL IT BE?

A. Options 1, 2 and 3 for Consideration

B. Conceptual Pricing for Options



PROGRAM

CHILDREN	4,270
TEEN	1,030
ADULT	6,000
STAFF	1,550
FACILITY	1,450
SUBTOTAL	14,300
GROSS	2,100
TOTAL	**16,400 GSF**

PROPOSED

EXISTING	11,850
ADD LOWER	1,800
ADD UPPER	1,800
TOTAL	**15,450 GSF**

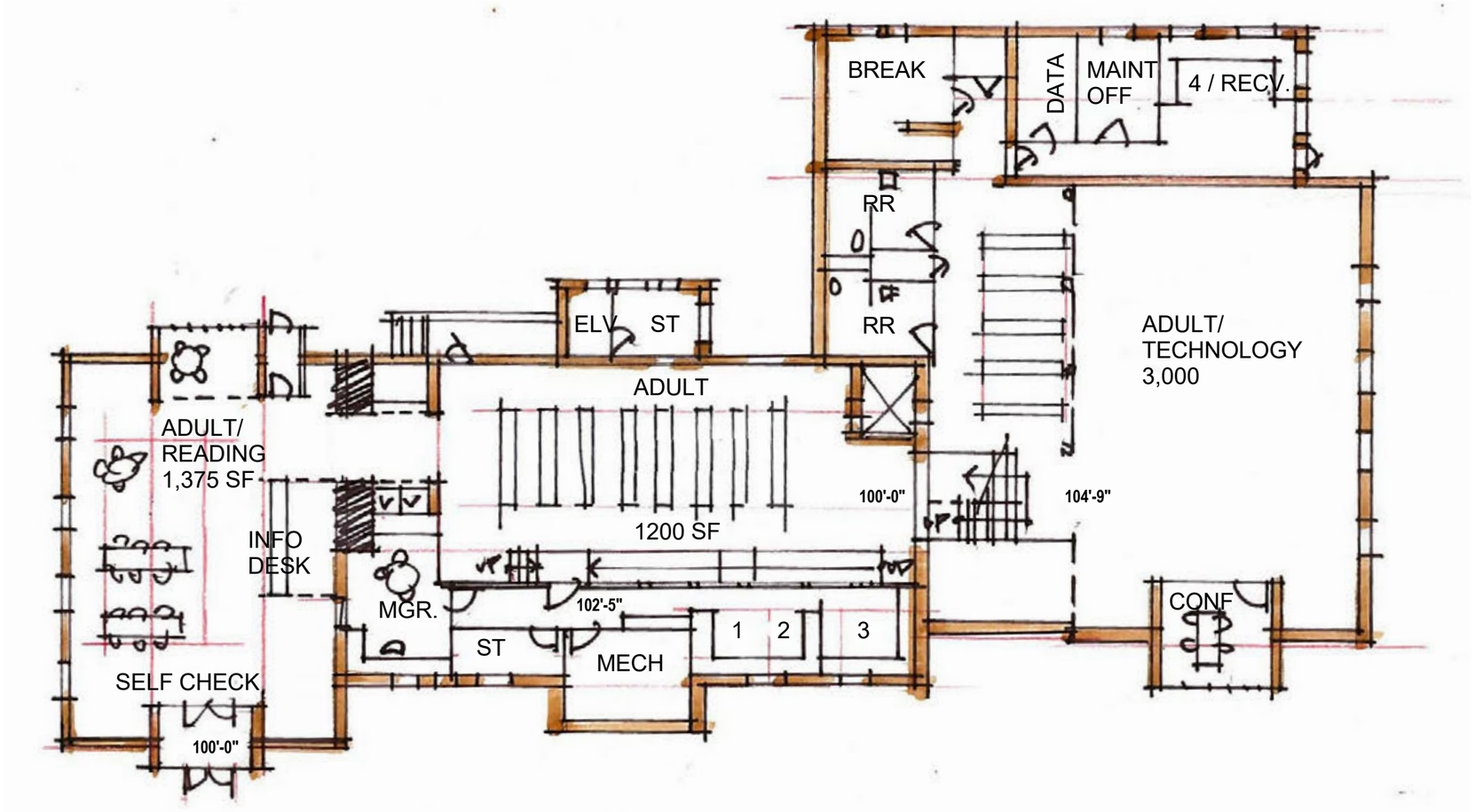
SITE

- 6 PARKING STALLS

0' 30' 60'

OPTION A - SITE

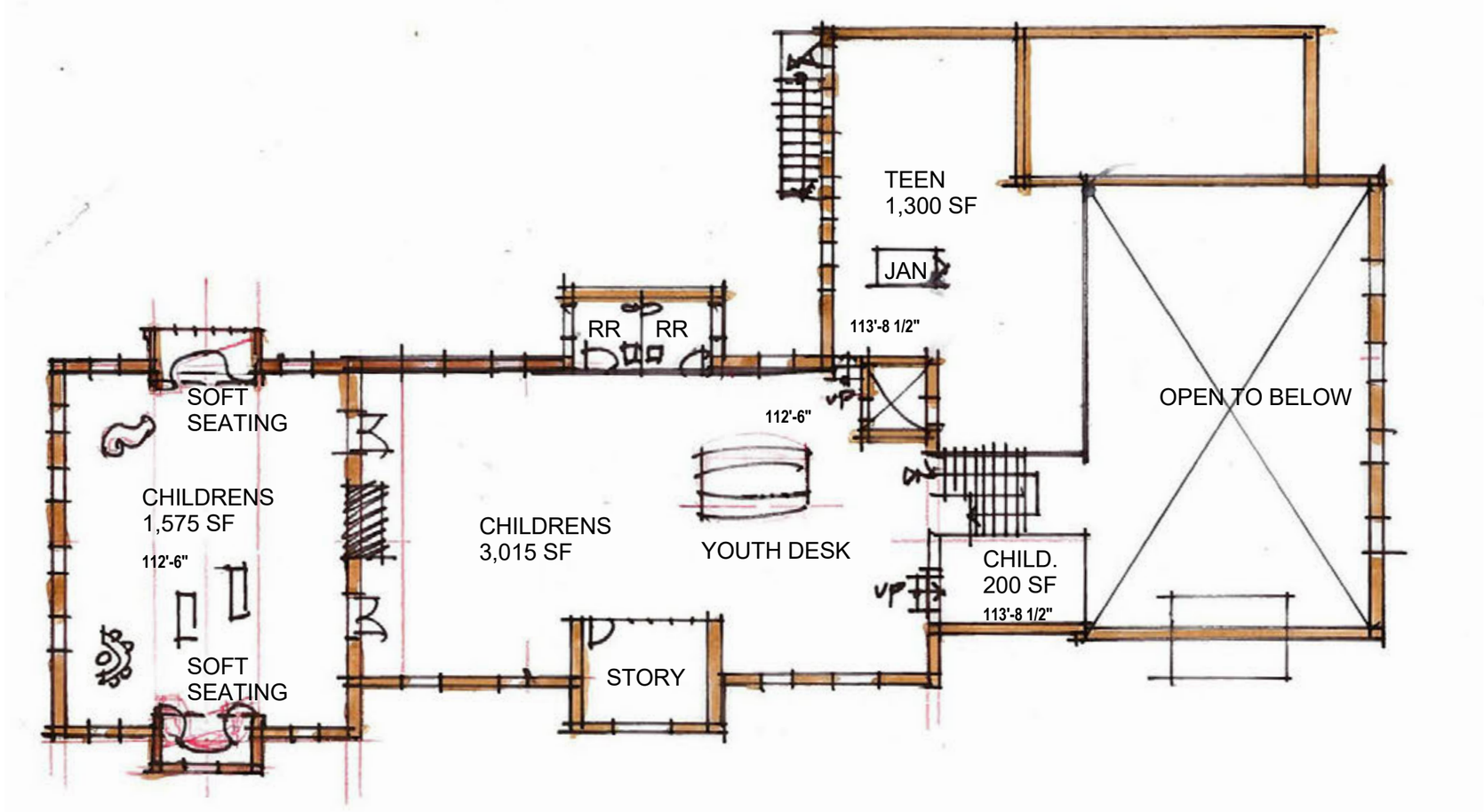
LAWAL SCOTT ERICKSON ARCHITECTS INC



0' 16' 32'

