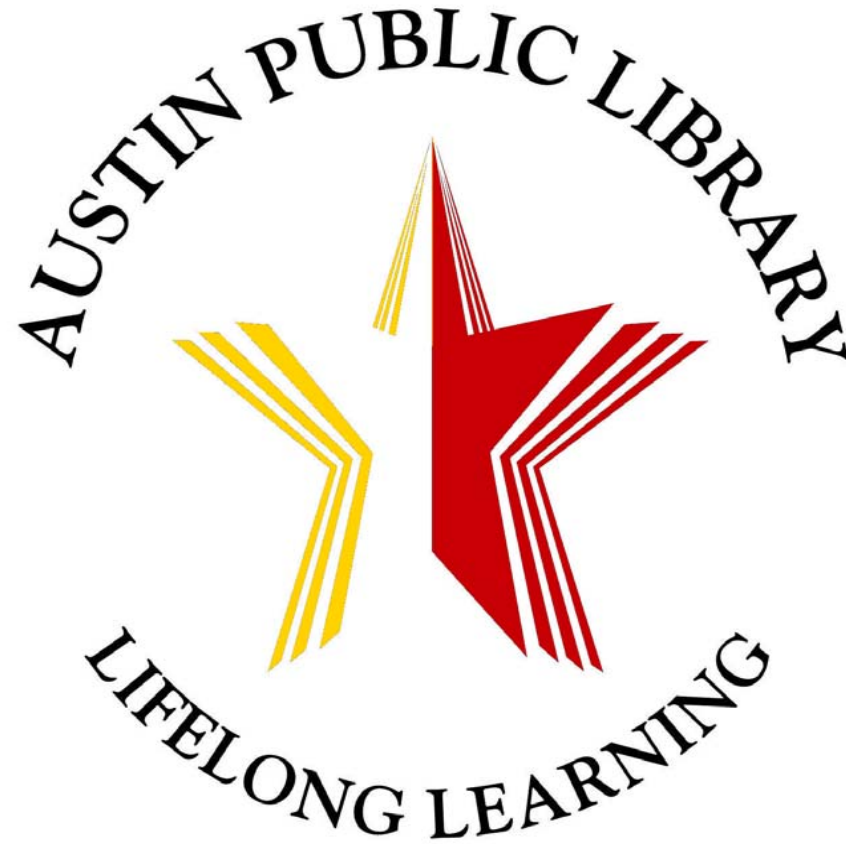


# Facilities Master Plan

NOVEMBER, 2003



## Austin Public Library System





*“We want our libraries to be convenient, welcoming, civic spaces in facilities that are a source of civic pride. They should offer excellent resources, including on-line technology, a wide range of books, materials, programs, and services.”*

Austin Libraries for the Future Task Force Report. September 2000.

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*“Libraries should connect people to current information, world literature, and to the traditions of Austin’s diverse community. Promotion of literacy and lifelong learning should continue to be special goals of our library system.”*

Austin Libraries for the Future Task Force Report. September 2000.





# Austin Public Library System Facilities Master Plan



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# Executive Summary

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## Austin Public Library System





# Austin Public Library System

## Executive Summary



### INTRODUCTION

The Austin Public Library Facilities Master Plan presents an evaluation of the current state of the library system so it will contribute to the health and vitality of the Austin metropolitan area. The master plan is one of the results of the work done by the Austin Libraries for the Future Task Force that met in 2000 and 2001.

*“We want our libraries to be convenient, welcoming civic spaces in facilities that are a source of civic pride. They should offer excellent resources including on-line technology and a wide range of books, materials, programs, and services. Libraries should connect people to current information, world literature, and to the traditions of Austin’s diverse community. Promotion of literacy and lifelong learning should continue to be special goals of our library system. In our knowledge-based economy, our libraries are the centers of knowledge.”*

*— Austin Libraries for the Future Task Force, September, 2000*

In November, 2001, the Austin Public Library engaged architectural consultants, Hidell/Hatch Joint Venture, to prepare a ten year facilities master plan for the library system. The Facilities Master Plan recommendations are the result of information gathered from stakeholders, including community leaders, the Austin Libraries for the Future Task Force, the Austin Library Commission, the Austin Public Library Foundation, the Friends of the Austin Public Library, the Austin History Center Association Board, Austin Public Library staff and administrators and feedback collected from Austin Public Library customers during focus groups held in February and March 2001. Individual interviews were conducted with members of the Austin City Council and city administrators.

### FINDINGS

Austin has evolved from a small, laid-back, college town to a fast-growing metropolitan center of a diverse, creative, urban populace. The Austin Public Library has not kept up. The current Central Library was planned in 1975 to serve 340,000 residents and to anchor a library system of 10 neighborhood branches. Publicity at the time noted that the Central Library had the “collection capacity in book volume equivalents” of 375,000 items. The Central Library opened in 1979. By 2002, the population had doubled. The metropolitan area had grown to over 1,000,000 people. The Library system grew to include 20 branches, the Central Library, and the Austin History Center. The Central Library now houses a collection of 411,703 volumes. The Austin Public Library system’s success has been the continued growth of its branch system. However, the library system is not meeting the demands of the city today. The John Henry Faulk Central Library has run out of space and its collection cannot grow.

Nationally, library services, collections, and programs have radically changed since 1979. Recently, cities across the country have invested in their library systems by building state-of-the-art central libraries. Denver, San Antonio, San Jose, Minneapolis, Boston, Cleveland, Milwaukee, San Francisco, Seattle, Chicago, Nashville, Phoenix, Salt Lake City, and Portland redefined their library systems and made commitments to their central business districts by building new central libraries. All of these library systems have seen significant increases in library usage, gate count, collection turnover, and program attendance. The cities have benefited by having central libraries that are attractive and stimulating destinations for citizens and visitors.

The following statistics illustrate this commitment to library service:

City	Central Library Size in square feet	Population*
Austin	110,633	667,705
Boston	550,000	574,283
Cleveland	529,204	478,403
Columbus	255,400	797,176
Denver	540,315	562,657
Jacksonville	300,000	778,879
Milwaukee	457,919	596,974
Nashville	300,000	569,891
San Francisco	376,000	793,600
Seattle	365,000	570,800
Vancouver	349,830	577,772

\* Populations: Population data used in peer comparisons reflects "service population" from Public Library Data Service Report 2003

Internationally, this recent investment in new library facilities is demonstrated by renovations and new construction at the Library of Congress, Bibliothèque de nationale de France, the British Library, and the Bibliotheca Alexandrina.

## JOHN HENRY FAULK CENTRAL LIBRARY INADEQUACIES

The Faulk Central Library has served Austin for 24 years and Austin has outgrown this facility. The lack of space and an inadequate electrical infrastructure are limiting the services that can be delivered from this facility. The lack of floor space for additional shelving restricts the ability to expand the library system's holdings or add more seating. No more computer workstations can be added. There are no public meeting rooms, study rooms, performance space, or enclosed space for children's programs. The original 150-seat auditorium and two public meeting rooms have been converted to staff offices and training rooms. Space to grow the library system's collection, public meeting rooms, performance space and public computers is vital to the life of the library system.

A comparison of central libraries illustrates the inadequate conditions at the Faulk Central library:

Central Library	Number of Public Seats in Central / Main Library	Auditorium Seating Capacity
Austin	330	0
Boston	4,400	378
Cleveland	2,645	315
Columbus	1,402	200
Denver	1,291	275
Jacksonville	1,156	400
Milwaukee	2,699	719
Nashville	1,200	200
San Francisco	2,043	235
Seattle	2,249	180
Vancouver	1,400	275

## COLLECTION

The Faulk Central Library materials collection has not kept pace with citizens' demands for the wide range of print, video, audio, and electronic resources needed to feed their diverse intellectual and recreational interests.

City	Central Library Collection	Population
Austin	411,703	667,705
Boston	977,849 **	574,283
Cleveland	2,231,611	478,403
Columbus	928,000	797,176
Denver	1,839,961	562,657
Jacksonville	1,100,000*	778,879
Milwaukee	1,300,000	596,974
Nashville	479,224	569,891
San Francisco	1,155,004	793,600
Seattle	900,000*	570,800
Vancouver	1,300,000	577,772

\*\* Does not include non-circulating reference collection of 12,000,000

\* Central Library buildings under construction, collections to increase with opening of new building

## TECHNOLOGY

The Austin customer expects the Library to provide a well maintained, up-to-date, high-quality library collection, a safe, comfortable seat, convenient access to electronic resources, and an experienced and helpful staff. However, changes in library services, library programming, and technology have necessitated space and staff demands the Library did not anticipate 28 years ago. Today, the Library offers a variety of computer-based services for all age groups: online public access catalogs, electronic databases, youth computer centers, video conferencing, computer classes, information centers for new immigrants, and public Internet access. Still, the Faulk Central Library is inadequate for meeting the technological needs of its citizens. The building design and existing space constraints make it difficult to add new technological services. For each computer station added, one reader seat or shelving for 450 books must be removed to provide the floor space needed. Seating and shelving are already inadequate. A new Central Library would provide the additional floor space and the electronic infrastructure required to expand the computer-based services currently offered.

A comparison to peer central libraries points to the inadequate number of public access computers available at the Faulk Central Library:

Central Library	Number of Public Access Computers*	Dedicated Internet Computers
Austin	75	40
Boston	550	65
Cleveland	118	90
Columbus	150	115
Denver	236	130
Jacksonville	493	477
Milwaukee	296	105
Nashville	225	75
San Francisco	204	107
Seattle	400	161
Vancouver	498	130

## CENTRAL LIBRARY PARKING

Stakeholders in all facilities' focus group sessions complained that the lack of free, convenient parking is an obstacle to visiting the Faulk Central Library. Currently there are only 36 public parking spaces (plus two spaces for motorcycles and two spaces for persons with disabilities), which are shared between the Central Library and the Austin History Center. These spaces are metered by the City and cannot be monitored to give preference to Library customers. In addition, most library staff members have to pay to park because there are only 18 parking spaces for more than 100 employees. The Central Library and the Austin History Center are two of the few City facilities where employees and visitors do not have access to free parking. A new facility would allow for dedicated parking with some period of free parking to customers using the Library and free parking for its employees.

\* Includes internet, OPAC and database computers



A survey of central libraries in other cities illustrates that the Faulk Central Library is deficient in providing parking:

Central Library	Number of Parking Spaces
Austin	40 metered spaces <sup>1</sup>
Boston	none
Cleveland	Street parking
Columbus	475
Denver	120
Jacksonville	600
Milwaukee	City lot
Minneapolis	280
Nashville	200
Salt Lake City	600
San Diego	500
San Francisco	City garages
Seattle	143
Toledo	300
Vancouver	700

<sup>1</sup> Shared with Austin History Center, includes 2 motorcycle and 2 disabled spaces. An additional 18 spaces are available for staff.

It is noteworthy that four of the peer libraries listed above do not have dedicated library parking facilities. However, the Boston Central Library is convenient to subway and bus access. The Cleveland Central Library utilizes a combination of rapid transit and privately owned area parking lots and garages. Finally, the remaining Milwaukee and San Francisco libraries share parking with city owned lots and garages nearby.

### **THE NEED FOR A STRONG CENTRAL LIBRARY**

A strong central library is critical to a strong library system. As the anchor for a 20-branch library system, the Central Library must provide an in-depth, diverse collection that goes well beyond the popular materials stocked in a branch library. The Central Library must provide an up-to-date collection that offers the full range of media needed to pursue almost every intellectual interest for every age group and must be fully staffed with an experienced, and well-trained staff to assist its customers.

By having a well-stocked central library and a well-trained professional staff, branch librarians will have access to the resources needed to serve all of their customers and all citizens will have convenient access to the resources they need to pursue their intellectual and recreational interests.

The Faulk Central Library collection should contain a wide variety of popular items, but it is also essential to offer:

- An in-depth collection of current and classic scholarly and technical works and the classics of history, literature, and the arts to serve the needs of the entire community
- A large collection of current magazines, journals, and newspapers from around the world as well as an archive of back issues to support the research needs of the entire community
- A large collection of audio and video materials to bring the world to the community
- The latest information and communication technology to access information as well as an infrastructure flexible enough to accommodate future technologies

A strong Central Library will also serve as a community destination by having space to host exhibits, concerts, lectures, screenings, and other programs to further the Library's mission of promoting lifelong learning.



## AUSTIN HISTORY CENTER

Built in 1933 as Austin's central public library, the graceful Italian Renaissance Revival building now houses the Austin History Center, a nationally recognized archival facility with state-of-the art storage facilities, and a photographic laboratory.

The Austin History Center is a research institution for local history and a division of the Austin Public Library. It is the definitive research source for materials related to Austin and Travis County. Its mission is to provide customers with information about the history and current events of Austin and Travis County by collecting, organizing, and preserving research materials and assisting in their use so that customers can learn from the community's collective memory.

The Austin History Center already holds more than one million items that include current and historical books, newspapers, magazines, papers and documents, photographic images including tintypes and glass negative plates, architectural drawings, maps, newspapers, archival papers, official records, video and audio recordings.

The Center is no longer able to adequately store or process new donations in an archival quality acceptable manner within their present crowded building space. History Center users want more parking, comfort, security, better computing resources and for the Austin History Center to be more active in providing exhibitions and programming, particularly for children.

## THE BRANCH SYSTEM

The Austin Public Library Branch System consists of twenty facilities located throughout the City. Austin has made a significant investment in its Branch System. The results of the last four bond elections in 1972, 1983, 1992 and 1998 are as follows:

- Ten new facilities have been built.
- All seven branches previously located in lease spaces have been relocated to permanent, city owned facilities.
- Three branches have been expanded.

City	Number of Branches	Branch Square Footage
Austin	20	206,069
Boston	27	285,814
Cleveland	28	289,025
Columbus	20	266,630
Denver	22	202,122
Jacksonville	14	246,721
Milwaukee	12	174,261
Nashville	20	208,409
San Francisco	26	180,653
Seattle	23	135,934
Vancouver	21	133,658
<b>Average</b>	<b>21.3</b>	<b>212,323</b>

As a whole, the branches are in good condition. The Facility Master Plan does not specify any major replacements or expansion of the branches as necessary at this time. Minor repair and maintenance projects for older buildings should be considered for future, annual CIP projects.

Austin's Public Library System currently has 65 percent of its total square footage in branch facilities. This number is high when compared to other comparable urban library systems that have well under 49 percent of the total library square footage in branch facilities.

Focus group findings indicate that Austin citizens love their branch libraries. They are integral community amenities and reflect individual neighborhood populations.

The most common requests made by customers was for additional services and more in-depth collections, additional services for youth and teens, additional computers and computer training centers, additional seating space and spaces for meetings, tutoring, and small group study.

Alternate delivery service models should be considered to strengthen this system. Further, a strong Central Library is essential to support this network.

While vitally important to Austin's neighborhoods, the branches can not accommodate extensive collections or house enough computers to meet demand. A recommended service model adds resource libraries that will adequately bridge the level of support between the Central and Branch libraries throughout the City.

## RECOMMENDATIONS

### **Recommendation #1: Provide a Landmark Central Library**

Since 1975, the Austin Public Library system has allocated a larger proportion of funding to its branch libraries. As a result of that priority, the Faulk Central Library's collections, services, and programs have not kept pace with the City's growth and its citizens' expectations for a well-stocked, cutting edge Central Library. In addition, the Central Library's collection and services are so limited that it cannot offer the kind of support that is so important to its neighborhood branches. Austin residents regard the library as vital to the City's image and its educational, civic, and cultural environment. A Central Library with a rich collection of materials and a wide range of services is vital for the continued health of the Austin library system. This can only happen with the construction of a new facility. A new Central Library would foster intellectual energy and excitement among its citizens. It would become a community destination, bringing citizens of all ages to the central business district for pursuit of leisure reading, social interaction, lifetime learning experiences, and for the experience of being in a cultural showcase for the arts.

## RECOMMENDATIONS CONTINUED

Some of the ideas envisioned for a new Central Library include:

- A building located in the emerging civic/cultural center of downtown which would be an architecturally and aesthetically important destination for both residents and visitors
- At least 300,000-400,00 square feet of space to accommodate an in-depth and growing collection for current and future needs
- Rooms for community events and meetings, as well as a public auditorium seating up to 300 persons
- Exhibit and display space
- A separate space for children's programs
- Additional public computers and classrooms for computer-aided instruction and distance learning for the public and library staff
- Connections for customers who bring in their own laptop computers
- Adaptive equipment for customers with disabilities
- Expanded business information center
- Expanded seating space including designated quiet study areas, group study areas, and lounges
- Parking for 350-475 cars
- Coffee shop, gift shop, and book sales areas

- Drive-up window for quick book return and pickup of reserved materials
- Expanded collection of periodicals, journals, and newspapers
- Collections in world languages and services for non-English speakers and new immigrants
- Listening facilities (multimedia rooms)
- Special areas for teen collections and activities

### **Recommendation #2: Expand the Austin History Center**

The Austin History Center, like the Faulk Central Library, is out of space for collections, exhibits, and staff. The Austin History Center Association has recommended that the Austin History Center should expand into the current central library building after a new central library is built. This would resolve its need for storage, exhibit, and programming space. The Library Commission also supports this recommendation. The City could choose to use part of the building for some other governmental department or service or it could be rented to non-governmental organizations until the Austin History Center needs the entire space.

## RECOMMENDATIONS CONTINUED

### **Recommendation #3: In the Future, Consider Expanding Strategically Located Branches**

Resource libraries are recommended to assist the Central Library in its support of the 20 neighborhood branches. Due to the size of branch libraries, some services cannot be provided and collections are limited. Expanding strategically located branches to 30,000 SF would fill the gap by providing facilities which would offer larger collections, technology centers, dedicated program space, and community meeting rooms, in support of branch clusters.

In summary, the Austin Public Library Facilities Master Plan recommends that the City:

1. Provide a new, landmark Central Library to add immediate capacity to the System and provide necessary support for the Branches.
2. Expand the Austin History Center to provide much needed space for storage, processing, exhibitions and programming.
3. In the future, consider expanding strategically located branches to serve as resource libraries for the other branches.

The Austin Public Library Facilities Master Plan identifies and prioritizes library capital improvement needs and makes facilities recommendations with consideration to collections, technologies, and staffing. The plan provides a framework that will allow the City of Austin to work toward providing better library service to its citizens over the next ten years.



# **Austin Public Library System**

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## **Findings of the Facilities Plan Process**





# The Austin Experience & the Austin Public Library

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*Comments received in the course of the planning study summarize the thinking about a new Central Library.* \*

**“Austin is a great city and should have a great library.”**

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**“The central library. . .should make an architectural statement distinctive to Austin.”**

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**“The central library should be . . a landmark facility that is significant to attract statewide attention and tourists.”**



# The Austin Experience & the Austin Public Library



## The City

- ❖ **Austin is a City rich in history and vibrant in its culture and is emerging as a national technology center.**
- ❖ **It is a diverse City with significant populations of Hispanics (31%) and Blacks (10%) and a growing Asian (5%) population.**
- ❖ **According to the 2000 U. S. Census data, population projections indicate that Austin's population will grow to 820,000 by the year 2012, diversifying rapidly and aging substantially in the coming decade.<sup>1</sup>**
- ❖ **The people of Austin want to preserve the small town feel while providing a world-class experience for residents and visitors.**
- ❖ **Austin's population has undergone remarkable growth. It is now more than double the size of 1975 population.**
- ❖ **Austin's population is young and well educated. 82.3% of the adult population are high school graduates, 34.4% are college graduates, and 12.3% have obtained a graduate degree, thereby establishing Austin's work force in the top 10 in the country for educational attainment.<sup>2</sup>**

<sup>1</sup> Texas State Data Center

<sup>2</sup> City of Austin, Austin Area Demographic Profile



## Citizens' Vision for the Austin Public Library

### The Austin Public Library should:

- ❖ Achieve excellence through re-developing the Central Library as an information center, a significant downtown presence, with excellent collections, programs, technology, and staffing.
- ❖ Maintain the Austin History Center as a unique and valuable asset of the Austin Public Library system, and expand it to increase its ability to adequately serve the needs of the community.
- ❖ Focus on continuing improvement in the network of neighborhood public service units - the branches - to provide community members nearby access to collections, staffing, services and technology in their neighborhoods.