OPTION A - MAIN

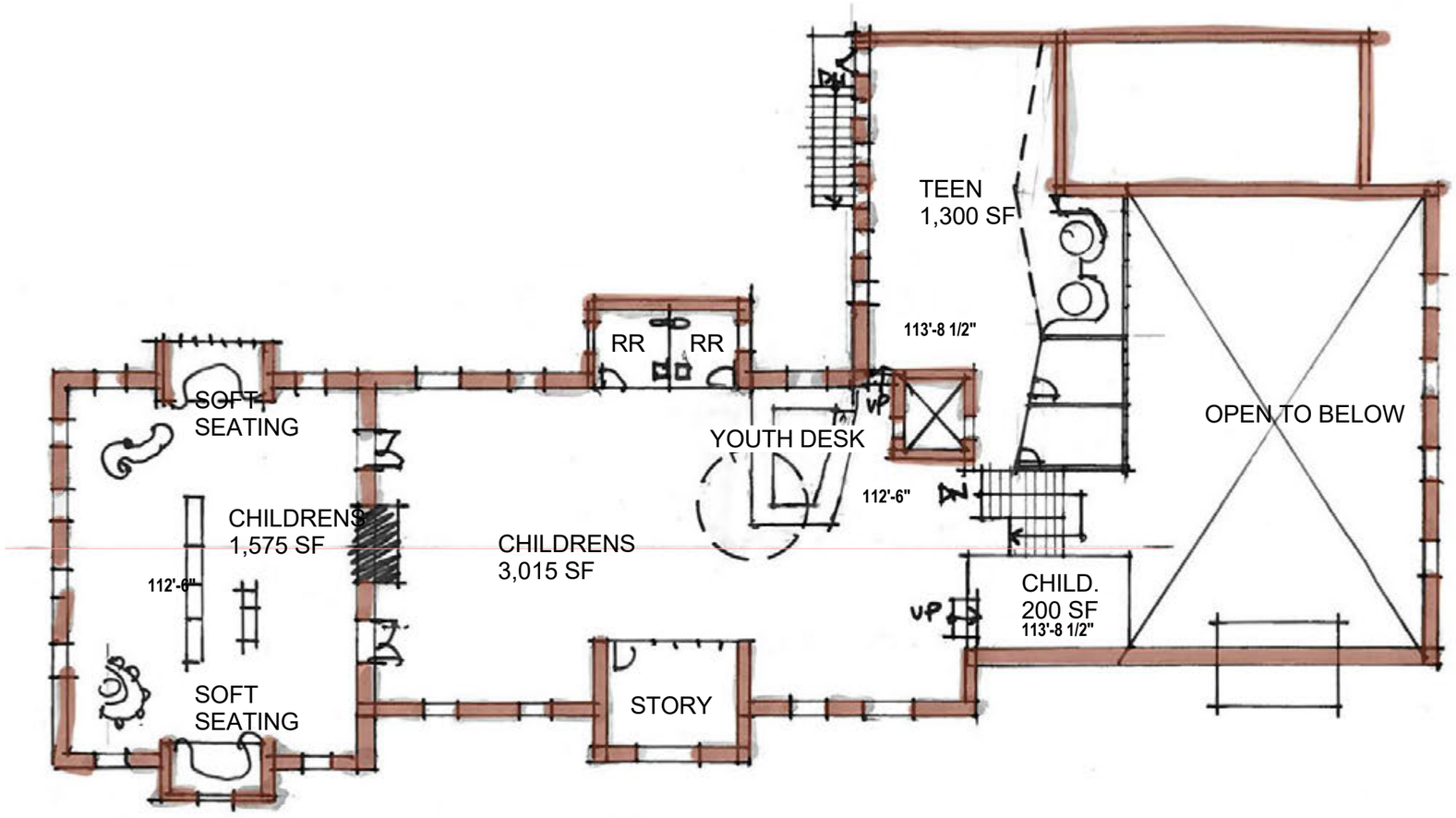
LAWAL SCOTT ERICKSON ARCHITECTS INC



0' 16' 32'

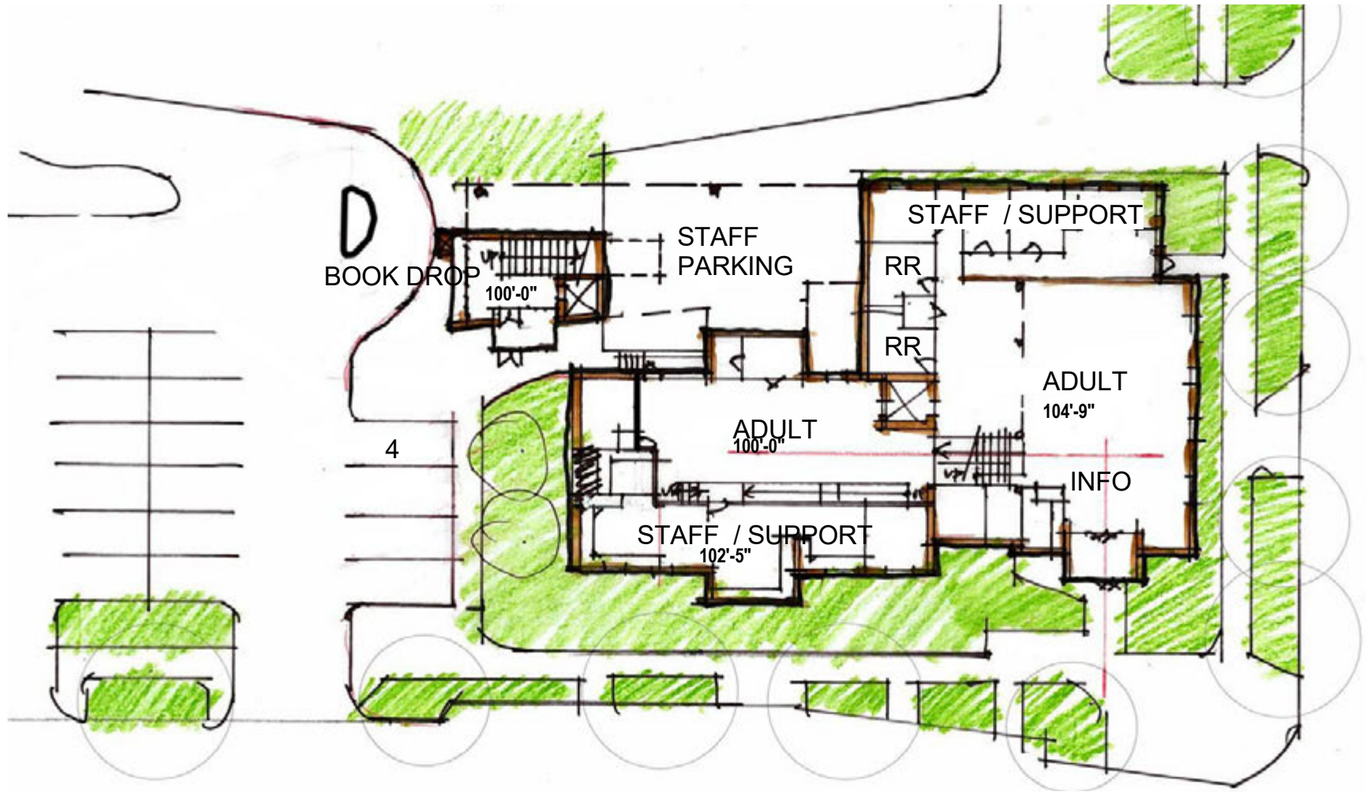
OPTION A - UPPER

LAWAL SCOTT ERICKSON ARCHITECTS INC



OPTION A - UPPER.2

LAWAL SCOTT ERICKSON ARCHITECTS INC



PROGRAM

CHILDREN	4,270
TEEN	1,030
ADULT	6,000
STAFF	1,550
FACILITY	1,450
SUBTOTAL	14,300
GROSS	2,100
TOTAL	**16,400 GSF**

PROPOSED

EXISTING	11,850
ADD LOWER	650
ADD UPPER	2,750
TOTAL	**15,250 GSF**

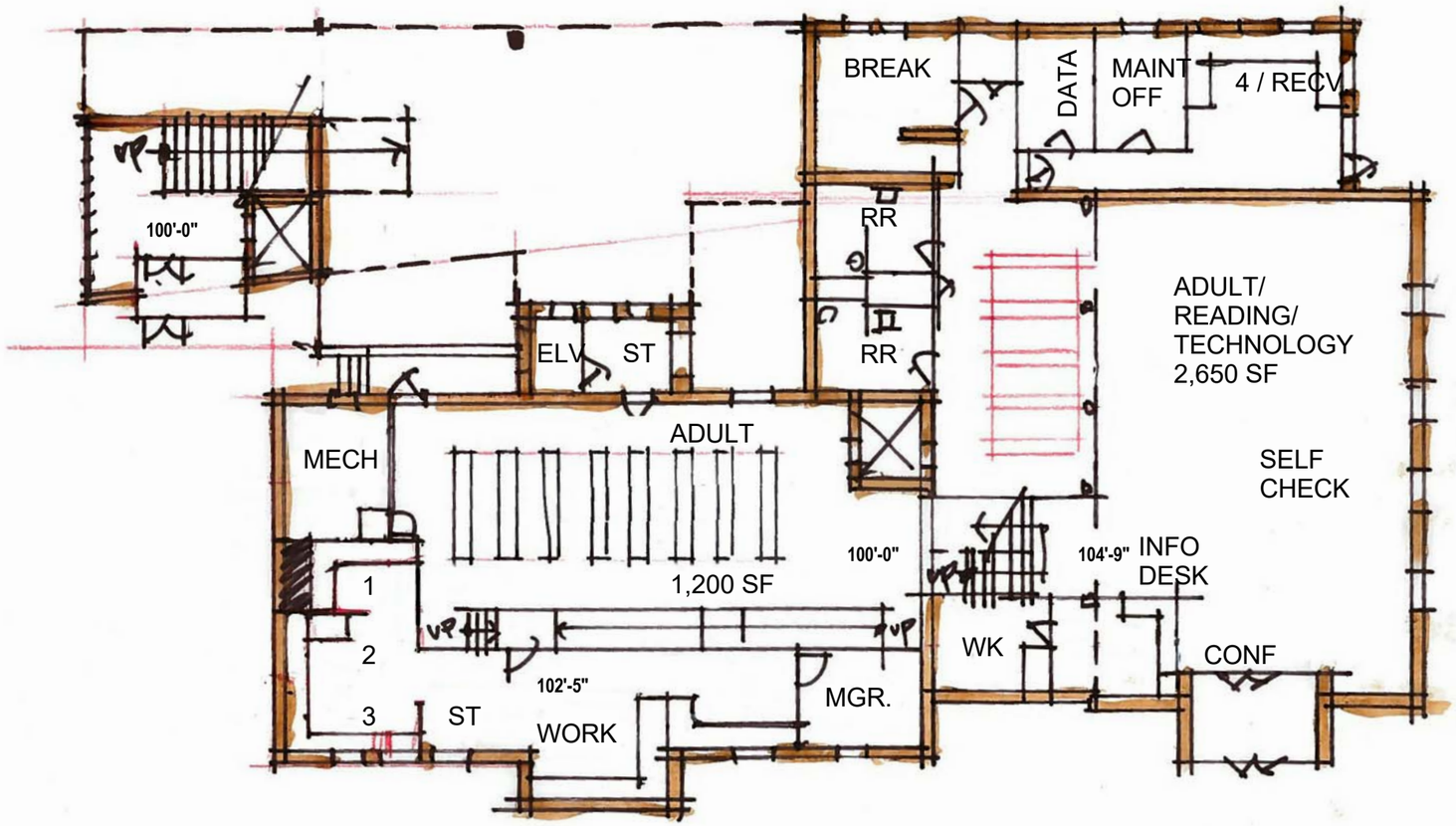
SITE

- 6 PARKING STALLS
+ 1 BOOK DROP OFF

0' 30' 60'