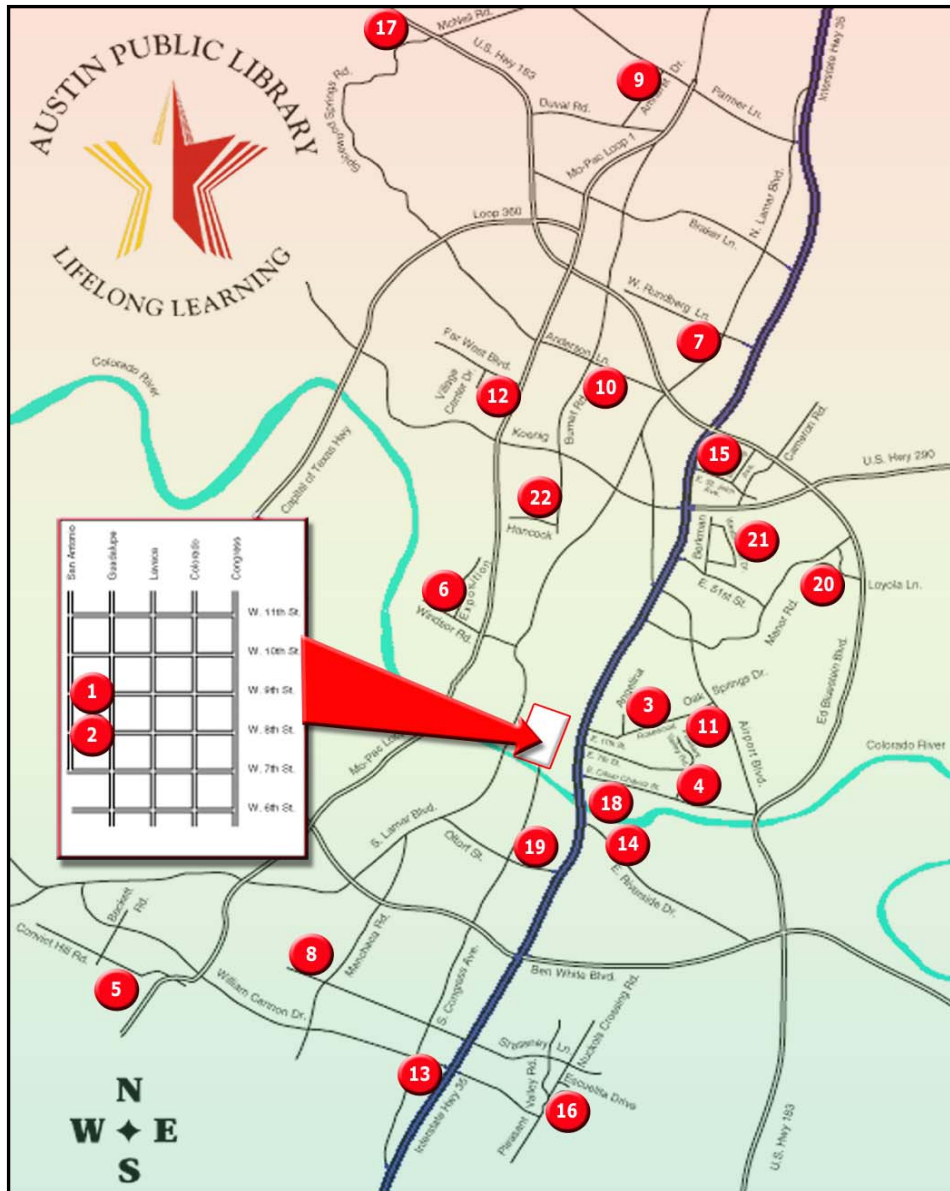


## The Challenges

### The Austin Public Library faces the following challenges:

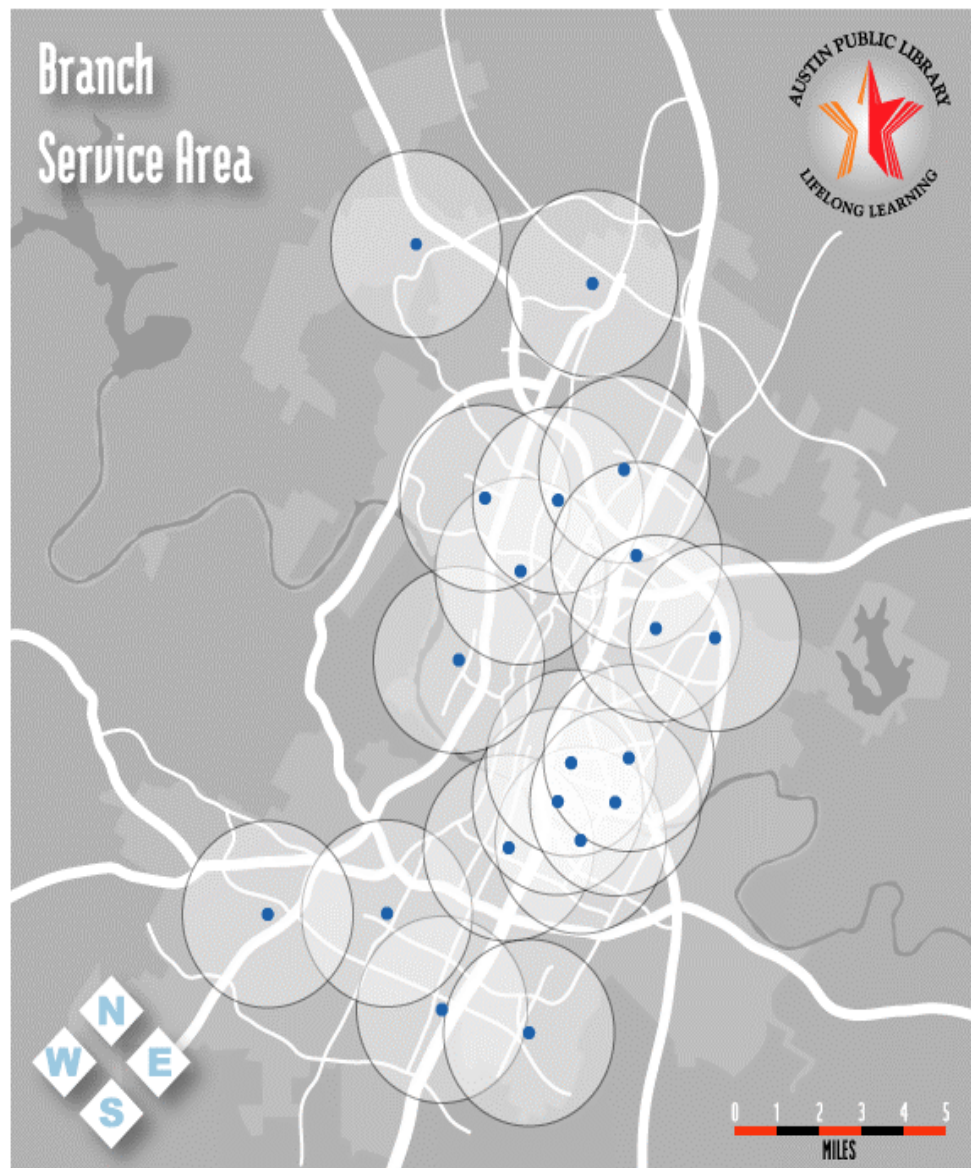
- ❖ The Central Library is inadequate to serve the current population of 656,562 (2000)\* and the 2012 projected population of 820,000.
- ❖ To obtain the established goal of being ranked in the Upper Quartile of peer libraries, the Central Library should have materials holdings of 1,400,000. The design of the current Central Library allows for materials holdings of 375,000 items, and the Central Library has already exceeded this by more than 10%. Consequently, each new addition to the collection requires an equal subtraction from the collection.
- ❖ The Central Library is not able to provide the services that the citizens of Austin need and request such as:
  - Additional materials
  - Additional internet access
  - Dedicated program areas
  - Conference / Meeting rooms
- ❖ The inadequacy of parking is a major accessibility issue for the Central Library.
- ❖ The Austin History Center finds itself without the capability or capacity to expand its existing building facilities to accommodate collection and program demands.

\*656,562 is Austin's population according to the 2000 national census. For purposes of comparison to peer cities, 667,705 is used to connote the Library's actual service population, as is reported in the Public Library Data Services 2003 report. Due to Austin Public Library's policy of offering Library cards to all youth under the age of 18, regardless of residency, this number is actually higher.

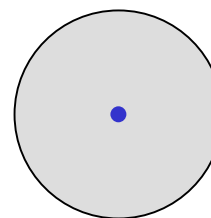


## Library Facilities

1. **Faulk Central Library**
2. **Austin History Center**
3. **Carver Branch Library**
4. **Cepeda Branch Library**
5. **Hampton Branch at Oak Hill Library**
6. **Howson Branch Library**
7. **Little Walnut Creek Branch Library**
8. **Manchaca Road Branch Library**
9. **Milwood Branch Library**
10. **North Village Branch Library**
11. **Oak Springs Branch Library**
12. **Old Quarry Branch Library**
13. **Pleasant Hill Branch Library**
14. **Riverside Drive Branch Library**
15. **St. John Branch Library**
16. **Southeast Austin Community Branch**
17. **Spicewood Springs Branch Library**
18. **Terrazas Branch Library**
19. **Twin Oaks Branch Library**
20. **University Hills Branch Library**
21. **Windsor Park Branch Library**
22. **Yarborough Branch Library**



## Branch Service Area Map

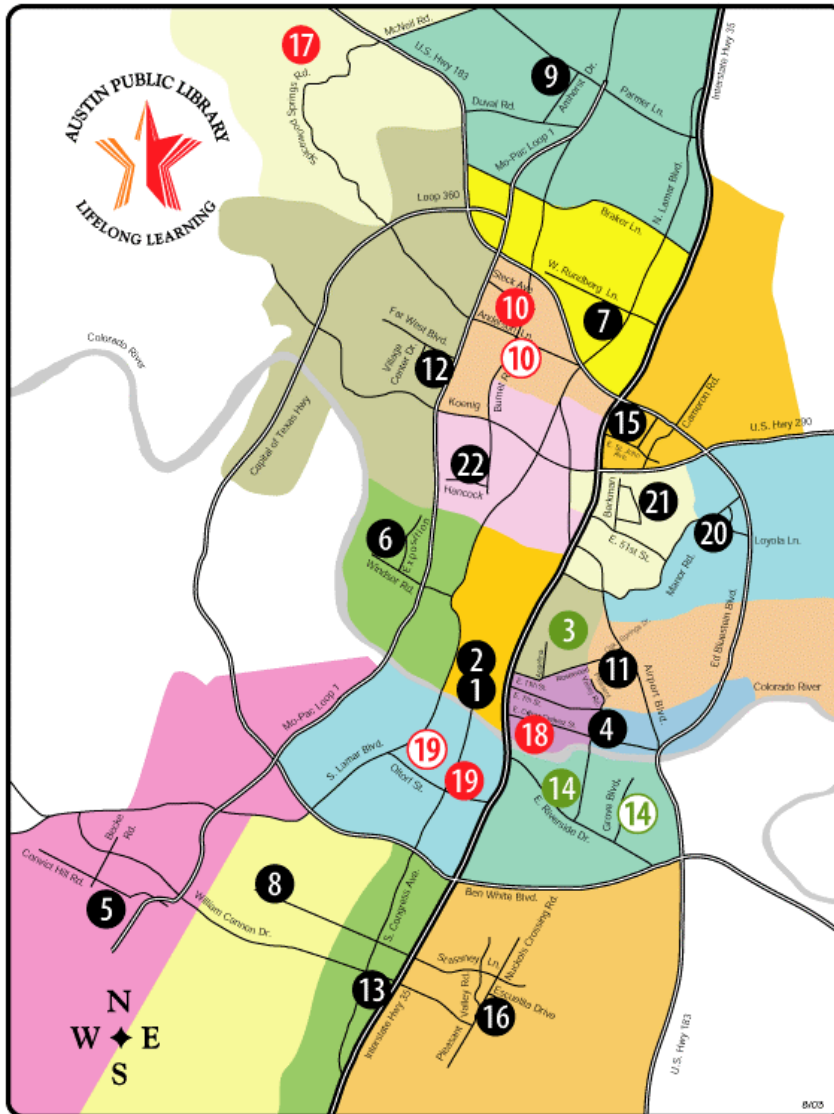


**Community Branch Library**  
2 mile radius service area  
(12.56 square miles)

### Defining 'Service Areas'

Service areas are one of the main tools used to measure the geographical equity of the distribution of library services. Historically, a 2 mile radius, (12.56 square miles) has been used to determine areas in need of service. In some areas however, where residents are more likely to travel by foot or bicycle, library branch density is higher.





## Service Populations Served by Community Branches

Census tracts are utilized to calculate the “service population” served by a particular branch. This group is considered to be within the immediate geographic area, or neighborhood in which a branch’s primary service population lives. Population estimates for service areas located individually, by branch, are found in Appendix D: Existing Facilities Survey.

- |    |                            |    |                                      |
|----|----------------------------|----|--------------------------------------|
| 1  | Faulk Central Library      | 13 | Pleasant Hill Branch                 |
| 2  | Austin History Center      | 14 | Riverside Drive Branch               |
| 3  | Carver Branch              | 14 | Ruiz Branch, (Riverside replacement) |
| 4  | Cepeda Branch              | 15 | St. John Branch                      |
| 5  | Hampton Branch at Oak Hill | 16 | Southeast Austin Community Branch    |
| 6  | Howson Branch              | 17 | Spicewood Springs Branch             |
| 7  | Little Walnut Creek Branch | 18 | Terrazas Branch                      |
| 8  | Manchaca Road Branch       | 19 | Twin Oaks Branch                     |
| 9  | Milwood Branch             | 19 | New Twin Oaks location               |
| 10 | North Village Branch       | 20 | University Hills Branch              |
| 10 | New North Village location | 21 | Windsor Park Branch                  |
| 11 | Oak Springs Branch         | 22 | Yarborough Branch                    |
| 12 | Old Quarry Branch          |    |                                      |
- 
- Expansions and replacements, 2-year delay
  - Scheduled expansions and replacements
  - Existing

# Findings of the Facilities Plan Process

## Observations on the Austin Public Library System

The population of the City of Austin has more than doubled since the Central Library was opened in 1979. The holdings at the Central Library are 10% above the design capacity, and consequently, any addition to the collection has the adverse effect of a subtraction from the existing collections.

The diversification of Austin's population is evidenced by the following percentages: White (65%), Hispanic (31%), Black (10%), Asian (5%), Native American (1%) and other (16%). The 2000 U. S. Census future projections indicate that Austin and Travis County will have a population of 36% White by the year 2020.<sup>3</sup> This diversification of the population has placed significant pressure on the library to provide a varied offering of collections and services in multiple languages and multiple formats.

As the population has increased and the demands for services have evolved, the access to some of the library's services has been dramatically reduced due to space limitations such as meeting room availability, a place for children's programming, and public service space.



<sup>3</sup> Texas State Data Center



# Findings of the Facilities Plan Process



## Observations on the Central Library

**The Central Library, with 110,633 SF consisting of four floors and a basement, was constructed in 1979.**

**The current central facility has inadequate collection space for adult, children and youth; non existent programming spaces for services to children, teens, and adults; the absence of meeting room space; and the general absence of services and amenities normally found in Central Library facilities of comparably sized cities. John Henry Faulk Central Library is 10% over the designed collection capacity. Further, only 27% of the system's materials are housed at the Central Library. By comparison, peer libraries typically average 51% of their collection in Central Libraries. The current square footage will not allow the collection to develop beyond its current capacity.**

**The physical limitations of the facility mean that the current Central Library can not adequately support current services nor provide for the additional demands for programs such as teen services and public meeting space, among others.**

**The building also suffers from lack of storage, poor signage, mechanical & electrical deficiencies, and poor patterns for materials handling. Sightlines and supervision of public areas by staff are inadequate and staff workspace is inadequate overall.**

**The Central Library suffers from poor acoustics and lighting, a shortage of seating in all areas; a shortage of computers as well as inadequate computer training facilities for the public and staff.**

**In terms of aesthetics, the building is drab and is in need of an overall updating and improvement in appearance. Furniture and fixtures are outdated and in need of replacement. Staff service desks and furniture are not ergonomically suitable in many cases and should be updated to improve productivity and efficiency.**

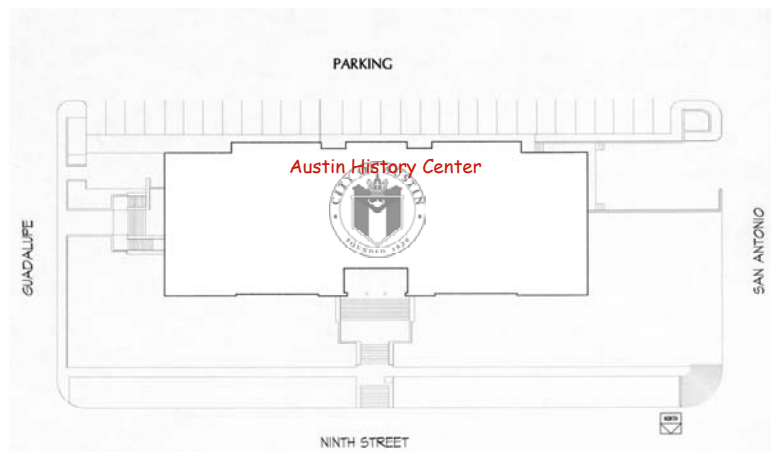
**Parking at the Central Library/Austin History Center Complex is critically lacking and presents severe access issues related to use of the facilities by the public.**

**The John Henry Faulk Central Library/Austin History Center Complex has only 40 public parking spaces on site.**

**Unlike the branches, the Central Library has not been adequately updated nor renovated. The Central Library has not kept pace with the size and development of the City of Austin and the needs of its population.**

## Observations on the History Center and Community Libraries

The Austin History Center which occupies 36,000 SF (the former Central Library building) is now full and needs more space for collections and services, better archival storage capability, work room space, and more space for exhibits and programming. Parking, which is shared with the Central Library results in limited parking access for the AHC staff and customers.



Most of the library system's 20 branch facilities have been updated and/or expanded in recent years, and currently fifty percent of the branch facilities are less than five years old.

Capital improvement projects and bond election projects have made improvements in branch library services over the past ten years.





## Focus Group Findings

*Extensive information gathered from earlier focus group sessions held with the public at the branches, Facilities Master Planning meetings with the library administration, branch managers, Library Commission, Foundation, support groups, and interviews with City staff and City Council support the following assessment:*

### Customers want:

- **More parking at the Central Library / Austin History Center**
- **More computers and computer training laboratory space**
- **Additional seating, group study space, and meeting spaces**
- **Comfortable chairs and quiet areas**
- **Improved lighting**
- **Clean and safe environment**
- **Improved signage**



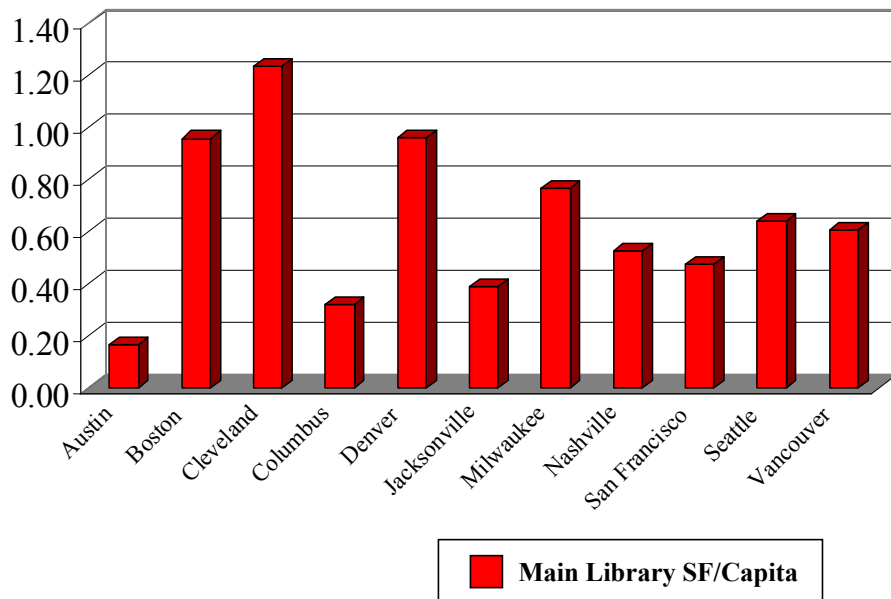
## Square Footage

*Analysis of data from annually published Public Library Statistical Reports<sup>4</sup> found the following:*

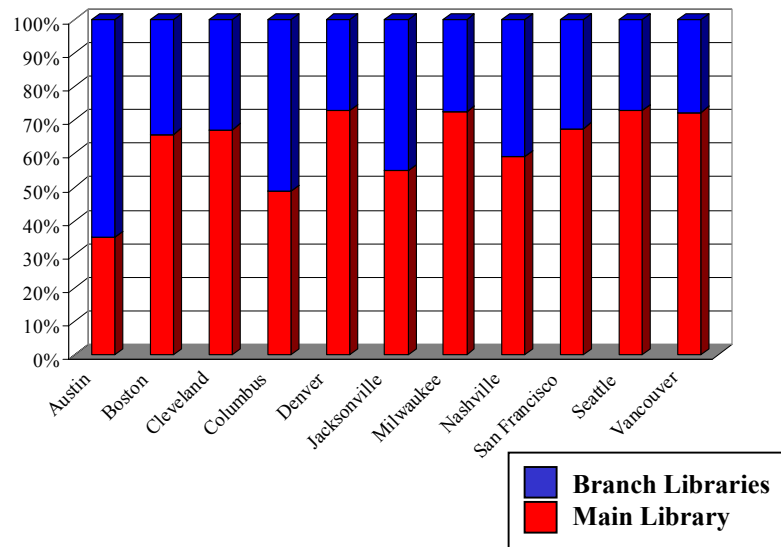
As compared to comparably sized peer cities with similar service delivery models, Austin's Central Library provides only 0.17 SF per capita, the smallest SF per capita in the group.

Austin's Public Library system has only 35 percent (110,633 SF) of its total square footage in a Central Library facility and 65 percent in branch facilities (206,069)\*, as compared with other comparable urban library systems that typically have well over 50 percent of the total library SF in Central Library space.

**Central Library  
Square Feet Per Capita**



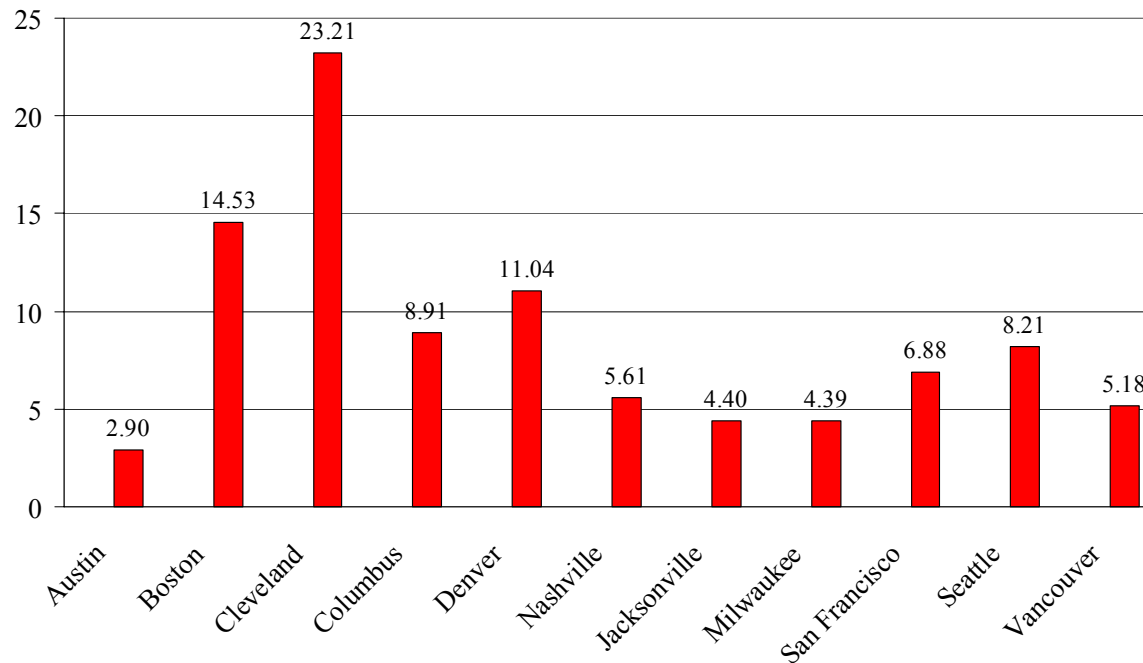
**Library System (Main & Branch Facilities)  
SF Comparison**



<sup>4</sup> Public Library Data Services Statistical Report 2003  
\* Includes facility SF pending construction

## Materials Expenditure per Capita†

Analysis of library data from Public Library Data Service Statistical Report, 2003 edition found the following: As compared with peer cities, Austin spent less on materials (\$2.90 on materials per capita) as compared with the upper quartile of \$5.97 for other peer cities.