OPTION B - SITE

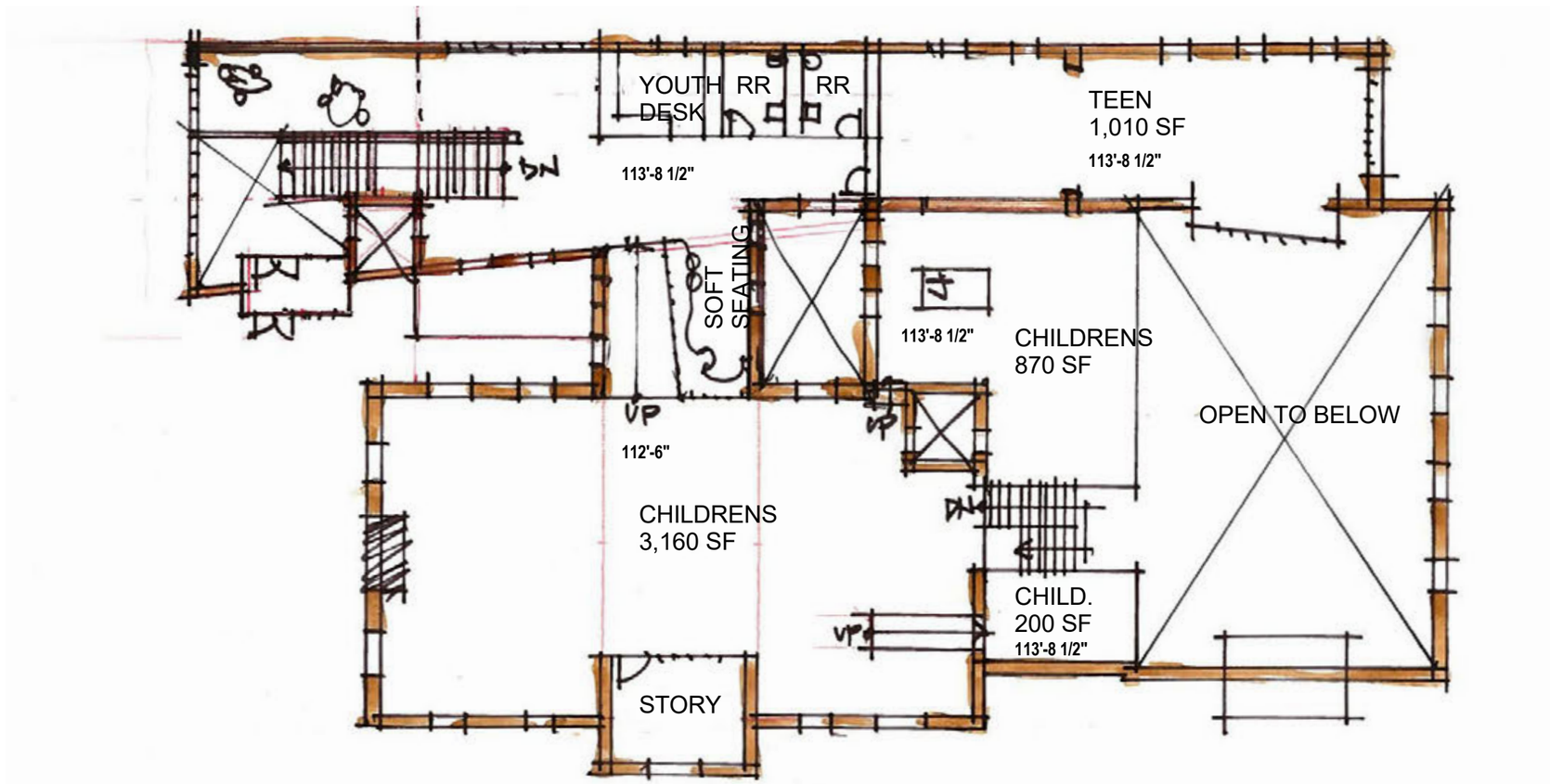
LAWAL SCOTT ERICKSON ARCHITECTS INC



0' 16' 32'

OPTION B - MAIN

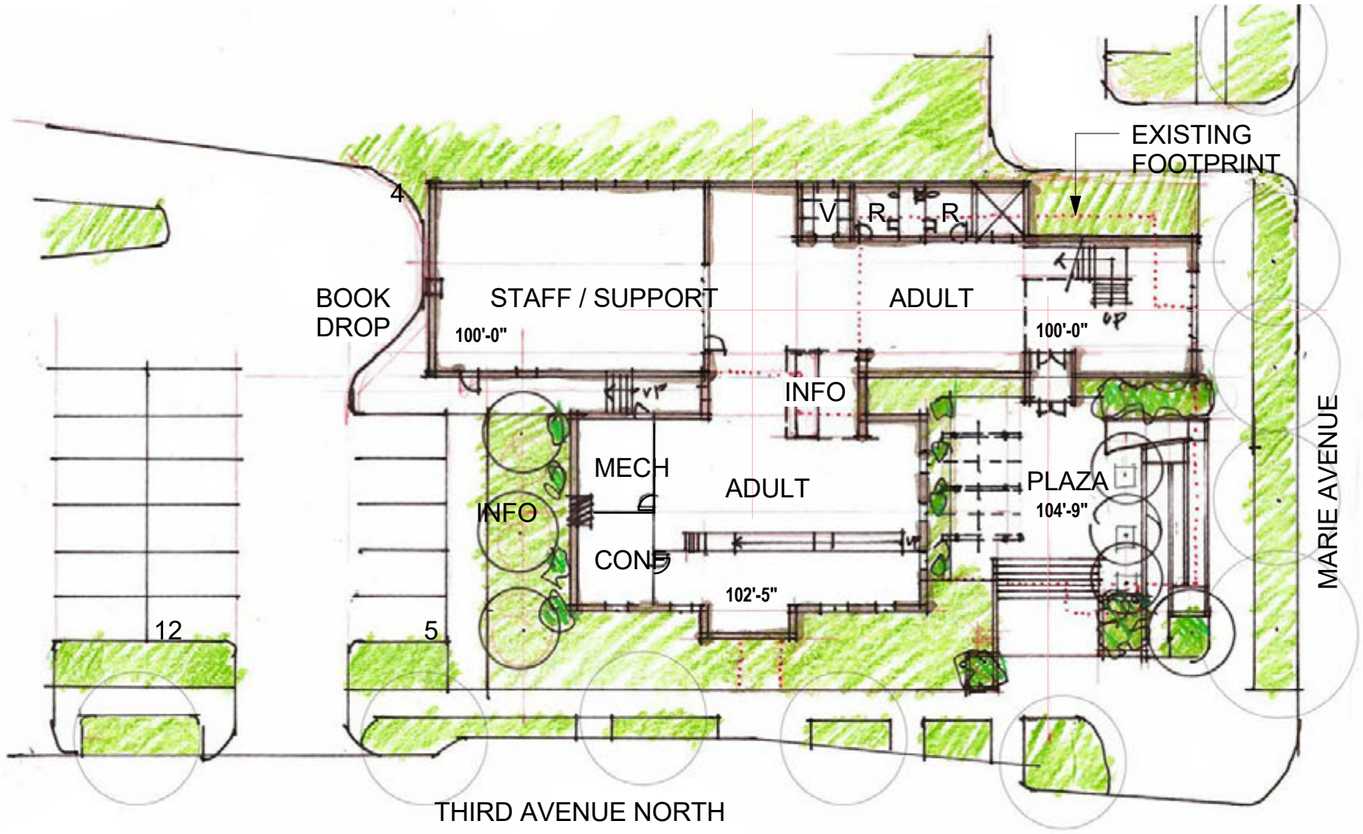
LAWAL SCOTT ERICKSON ARCHITECTS INC



0' 16' 32'

OPTION B - UPPER

LAWAL SCOTT ERICKSON ARCHITECTS INC



PROGRAM

CHILDREN	4,270
TEEN	1,030
ADULT	6,000
STAFF	1,550
FACILITY	1,450
SUBTOTAL	14,300
GROSS	2,100
TOTAL	**16,400 GSF**

PROPOSED

EXISTING	11,850
DEMO	- 5,800
ADDITION	9,550
TOTAL	**15,600 GSF**

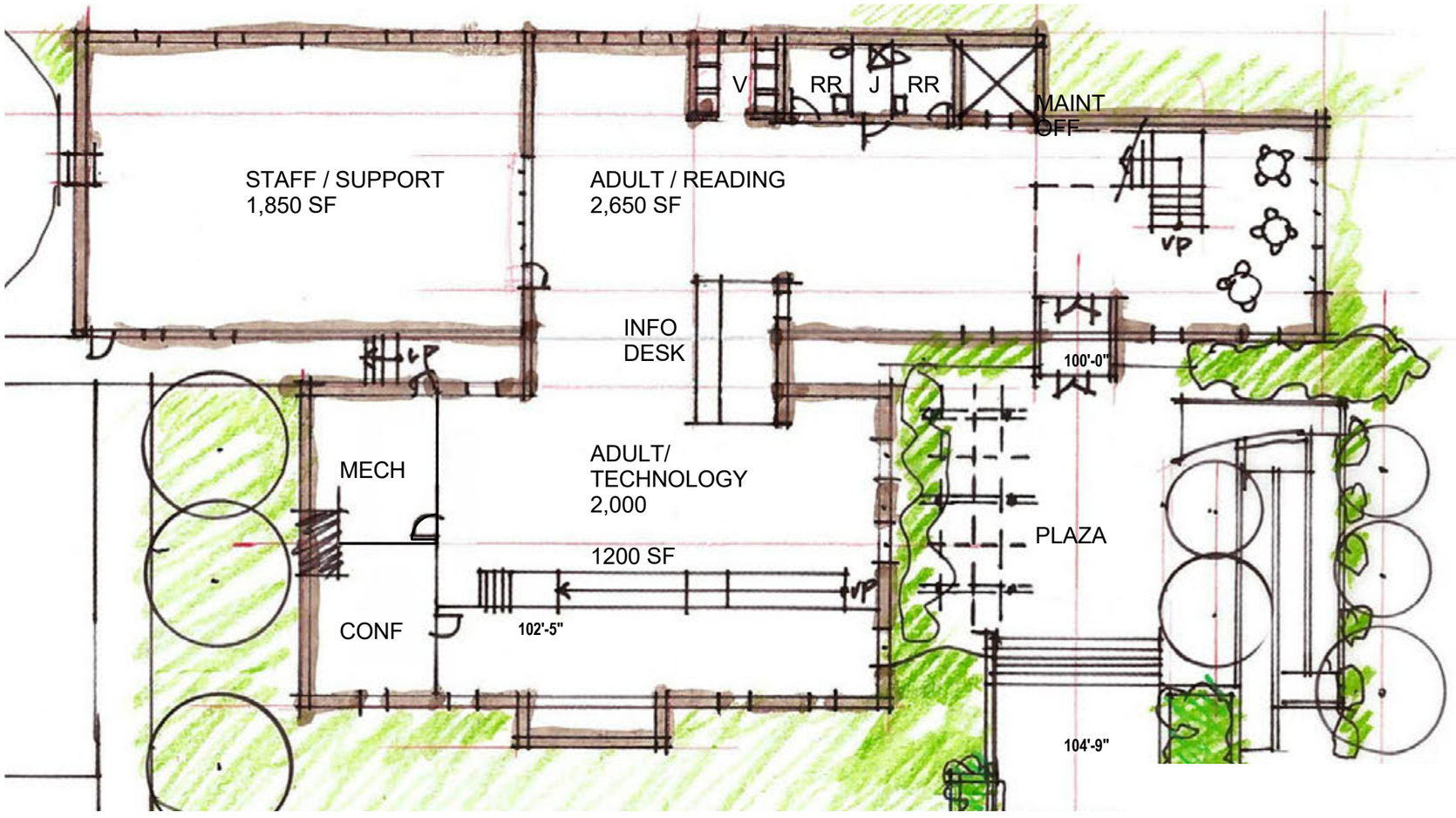
SITE

- 13 PARKING STALLS
+ 1 BOOK DROP OFF

0' 30' 60'

OPTION C - SITE

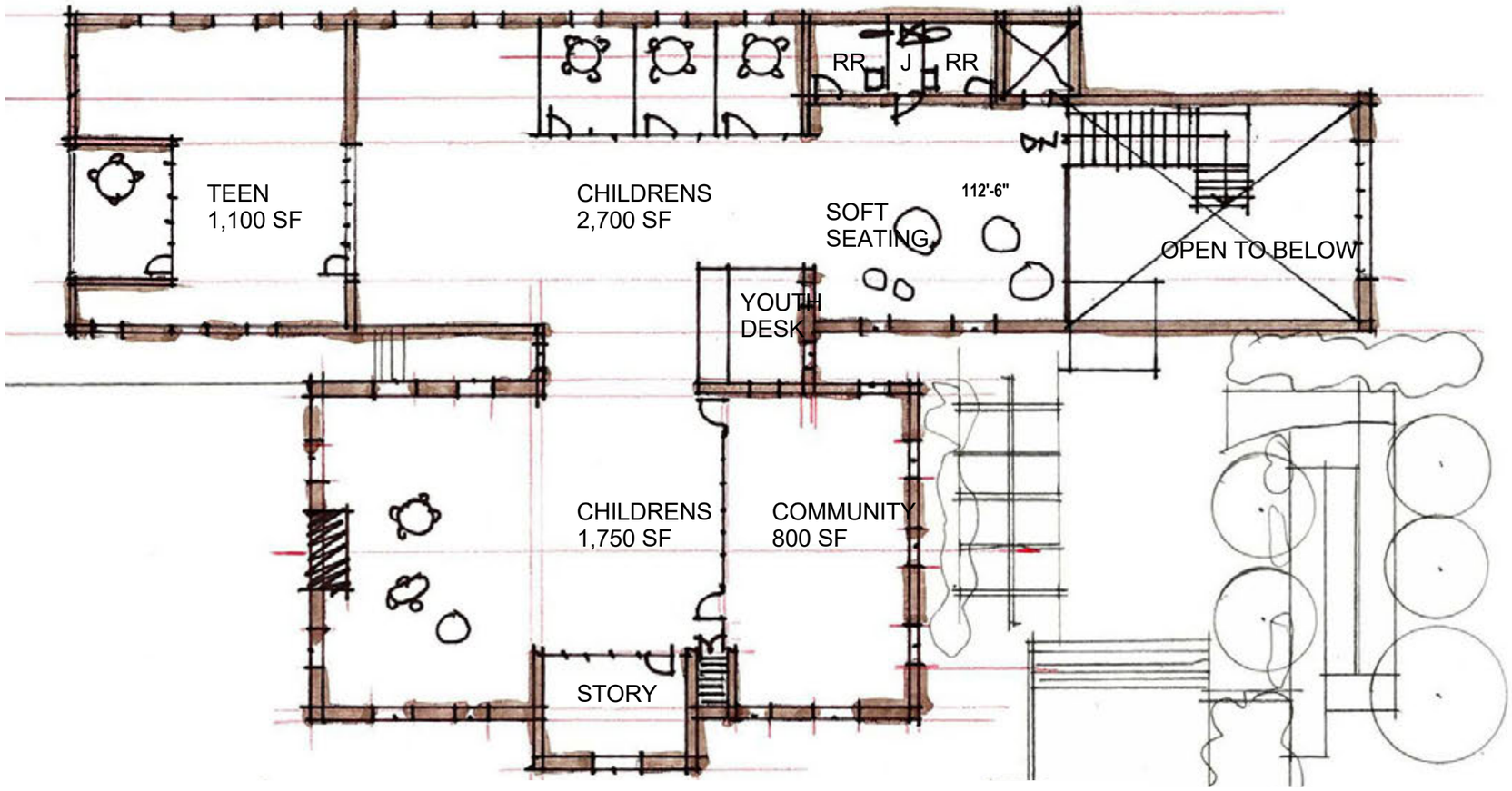
LAWAL SCOTT ERICKSON ARCHITECTS INC



0' 16' 32'