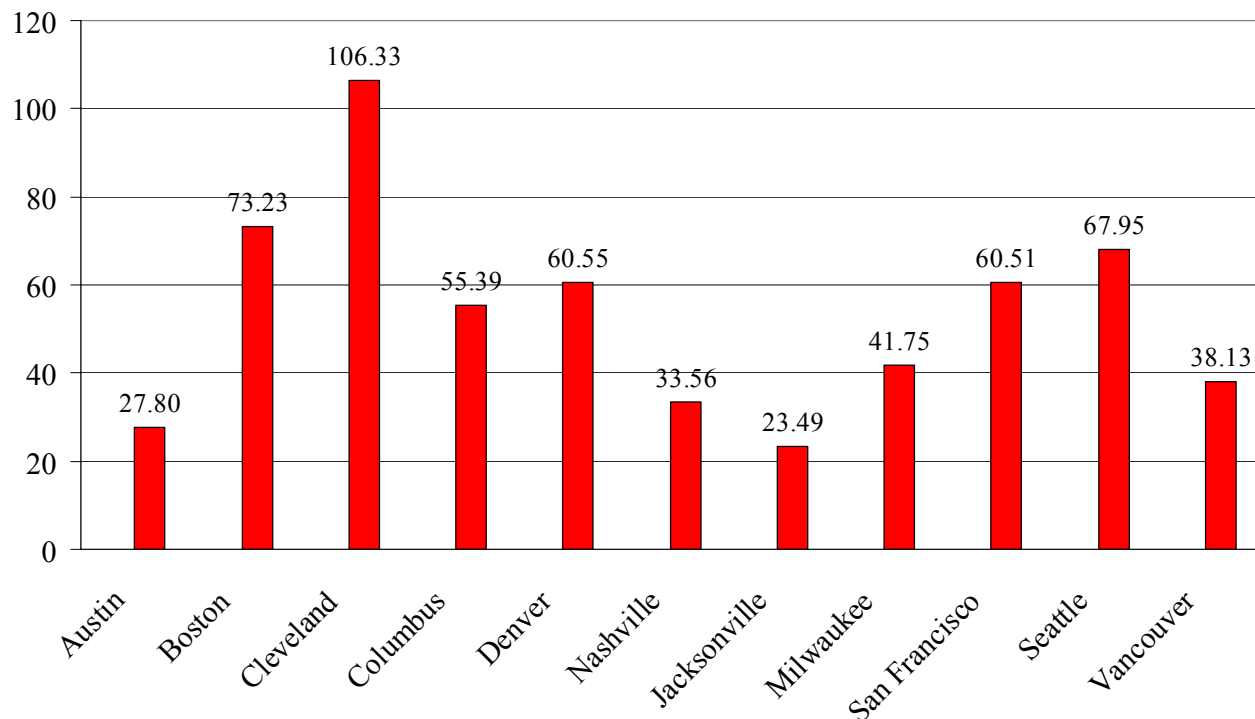
### FY 2003 Annual Materials Expenditures Per Capita

Public Libraries Serving	Reporting Libraries	Mean	High	Upper Quartile	Median	Lower Quartile	Low
500,000 to 999,999	56	\$5.23	\$14.53	\$5.97	\$4.58	\$3.51	\$1.50

† Austin's 2003/2004 budget reduces materials budget 32%.

## Annual Expenditure Per Capita

Analysis of library data from Public Library Data Service Statistical Report, 2003 edition found the following: As compared with peer cities, Austin's annual operating expenditures (\$27.80) were less than the upper quartile of other peer libraries (\$40.93).

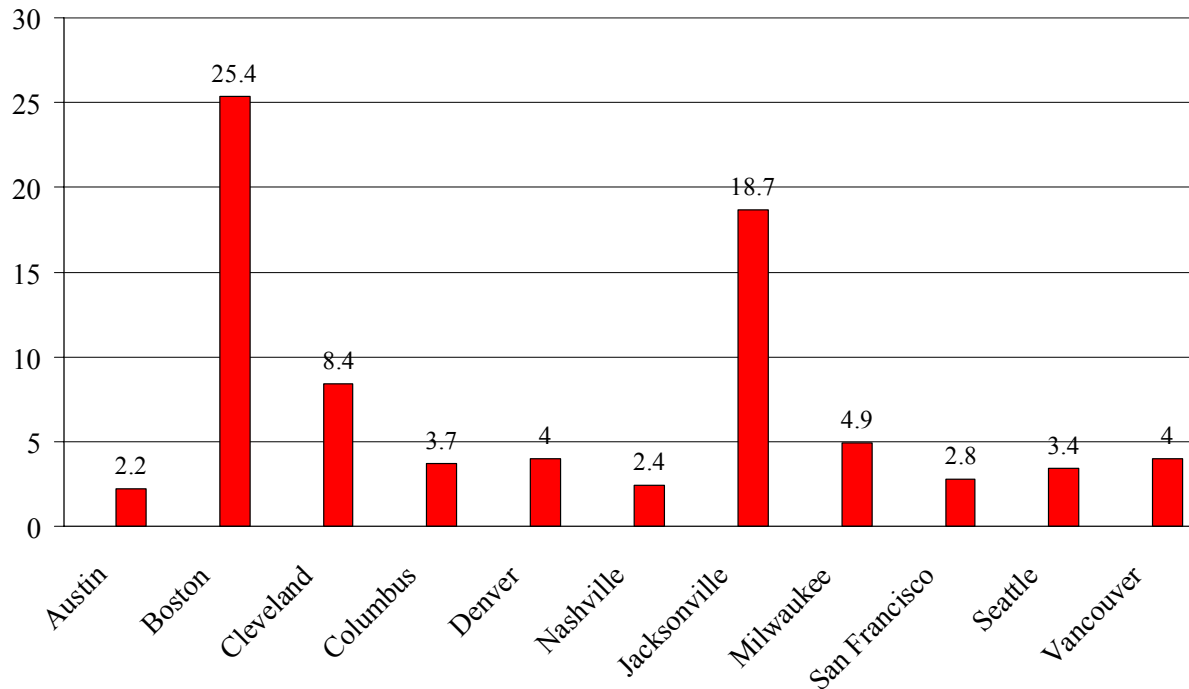


### FY 2003 Annual Expenditures Per Capita

Public Libraries Serving	Reporting Libraries	Mean	High	Upper Quartile	Median	Lower Quartile	Low
500,000 to 999,999	56	\$34.03	\$75.63	\$40.93	\$32.49	\$21.71	\$12.31

## Material Holdings Per Capita

Analysis of library data from Public Library Data Service Statistical Report, 2003 edition found the following: As compared with peer cities, Austin has fewer materials holdings per capita (2.2 versus 3.0 of the upper quartile used in the Facilities Master Plan model) than other peer libraries.

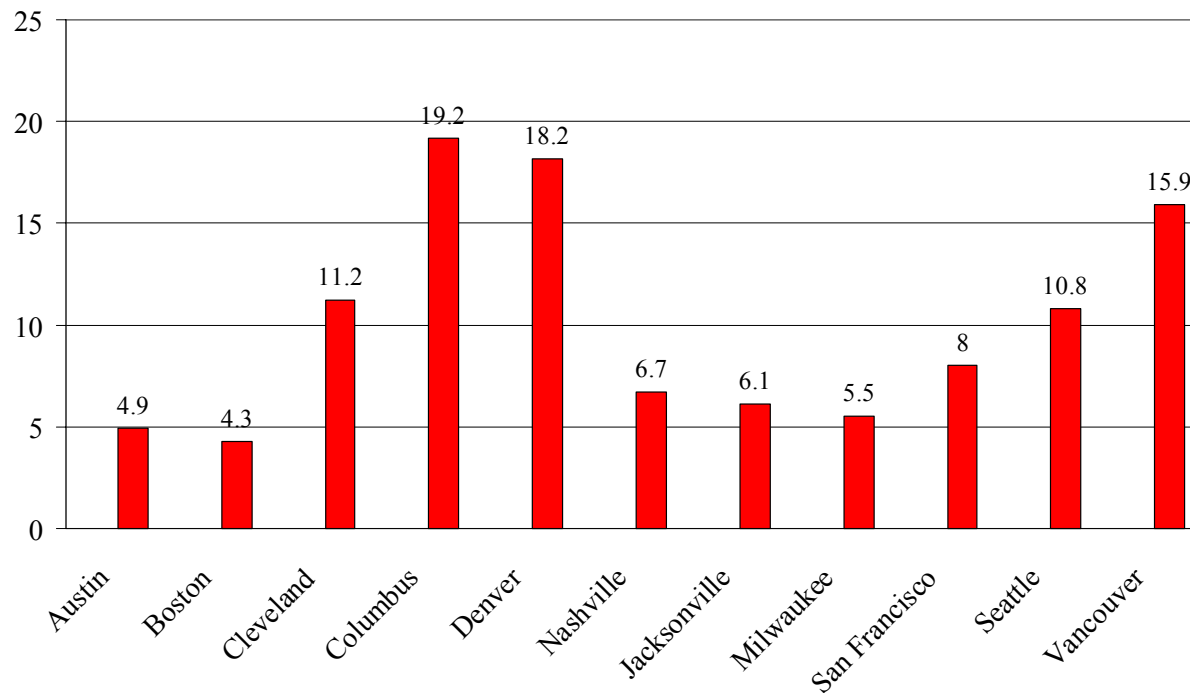


**FY 2003 Library Holdings Per Capita (in volumes)**

Public Libraries Serving	Reporting Libraries	Mean	High	Upper Quartile	Median	Lower Quartile	Low
500,000 to 999,999	56	3.3	25.4	3.0	2.5	2.1	1.0

## Circulation Per Capita

Analysis of library data from Public Library Data Service Statistical Report, 2003 edition found the following: Austin Public Library's circulation of 4.9 per capita is significantly below the upper quartile average of 8.8 when compared to peer libraries.

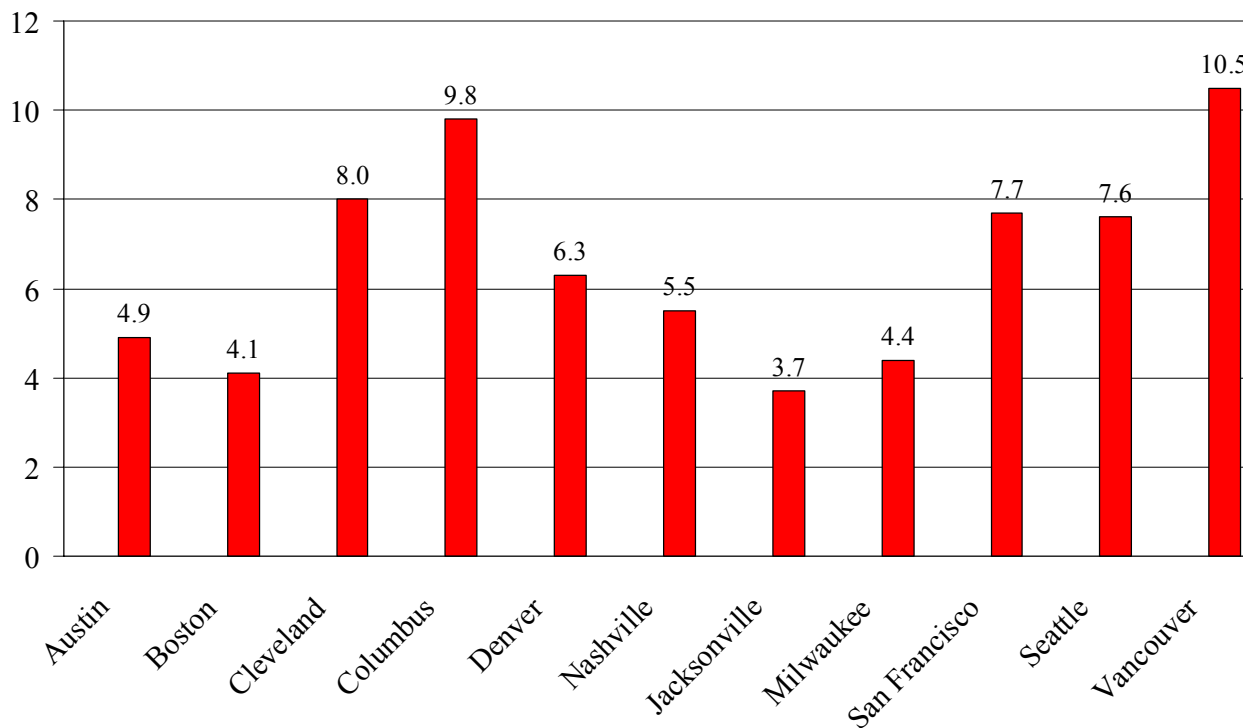


**FY 2003 Annual Circulation Per Capita**

Public Libraries Serving	Reporting Libraries	Mean	High	Upper Quartile	Median	Lower Quartile	Low
500,000 to 999,999	56	8.8	24.2	11.5	7.7	5.1	1.2

## Visits Per Capita

Analysis of library data from Public Library Data Service Statistical Report, 2003 edition found the following: Austin's libraries attracted 4.9 million visitors per capita during FY 2003, which is .9 visits per capita below the targeted upper quartile standing of 5.8 visitors/per capita.



FY 2003 Annual Visits Per Capita

Public Libraries Serving	Reporting Libraries	Mean	High	Upper Quartile	Median	Lower Quartile	Low
500,000 – 999,999	49	5.0	10.5	5.8	4.8	3.7	2.0



## Central Library

*The following conclusions for the Austin Public Library System are based upon the aforementioned data analysis and focus group summaries:*

- Significant deficiencies in the Central Library keep it from providing a positive experience for library customers.
- Due to space limitations, service areas are crowded and lack key components such as adequate computers or seating.
- The small size of the Central Library means it is unable to adequately accommodate services for children and teens. Such functions as audio visual collections, computing resources or meeting and programming spaces are also inadequate or non-existent in the Central Library.
- The physical limitations of the Central Library indicates the inability to meet the demand for services and programs.
- The physical limitation of the Central Library means that the collection cannot grow to meet the demand.
- The insufficient electrical capacity of the 1979 building limits the number of computers and prohibits the expansion of the technology training facilities to meet the current and future demands.

### In summary:

**The current Central Library is inadequate to meet current demand or the future growth of the library system.**

## Austin History Center

*The following conclusions for the Austin Public Library System are based upon the aforementioned data analysis and focus group summaries:*

- **The Austin History Center requires additional resources to preserve for posterity irreplaceable and invaluable original materials.**
- **Though there is a substantial collection, not all of it is presently cataloged and/or perceived as accessible.**
- **The small size of the AHC means it is unable to adequately accommodate services for children and teens. Space for outreach activities in furtherance of local history is required for exhibits and presentations.**
- **The physical limitations of the AHC indicates the inability to meet the demand for services and programs; the collection cannot grow to meet demand, nor can the number of public access computers.**

### In summary:

**The Austin History Center is now at capacity and requires additional space for collections and services, better archival storage capability, work room space, and more space for exhibits and programming. Parking, which is shared with the Central Library results in limited parking access for the AHC customers.**



# Conclusions for Austin Public Library System



## Branch Library System

*The following conclusions for the Austin Public Library System are based upon the aforementioned data analysis and focus group summaries:*

- Significant bond election funding has focused on the branch system. As a whole, the branches are in good condition. Minor repair and maintenance projects for older buildings should be considered for future annual CIP projects.
- Community library users are becoming increasingly diverse.
- Computers and meeting room space are heavily utilized assets in community branches.
- Increasingly, branches are seeing more interchange of materials as customers utilize several branches within their area.
- Neighborhood populations love their branches and want them to be inviting, welcoming community centers. Individualized, unique features which inspire local pride foster community.

### In summary:

**Many branches are new, built by recent bond election packages, and in good physical condition. Older branches' maintenance and retrofit projects should be considered for annual Capitol Improvement Projects.**



# Facilities Plan Recommendations

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## Austin Public Library System



# Recommendation #1: Provide a Landmark Central Library

*The Austin Public Library should build a new Central Library facility of approximately 350,000 GSF, with expansion capacity.*

## The primary functions of the new Central Library should be to:

- House the overall administration, technology and support services for the entire City library system to support the network of branch facilities.
- Serve as the information center for the citizens of Austin.
- Serve as an important downtown destination for residents and visitors with outstanding collections, technology and staffing.

## The new Central Library should:

- Provide collections and connections necessary to support the information needs of the community.
- Offer programs and services to meet the needs of the diverse community.
- Reflect the unique sense of spirit and history of the City with the use of art, cultural themes and other significant details.
- Support the economic development of a dynamic community.



## *General Requirements*

- **The new Central Library should have two primary functions: to serve as the central headquarters of the library system and therefore to support the existing network of branch facilities throughout the City; and to provide an in-depth collection to support the information and reading needs of the entire Austin community.**
- **The site should be located as close as possible to the emerging civic/cultural center of downtown, near the new City Hall and the planned Austin Museum of Art.**
- **The new Central Library should reflect the unique sense of spirit and history of the City with the use of art, cultural themes, and other significant details.**
- **The new Central Library should offer programs and services to meet the diverse needs of the Austin Community.**
- **The site should include parking to accommodate 350 to 475 automobiles.**
- **The new Central Library should make an architectural statement distinctive to Austin and be an important downtown landmark and destination for residents and visitors to this capital City.**

## Sizing Criteria

One of the most important functions of the Facilities Master Plan is to identify guidelines that the library system can use and apply systematically as it continues to respond to growth and change in its service area. As a general rule, space guidelines are based on the Library’s “service population,” which is the number of people served by the library facility. The proposed guidelines are developed from known peer library practices, and national & state standards. Austin Public Library administration, the Austin Public Libraries for the Future Task Force, Library Commission, Austin Public Library, support groups, and citizens who have participated in focus groups have stated that they wish for the Austin Public Library System to offer services at an “exemplary” level.

### Library System Planning Guidelines

Population Year 2012	Multiplier SF Per Capita	Needed System SF	Existing System SF	System SF Deficiency
820,000	TLA Space Needs <sup>†</sup>	670,393 <sup>†</sup>	339,217*	331,176

<sup>†</sup> Refer to Appendix A

\* Includes Zaragosa Warehouse (20,000 SF), but not Austin History Center (36,000 SF) - separate Space Needs Assessment should be considered for the Austin History Center

## Implementation

The implementation of a new Central Library and the addition of library square footage recommended in this report will require a phased plan that will allow the library system to grow in a manner that accounts for the amount of capital funds available as well as provide for an increase in operational funding.

An adequate Austin Public Central Library must incorporate these basic features:

- Increased space for expanded collections and additional services & amenities
- Public meeting, group study and training spaces
- Additional parking and improved pedestrian accessibility
- Improved signage
- Improved lighting, security, and noise abatement



## Collections

Collection size has a direct impact on the size of facilities needed to house the collection. The average collection size for central libraries serving cities the size of Austin is 1.1 million. To move Austin into the upper quartile of peer libraries, the Austin Library System should have 3.0 items per capita. This would grow to 2.46 million items by the year 2012, based on expected population growth to 820,000 persons in 2012. The Central Library (350,000 SF) should be sized to accommodate this anticipated growth in the collection size and should be projected to accommodate 50% of the total system collection or 1,240,000 items.

### CENTRAL LIBRARY HOLDINGS

City	Central Library Items	Total System Items <sup>5</sup>	Items per Capita <sup>5</sup>	% at Central Library	Population <sup>5</sup>
Austin	411,703	1,501,314	2.2	27%	667,705
Boston	977,849	2,612,532 **	25.4	37%	574,283
Cleveland	2,231,611	3,998,473	8.4	56%	478,403
Columbus	928,000	2,928,785	3.7	32%	797,176
Denver	1,839,961	2,276,148	4.0	80%	562,657
Jacksonville*	1,100,000	2,322,306	3.0	47%	778,879
Milwaukee	1,300,000	2,953,733	4.9	44%	596,974
Nashville	479,224	1,376,062	2.4	35%	569,891
San Francisco	1,155,004	2,236,464	2.8	52%	793,600
Seattle*	900,000	1,949,374	3.4	46%	570,800
Vancouver	1,300,000	2,339,190	4.0	56%	577,772

Austin currently provides 2.2 items per capita, the lowest in its peer group. Compared with other libraries serving between 500,000 and 999,999 people, Austin ranks in the lower 33<sup>rd</sup> percentile. With Austin's educated and diverse population, the library should be planning to provide at least 3.0 items per capita, which is the amount offered by the upper quartile of peer libraries<sup>5</sup>.

### SYSTEM ITEMS PER CAPITA

Year	Population <sup>5</sup>	Total System Items	Proposed Items Per Capita
<b>Current Collection</b>	667,705	1,501,314	2.2 items/PC
<b>2003 Goal</b>	667,705	2,003,115	3.0 items/PC
<b>2012</b>	820,000	2,460,000	3.0 items/PC

\* Central library buildings under construction, collections to increase with opening of new building.

\*\* Does not include 12,000,000 non-circulating collection

<sup>5</sup> Public Library Data Services Statistical Report 2003

## Computers and Technology

The Austin Public Library has made a significant investment in technology and electronic resources through the successful Gates Grants, the Dell Wired for Youth Grant, and the Texas Infrastructure Fund (TIF) program. Today’s libraries provide public access computers and electronic resources along with computer training rooms and auxiliary spaces for technology support. Numbers of computers are increasing in libraries to meet the high rate of customer demand. The Central Library should play a major role in introducing new technology to the community and offering better computers and Internet services than some are able to afford at home. Currently, due to serious lack of space and limited electrical capacity, the Central Library is able to accommodate only 75 computers at its Central Library facility, which is a ratio of one computer for every 8,903 persons. To offer service equivalent to a peer library such as Denver, for example, the Austin Library System should be providing a ratio of 1 computer for every 1,000 citizens or 820 - 860 public access computers in the library system (260 computers in the Central Library).

### CENTRAL LIBRARY PUBLIC ACCESS COMPUTERS

Central Library	Number of Public Access Computers	Number of Dedicated Internet Computers
Austin	75	40
Boston	550	65
Cleveland	118	90
Columbus	150	115
Denver	236	130
Jacksonville	793	477
Milwaukee	296	105
Nashville	225	75
San Francisco	204	107
Seattle	400	161
Vancouver	498	130

### RECOMMENDED AUSTIN PUBLIC LIBRARY PUBLIC ACCESS COMPUTERS

Location	Computers	Number of Locations	Total
Central Library	260	1	260
Resource Library	50	4	200
Branch Library	20	20	400
<b>Total Public Access Computers</b>			<b>860</b>

## Auditorium Space

The *Austin Libraries For the Future Task Force Report* stressed the importance of the library’s role as a community and cultural services center. The Central Library facility must provide additional meeting and programming spaces if it is to fulfill these key roles. Spaces must be provided where community meetings, workshops and other special events can take place. Based on peer library comparisons, the Central Library should provide an auditorium seating 300 persons.