OPTION C - MAIN

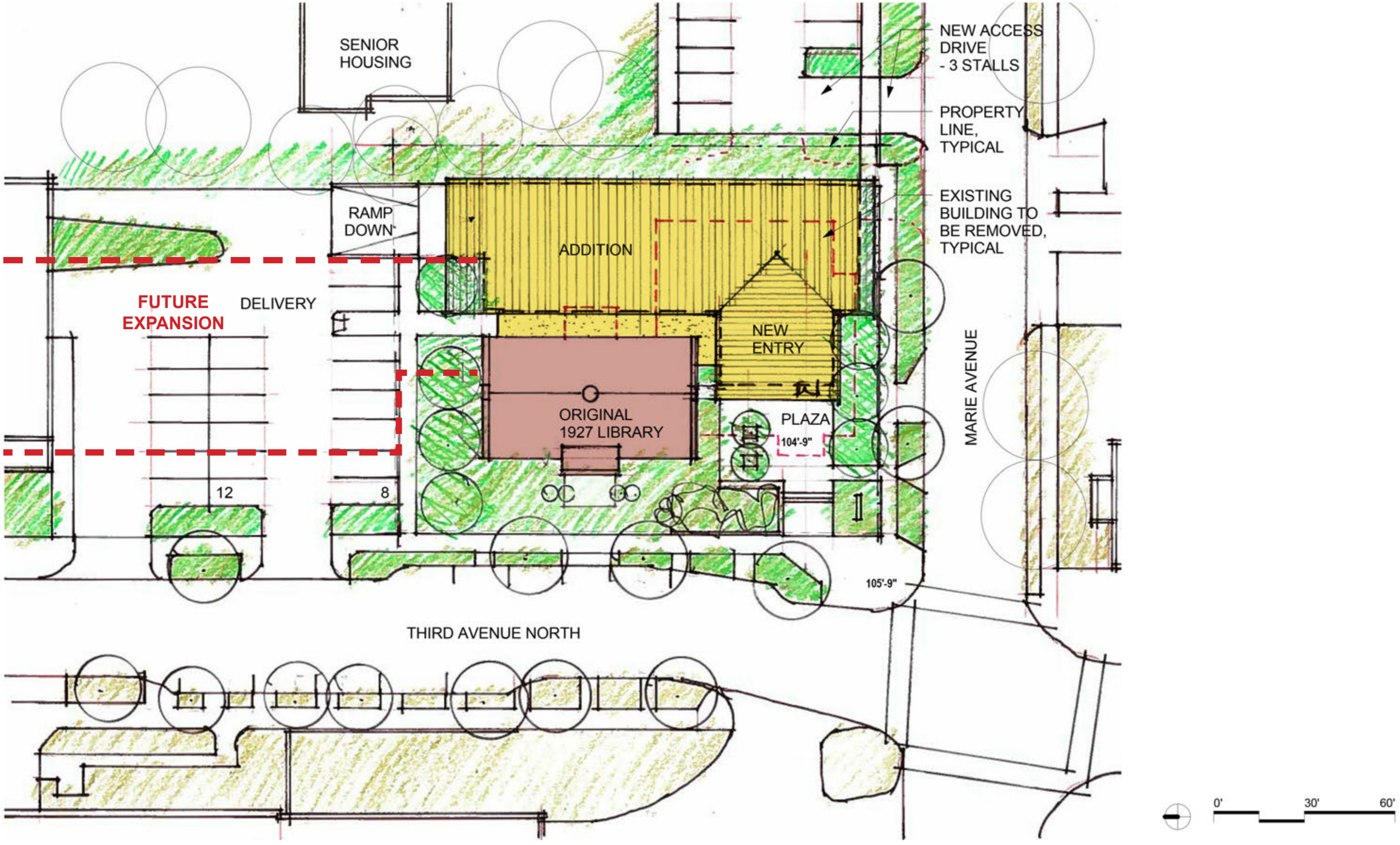
LAWAL SCOTT ERICKSON ARCHITECTS INC



0' 16' 32'