### Central Library Auditorium Seating

Central Library	Seating Capacity
Austin	0
Boston	378
Cleveland	315
Columbus	200
Denver	275
Jacksonville	400
Milwaukee	719
Nashville	200
San Francisco	235
Seattle	180
Vancouver	275

## Meeting Room Space

Focus group participants, interviewees, and the *Austin Libraries for the Future Task Force Report* support the need for the library to promote lifelong learning. To support this goal, the library must be able to provide a variety of meeting and programming spaces where customers can come to read, learn, and study. Meeting and study spaces should support individual & group study activities and distance education types of activities.

A common feature in contemporary public libraries is small group study spaces. Dedicated group study rooms are used by students to do homework, by small business owners to work on projects, by book groups for discussions, and by tutors for literacy activities. Group study rooms typically accommodate from 2 to 12 persons.

The Central Library should provide small group study rooms to accommodate two to 25 people.

### Central Library

2 meeting rooms @ 25 seating capacity	= 50 seats
4 meeting rooms @ 10 seating capacity	= 40 seats
10 meeting rooms @ 4 seating capacity	= 40 seats
<u>20 meeting rooms @ 2 seating capacity</u>	<u>= 40 seats</u>
36 Meeting Rooms	170 Seats

## Youth Spaces

As with all major libraries, Austin has a high demand for youth programming. Programming for youth, from pre-toddlers to young adults, will continue to be a core library service. Research demonstrates that success in school correlates with early reading experiences. The Central Library should have a dedicated room for youth programming.

The Austin Central Library should offer dedicated story telling room with floor seating for 75 – 100 children.

### Central Library

1 story telling room @ 75–100 child seating capacity = 700 SF – 1,000 SF

### CAPACITY OF DEDICATED YOUTH PROGRAMMING ROOM

Central Library	Number of Story Telling Seats
Austin	0
Boston	25
Cleveland	30
Columbus	100
Denver	100
Jacksonville	60
Milwaukee	35
Nashville	100
San Francisco	120
Seattle	100
Vancouver	60

## Public Seating

The John Henry Faulk Central Library presently provides a total of 307 general population seats and 23 children’s seats for a total of 330 seats or 1 seat per 2,023 persons. Texas public libraries standards recommend a ratio of 7-10 seats per 1,000 population<sup>7</sup>. In order to provide excellent service, the library system should be planned to provide at least 8 seats per 1,000 population or a total of 6,560 seats system wide by the year 2012.

The Central Library, following peer libraries’ ratio of seating to building area, should provide space for 30% - 40% of the recommended seating - or 1,968 to 2,624 seats (including study rooms, meeting rooms and auditorium).

### CENTRAL LIBRARY PUBLIC SEATING

Central Library	Number of Public Seats
Austin	330*
Boston	4,400
Cleveland	2,645
Columbus	1,402
Denver	1,291
Jacksonville	1,156
Milwaukee	2,699
Nashville	1,200
San Francisco	2,043
Seattle	2,249
Vancouver	1,400

<sup>7</sup> TSLAC?TLA Task Force.

\* Appendix A

# Recommendation #1: Provide a Landmark Central Library

## Parking

The Central Library facility should provide at least 1 to 1.5 parking spaces per 1,000 SF. Libraries typically provide 3 - 6 parking spaces per 1,000 GSF of library space and many cities incorporate this parking standard into the Uniform Building Code. The Central Library should provide 350 - 475 parking spaces based on current and projected usage patterns locally and nationally.

**Central Library Recommendation**  
**1 – 1.5 Parking Spaces / 1,000 GSF**  
**350,000 SF Library = 350 – 475 Parking Spaces**

### CENTRAL LIBRARY PUBLIC PARKING

Central Library	Number of Parking Spaces
Austin	40*
Boston	none
Cleveland	street
Columbus	475
Denver	120
Jacksonville	600
Milwaukee	street
Nashville	200
San Francisco	city garages
Seattle	143
Vancouver	700
<small>* Shared with Austin History Center, including two motorcycle and two disabled spaces</small>	



## Recommendation #2: Expand the Austin History Center

- **The Austin History Center should focus on improving collection storage capabilities, and especially increase exhibit and programming spaces.**
- **Once a new Central Library is opened, utilize the existing Central Library facility for expansion of service points as well as space for processing and storage of archival materials.**
- **The converted Central Library should include space for the Austin History Center to provide exhibit and meeting room space for other educational activities.**



### A Unique Resource

**The Austin History Center is a special, unique resource. The Center occupies Austin's former central library and has historical zoning designations from the City of Austin, the Texas Historic Commission, and is on the National Register of Historic Places. Built in 1933 in the Italian Renaissance style, the building's historic and architectural features make the building a valuable community asset. The mission of the AHC to collect, preserve and make available to the public the history of Austin and Travis County, makes the Center unique. The building was renovated in 1983 when it became the Austin History Center and again in 1994-1995 when building systems and disabled access were improved.**

**The original design of the building, a strictly functional response to the intended library use, does not offer flexibility for expansion or remodeling to other uses. However, the building is suited for ongoing use as an archival facility. The building structure contains significant structural elements such as book stack supports throughout, which means that rooms and functions are broken up across rooms or between floors. The building is not "efficient" in its layout.**

## Space Shortages

The Austin History Center already holds more than one million items that include current and historical books, newspapers, magazines, papers and documents, photographic images including tintypes and glass negative plates, architectural drawings, maps, archival papers, official records, video and audio recordings. Currently there are more than 3,500 linear feet of archives in the building. Special building features include two vaults with temperature and humidity controls on the third floor, and an in-house photography lab on the ground floor.

The AHC continues to receive significant numbers of contributions of local historical materials. The Center is no longer able to adequately store or process new donations in an archivally or environmentally protected manner within their present crowded building space.

The nature of the unique archival materials requires specialized climate, humidity control and security control.

### Focus Group Participants most frequently mentioned needs are\* :

- Adequate and appropriate storage for archives
- Additional parking
- Exhibition space
- Programming space
- Additional computers



### Expand into the Vacated JHF Building

**Due to the historical nature of the Austin History Center facility, the Austin History Center should remain in its current location as a secured archives with enhanced production services and public exhibition space. The existing Central Library Building should be utilized for expansion and public service space once a new Central library is opened.**

**Expansion into the current Central Library Building when the new Library is opened would provide 110,000 square feet of space for additional storage, exhibitions, computers and programming. Some of the space could be leased until needed by the Austin History Center.**

**A Space Needs Study should be undertaken to determine square footage needed in 2012, when the new Central Library Building is projected to open.**



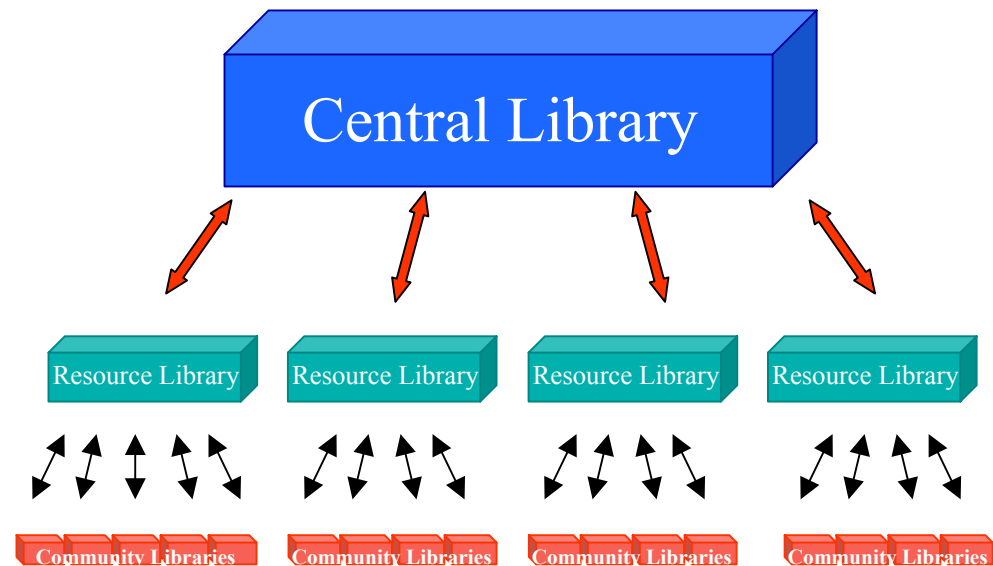
# Recommendation #3: Expand Strategically Located Branches to Serve as Resource Libraries

The Facilities Master Plan recommendations build on the strengths of the existing system and promote equity of access to library users in all neighborhoods. The Austin Public Library System should take a multi-tiered approach to the provision of facilities that would provide additional support to the existing branches.

## Create a library system with three types of facilities:

- **A Central Library of 350,000 SF – located downtown**  
*In keeping pace with peer libraries, the Central Library should include: adult and youth collections & seating; periodicals, newspapers; world language collections, special collections; computer instruction lab; meeting rooms; board room; children’s programming spaces; instructional spaces; quiet reading areas; group study areas; music spaces; teen activity spaces; gift shops; art exhibit space; special event area; auditorium; Friends of the Library book sale processing and storage space; Foundation office and coffee shop.*
  
- **Resource Libraries, 30,000 SF**  
*Resource Libraries will augment public services and will serve as administrative and staff support centers, linking clusters of branches in each area of the City. These facilities will provide expanded collections, additional services and meeting room spaces for the public. In addition the Resource library facilities will provide workspace for staff in the areas of reference, youth services and information technology to serve clusters of branches in the area.*
  
- **Community Libraries, up to 15,000 SF**  
*Community libraries will continue to provide easy access to Library services.*

## The Library Network



# Recommendation #3: Expand Strategically Located Branches to Serve as Resource Libraries

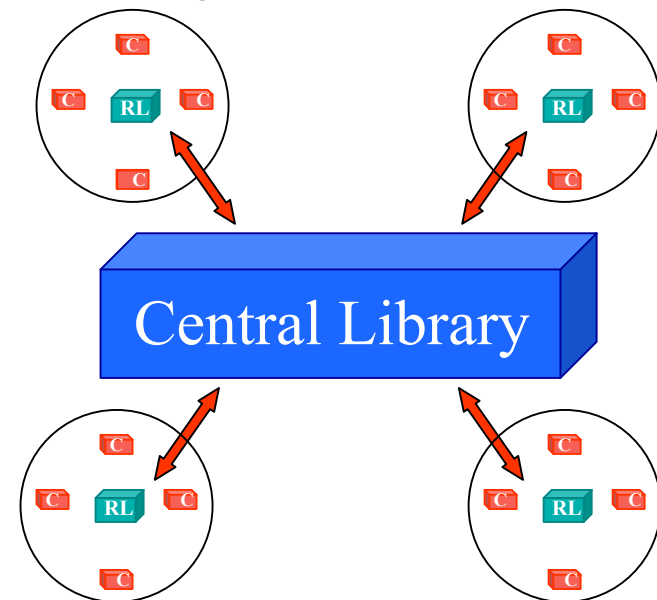
## Square Footage Requirements

To more closely link the Central Library and the branch system, the Austin Public Library should develop up to four Resource Libraries that will add approximately 90,000 additional SF to the system. These Resource Libraries will serve to strengthen the branch libraries by adding larger facilities at the neighborhood level that will be able to provide more comprehensive collections and more programming support than the branch libraries. The Resource Libraries would serve as administrative and staff support service centers for branches in the area.

### The Future Austin Public Library System\*:

➤ Build one 350,000 SF Central Library	350,000
➤ Expand up to four existing Community Branch Libraries to become 30,000 SF Resource Libraries	90,000 <sup>†</sup>
➤ Existing Community Libraries	209,217
➤ Zaragosa Warehouse	<u>20,000</u>
<b>Total</b>	<b>669,217</b>

### Library Network Interaction



\* AHC not included. Recommend separate Space Needs Study to determine appropriate History Center SF. The TOTAL number here represents a starting place based on TLA space needs worksheet, Appendix A, which specifies a required 670,393 SF for the entire system.

<sup>†</sup> 90,000 is the estimated additional SF needed to expand existing facilities to reach the required 120,000 SF.



# Recommendation #3: Expand Strategically Located Branches to Serve as Resource Libraries

## Community Libraries

The library system has made a significant investment in its branches, and through its recent bonding capability, it has further improved and expanded the community library facilities. The library now has a total of 209,217 SF in the community library system, which is easily accessible to the majority of the population.\*

Completing 1998 Bond projects, 22,381 SF is planned to be added to expand current branches or replace existing lease space branches. While the Terrazas Branch expansion is still on schedule, the three other projects have been delayed for two years. However, as they are pending projects, the remaining square footage has been included here. With the completion of these projects, the Community branches can be broken down in size according to the table below.

Austin Public Library has made a major commitment to the community libraries in recent years, and as a result the majority of the branches are less than five years old and are in good condition. The library system should continue to build on the strengths of the existing facilities.

### Community Branch Sizes

Branch Size	Number	Percent
5,000 – 7,500 SF	2	10%
7,500 – 10,000 SF	10	50%
Over 10,000 SF	8	40%

\* Includes facility SF pending construction



# Recommendation #3: Expand Strategically Located Branches to Serve as Resource Libraries

## Focus Group Findings<sup>†</sup>

### Customers want:

- Larger facilities
- More facilities with more services and bigger collections
- More collection materials and more types of materials and more formats
- Improved building characteristics for lighting, noise control, maintenance, security, and comfortable chairs
- More services for youth and teens
- More parking at several branches
- More computers
- More public seating spaces
- More spaces for meetings, tutoring, and small group study

### Findings:

- The Austin community loves its branch libraries, the community wants the libraries to be customer and community friendly.
- Individual community libraries should serve their local populations and should be distinctive.
- There will be a need for new community libraries as new neighborhoods develop and are annexed.
- Community libraries do not have in-depth collections, nor do they have reference staff who provide reference services.

<sup>†</sup> Appendix C, Focus Group Meetings

## Recommendation #3: Expand Strategically Located Branches to Serve as Resource Libraries

### Resource Libraries

*To more equitably distribute library services to all areas of Austin, the Austin Public Library should develop four Resource Libraries that will add 120,000 additional SF to the system, creating a multi-tiered approach that would support the existing branches.*

In the future, as the population grows, the library system should expand strategically located existing branches to support other community libraries in the area.

These facilities styled as “Resource Libraries” should have two primary functions. First, they should provide supplementary services; bridging the level of service provided by the community libraries and the Central Library. Secondly, they should serve as staff support centers, linking clusters of branches in the area.

These facilities should provide collections, services and meeting spaces for the public. In addition, the Resource Library facilities should provide workspace for assigned staff in the areas of youth services, reference and information technology support, in particular. These libraries should include programming and meeting room space and should have larger collections with more depth and diversity than those found at the neighborhood branch facilities.

**Each Resource Library should be planned accordingly:**

**Square Footage: 30,000 SF**

**Parking: 4 – 5 parking spaces/1,000 SF = 120 – 150 parking spaces**

**Meeting Rooms**

- One (1) meeting room @ 120 seating capacity
- One (1) meeting room @ 25 seating capacity
- Two (2) meeting rooms @ 6 seating capacity
- Four (4) meeting rooms @ 2 seating capacity

**Story Telling Spaces: One (1) @ 35 - 50 child seating capacity = 500 SF**

**Special Spaces: *Computer training center, special collections based on the needs of the community such as a Spanish language collection and teen centers.***

# Recommendation #3: Expand Strategically Located Branches to Serve as Resource Libraries

## Distribution of Square Footage

To achieve the square footage needed to serve a 2012 population of 820,000 the library system could distribute the square footage as indicated by the chart below. The Austin History Center is not included here. A separate Space Needs Assessment should be undertaken to determine its needs.

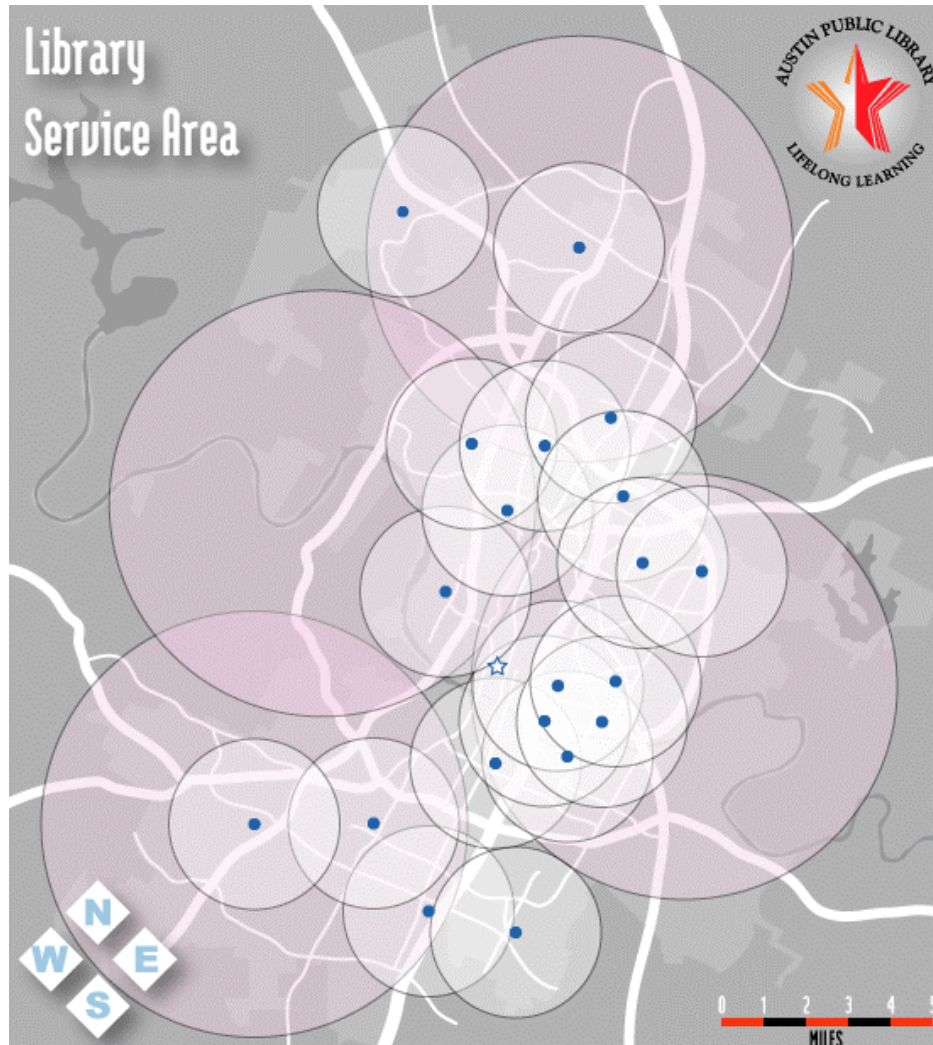
### Distribution of Square Footage

	Area Requirements	Parking Spaces	Collection Capacity	Public Computers
Build one (1) Central Library @ 350,000 SF	350,000	360	1,400,000	260
Expand up to four (4) existing branch libraries to serve as Resource Libraries @ 30,000 SF	90,000	600	480,000	200
Community Libraries	229,217*	800	826,000	400
<b>Total</b>	<b>669,217†</b>	<b>1,710</b>	<b>2,706,000</b>	<b>860</b>

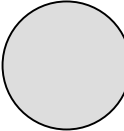
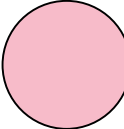

\* Includes Zaragosa warehouse which houses support services, (20,000 SF)

† Appendix A, TLA Space needs assessment recommends 670,393 SF

# Recommendation #3: Expand Strategically Located Branches to Serve as Resource Libraries



## Service Area Map

- 
**Community Library**  
 2 mile radius service area  
 (12.56 square miles)
  
- 
**Resource Library**  
 5 mile radius service area  
 (78.54 square miles)
  
- 
**Central Library**  
 Serves entire City

# Facilities Master Plan

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**Joint Texas State Library and Archives Commission/Texas Library**

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<http://www.tsl.state.tx.us/plstandards/finalTLAstandards.doc>

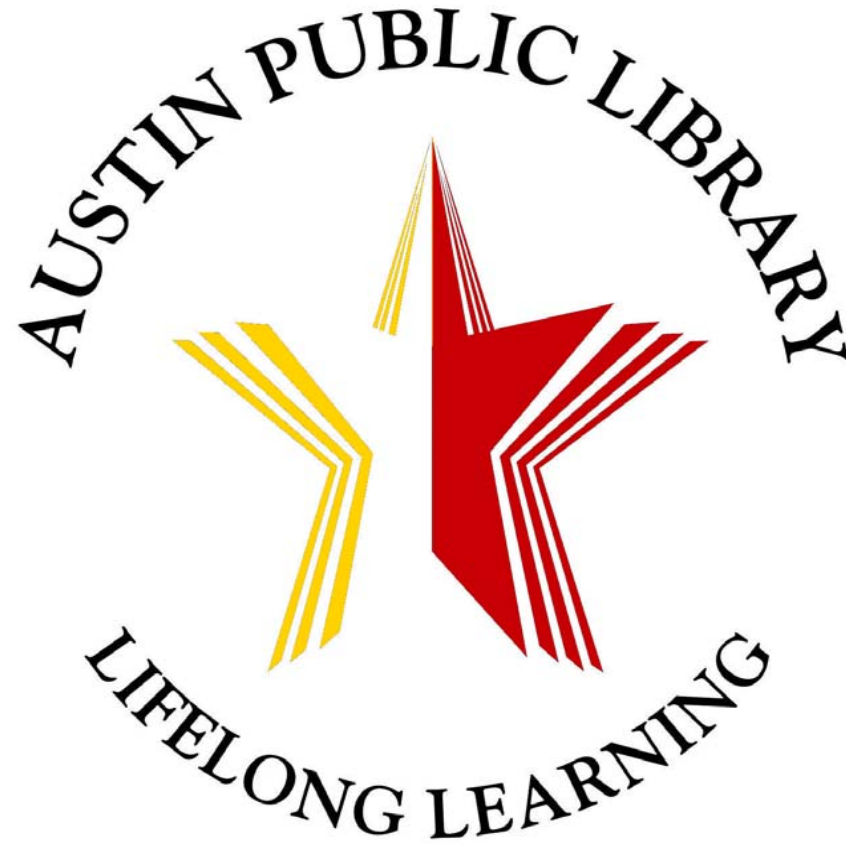
Public Library Association, **Public Library Data Services Statistical Report 2003**, American Library Association, Chicago 2003

**Texas State Data Center:** <http://txsdc.utsa.edu/tpepp/presskit>



# Appendix A

## SPACE NEEDS WORKSHEET



# Austin Public Library System





# Space Needs Worksheet<sup>1</sup>



## Austin Public Library System\*

### 1. DESIGN POPULATION

a. Projected local population = 820,000 (2012)<sup>2</sup>

### 2. SYSTEM COLLECTION SPACE

a. Goal: 3.0 Volume per capita = 3.0 X 820,000 (population) = 2,460,000 volumes per capita  
 b. Number of volumes per SF = 2,460,000/10 volumes per SF  
 = 246,000 COLLECTION SF

### 3. SYSTEM USER SEATING SPACE

a. Projected population = 820,000  
 b. 8 seats per 1,000 people = 8 x 820 = 6,560 seats  
 c. Number of seats = 6,560 seats x 15 SF/Seat  
 = 98,400 USER SEATING SF

### 4. SYSTEM STAFF WORK SPACE

a. Number of workstations (see graph below)  
 = 460 workstations X 150 SF  
 = 69,000 STAFF WORKSPACE SF

#### SYSTEM STAFF WORKSPACE DISTRIBUTION

	Staff	Locations	Total
Main	180	1	180
Resource	30	4	120
Branch	8	20	160
			<b>460</b>
<i>Austin History Center not included.</i>			

### 5. SYSTEM MEETING ROOM SPACE

a. Auditorium, Large Meeting rooms (see graph below)=  
 1,780 seats x 10 SF/seat = 17,800 SF

	Capacity	Locations	Total Seats
Main	300	1	300
Resource	120	4	430
Branch	50	20	1,000
			<b>1,780</b>
<i>Austin History Center not included.</i>			

b. Study, meeting rooms:  
 = 170 Central seats + 660 Resource Library seats =  
 = 830 seats x 10 SF/seat = 8,300 SF

<u>Central Library</u>	
2 room (s) @ 25 seats =	50
4 room (s) @ 10 seats =	40
10 room (s) @ 04 seats =	40
20 room (s) @ 02 seats =	<u>40</u>
<b>TOTAL</b>	<b>170</b>

<u>Resource Library</u>	
1 room (s) @ 120 seats X 4 facilities =	480
1 room (s) @ 25 seats X 4 facilities =	100
2 room (s) @ 06 seats X 4 facilities =	48
4 room (s) @ 02 seats X 4 facilities =	<u>32</u>
<b>TOTAL</b>	<b>660</b>

c. Dedicated Children's Room seating (see graph below) = 275 seats x  
 10 SF/seat = 2,750 SF

Central Library	75 seats x 1 location =	75 seats
Resource Library	50 seats x 4 locations =	200 seats
<b>TOTAL</b>		<b>275</b>

d. Above seating totals (a + b + c) =  
 (17,800 + 8,300 + 2,750) SF = 28,850 TOTAL SEATING SF

<sup>1</sup> TSLAC/ TLA Task Force

<sup>2</sup> Texas State Data Center

\* AHC not included as it is a specialized collection in a separate building





# Space Needs Worksheet



## Austin Public Library System

### 6. SPECIAL SPACE

- System Collection Space (from Step 2) = 246,000 SF
- System User Seating Space (from Step 3) = 196,800 SF
- System Staff Work Space (from Step 4) = 69,000 SF
- System Meeting Room Space (from Step 5) = 39,300 SF

SUBTOTAL of SPECIAL SPACE (above items) = 551,100 SF

Multiply SUBTOTAL of SPECIAL SPACE by 0.1 = 55,110 SF

7. NON-ASSIGNABLE SPACE is calculated by multiplying the SPECIAL SPACE by accepted planning percentages as follows:

SUBTOTAL of SPECIAL SPACE + above multiplied SPECIAL SPACE = 551,100 SF + 55,110 = 606,210 SF

Multiplying 606,210 by 0.25 = 151,553 SF

### 8. PUBLIC ACCESS COMPUTER WORK SPACE

Number of workstations = 860 computers x 25 SF/Computer = 21,500 SF

### 9. PUTTING IT ALL TOGETHER

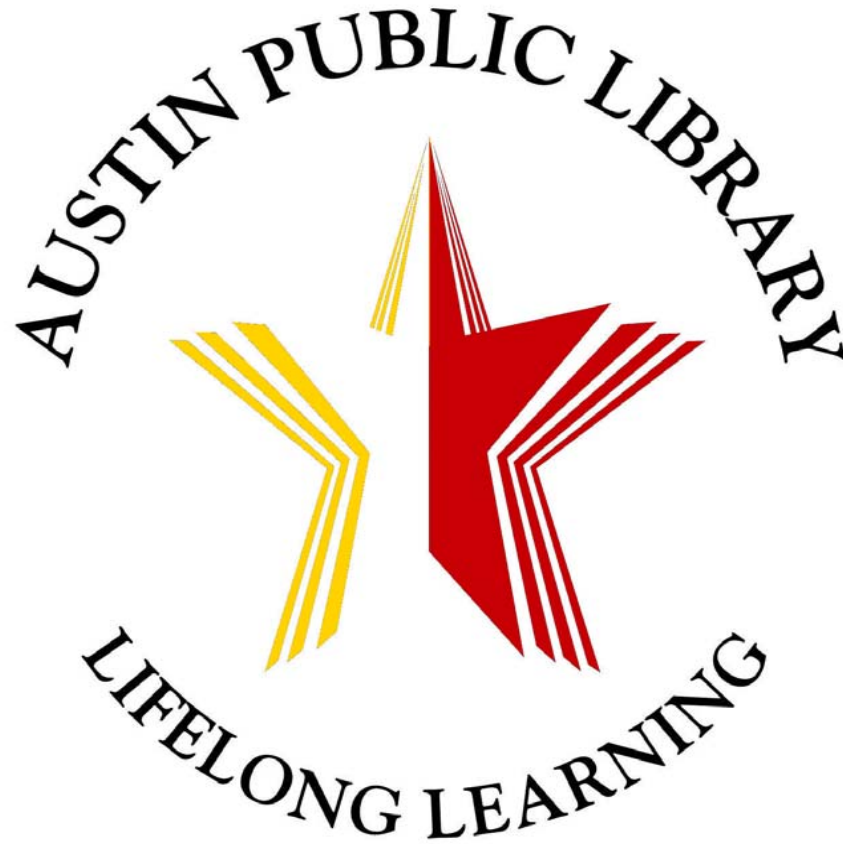
- Collection space (from Step 2) = 246,000 SF
- User seating space (from Step 3) = 98,400 SF
- Staff work space (from Step 4) = 69,000 SF
- Meeting room space (from Step 5) = 28,850 SF
- Special use space (from Step 6) = 55,110 SF
- Non-assignable space (from Step 7) = 151,533 SF
- Public access computer space (from Step 8) = 21,500 SF

GROSS AREA NEEDED for Austin Public Library System is the Total of Steps 2-8 = 670,393 SF

	Computers	Locations	Total Computers
Main	260	1	260
Resource	50	4	200
Branch	20	20	400
			<b>860 Computers</b>
<i>Austin History Center not included.</i>			

# Appendix B

## PEER, TEXAS LIBRARY COMPARISONS



# Austin Public Library System



# Peer Library Comparisons

Peer Library Comparisons*	Austin	Boston	Cleveland	Columbus	Denver	Nashville
City Population**	667,705	574,283	478,403	797,176	562,657	569,891
Central Square Feet	110,633	550,000	592,204	255,400	540,315	300,000
Branch Square Feet	206,069	285,814	289,025	266,630	202,122	208,409
(Main:Branch Ratio)	0.537	1.924	2.049	0.958	2.673	1.439
SF in Central facility expressed as %	35	66	67	49	73	59
Central built, renovated (r) or expanded (e), finished date		2002, r	1999, r, e	1991, r, e	1995	2002
Central Price tag, millions		\$50	\$90	\$39	\$91.6	\$50
Central Library Cost per SF		\$91	\$152	\$153	\$170	\$167
Central Library Collections	411,703	977,849	2,231,611	928,000	1,839,961	479,224
Public Computers	75	550	118	117	236	225
Public Seating	330	4,400	2,645	1,402	1,291	1,200
Auditorium Seating	0	378	315	200	275	200
Parking	40 <sup>1</sup>	none	street	475	120	200
Central Library SF per capita	0.17	0.96	1.24	0.32	0.96	0.53
Materials Expenditure per Capita	2.90	14.53	23.21	8.91	11.04	5.61
Annual Expenditure per Capita	27.8	73.23	106.33	55.39	60.55	33.56
Materials Holdings per Capita	2.2	25.4	8.4	3.7	4	2.4
Circulation per Capita	4.9	4.3	11.2	19.2	18.2	6.7
Visits per Capita	4.9	4.1	8.0	9.8	6.3	5.5

\* Information from 2003 Public Library Data Services Statistical Report

\*\* Population is population of service area, not necessarily matching City population

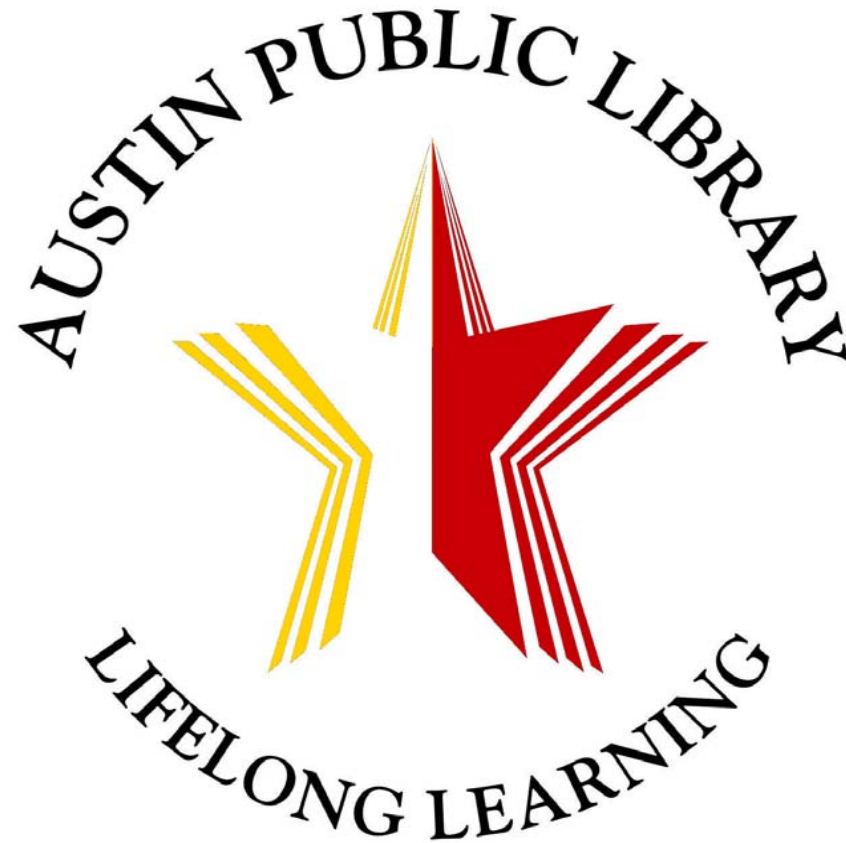
Peer Library Comparisons*	Jacksonville	Milwaukee	San Francisco	Seattle	Vancouver
City Population**	778,879	596,974	793,600	570,800	577,772
Central Square Feet	300,000	457,919	376,000	365,000	349,830
Branch Square Feet	246,721	174,261	180,653	135,934	133,658
(Main:Branch Ratio)	1.216	2.628	2.081	2.685	2.617
SF in Central facility expressed as %	55	72	68	73	72
Central built, renovated or expanded - completion date	2004	2001	1996	2004	1995
Central Price tag, millions	\$95	\$10	\$139.5	\$165	\$106.8
Central Library Cost per SF	\$91	\$152	\$93	\$170	\$167
Central Library Collections	1,100,000	1,300,000	1,155,004	900,000	1,300,000
Central Library Public Acces Computers	493	296	204	400	498
Public Seating	1,156	2,699	2,043	2,249	1,400
Auditorium Seating	400	719	235	180	275
Parking	600	street	city garages	143	700
Central Library SF per capita	0.39	0.77	0.47	0.64	0.61
Materials Expenditure per Capita	4.40	4.39	6.88	8.21	5.18
Annual Expenditure per Capita	23.49	41.75	60.51	67.95	38.13
Materials Holdings per Capita	18.7	4.9	2.8	3.4	4
Circulation per Capita	6.1	5.5	8	10.8	15.9
Visits per Capita	3.7	4.4	7.7	7.6	10.5

\* Information from 2003 Public Library Data Services Statistical Report

\*\* Population is population of "service area," not necessarily matching City population

# Appendix C

## SUMMARY OF FOCUS GROUPS



### The Library System Overview

*Focus Group participants said:*

**“Austin is a city of neighborhoods.”**

**“Art, music, gatherings, people, discussions, and debates make Austin great.”**

**“The community is leading edge in technology, and the library should be as well.”**

**“Austin is different and known worldwide. It is becoming an international city.”**

**Austin City Council Members**

**Austin History Center Association  
Board**

**City of Austin Administration**

**Austin Public Library Commission**

**Austin Public Library Central  
Managers**

**Austin Public Library Foundation**

**Austin Public Library Branch  
Managers**

**Austin Libraries for the Future  
Task Force**



## The Central Library Overview

*“Libraries are the center of the social discourse and a refined civilization and house a collective memory of our lives. Refined discourse requires a dedicated monument, that is a cultural center.”*

*“A City with a great library is a great City.”*

### **The Austin Community believes that the Central Library should:**

- ❖ Make an architectural statement distinctive to Austin.
- ❖ Be a landmark facility.
- ❖ Do something significant to attract statewide attention and tourists.
- ❖ Refrain from mimicking the historical style.
- ❖ Capture the Austin experience by having Austin food, music, art, murals, and stone.
- ❖ House the entire Central Library in one building.
- ❖ Be culturally responsible by reflecting the community and speaking to education.
- ❖ Be an open and inviting downtown library with more parking.
- ❖ Be more accessible by being located on the transportation system.
- ❖ Be more than a Central Library by becoming a center of the metro area.
- ❖ Provide ample accessibility to library services and the ability to access those services electronically.
- ❖ Be seen as an icon.
- ❖ Portray a grand, but not intimidating, facility for the community.
- ❖ Possess certain qualities akin to facilities such as Barnes and Noble.



## The Central Library Users

*The following are perceptions and suggestions Focus Group Participants made about the Central Library:*

### Who are the Central Library Users?

- ❖ Tourists
- ❖ Downtown workers
- ❖ International visitors
- ❖ University students
- ❖ Citizens seeking specific tax and government forms and information
- ❖ Elderly Texans
- ❖ Students who are seeking comprehensive resources
- ❖ Branch users needing to do in-depth research not available in branch libraries
- ❖ Home schooled children
- ❖ Citizens seeking access to computers (word processing & Internet)
- ❖ Homeless
- ❖ Job seekers
- ❖ Children (story hour and programs)
- ❖ Teens and pre teens
- ❖ Recreational readers
- ❖ Periodicals researchers
- ❖ Citizens utilizing microforms
- ❖ School groups who come to learn about the library's resources
- ❖ Business people who come to use the electronic resources
- ❖ Children from day care centers
- ❖ Youth groups such as scout groups for programming

### How do they envision the role of the Central Library?

- ❖ An urban showcase for the arts
- ❖ A place to go on the weekends
- ❖ A place where there is coffee
- ❖ A place to work on projects
- ❖ A friendly place
- ❖ A place to go for a community event
- ❖ A place to meet your friends
- ❖ A place where the person at the desk knows me
- ❖ A place to find out about the world and a collection that opens to the world
- ❖ User friendly, but with architectural presence
- ❖ A place that reflects the different needs of the community and is part of the community
- ❖ An open, welcoming space
- ❖ A facility with spaces that are so inviting they would be used for community events
- ❖ A place that relates to the outdoors with shaded areas

## The Central Library Space Needs

- ❖ More up to date materials
- ❖ Classical literature
- ❖ More subject specialists and enhanced collections
- ❖ A collection that supports the branches –they cannot have the depth at the branches
- ❖ Space for a big circulating collection
- ❖ Space for special collections, Latino authors, multicultural authors, gay and lesbian collections, and international languages
- ❖ An auditorium (2)
- ❖ Meeting rooms (2)
- ❖ Room for groups
- ❖ Private rooms where people can talk out loud
- ❖ Public meeting rooms for programs
- ❖ Quiet places to go to read quietly
- ❖ Study rooms
- ❖ Works of art
- ❖ More spaces for kids
- ❖ Cushions for children in the children’s area
- ❖ Seating for children
- ❖ Bins for board books
- ❖ A strong puppet collection
- ❖ A workable puppet stage
- ❖ Adequate storage for puppets
- ❖ A place to prepare programs for children
- ❖ Space for teens and pre teens
- ❖ A space for young adults such as *Teenscape* at the downtown Los Angeles Public library
- ❖ Restrooms for youth
- ❖ Room for adults to wait for their children.
- ❖ Story time spaces
- ❖ A training room
- ❖ A computer lab for training
- ❖ More access to computers through a modem line
- ❖ A community center
- ❖ Celebratory spaces
- ❖ Food
- ❖ An amphitheatre
- ❖ A big plaza
- ❖ Parking (2)
- ❖ Music
- ❖ Ceremonial space
- ❖ A café
- ❖ Space for training
- ❖ Community place
- ❖ Community gardens and spaces
- ❖ Comfortable spaces
- ❖ An entrepreneurial center in the library
- ❖ A bigger facility with more service points
- ❖ A separate audiovisual collection
- ❖ Better copying and color printers (2)
- ❖ Move the main reference desk to the first floor
- ❖ Safe place
- ❖ Secure building
- ❖ Easy to maintain building
- ❖ Better lighting within the building
- ❖ Noise abatement
- ❖ Visibility
- ❖ Adequate signage and hours
- ❖ Good quality interiors, good quality carpets
- ❖ Adequate staff space
- ❖ Adequate staff work areas
- ❖ Staff private workspaces
- ❖ Staff elevator
- ❖ Staff conference rooms
- ❖ A centralized delivery area

## Austin History Center Overview

*The following are perceptions and suggestions focus group participants made about the Austin History Center:*

### **The Building**

- ❖ The library spent \$4.3 million to retrofit the old central library building as the Austin History Center.
- ❖ The building is beautiful, unique, and historical.
- ❖ There are special preservation needs for the building.

### **Collection & Services**

- ❖ There is a substantial collection, but not all of it is presently cataloged and/or perceived as accessible.
- ❖ The historical archival collection is the central feature of the AHC.
- ❖ The AHC is a community center that ties Austin together.
- ❖ The AHC is the definitive source of information about Travis County and Austin.
- ❖ AHC has archival materials used for research and municipal materials.
- ❖ AHC indexes the Austin American Statesmen.
- ❖ The Center has large-scale materials, maps, plans, and special materials about Austin.

### **Special Relationship with the Central Library**

- ❖ The Austin History Center should remain in the historical building. The Austin History Center and the Central Library can be separate.
- ❖ AHC needs to be expanded and have more parking.

## Austin History Center Users & Facility Needs

*The following are perceptions and suggestions focus group participants made about the Austin History Center:*

### Who are the AHC Users?

- ❖ Researchers
- ❖ Researchers who use laptops
- ❖ Journalists
- ❖ Students
- ❖ Telephone customers
- ❖ Mail customers
- ❖ Adults
- ❖ High school students
- ❖ Girl and Boy Scouts
- ❖ Business people (i.e. real estate and those researching for historical designations)
- ❖ Citizens reading archived materials (i.e. newspaper) or materials on microfilm

### What are the perceived needs for the AHC facility?

- ❖ Have multimedia programs
- ❖ Archival storage in one place
- ❖ Better facilities to facilitate learning
- ❖ Expand the Austin History Center
- ❖ Capability for media viewing
- ❖ Auditorium space
- ❖ Increased reading room space
- ❖ Increased space for processing materials
- ❖ Space for children to have training
- ❖ Containment space for quarantined materials
- ❖ Secured space for the materials
- ❖ In-house ability to do preservation with ventilation hoods and special equipment

## The Branch Libraries Overview

*The following are perceptions and suggestions focus group participants made about the branches:*

- ❖ Branches should be user and community friendly, inside and outside.
- ❖ The branches should be real community centers.
- ❖ Individual branches should serve their local populations and should be individualized. For example, a branch could be the Stevie Ray Vaughan Memorial Library.
- ❖ Branches should have unique features, like the Carver Museum.
- ❖ There does not need to be a branch in each neighborhood.
- ❖ New branches should be created as new neighborhoods are created.
- ❖ Austin loves its branch libraries, they are important and need to grow.
- ❖ Branches are seeing more interchange of materials as users are now dropping materials at one branch that were borrowed at another.
- ❖ Branches are for browsing but they cannot carry any in depth reference and information centers.
- ❖ Branches are understaffed, and they thus lack specialists. There is a need for reference librarians at the branches.