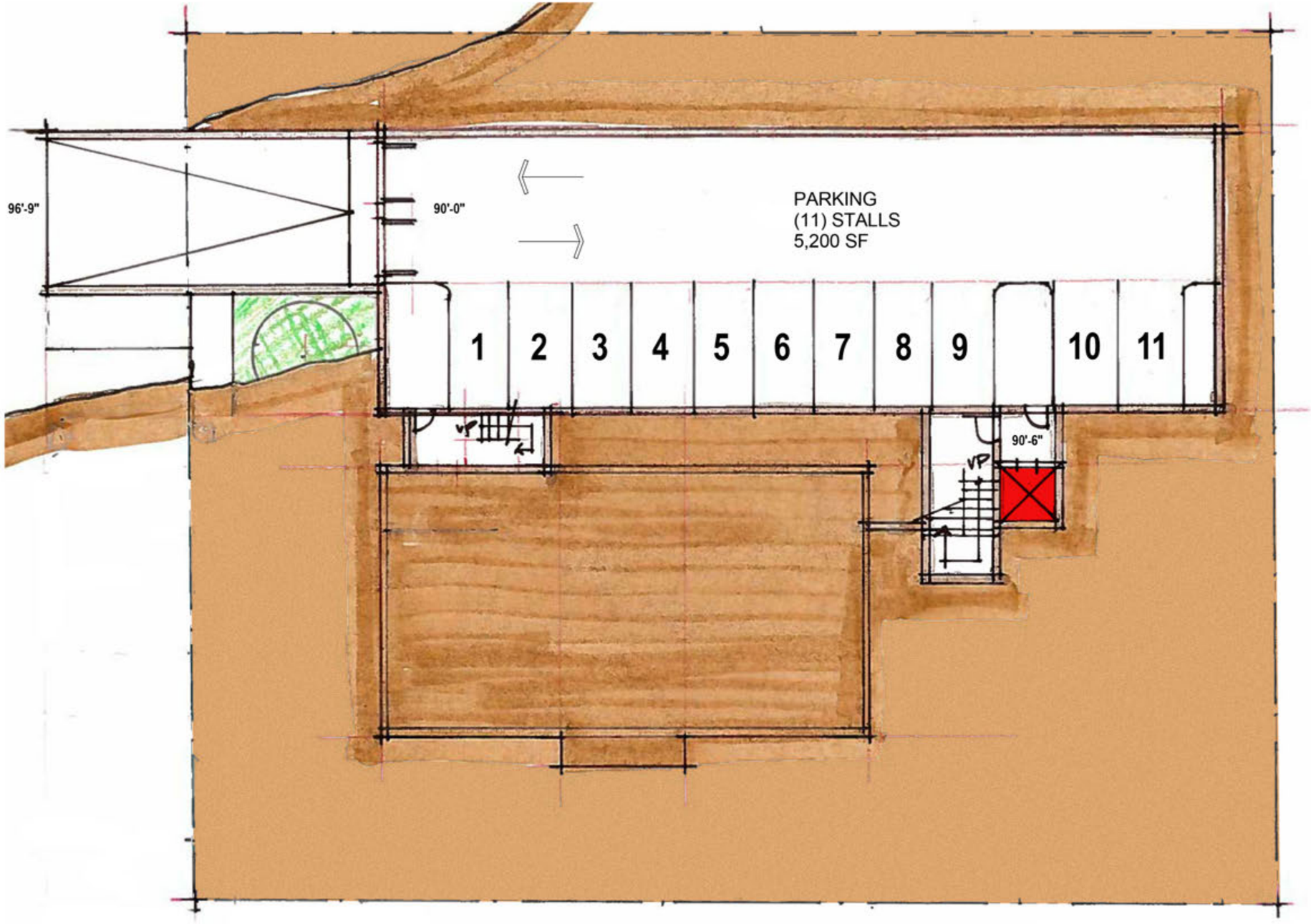
OPTION C - UPPER

LAWAL SCOTT ERICKSON ARCHITECTS INC



OPTION C.1 - SITE

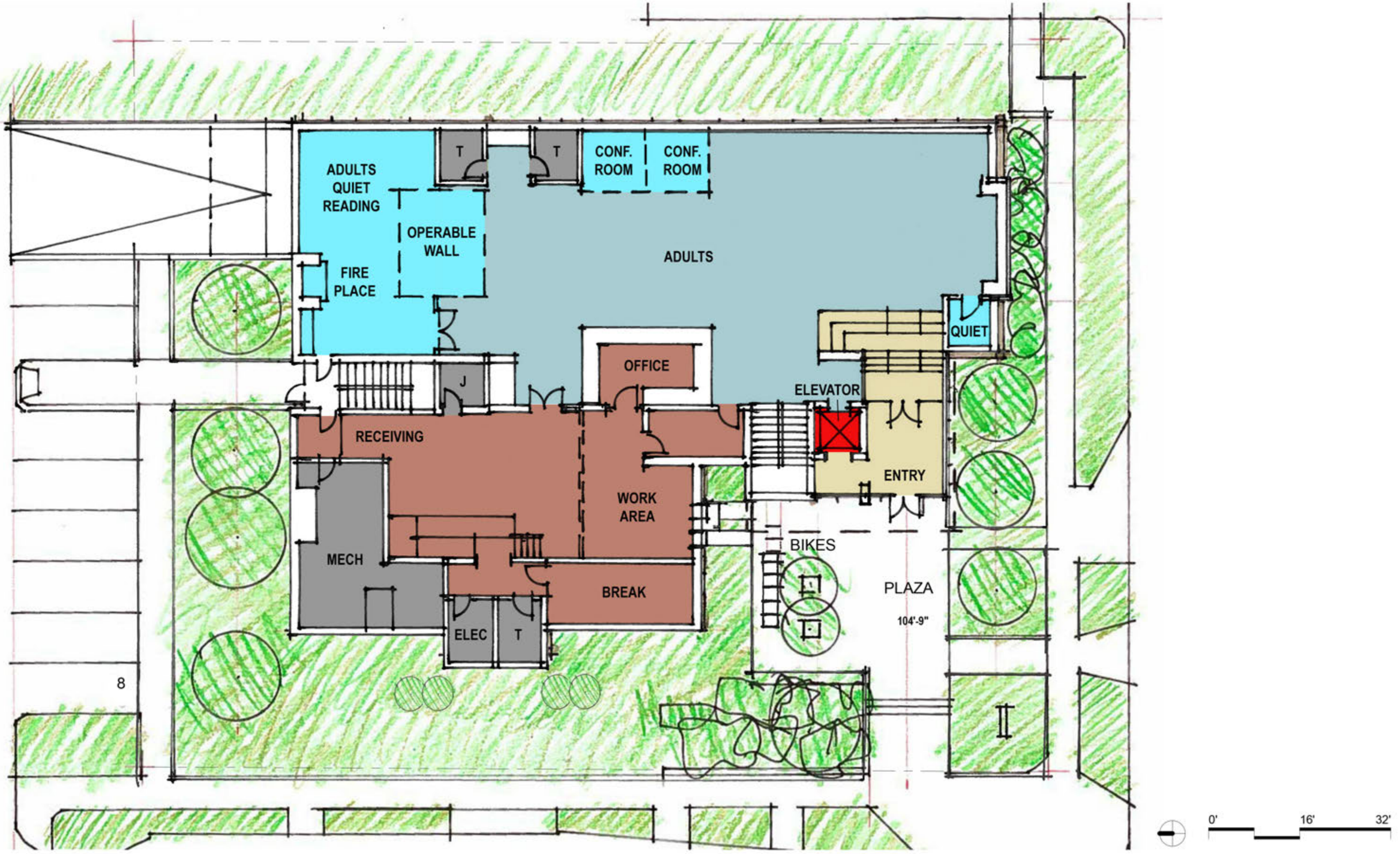
LAWAL SCOTT ERICKSON ARCHITECTS INC



0' 16' 32'