### Branch Library Users

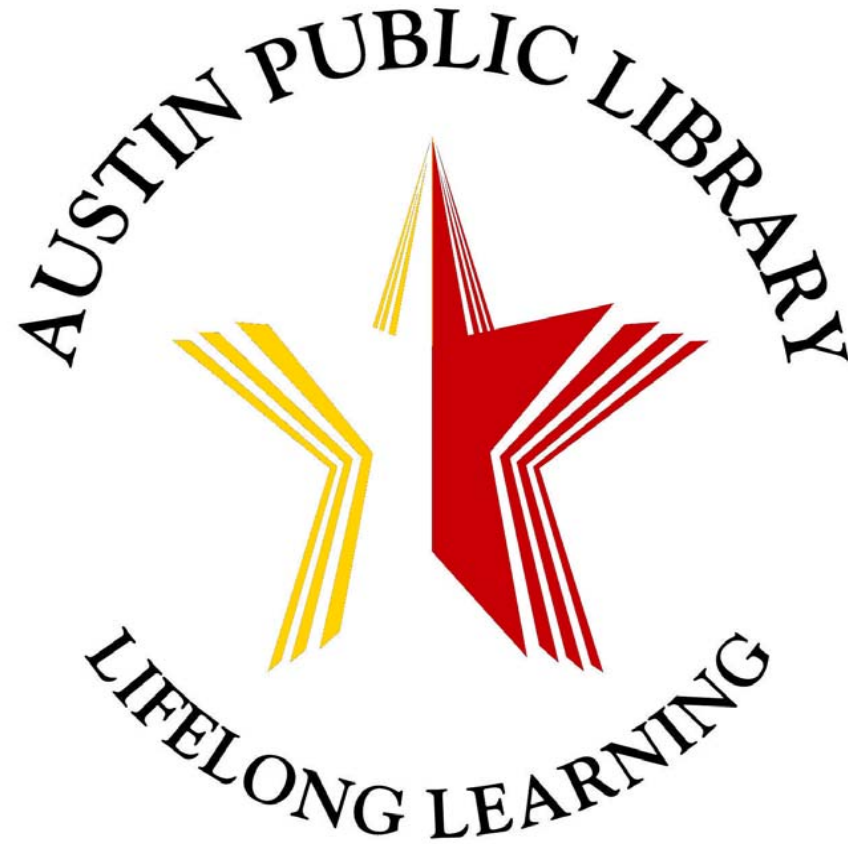
- ❖ Heavy percentage of Hispanic users
- ❖ Increase in new immigrant users
- ❖ Immigrants are inner neighborhood users
- ❖ Elementary schools
- ❖ Day care providers
- ❖ Literacy tutors and students
- ❖ Home schoolers
- ❖ Students
- ❖ Families
- ❖ High tech workers
- ❖ East Indians
- ❖ Koreans
- ❖ A mobile population
- ❖ More whole families from Asia
- ❖ A population who needs larger print
- ❖ More families with large numbers of children
- ❖ More families moving into big old houses in close-in neighborhoods
- ❖ Chinese patrons
- ❖ There are un-served populations in the north
- ❖ Kids are getting older
- ❖ More teens coming to the library to use computers

## The Branch Libraries' Needs

- ❖ Larger facilities
- ❖ Bigger branches
- ❖ More collections
- ❖ More branches
- ❖ More branches in un-served areas of town
- ❖ More space (4)
- ❖ More services
- ❖ Better lighting (2)
- ❖ More shelving for materials
- ❖ More specialized types of shelving
- ❖ More security
- ❖ More security outside of the buildings
- ❖ More security and safety personnel
- ❖ More outside lighting (2)
- ❖ Provide security camera systems with monitoring, video
- ❖ Have a large open and a separate children's area
- ❖ Branches need language collections
- ❖ More parking (7)
- ❖ More parking when there are programs
- ❖ Provide bigger super branches
- ❖ Larger future facilities truly comfortable places for people of all ages and conditions
- ❖ Larger circulation desks
- ❖ A larger computer area (5)
- ❖ Better control of rowdy students after school
- ❖ More cubicles for literacy training
- ❖ A plaza in front for the library
- ❖ More books
- ❖ Larger meeting rooms (4)
- ❖ More staff
- ❖ More shelving
- ❖ Quiet reading area for periodicals
- ❖ More audio tapes
- ❖ More noise control (3)
- ❖ More staff work space (5)
- ❖ More storage space
- ❖ Double the collection size
- ❖ A community room accessible after hours
- ❖ A separate area for kids after school
- ❖ Better air conditioning and heating
- ❖ An area for adults
- ❖ More maintenance (2)
- ❖ More computers (2)
- ❖ More workstations for students
- ❖ Internet connectivity
- ❖ More reader seats for after school times
- ❖ An area for children
- ❖ More space to isolate the youth service and computing
- ❖ A separate space for teens (2)
- ❖ A computer area for teens
- ❖ Better meeting room spaces
- ❖ More shelving
- ❖ Staff lockers for personal possessions
- ❖ Space for Friends book sale
- ❖ More programming rooms for performances
- ❖ Better landscaping outside
- ❖ Physical structures to be proud of
- ❖ A public building with identity
- ❖ Good signage
- ❖ A circulation desk has to be well designed
- ❖ Room for all the new types of equipment
- ❖ More space for reserves via new online system
- ❖ Improved book drops that do not damage items
- ❖ A separate book drop for AV materials
- ❖ A fire-proof book drop

# Appendix D

Existing Facilities Survey



## Austin Public Library System





## Existing Facilities Survey John Henry Faulk Central Library



800 Guadalupe Street Austin, Texas 78701

(512) 974-7400

M-Th 10 a.m.-9 p.m./ F-Sat.10 a.m.-6 p.m./ Sun. 12p.m.-6 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	110,663
Square Footage/Capita	0.44
<b>RESOURCES</b>	
Collection Size	411,703
Public Use Computers	75

POPULATION ANALYSIS	Total:
	<b>656,562*</b>
White	65%
Hispanic	31%
African American/Black	10%
Native American	1%
Asian	5%
2 or More Races	3%
Other	16%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	230
Annual Circulation	758,075
Annual Visits	691,208

STRUCTURE EVALUATION	Description/Comments
Date Built	1979
Remodel Dates	1995 – Security and fire systems installed and interiors redone 1998 – A.D.A. improvements 1999 – Building re-roofed, elevators modernized & HVAC controls upgraded
General Condition (size & description)	110,663 SF – 4 floors and basement; the building is in fair condition with the exception of the window ledges that often cause water infiltration problems.
Site Condition	The very small downtown site is confined. Otherwise, the site is in good condition.
Parking	58 shared parking spaces with AHC- very limited access (includes staff parking)
Expansion Opportunities	The building was designed for vertical expansion. However, the passage of the Capitol View Corridor Ordinance now prevents vertical building expansion.
Structural System (type & condition)	Cast in place, reinforced concrete in good shape
Roofing (type & condition)	Relatively new modified Bitumen re-roof in good condition
Exterior Skin	Bush hammered concrete with store front glazing system
Window System	Aluminum storefront system (fixed glass)
Interior Wall Finishes	Bush hammered concrete, painted gypsum board, ceramic tile, acoustic panels in mechanical rooms, and painted concrete masonry units
Ceiling	Painted gypsum board, suspended acoustical ceiling, and exposed concrete
Flooring	Carpet, vinyl tile, exposed concrete, and ceramic tile
Millwork	In fair condition, with a few ergonomic problems in addition to being inflexible
Maintenance Issues	The greatest maintenance issue is related to the design of the exterior window ledges. The landscape planters are incorrectly designed, which leads to flooding, causing leaks and odor problems.
Utility Consumption	19.52 KWH per SF 598 SF per ton of A/C (inclusive of the History Center)



## Existing Facilities Survey - John Henry Faulk

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling			X		Chill water 4 pipe system, hydronic heating, Trane dual duct air handler
Ventilation	X				Roof mounted exhaust fans (end of service life)
Ductwork			X		Sheetmetal
Duct Insulation		X			Fiberglass duct wrap
Air Devices			X		Louver face ceiling diffusers & sidewall registers
Piping			X		Screwed steel hydronic piping
Pipe Insulation			X		Preformed fiberglass pipe insulation
HVAC Controls				X	Trane DDC
AHSRAE 62 Compliance			X		
ADA Compliance			X		Mechanical room tight
Expandability	X				No space for expansion in mechanical room
<b>Electrical Systems</b>					
Power Distribution				X	120/208V, 3 Ph, 800A service – Square D equipment
General Lighting			X		2X4 fluorescent w/T8 lamps, compact fluorescent downlights
Egress Lighting			X		Battery packs in fixtures
Fire Alarm			X		Installed in mid '90's
Security			X		Installed in mid '90s
Data/Telcom		X			Cat 5 cabling in surface raceway
ADA Compliance	X				Switches mounted at 60" a.f.f.
Expandability	X				
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		A.O. Smith 40 gallon electric water heater
Drinking Fountains/EWC's			X		Elkay electric water cooler (mounted at handicap height)
Fixtures			X		Vitreous china
Domestic Water Piping			X		Copper
Piping Insulation		X			Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping		X			Cast Iron
Storm Drain Piping			X		Cast Iron
Natural Gas Piping			X		Screwed steel
ADA Compliance		X			
Expandability		X			

### RECOMMENDATIONS

1. Construct a state of the art 350,000 SF Central library with appropriate parking.
2. The John Henry Faulk Central Library could be used for the expansion of the Austin History Center.

### Faulk Central Library Interior



### Exterior





## Existing Facilities Survey Austin History Center



810 Guadalupe Street Austin, Texas 78701

(512) 974-7480

M-Th 10 a.m.-9 p.m./ F-Sat.10 a.m.-6 p.m./ Sun. 12p.m.-6 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	36,000
Square Footage/Capita	0.04
<b>RESOURCES</b>	
Collection Size *	3,500 LF (archival material)
Public Use Computers	2
*Does not include 38,000 books; 1,000,000 photographs, 20,000 videos, 45,000 architectural drawings, maps, periodicals or three other Austin file collections.	
POPULATION ANALYSIS	Total: 844,247**
White	69%
Hispanic	28%
African American/Black	9%
Native American	1%
Asian	4%
2 or More Races	3%
Other	14%
*2000 Census ** Serving Austin and Travis County population	
PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	41
Annual Circulation	N/A
Annual Visits	77,868

STRUCTURE EVALUATION	Description/Comments
Date Built	1932
Remodel Dates	1953 – Add A/C 1960 – Enclosed two patios 1985 – Installation of temperature and humidity controlled cold storage units. 1986 – Exterior renovation and addition of in-house photography laboratory 1993 – New HVAC connected to central library 1995 – Chiller replaced and re-cabled 2002 – Roof replacement
General Condition (size & description)	36,000 SF; This historically significant structure is in good condition following the recent remodel.
Site Condition	The downtown site is very appropriate for the structure, on a hill overlooking a park.
Parking	58 shared spaces with the John Henry Faulk Central Library - very limited (includes staff parking)
Expansion Opportunities	None. Most historically significant structures cannot be added on to without violating the integrity of the building. This is one of those structures. Expansion opportunities exist in the acquisition of more space from the current central library next door when it is relocated to a new facility.
Structural System (type & condition)	Solid masonry construction with a combination of structural steel, wood framing for flooring and roof structure, and reinforced concrete
Roofing (type & condition)	New modified Bitumen roof in 1998
Exterior Skin	Cut faced limestone
Window System	Steel fixed and operable
Interior Wall Finishes	Plaster, painted gypsum board, ceramic tile, plaster-treated to resemble travertine, and stone
Ceiling	Plaster, suspended acoustical tile, surface applied acoustical tile, painted gypsum board, and painted concrete
Flooring	Carpet, vinyl tile, rugs, ceramic tile, and exposed concrete, original rubber flooring
Millwork	Limited millwork in the public areas is in decent shape.
Maintenance Issues	Historic structures such as the Austin History Center require extra care.
Utility Consumption	4.71 KWH per SF

## Existing Facilities Survey – Austin History Center

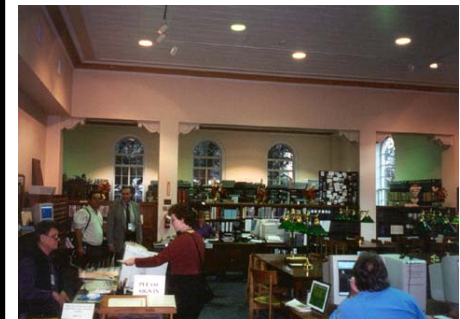
MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling			X		Trane dual duct air handler, 4-pipe system fed from Central Library
Ventilation	X				Roof mounted exhaust fans (end of service life)
Ductwork			X		Sheetmetal
Duct Insulation		X			Fiberglass duct wrap
Air Devices			X		Louver face ceiling diffusers and sidewall registers
Piping			X		Screwed steel hydronic piping
Pipe Insulation			X		Preformed fiberglass pipe insulation
HVAC Controls				X	Trane DDC
AHSRAE 62 Compliance			X		
ADA Compliance		X			Mechanical room tight
Expandability	X				No space for expansion in mechanical room
<b>Electrical Systems</b>					
Power Distribution				X	120/208V, 3 Ph, 800A service – square D equipment
General Lighting			X		2X4 fluorescent w/T8 lamps, compact fluorescent downlights
Egress Lighting			X		Battery packs in fixtures
Fire Alarm			X		Installed in mid '90s
Security			X		Installed in mid '90's
Data/Telcom		X			Cat 5 cabling in surface raceway
ADA Compliance	X				Switches mounted at 60" a.f.f.
Expandability	X				
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		A.O. Smith 40 gallon electric water heater
Drinking Fountains/EWC's			X		Elkay electric water cooler (mounted at handicap height)
Fixtures			X		Vitreous china
Domestic Water Piping			X		Copper
Piping Insulation		X			Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping		X			Cast Iron
Storm Drain Piping			X		Cast Iron
Natural Gas Piping					None
ADA Compliance		X			
Expandability		X			

### RECOMMENDATIONS

1. Expand into current Central Library when it is relocated to another site. The expansion should be undertaken with careful and thoughtful attention to architectural compatibility with the Historic Austin History Center building.
2. Address the ADA accessibility to all areas.
3. History Center needs better HVAC zone control. Mayor and O'Henry rooms are often cold.
4. Limited parking creates accessibility problems.
5. The greatest need is for additional archival storage. Compact shelving could be a short term interim solution.

### Austin History Center

Interior



Exterior





1161 Angelina Austin, Texas 78702

(512) 472-8954

M-Th 10 a.m.-9 p.m./ F-Sat.10 a.m.-6 p.m./ Sun. 2p.m.-6 p.m.

## Existing Facilities Survey George Washington Carver Branch Library



ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	9,066
Square Footage/Capita	.95
<b>RESOURCES</b>	
Collection Size	38,000
Public Use Computers	19

POPULATION ANALYSIS	Total: 9,529*
White	29%
Hispanic	42%
African American/Black	41%
Native American	1%
Asian	1%
2 or More Races	2%
Other	26%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals*
Total Programs	288
Annual Circulation	25,280
Annual Visits	96,641

\*Due to C.I.P. expansion during 2002/2003 Branch has been in a small, interim facility.

STRUCTURE EVALUATION	Description/Comments
Date Built	1978
Remodel Dates	1992 – Library was re-roofed and re-carpeted; 1995 – Library was retrofitted with fire detention and security alarm systems, as well as ADA upgrade. The library had its lighting systems redone for energy efficiency. 2003-currently being expanded to 15,000 SF.
General Condition (size & description)	9,066 SF; Building type V non-rated (occupancy A-3); For its age, the library is in very good condition. The exterior mural, originally painted in 1980, was redone in 2000 with improved paints.
Site Condition	Great site conditions for safe and easy accessibility.
Parking	47 parking spaces; Inadequate at times, especially for many of the large community meetings. The new 15,000 SF library will have 62 parking spaces.
Expansion Opportunities	Plans are underway for an expansion of the library to 15,000 SF with the necessary additional parking. The adjacent museum is also being expanded.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in good condition
Roofing (type & condition)	The modified Bitumen roof was redone in 1992 and is in good condition. Original roof had many leak problems
Exterior Skin	Brick veneer and metal fascia
Window System	Aluminum storefront
Interior Wall Finishes	Brick, painted gypsum board, glazed brick and painted C.M.U.
Ceiling	Suspended acoustical ceiling and painted gypsum board
Flooring	Carpet, ceramic tile, and vinyl tile
Millwork	In very good condition
Maintenance Issues	New HVAC system is needed, but will be replaced in upcoming expansion project.
Utility Consumption	

## Existing Facilities Survey – Carver Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling	X				Borg Warner furnaces with matching coils/condensing units (end of life)
Ventilation	X				Roof mounted exhaust fan (end of life)
Ductwork		X			Sheetmetal
Duct Insulation	X				Fiberglass duct liner
Air Devices		X			Louver face ceiling diffusers
Piping		X			Copper refrigerant piping, PVC condensate drain piping
Pipe Insulation		X			Flexible elastomeric insulation on refrigerant piping
HVAC Controls	X				Conventional thermostats and central time clock
AHSRAE 62 Compliance		X			Fixed outside air intake into return air plenum
ADA Compliance	X				Thermostats mounted at 60" a.f.f.
Expandability	X				
<b>Electrical Systems</b>					
Power Distribution	X				120/208V, 3 Ph service – GE equipment
General Lighting			X		2X4 fluorescent w/T8 lamps and 2X4 parabolic w/T8 lamps
Egress Lighting		X			Wall mounted lunchbox fixtures
Fire Alarm			X		Radionics (installed in 1996) surface mounted
Security			X		Chubb (installed in 1996) surface mounted
Data/Telcom		X			Cat 5 cabling in surface raceway
ADA Compliance	X				Switches mounted at 60" a.f.f.
Expandability	X				
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		30 Gallon gas fired
Drinking Fountains/EWC's		X			Makeshift Hi-Lo electric water cooler (non-accessible)
Fixtures		X			Vitreous china
Domestic Water Piping		X			Copper
Piping Insulation		X			Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping		X			Cast Iron
Storm Drain Piping		X			Cast Iron
Natural Gas Piping		X			Screwed steel
ADA Compliance		X			Some restrooms non-compliant
Expandability		X			

### RECOMMENDATIONS

1. New additions and remodeling underway addressing all issues.
2. Meeting rooms are booked almost constantly, but the expansion project includes an additional meeting room.

### Carver Branch Library

**Interior**



**Exterior**





## Existing Facilities Survey Eustacio Cepeda Branch Library



651 N. Pleasant Valley Rd Austin, Texas 78702

(512) 974-7372

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	8,110
Square Footage/Capita	0.50
<b>RESOURCES</b>	
Collection Size	52,000
Public Use Computers	19

POPULATION ANALYSIS	Total:*
White	30%
Hispanic	69%
African American/Black	24%
Native American	1%
Asian	6%
2 or More Races	2%
Other	26%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	289
Annual Circulation	60,003
Annual Visits	144,548

STRUCTURE EVALUATION	Description/Comments
Date Built	1998
Remodel Dates	None
General Condition (size & description)	8,110 SF; Type V non-rated (occupancy A-3); very good condition – like new
Site Condition	Fairly flat site adjacent to major drainage areas. City of Austin recently added a major storm drainage system at the rear of the property to prevent any flooding problems.
Parking	41 parking spaces provided; Adequate for the 8,110 SF branch library
Expansion Opportunities	City owned property provides expansion possibilities.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in good condition
Roofing (type & condition)	Modified Bitumen and standing seam galvalume roofing in very good condition
Exterior Skin	External insulation finishing system (E.I.F.S.). Thin coat plaster over rigid insulation.
Window System	Aluminum storefront fixed glass
Interior Wall Finishes	Painted gypsum board and ceramic tile
Ceiling	Suspended acoustical ceiling
Flooring	Carpet, ceramic tile, and vinyl tile
Millwork	New condition – very attractive and functional
Maintenance Issues	N/A
Utility Consumption	20.29 KWH per SF; 338 SF per ton of A/C



## Existing Facilities Survey – Eustacio Cepeda Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling				X	Trane high efficiency gas fired furnaces with matching coils/condensing units
Ventilation				X	In-line exhaust fans in ceiling space
Ductwork				X	Sheetmetal
Duct Insulation			X		Rigid fiberglass board wrap
Air Devices				X	Louver face ceiling diffusers, louvered ceiling return grills
Piping				X	Copper refrigerant piping and condensate drain dripping
Pipe Insulation		X			Flexible elastomeric pipe insulation
HVAC Controls				X	Trane DDC
AHSRAE 62 Compliance			X		Fixed outside air intake to each furnace
ADA Compliance				X	
Expandability			X		
<b>Electrical Systems</b>					
Power Distribution				X	120/208V, 3 Ph, 400A service – Cutler Hammer equipment
General Lighting				X	Parabolic w/T8 lamps, compact fluorescent downlights
Egress Lighting				X	Battery packs in fixtures
Fire Alarm				X	Radionics
Security				X	Chubb
Data/Telcom				X	Cat 5 cabling in ground, Southwestern Bell Telephone
ADA Compliance				X	
Expandability				X	
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating				X	State 10 gallon electric
Drinking Fountains/EWC's				X	Elkay Hi-Lo electric water cooler
Fixtures				X	Kohler vitreous china
Domestic Water Piping				X	Copper
Piping Insulation			X		Flexible elastomeric pipe insulation
Sanitary Waste/Vent Piping				X	Cast iron
Storm Drain Piping				X	None (gutters and downspouts)
Natural Gas Piping				X	Screwed steel
ADA Compliance				X	
Expandability				X	

### RECOMMENDATIONS

1. Capability exists to expand facility.
2. Current use does not speak to the need for an expansion in the near future.

## Cepeda Branch Library

**Interior**



**Exterior**







# Existing Facilities Survey

## Will Hampton Branch at Oak Hill Library



5125 Convict Hill Rd Austin, Texas 78749

(512) 892-6680

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	8,580
Square Footage/Capita	0.16
<b>RESOURCES</b>	
Collection Size	52,000
Public Use Computers	13

POPULATION ANALYSIS	Total:*
	<b>66,453</b>
White	85%
Hispanic	13%
African American/Black	3%
Native American	0%
Asian	5%
2 or More Races	2%
Other	5%
*2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	182
Annual Circulation	314,783
Annual Visits	180,830

STRUCTURE EVALUATION	Description/Comments
Date Built	1997
Remodel Dates	N/A
General Condition (size & description)	8,580 SF; Type V non-rated (occupancy A-3); Excellent
Site Condition	Open land, solid foundation material (rock), inside S.O.S. ordinance, designed to allow for expansion with adequate land area to accommodate necessary additional parking.
Parking	50 parking spaces provided; Adequate – capability to add more parking spaces as needed.
Expansion Opportunities	Capability to expand.
Structural System (type & condition)	Structural steel (tube and bar joists) in new condition
Roofing (type & condition)	Pre-finished metal standing seam and modified Bitumen in very good shape. Initial leaks had been repaired shortly after facility was build – no problems since.
Exterior Skin	Stucco and split faced block
Window System	Aluminum storefront – fixed
Interior Wall Finishes	Painted gypsum board and ceramic tile in baths
Ceiling	Painted gypsum board and suspended acoustical ceiling
Flooring	Carpet (tiles) and ceramic tile in bathrooms; sheet vinyl in storage rooms
Millwork	Like new condition – serviceable for library of this size
Maintenance Issues	N/A
Utility Consumption	14.45 KWH per SF; 242 SF per ton of A/C

## Existing Facilities Survey – Will Hampton at Oak Hill Branch

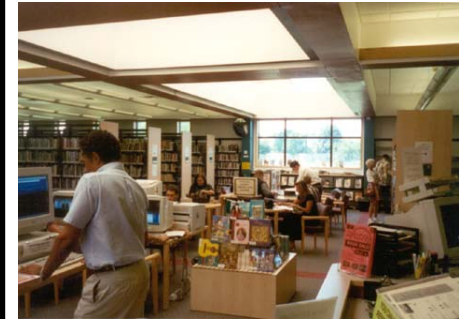
MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling			X		Trane high efficiency gas fired furnaces with matching coils/condensing units
Ventilation			X		Roof mounted exhaust fans
Ductwork			X		Sheetmetal
Duct Insulation			X		Rigid fiberglass board wrap
Air Devices				X	Louver face ceiling diffusers and sidewall grilles
Piping			X		Copper refrigerant piping, PVC condensate drain piping
Pipe Insulation		X			Flexible elastomeric pipe insulation
HVAC Controls				X	Trane DDC
AHSRAE 62 Compliance	X				Fixed outside air intake into common return air duct
ADA Compliance				X	
Expandability		X			Condensing units on expansion side of building
<b>Electrical Systems</b>					
Power Distribution				X	120/208V, 3 Ph, 440A service – Square D equipment
General Lighting				X	Direct/indirect fluorescent (T8) and compact fluorescent downlighting
Egress Lighting				X	Battery packs
Fire Alarm				X	Fire-Lite Model MS-9200
Security				X	Sonitrol
Data/Telcom				X	Cat 5 network cabling, At&T Merlin phone system
ADA Compliance				X	
Expandability			X		
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		Rheem 15 gallon electric
Drinking Fountains/EWC's				X	Hi-Lo electric water cooler
Fixtures				X	Crane vitreous china
Domestic Water Piping				X	Copper
Piping Insulation			X		Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping				X	Cast iron
Storm Drain Piping				X	Cast iron
Natural Gas Piping				X	Screwed steel
ADA Compliance				X	
Expandability			X		

### RECOMMENDATIONS

1. Facility is inadequate for customer base.
2. Capability for expansion.

### Hampton Branch Library

**Interior**



**Exterior**





# Existing Facilities Survey

## Emily Wheelock Howson Branch Library



2500 Exposition Austin, Texas 78703

(512) 472-3584

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5p.m

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	6,284
Square Footage/Capita	0.22
<b>RESOURCES</b>	
Collection Size	34,000
Public Use Computers	9

POPULATION ANALYSIS	Total:*
	<b>23,483</b>
White	87%
Hispanic	7%
African American/Black	1%
Native American	0%
Asian	7%
2 or More Races	2%
Other	2%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	203
Annual Circulation	114,481
Annual Visits	112,399

STRUCTURE EVALUATION	Description/Comments
Date Built	1960
Remodel Dates	1986 – Substantial asbestos abatement; 1992 – Roof repaired and carpet replaced; 1994 – HVAC modifications, lighting and power retrofit, 200 SF reading room added; 1995 – Fire and security systems added, new circulation desk; 1996 – Interiors redone, rework of mechanical system with monies intended for roofing; 1997 – Solar panels added to parking lot
General Condition (size & description)	6,284 SF; Type V non-rated (occupancy A-3); Being one of the oldest libraries in Austin, Howson is in good shape. Very small library for the population base it serves.
Site Condition	In very good condition and a very good location.
Parking	Barely adequate; 25 parking spaces provided
Expansion Opportunities	Due to the restrictive site, the only way to expand would be vertically or to buy more land.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in good condition
Roofing (type & condition)	Original build-up roofing, very old; should be replaced
Exterior Skin	Brick masonry and insulated panels
Window System	Aluminum storefront
Interior Wall Finishes	Painted gypsum board, ceramic tile, wood paneling, and brick masonry veneer
Ceiling	Suspended acoustical tile and painted gypsum board
Flooring	Carpet, ceramic tile, and vinyl tile
Millwork	Very old (except for new circulation desk and reading room furniture), but in good condition
Maintenance Issues	None noted
Utility Consumption	16.16 KWH per SF; 260 SF per ton of HVAC

## Existing Facilities Survey – Emily Wheelock Howson Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling				X	Trane spit system heat pumps (installed 1996)
Ventilation				X	Roof mounted exhaust fan (installed 1996)
Ductwork		X			Sheetmetal
Duct Insulation	X				Fiberglass duct wrap in mechanical room/fiberglass duct liner in building
Air Devices			X		Louver face ceiling diffusers and sidewall registers
Piping			X		Copper refrigerant piping, copper condensate drain piping
Pipe Insulation		X			Flexible elastomeric pipe insulation on refrigerant and condensate drain piping
HVAC Controls			X		Trane DDC
AHSRAE 62 Compliance		X			Fixed outside air intake into return air plenum
ADA Compliance			X		Sensors mounted at 60" a.f.f.
Expandability		X			
<b>Electrical Systems</b>					
Power Distribution				X	120/208V, 3 Ph, 400A service – Square D equipment, photovoltaic grid over parking
General Lighting				X	Direct/indirect in library, parabolic w/T8 lamps
Egress Lighting				X	Battery packs in fixtures
Fire Alarm			X		Radionics (installed 1996) surface mounted
Security			X		Chubb (installed 1996) surfaced mounted
Data/Telcom		X			Cat 5 cabling in surface raceway, Southwestern Bell Telephone
ADA Compliance		X			Switches mounted at 60" a.f.f.
Expandability			X		
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating		X			30 gallon electric
Drinking Fountains/EWC's		X			Elkay electric water cooler mounted at handicap height
Fixtures			X		Eljer vitreous china
Domestic Water Piping		X			Copper
Piping Insulation	X				Asbestos pipe insulation
Sanitary Waste/Vent Piping		X			Cast iron
Storm Drain Piping					None (gutters and downspouts)
Natural Gas Piping					None
ADA Compliance		X			Some restrooms non-compliant
Expandability		X			

### RECOMMENDATIONS

1. Expansion can only be done vertically or possibly acquiring additional land.
2. Closet needed for telecommunications system.
3. Asbestos insulation around the plumbing is managed. During a future remodel, abatement should take place.
4. Because of age, the existing roof needs to be replaced in the future.

### Howson Branch Library

Interior



Exterior





# Existing Facilities Survey

## Little Walnut Creek Branch Library



835 W. Rundberg Ln Austin, Texas 78758

(512) 836-8975

M-Th 10 a.m.-9 p.m./ F-Sat. 10 a.m.-6 p.m./ Sun. 2p.m.-6 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	11,000
Square Footage/Capita	0.18
<b>RESOURCES</b>	
Collection Size	71,000
Public Use Computers	21

POPULATION ANALYSIS	Total:*
White	47%
Hispanic	45%
African American/Black	15%
Native American	1%
Asian	6%
2 or More Races	3%
Other	27%
*2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	492
Annual Circulation	168,515
Annual Visits	217,255

STRUCTURE EVALUATION	Description/Comments
Date Built	1977
Remodel Dates	1992 – Restrooms remodeled 1994 – Roof rebuilt and interior re-carpeted 1995 – Fire and security systems added & ADA related improvements.
General Condition (size & description)	11,000 SF; Type V non-rated (occupancy A-3); For as old as it is, it is in fair condition. Air-conditioning is in need of replacement.
Site Condition	Very restricted
Parking	Inadequate – 30 parking spaces provided. Land is available adjacent to current parking lot and should be obtained at first opportunity to assure expansion to 60-65 parking spaces.
Expansion Opportunities	None exist without purchase of adjacent land.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in very good condition.
Roofing (type & condition)	Modified bitumen in good condition.
Exterior Skin	Brick masonry in good condition.
Window System	Aluminum storefront.
Interior Wall Finishes	Brick veneer, painted gypsum board, and ceramic tile.
Ceiling	Suspended acoustical ceiling and painted gypsum board.
Flooring	Carpet and ceramic tile.
Millwork	Original millwork in good working condition.
Maintenance Issues	Air conditioning problems, irrigation system not working – all systems should be replaced.
Utility Consumption	17.96 KWH per SF

## Existing Facilities Survey – Little Walnut Creek Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling	X				DX cooling/hydronic (Teledyn Laars) heating, Carrier modular air handlers
Ventilation	X				Ceiling mounted exhaust fan (non-operable)
Ductwork		X			Sheetmetal
Duct Insulation	X				Fiberglass duct liner
Air Devices		X			Louver face ceiling diffusers
Piping		X			Screwed steel heating water piping, copper refrigerant piping, PVC cond. drain
Pipe Insulation	X				Cellular glass on heating water piping, elastomeric on refrigerant piping
HVAC Controls	X				Johnson Controls system with conventional thermostats
AHSRAE 62 Compliance		X			Modulated outside air quantities to each air handler
ADA Compliance	X				Thermostats mounted at 60" a.f.f.
Expandability	X				
<b>Electrical Systems</b>					
Power Distribution	X				120/208V, 3 Ph, 400A service – Federal Pacific equipment
General Lighting		X			2X4 prismatic w/T8 lamps, incandescent downlights
Egress Lighting		X			Battery packs in fixtures
Fire Alarm			X		Surface mounted (installed 1996)
Security			X		Chubb surface mounted (installed 1996)
Data/Telcom		X			Cat 5 cabling in power poles, Southwestern Bell Telephone
ADA Compliance	X				Switches mounted at 60" a.f.f.
Expandability	X				
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		State 30 gallon, gas fired (35,500 btuh input)
Drinking Fountains/EWC's		X			Elkay single electric water cooler
Fixtures		X			American Standard vitreous china
Domestic Water Piping		X			Copper
Piping Insulation		X			Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping		X			Cast iron
Storm Drain Piping		X			Cast iron
Natural Gas Piping		X			Screwed steel
ADA Compliance		X			Restrooms remodeled in 1992
Expandability	X				

### RECOMMENDATIONS

1. **Parking expansion is top priority. Purchase of adjacent land is critical to assure ability to increase parking.**
2. **Facility expansion would have to be vertical or additional land would need to be purchased.**
3. **The HVAC systems are old, poorly functioning, and energy inefficient. They are in need of replacement.**

### Little Walnut Creek

**Interior**



**Exterior**





# Existing Facilities Survey Manchaca Road Branch Library



5500 Manchaca Rd Austin, Texas 78745

(512) 447-6651

M-Th 10 a.m.-9 p.m./ F-Sat. 10 a.m.-6 p.m./ Sun. 2p.m.-6 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	14,500
Square Footage/Capita	0.34
<b>RESOURCES</b>	
Collection Size	74,000
Public Use Computers	18

POPULATION ANALYSIS	Total:*
White	75%
Hispanic	29%
African American/Black	4%
Native American	1%
Asian	2%
2 or More Races	4%
Other	14%
*2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	231
Annual Circulation	164,057
Annual Visits	134,820

STRUCTURE EVALUATION	Description/Comments
Date Built	1974
Remodel Dates	1989 saw a re-roof and building remodel, mechanical system and lighting redone in 1997; ADA upgrade in 1999
General Condition (size & description)	14,500 SF; Type V non-rated (occupancy A-3) is in very sound condition except for finishes. Bush hammered concrete walls are in need of cleaning. Vinyl floor in bathrooms should be replaced with ceramic tile. Carpet is in deplorable and dangerous condition.
Site Condition	Site in excellent shape. Great location; Vehicular access from Stassney Lane is needed.
Parking	Adequate; 70 parking spaces provided
Expansion Opportunities	Expansion opportunities on existing lot if needed.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in very good condition
Roofing (type & condition)	Modified Bitumen in fair shape except for a few areas where air pockets were observed. New roof installed in 1989.
Exterior Skin	Bush hammer concrete in need of cleaning
Window System	Aluminum storefront
Interior Wall Finishes	Exposed concrete, painted gypsum board, ceramic tile, and plastic laminate at EWC
Ceiling	Exposed structure and metal decking, painted gypsum board, and suspended acoustical tile
Flooring	Loose carpet and vinyl tile
Millwork	Mixed up and old
Maintenance Issues	Vinyl floor in bathrooms is not in good shape. Carpet is in deplorable and dangerous condition.
Utility Consumption	24.89 KWH per SF; 315 SF per ton of A/C (Electric heat)



## Existing Facilities Survey – Manchaca Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling				X	New Trane gas/electric rooftop units
Ventilation	X				Roof mounted exhaust fans (at end of service life)
Ductwork		X			Exposed sheetmetal ductwork
Duct Insulation	X				None on interior of building
Air Devices		X			Sidewall registers and ceiling diffusers
Piping			X		Copper condensate drain piping
Pipe Insulation					None
HVAC Controls			X		Trane DDC
AHSRAE 62 Compliance		X			Fixed outside air intakes all rooftop units
ADA Compliance	X				Sensors mounted at 60" a.f.f.
Expandability		X			
<b>Electrical Systems</b>					
Power Distribution	X				120/208V, 3 Ph, 400A service – Federal Pacific equipment
General Lighting			X		2X4 prismatic w/T8 lamps, incandescent downlights
Egress Lighting		X			Wall mounted lunchbox fixtures
Fire Alarm			X		Surface mounted (installed 1996)
Security			X		Chubb/Silent Knight surface mounted (installed 1996)
Data/Telcom		X			GAATN hub not expandable, Cat 5 in power poles, Southwestern Bell Telephone
ADA Compliance		X			Switches mounted at 60" a.f.f.
Expandability	X				
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating		X			30 gallon electric
Drinking Fountains/EWC's			X		Elkay electric water cooler
Fixtures			X		Eljer vitreous china
Domestic Water Piping			X		Copper
Piping Insulation		X			Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping			X		Cast iron
Storm Drain Piping			X		Cast iron
Natural Gas Piping		X			Screwed steel
ADA Compliance	X				Restrooms are compliant
Expandability		X			

### RECOMMENDATIONS

1. There is asbestos in the wall texture, and it is being managed. During any future renovations, abatement should occur.
2. Water hammer problems when toilets are flushed.
3. Lights in alcove are connected to exterior lighting, which is on a solar cell, so alcoves are too dark during gray days; re-circuit alcove lights.
4. Floor coverings are in very poor condition and in some areas dangerous.
5. Currently adequately sized for its service area and circulation.

### Manchaca Rd Branch Library

**Interior**



**Exterior**





# Existing Facilities Survey Milwood Branch Library



12500 Amherst Dr Austin, Texas 78727

(512) 339-2355

M-Th 10 a.m.-9 p.m./ F .10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	8,266
Square Footage/Capita	0.21
<b>RESOURCES</b>	
Collection Size	61,000
Public Use Computers	15

POPULATION ANALYSIS	Total:*
	<b>37,725</b>
White	70%
Hispanic	16%
African American/Black	8%
Native American	0%
Asian	12%
2 or More Races	3%
Other	7%
*2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	272
Annual Circulation	299,698
Annual Visits	186,390

STRUCTURE EVALUATION	Description/Comments
Date Built	1997
Remodel Dates	N/A
General Condition (size & description)	9,202 SF; Type V non-rated (Occupancy A-3); Like new
Site Condition	Wooded park-like setting, covered storm water detention system, many trees, and easy access
Parking	49 spaces provided
Expansion Opportunities	Designed for easy expansion.
Structural System (type & condition)	Steel frame (tube columns and bar joists) in good condition
Roofing (type & condition)	Painted standing seam metal roof in good condition
Exterior Skin	Masonry (split faced block) and stucco
Window System	Aluminum storefront
Interior Wall Finishes	Painted gypsum board and ceramic tile
Ceiling	Suspended acoustical ceiling and painted gypsum board
Flooring	Carpet, ceramic tile, and vinyl tile
Millwork	In good condition and well designed
Maintenance Issues	Vinyl floor tile in staff toilet is causing problems
Utility Consumption	18.51 KWH per SF; 236SFS per ton

## Existing Facilities Survey – Milwood Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling				X	Trane high efficiency gas fired furnaces with matching coils and condensing units
Ventilation				X	In-line exhaust fans in ceiling space
Ductwork				X	Sheetmetal
Duct Insulation			X		Fiberglass duct wrap
Air Devices				X	Louver face ceiling diffusers and sidewall registers
Piping				X	Copper refrigerant and condensate drain piping
Pipe Insulation		X			Elastomeric on refrigerant piping, cellular glass on condensate drain piping
HVAC Controls				X	Trane DDC
AHSRAE 62 Compliance		X			Fixed outside air intake into return plenum
ADA Compliance				X	
Expandability				X	
<b>Electrical Systems</b>					
Power Distribution				X	120/208V, 3 Ph service – GB equipment
General Lighting				X	Direct/indirect w/T8 lamps, compact fluorescent downlights
Egress Lighting				X	Battery packs in fixtures
Fire Alarm				X	Radionics
Security				X	Chubb
Data/Telcom				X	Cat 5 cabling in floor boxes, Southwestern Bell Telephone
ADA Compliance				X	
Expandability				X	
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating				X	Rheem 20 gallon electric
Drinking Fountains/EWC's				X	Elkay Hi-Lo electric water cooler
Fixtures				X	Crane/Universal Rundle vitreous china
Domestic Water Piping				X	Copper
Piping Insulation				X	Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping				X	Cast iron
Storm Drain Piping				X	None (gutters and downspouts)
Natural Gas Piping				X	Screwed steel
ADA Compliance				X	
Expandability				X	

### RECOMMENDATIONS

1. The large service area and circulation would support expansion.
2. The existing site will accommodate expansion.
3. Parking – 50 spaces are adequate except during peak hours.

### Milwood Branch Library

Interior



Exterior





# Existing Facilities Survey North Village Branch Library



2139 W. Anderson Ln Austin, Texas 78757

(512) 458-2239

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-4 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	5,000
Square Footage/Capita	0.18
<b>RESOURCES</b>	
Collection Size	40,000
Public Use Computers	6

POPULATION ANALYSIS	Total:*
	<b>24,966</b>
White	73%
Hispanic	30%
African American/Black	5%
Native American	1%
Asian	2%
2 or More Races	3%
Other	16%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	255
Annual Circulation	109,022
Annual Visits	106,912

STRUCTURE EVALUATION	Description/Comments
Date Built	1989 – 5,000 SF in strip center
Remodel Dates	Currently at the beginning stages of relocation in 2006.
General Condition (size & description)	5,000 SF; Type V non-rated (Occupancy A-3); Tired
Site Condition	In a strip center
Parking	Adequate; 20 spaces provided in strip shopping center.
Expansion Opportunities	The leased space will be replaced with a built facility in 2008.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in good condition
Roofing (type & condition)	Landlord maintained. Built up roofing
Exterior Skin	Aluminum storefront
Window System	Aluminum storefront
Interior Wall Finishes	Painted concrete masonry units
Ceiling	Suspended acoustical ceiling
Flooring	Carpet, duct tape, and vinyl
Millwork	Old and tired
Maintenance Issues	Floor finish is deteriorated. Issues will be taken care of in construction of new facility.
Utility Consumption	13.07 KWH per SF

## Existing Facilities Survey – North Village Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling		X			Packaged rooftop units
Ventilation		X			Ceiling mounted exhaust fans
Ductwork					Not observed
Duct Insulation					Not observed
Air Devices		X			Louver face ceiling diffusers
Piping					Not observed
Pipe Insulation					Not observed
HVAC Controls		X			Lennox conventional thermostats
AHSRAE 62 Compliance		X			Fixed outside air intake at rooftop units
ADA Compliance	X				Thermostats mounted at 60" a.f.f.
Expandability	X				Leased facility; no room for expansion
<b>Electrical Systems</b>					
Power Distribution		X			120/240V, 1 Ph service – Square D equipment
General Lighting		X			2X4 prismatic w/T8 lamps
Egress Lighting		X			Wall mounted lunchbox fixtures
Fire Alarm					None
Security					None
Data/Telcom		X			Cat 5 cabling in surface raceway, Southwestern Bell Telephone
ADA Compliance	X				Switches mounted at 60" a.f.f.
Expandability	X				Leased facility; no room for expansion
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		A.O. Smith 40 gallon, gas fired (32,000 btuh input)
Drinking Fountains/EWC's		X			Elkay electric water cooler
Fixtures		X			American Standard Vitreous china
Domestic Water Piping			X		Copper
Piping Insulation		X			Flexible elastomeric pipe insulation
Sanitary Waste/Vent Piping		X			PVC
Storm Drain Piping					Not observed
Natural Gas Piping			X		Screwed steel
ADA Compliance	X				
Expandability	X				Leased facility; no room for expansion

### RECOMMENDATIONS

1. Land is purchased to construct 10,000 SF branch library.
2. New building should be open in 2008.
3. New site can accommodate expansion.