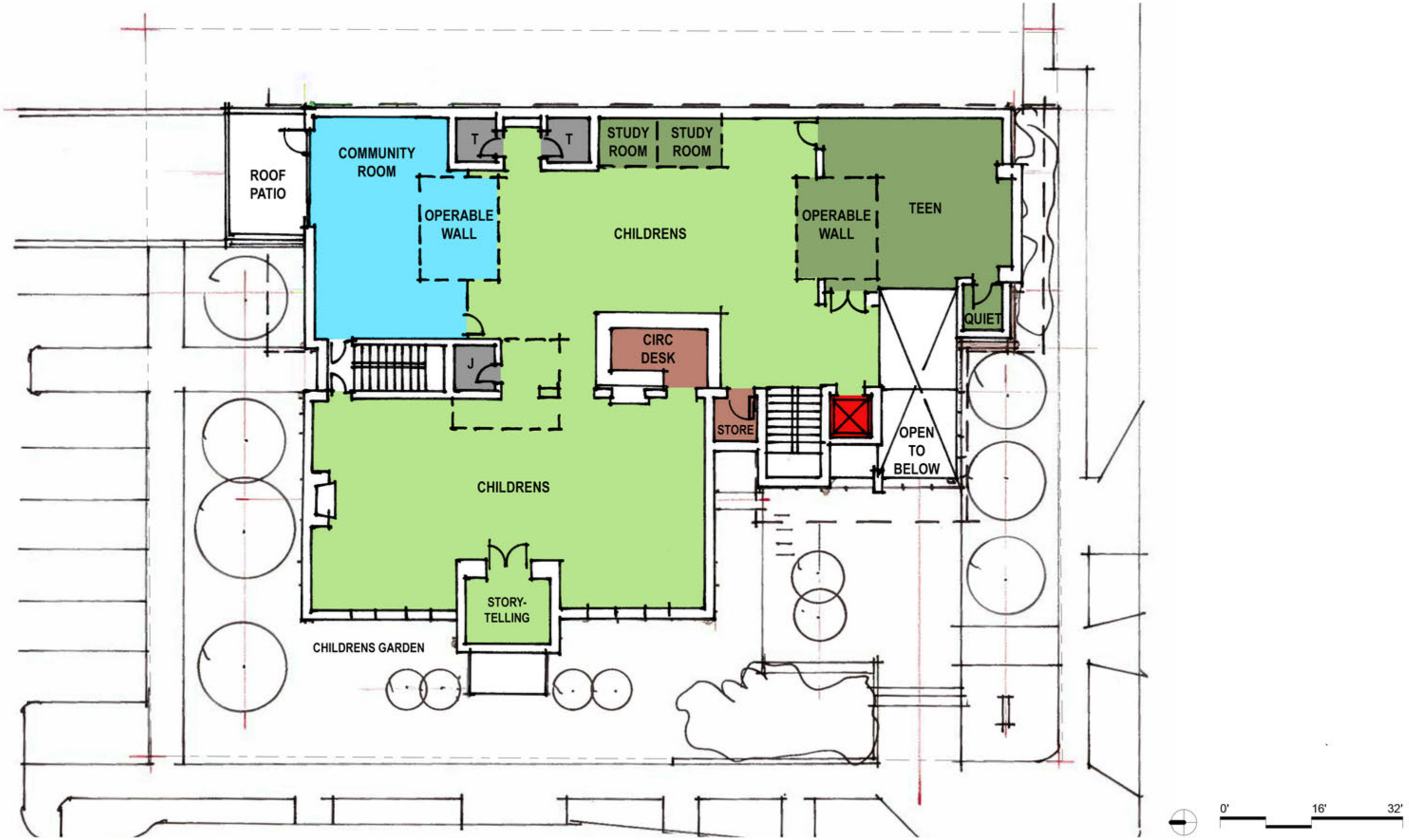
OPTION C.1 - BASEMENT

LAWAL SCOTT ERICKSON ARCHITECTS INC



OPTION C.1 - MAIN

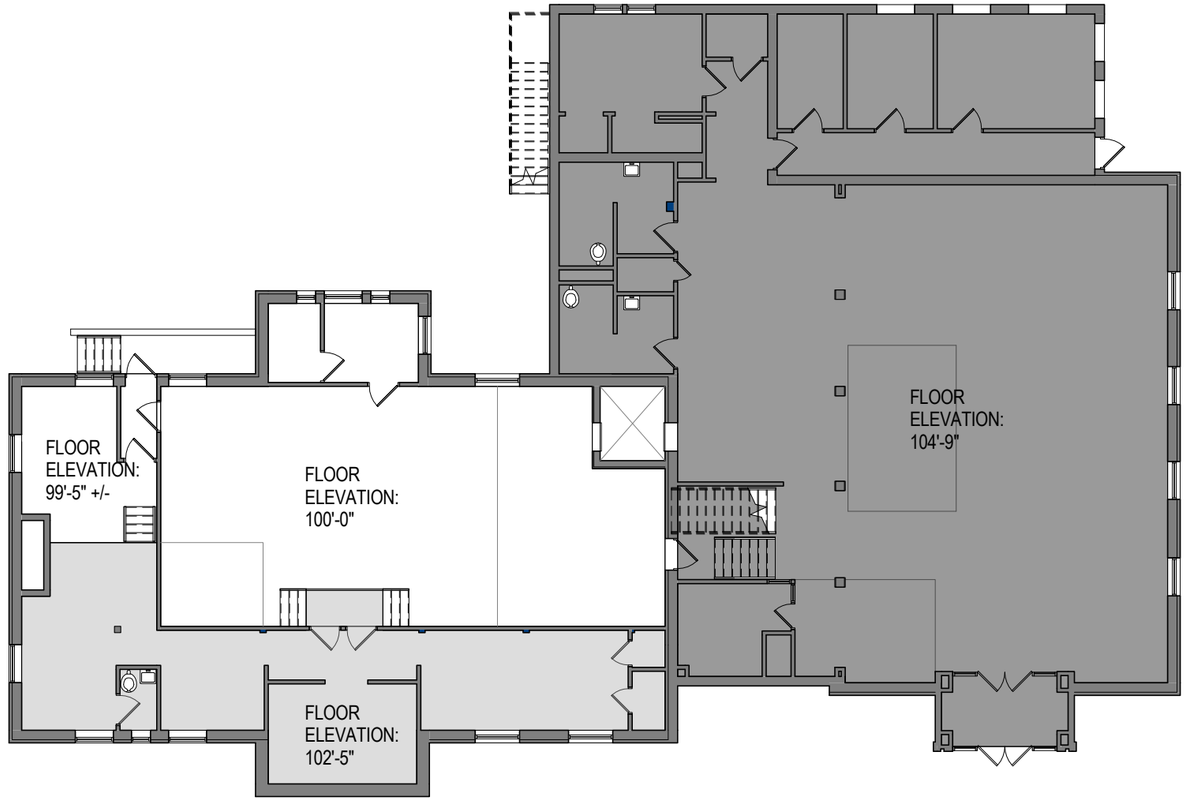
LAWAL SCOTT ERICKSON ARCHITECTS INC



OPTION C.1 - UPPER

LAWAL SCOTT ERICKSON ARCHITECTS INC

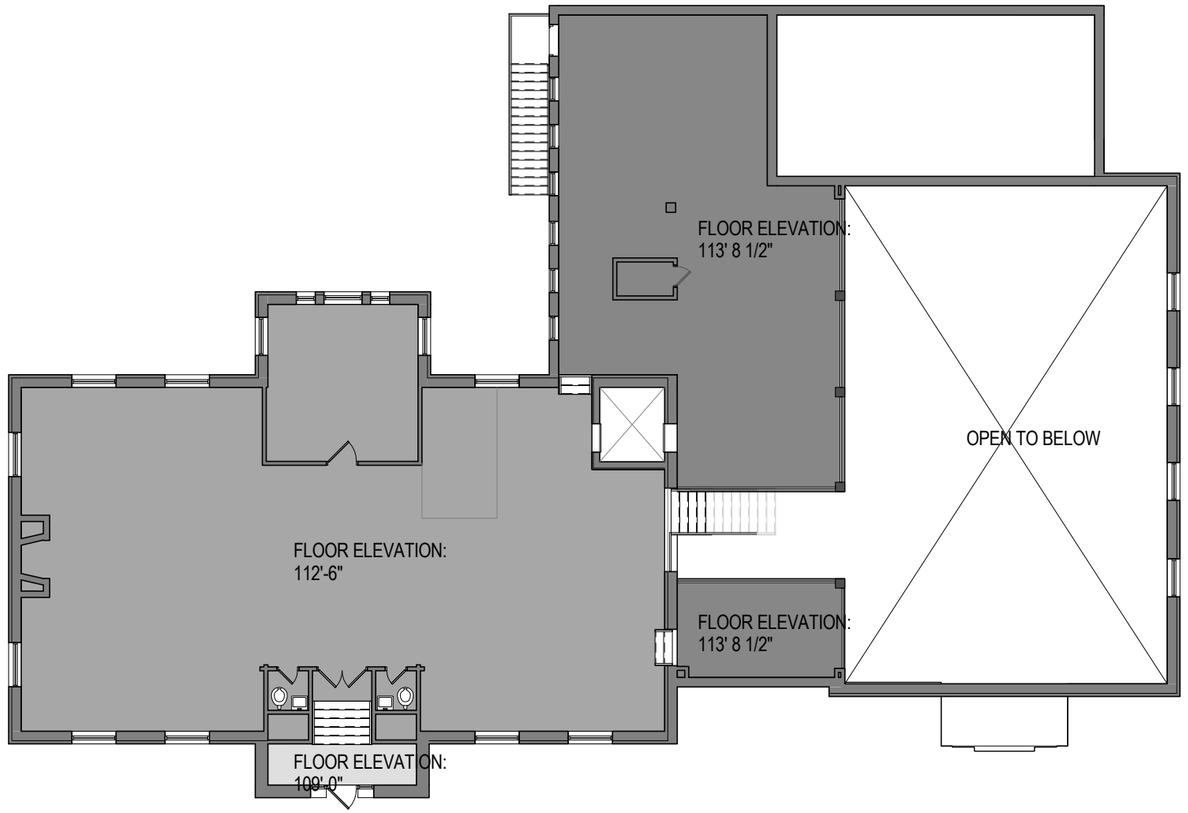
LAWAL SCOTT ERICKSON ARCHITECTS INC

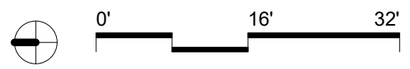


0' 16' 32'

LOWER FLOOR ELEVATIONS

LAWAL SCOTT ERICKSON ARCHITECTS INC





UPPER FLOOR ELEVATIONS

LAWAL SCOTT ERICKSON ARCHITECTS INC

CONCEPTUAL PRICING FOR OPTIONS

South Saint Paul Library

10/24/2016

Conceptual Cost

Conceptual Construction Cost	SF	Cost / SF	Total
Option 1 - Renovation			
Site	10,710	$20	$214,200
Renovation	11,850	$150	$1,777,500
Mechanical / Electrical	11,850	$76	$900,600
			$2,892,300
Option 2 - Renovation / Addition			
Site	10,710	$20	$214,200
Demo	5,810	$20	$116,200
Renovation	6,020	$70	$421,400
MEP in Existing	6,020	$76	$457,520
Addition	11,000	$285	$3,135,000
Below Grade Parking	10	$15,000	$150,000
			$4,494,320
Option 3 - New Construction			
Site	20,390	$25	$509,750
Demo	11,850	$15	$177,750
New Construction	17,000	$280	$4,760,000
Below Grade Parking	30	$20,000	$600,000
			$6,047,500

Excludes Furniture, Permits, Testing,

**Cost is based on historical data and may not reflect actual cost or market conditions*

SOUTH ST. PAUL PUBLIC LIBRARY

106 3RD AVE N
SOUTH ST PAUL
MINNESOTA
55075

LSE ARCHITECTS