### North Village Branch Library

**Interior**



**Exterior**





# Existing Facilities Survey Oak Springs Branch Library



3101 Oak Springs Dr. Austin, Texas 78702

(512) 926-4453

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	10,869
Square Footage/Capita	0.91
<b>RESOURCES</b>	
Collection Size	38,000
Public Use Computers	10

POPULATION ANALYSIS	Total:*
	<b>11,994</b>
White	20%
Hispanic	47%
African American/Black	48%
Native American	1%
Asian	0%
2 or More Races	2%
Other	28%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	336
Annual Circulation	41,046
Annual Visits	90,914

STRUCTURE EVALUATION	Description/Comments
Date Built	1965
Remodel Dates	1991 – building re-roofed and re-carpeted; 1998 – ADA improvements were made as well as a new circulation desk, new carpeting, and the parking lot was repaired
General Condition (size & description)	10,869 SF. Type V non-rated (Occupancy A-3); this larger than typical branch library was designed to accommodate a bookmobile. Considering its age, it is in pretty good condition thanks largely to the maintenance and fairly recent remodeling.
Site Condition	The flat, easily accessible site is in good condition. Consideration should be given to adding a playspace.
Parking	Adequate; 52 parking spaces provided
Expansion Opportunities	Library use to date does not justify expansion. Site will support expansion.
Structural System (type & condition)	Steel Framing (tube columns and bar joists) in good condition
Roofing (type & condition)	In 1996, a new modified Bitumen roof was installed.
Exterior Skin	Exposed aggregate concrete and stucco
Window System	Aluminum storefront
Interior Wall Finishes	Painted gypsum board, ceramic tile, structural clay tile, and gypsum board paneling system.
Ceiling	Painted gypsum board, suspended acoustical ceiling, and exposed structure
Flooring	Carpet, ceramic tile, and vinyl tile
Millwork	Original in very workable condition. New circulation desk replaced old one in center of floor
Maintenance Issues	Needs new HVAC system and fire alarm system.
Utility Consumption	19KWH per SF; 333 SF per ton of A/C



MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling	X				Carrier split systems with duct heat (at end of life)
Ventilation			X		Roof mounted exhaust fans
Ductwork		X			Sheetmetal
Duct Insulation		X			Fiberglass duct wrap
Air Devices			X		Louver face ceiling diffusers and sidewall registers
Piping		X			Copper refrigerant and condensate drain piping
Pipe Insulation		X			Flexible elastomeric pipe insulation
HVAC Controls		X			Honeywell conventional thermostats
AHSRAE 62 Compliance		X			Fixed outside air intake into return air plenum
ADA Compliance	X				Thermostats mounted at 60" a.f.f.
Expandability	X				
<b>Electrical Systems</b>					
Power Distribution		X			120/208V, 3 Ph, 800A service – Square D equipment
General Lighting			X		2X4 and 4X4 prismatic w/T8 lamps
Egress Lighting		X			Wall mounted lunchbox fixtures
Fire Alarm					None
Security			X		Radionics
Data/Telcom		X			Cat 5 cabling in surface raceway, Southwestern Bell Telephone
ADA Compliance	X				Switches mounted at 60" a.f.f.
Expandability		X			
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		A.O. Smith 30 gallon electric cooler
Drinking Fountains/EWC's			X		Elkay Hi-Lo electric water cooler
Fixtures		X			Vitreous china
Domestic Water Piping		X			Copper
Piping Insulation	X				Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping		X			Cast iron
Storm Drain Piping					None (downspout/scuppers)
Natural Gas Piping					None
ADA Compliance		X			
Expandability		X			

## RECOMMENDATIONS

1. HVAC needs to be replaced.

## Oak Springs Branch Library

Interior



Exterior





# Existing Facilities Survey Old Quarry Branch Library



7051 Village Center Dr Austin, Texas 78731

(512) 345-4435

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	8,300
Square Footage/Capita	0.17
<b>RESOURCES</b>	
Collection Size	47,000
Public Use Computers	10

POPULATION ANALYSIS	Total: *
	<b>39,949</b>
White	89%
Hispanic	7%
African American/Black	1%
Native American	0%
Asian	6%
2 or More Races	2%
Other	2%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	116
Annual Circulation	162,369
Annual Visits	163,397

STRUCTURE EVALUATION	Description/Comments
Date Built	1976
Remodel Dates	1991 & 1992 – Remodel, re-roof, and added insulation; 1998 – ADA upgrade
General Condition (size & description)	8,300 SF; Type V non-rated (Occupancy A-3); Old, solid construction, architectural period piece, inadequate space for collection, circulation, storage, work space, offices, and meeting areas. This library is serving a population base of 39,949, indicates a need for a larger facility.
Site Condition	Totally restrained. There is no room for expansion. Neighbor HEB is allowing joint use of its parking lot. Area behind library could be purchased and transformed into additional parking.
Parking	34 parking spaces provided; Limited by site constraints (see above)
Expansion Opportunities	Expansion can only occur vertically or with the purchase of additional land.
Structural System (type & condition)	Steel framing (tube columns and boar joists) in good condition
Roofing (type & condition)	Modified Bitumen with skylight and interior roof drains. Re-roofed in 1992, so the roof is still in good condition.
Exterior Skin	Brick Masonry in good condition
Window System	N/A
Interior Wall Finishes	Painted gypsum board, interlocking gypsum board panel, wood paneling, and ceramic tile
Ceiling	Exposed structure and painted gypsum board with sprayed acoustical material
Flooring	Carpet, vinyl, and ceramic tile
Millwork	Outdated circulation desk that is too small, inadequate computer furniture, and outdated and mixed shelving.
Maintenance Issues	Leaking windows, excess condensation on windows, balancing air conditioning needs, rusting toilet partitions, problematic book drop.
Utility Consumption	22.76 KWH per SF; 346 SF per ton of A/C
Lighting	Problematic lighting in large meeting room



## Existing Facilities Survey – Old Quarry Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling	X				Lennox gas/electric rooftop units in poor condition
Ventilation		X			Ceiling and room mounted exhaust fans interlocked with lights
Ductwork	X				Sheetmetal
Duct Insulation	X				Fiberglass duct lining
Air Devices		X			Louver face ceiling diffusers
Piping		X			Copper condensate drain piping
Pipe Insulation					None
HVAC Controls	X				Honeywell standard thermostats (non-programmable) and timeclock
AHSRAE 62 Compliance	X				Building relies on infiltration for ventilation
ADA Compliance	X				Thermostats mounted at 60" a.f.f.
Expandability	X				
<b>Electrical Systems</b>					
Power Distribution	X				120/208V, 3 Ph, 225A service – Federal Pacific equipment
General Lighting		X			Fluorescent troffers with prismatic lens (T8)
Egress Lighting		X			Wall mounted battery packs
Fire Alarm		X			Radionics, surface mounted in 1994
Security		X			Surface mounted in 1994
Data/Telcom		X			Cat 5 network (surface mounted), Southwestern Bell Telephone system
ADA Compliance		X			Switches at 60" a.f.f.
Expandability	X				
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		U.S. Craftmaster 40 gallon, gas fired (34,000 btuh input)
Drinking Fountains/EWC's			X		Eklay Hi-Lo electric water cooler
Fixtures		X			Universal Rundle vitreous china
Domestic Water Piping		X			Copper
Piping Insulation		X			Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping		X			Cast iron
Storm Drain Piping		X			Cast iron
Natural Gas Piping		X			Screwed steel
ADA Compliance		X			Unisex restrooms upgraded in 1998
Expandability	X				

### RECOMMENDATIONS

1. A future Capitol Improvement renovation should be considered to address the poor condition of finishes, furniture, book drop, lighting, and HVAC.
2. Millwork – inadequate size and condition, a new and larger circulation desk is suggested.
3. Rounded corners in rooms make it difficult to work with shelving.
4. Employee break room is used as a work room, office, and storage area.
5. Exposed structure and dropped center ceiling in meeting room increases air conditioning requirements.

### Old Quarry Branch Library

Interior



Exterior





# Existing Facilities Survey Pleasant Hill Branch Library



211 E. William Cannon Dr Austin, Texas 78745

(512) 441-7993

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	8,851
Square Footage/Capita	0.22
<b>RESOURCES</b>	
Collection Size	65,000
Public Use Computers	9

POPULATION ANALYSIS	Total:*
	<b>40,074</b>
White	63%
Hispanic	45%
African American/Black	7%
Native American	1%
Asian	2%
2 or More Races	4%
Other	24%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	296
Annual Circulation	170,485
Annual Visits	133,871

STRUCTURE EVALUATION	Description/Comments
Date Built	1986; remodeled in 2000
Remodel Dates	1998 – Parking was expanded and a park was constructed; 1996 – Lighting updated and new interior finished; 1994 – ADA upgrade; 2000-remodeled
General Condition (size & description)	8,851 SF; Type V non-rated (Occupancy A-3); Very good condition. The on-site detention pond is in good shape.
Site Condition	Sloping site with expanded parking and small park comfortably accommodates the library
Parking	50 parking spaces provided.
Expansion Opportunities	Site can accommodate expansion.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in very good condition.
Roofing (type & condition)	Built-up roofing in need of replacement with modified Bitumen
Exterior Skin	Stone and Stucco
Window System	Aluminum storefront – fixed glass with silicon butt joints
Interior Wall Finishes	Painted gypsum board, ceramic tile, and wood
Ceiling	Painted gypsum board, suspended acoustical tile, and wood
Flooring	Carpet, ceramic tile, and vinyl tile
Millwork	In good condition
Maintenance Issues	None noted except roof
Utility Consumption	18.14 KWH per square foot; 381 SF per ton of A/C

## Existing Facilities Survey – Pleasant Hill Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling	X				DX cooling/hydronic (Teledyn Laars) heating, modular air handlers
Ventilation		X			Ceiling mounted exhaust fans in restrooms
Ductwork			X		Sheetmetal
Duct Insulation	X				Fiberglass duct lining
Air Devices		X			Sidewall registers
Piping		X			Screwed steel heating water piping, copper refrigerant piping
Pipe Insulation	X				Preformed fiberglass on heating water, elastomeric refrigerant
HVAC Controls	X				Barber Coleman system with conventional thermostats
AHSRAE 62 Compliance	X				Insufficient outside air
ADA Compliance	X				Thermostats mounted at 60" a.f.f.
Expandability	X				
<b>Electrical Systems</b>					
Power Distribution		X			120/240V, 1 Ph, 400A service – GE equipment
General Lighting			X		Direct/indirect in library, parabolic w/T8 lamps in other areas
Egress Lighting			X		Battery packs in fixtures
Fire Alarm				X	Radionics (installed in 2001)
Security				X	Silent Knight Model 5495 (installed in 2001)
Data/Telcom		X			Cat 5 cabling in power poles, data closet is hot (no A/C)
ADA Compliance		X			Switches mounted at 60" a.f.f.
Expandability	X				No spare capacity, no space for expansion
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		State 20 gallon electric
Drinking Fountains/EWC's		X			Hi-Lo electric water cooler
Fixtures		X			Eljer vitreous china
Domestic Water Piping		X			Copper
Piping Insulation		X			Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping			X		Cast iron
Storm Drain Piping			X		Cast iron
Natural Gas Piping		X			Screwed steel
ADA Compliance		X			Some restrooms non-compliant
Expandability		X			

### RECOMMENDATIONS

1. Library needs new A/C control system.
2. Restroom door opens to expose a urinal to public view.
3. Site can accommodate expansion of expansion of facility.

### Pleasant Hill Branch Library Interior



### Exterior





# Existing Facilities Survey Riverside Drive Branch Library



2410 E. Riverside Dr Austin, Texas 78741

(512) 448-0776

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-4 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	5,029
Square Footage/Capita	0.12
<b>RESOURCES</b>	
Collection Size	39,100
Public Use Computers	19

POPULATION ANALYSIS	Total:*
	42,671
White	4%
Hispanic	50%
African American/Black	10%
Native American	1%
Asian	6%
2 or More Races	5%
Other	29%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	262
Annual Circulation	57,000
Annual Visits	129,101

STRUCTURE EVALUATION	Description/Comments
Date Built	1968 – Opened as Metropolis Branch 1983 – Relocated to Riverside Drive 1984 – Expanded 1991 - Relocated
Remodel Dates	None noted
General Condition (size & description)	5,029 SF; Type V non-rated (Occupancy A-3); In good condition, for a retail corner branch library, however it is just way too small
Site Condition	Retail corner
Parking	Adequate most of the time shared with surrounding shopping center. Parking is not segregated.
Expansion Opportunities	None needed – opening 15,000 SF facility in July 2003
Structural System (type & condition)	Steel framing (tube columns and bar joists) in good condition
Roofing (type & condition)	Landlord maintained
Exterior Skin	Aluminum storefront
Window System	Aluminum storefront
Interior Wall Finishes	Painted gypsum board
Ceiling	Suspended acoustical ceiling and exposed structure
Flooring	Carpet and vinyl tile
Millwork	No problems noted
Maintenance Issues	None noted
Utility Consumption	31.47 KWH per SF; 167 SF per ton of HVAC

## Existing Facilities Survey – Riverside Drive Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling		X			Furnaces with matching coils/condensing units
Ventilation		X			Ceiling mounted exhaust fans
Ductwork					Not observed
Duct Insulation					Not observed
Air Devices		X			Perforated face ceiling diffusers
Piping					Not observed
Pipe Insulation					Not observed
HVAC Controls		X			Honeywell conventional thermostats
AHSRAE 62 Compliance		X			Fixed outside air intake
ADA Compliance	X				Thermostats mounted at 60" a.f.f.
Expandability	X				Leased facility; no room for expansion
<b>Electrical Systems</b>					
Power Distribution			X		120/240V, 1 Ph service – Square D equipment
General Lighting			X		2X4 prismatic w/T8 lamps
Egress Lighting			X		Wall mounted lunchbox fixtures
Fire Alarm					None
Security					None
Data/Telcom		X			Cat 5 cabling in power poles, Southwestern Bell Telephone
ADA Compliance	X				Switches mounted at 60" a.f.f.
Expandability	X				Leased facility; no room for expansion
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating		X			Electric water heater
Drinking Fountains/EWC's			X		Elkay electric water cooler
Fixtures			X		Vitreous china
Domestic Water Piping			X		Copper
Piping Insulation		X			Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping			X		PVC
Storm Drain Piping					Not observed
Natural Gas Piping					Not observed
ADA Compliance	X				
Expandability	X				Leased facility; no room for expansion

### RECOMMENDATIONS

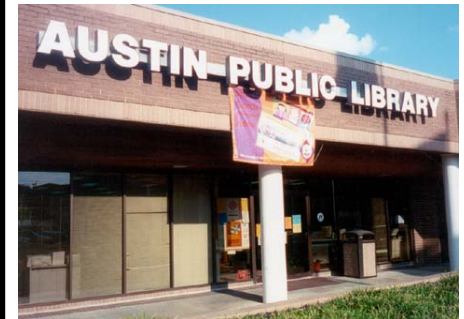
1. Parking – shared with a shopping center, parking for the library is not well defined. During peak use times, parking is inadequate.
2. Expansion – opening 15,000 SF facility in January 2004.
3. New site can accommodate expansion.

### Riverside Dr. Branch Library

**Interior**



**Exterior**





# Existing Facilities Survey St. John Branch Library



7500 Blessing Ave Austin, Texas 78752

(512) 974-7570

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 12p.m.-6 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	7,500
Square Footage/Capita	0.29
<b>RESOURCES</b>	
Collection Size	26,234
Public Use Computers	17

POPULATION ANALYSIS	Total:*
	<b>32,635</b>
White	48%
Hispanic	42%
African American/Black	21%
Native American	1%
Asian	3%
2 or More Races	3%
Other	24%
* 2000 census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	383
Annual Circulation	50,489
Annual Visits	156,923

STRUCTURE EVALUATION	Description/Comments
Date Built	2001
Remodel Dates	N/A
General Condition (size & description)	7,500 SF; Type V non-rated (occupancy A-3)
Site Condition	Very good; Part of a new co-use facility that includes a new elementary school, a city recreation center, a health center and a police substation.
Parking	Good; 50 spaces provided; shared with school and other facilities co-located at center.
Expansion Opportunities	Original design identified expansion capabilities.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in good condition
Roofing (type & condition)	Foil faced modified bitumen
Exterior Skin	Exposed concrete and brick masonry
Window System	Aluminum storefront
Interior Wall Finishes	Exposed stained concrete, painted gypsum board, and brick masonry veneer
Ceiling	Exposed structure, suspended acoustical ceiling, and painted gypsum board
Flooring	Carpet, vinyl tile, and ceramic tile
Millwork	New
Maintenance Issues	None to date
Utility Consumption	N/A



## Existing Facilities Survey – St. John Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling				X	4-Pipe hydronic system, Trane MCC air handlers and VAV boxes
Ventilation				X	Roof mounted exhaust fans
Ductwork				X	Sheetmetal
Duct Insulation				X	Fiberglass duct wrap
Air Devices				X	Louver face diffusers (square and round)
Piping				X	Welded/screwed steel hydronic piping, copper condensate drain piping
Pipe Insulation				X	Preformed fiberglass pipe insulation
HVAC Controls				X	CSI DDC
AHSRAE 62 Compliance				X	
ADA Compliance				X	
Expandability				X	
<b>Electrical Systems</b>					
Power Distribution				X	480/227V, 3 Ph
General Lighting				X	Suspended fluorescent w/T8 lamps, compact fluorescent downlights
Egress Lighting				X	Battery packs in fixtures
Fire Alarm				X	Silent Knight
Security				X	Silent Knight
Data/Telcom				X	Cat 5 cabling in floor pockets
ADA Compliance				X	
Expandability				X	
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating				X	High efficiency A.O. Smith gas fired condensing water heaters
Drinking Fountains/EWC's				X	Elkay Hi-Lo electric water cooler
Fixtures				X	Crane vitreous china
Domestic Water Piping				X	Copper
Piping Insulation				X	Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping				X	Cast iron
Storm Drain Piping				X	None (gutters and downspouts)
Natural Gas Piping				X	Screwed steel
ADA Compliance				X	
Expandability				X	

### RECOMMENDATIONS

New Facility – opened in 2002; no recommendations.

### St. John Branch Library

**Interior**



**Exterior**







# Existing Facilities Survey

## Southeast Austin Community Branch Library



5803 Nuckols Crossing Rd Austin, Texas 78744

(512) 462-1452

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	8,320
Square Footage/Capita	0.21
<b>RESOURCES</b>	
Collection Size	52,000
Public Use Computers	21

POPULATION ANALYSIS	Total:*
	<b>32,164</b>
White	50%
Hispanic	6%
African American/Black	11%
Native American	1%
Asian	1%
2 or More Races	4%
Other	34%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	308
Annual Circulation	67,635
Annual Visits	179,835

STRUCTURE EVALUATION	Description/Comments
Date Built	1998
Remodel Dates	N/A
General Condition (size & description)	8,320 SF; Type V non-rated (Occupancy A-3); Very good, only problems are with the concrete flatwork moving due to the clay content of the soil.
Site Condition	Tight site with expansive clay
Parking	Adequate; 40 parking spaces provided.
Expansion Opportunities	The only expansion opportunities are vertical or over the flood plain, which requires unique flood control devices and authorization from both planning commission and council.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in good condition
Roofing (type & condition)	Standing Seam metal roof in very good condition
Exterior Skin	Split faced block and stucco
Window System	Aluminum storefront
Interior Wall Finishes	Painted gypsum board and ceramic tile
Ceiling	Suspended acoustical ceiling and painted gypsum board
Flooring	Carpet, ceramic tile, and vinyl tile
Millwork	In excellent condition
Maintenance Issues	Roosting pigeons
Utility Consumption	19.02 KWH per SF; 362 SF per ton of A/C

## Existing Facilities Survey – Southeast Austin Community Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling				X	Trane high efficiency gas fired furnaces with matching coils/condensing units
Ventilation			X		Ceiling mounted exhaust fan in Janitor's closet
Ductwork			X		Sheetmetal
Duct Insulation			X		Elastomeric duct wrap
Air Devices				X	Louver face ceiling diffusers
Piping			X		Copper refrigerant piping, copper condensate drain, PVC auxiliary drain
Pipe Insulation			X		Flexible elastomeric pipe insulation
HVAC Controls				X	Trane DDC
AHSRAE 62 Compliance				X	Occupancy based O.A. input/Manual selector switch
ADA Compliance			X		Some sensors mounted at 60" a.f.f.
Expandability			X		
<b>Electrical Systems</b>					
Power Distribution				X	120/208V, 3 Ph, 400A service – Siemens equipment
General Lighting				X	Direct/indirect in library, 2:4 prismatic in areas, compact fluorescent downlights
Egress Lighting				X	Battery packs in fixtures
Fire Alarm				X	Silent Knight Model 5207
Security				X	Sonitrol
Data/Telcom				X	Cat 5 cabling in slab/walls, Southwestern Bell Telephone
ADA Compliance				X	
Expandability				X	
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating				X	A.O. Smith 19 gallon electric
Drinking Fountains/EWC's				X	Elkay Hi-Lo electric water cooler
Fixtures				X	Crane vitreous china
Domestic Water Piping				X	Copper
Piping Insulation		X			Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping				X	PVC
Storm Drain Piping					None (gutters and downspouts)
Natural Gas Piping				X	Screwed steel
ADA Compliance				X	
Expandability			X		

### RECOMMENDATIONS

1. Need enclosed area for Wired for Youth Program.
2. Floor coverings are in very poor condition and should be replaced in future capitol budget renovations.
3. Expansion potential exists.

### SE Austin Community

**Interior**



**Exterior**





# Existing Facilities Survey Spicewood Springs Branch Library



8637 Spicewood Springs Rd Austin, Texas 78759

(512) 258-9070

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	7,876
Square Footage/Capita	0.22
<b>RESOURCES</b>	
Collection Size	54,000
Public Use Computers	15

POPULATION ANALYSIS	Total:*
White	82%
Hispanic	10%
African American/Black	4%
Native American	0%
Asian	8%
2 or More Races	2%
Other	3%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	233
Annual Circulation	289,048
Annual Visits	201,347

STRUCTURE EVALUATION	Description/Comments
Date Built	1985
Remodel Dates	1996 – Lighting retrofit and ADA modifications
General Condition (size & description)	7,876 SF; Type V non-rated (occupancy A-3); Except for being very undersized for its use, the library is in good condition
Site Condition	Existing site is too tight for needed expansion, therefore C.O.A. acquired more land adjacent to the library for expansion to 13,257 SF.
Parking	New facility will offer 80 spaces
Expansion Opportunities	Recent land acquisition will allow facility and parking expansion.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in good condition
Roofing (type & condition)	Standing seam galvanized in good condition
Exterior Skin	Brick veneer
Window System	Aluminum storefront
Interior Wall Finishes	Brick veneer, painted gypsum board, painted concrete masonry units
Ceiling	Suspended acoustical ceiling, painted gypsum board, and exposed structure
Flooring	Carpet and vinyl tile
Millwork	In good condition
Maintenance Issues	Sheetrock walls in wet areas causing problems
Utility Consumption	14.32 KWH per SF

## Existing Facilities Survey – Spicewood Springs Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling		X			Lennox gas fired furnaces with matching coils/condensing units
Ventilation		X			Ceiling and wall mounted exhaust fans
Ductwork		X			Sheetmetal
Duct Insulation	X				Fiberglass duct lining
Air Devices		X			Louver face ceiling diffusers and sidewall registers
Piping		X			Copper refrigerant piping, PVC condensate drain piping
Pipe Insulation	X				Flexible elastomeric pipe insulation
HVAC Controls		X			Lennox conventional thermostats and central time clock
AHSRAE 62 Compliance		X			Fixed outside air intake to each furnace
ADA Compliance	X				Thermostats mounted at 60" a.f.f., ships ladder to mechanical room
Expandability		X			
<b>Electrical Systems</b>					
Power Distribution		X			120/240V, 1 Ph, 500A service – Westinghouse equipment
General Lighting			X		Suspended fluorescent w/T8 lamps, 2X4 parabolic w/T8 lamps
Egress Lighting			X		Wall mounted lunch box fixtures
Fire Alarm			X		Radionics (recently upgraded)
Security			X		Chubb
Data/Telcom		X			Cat 5 cabling in surface raceway and power poles, Southwestern Bell Telephone
ADA Compliance			X		
Expandability		X			
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		A.O. Smith 30 gallon, gas fired (30,000 btuh input)
Drinking Fountains/EWC's		X			Halsey Taylor electric water cooler
Fixtures		X			Eljer vitreous china
Domestic Water Piping			X		Copper
Piping Insulation		X			Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping			X		Cast iron
Storm Drain Piping					None (gutters and downspouts)
Natural Gas Piping			X		Screwed steel
ADA Compliance	X				
Expandability			X		

### RECOMMENDATIONS

1. Expansion of both the library and parking was set to begin in 2003 and is scheduled for completion in September, 2006.
2. The population of the service area and circulation drives the need that should be accommodated in the expanded library: (1) A separate children's area, (2) An expanded circulation desk, and (3) An additional meeting room.
3. The library's administration is working with the City of Austin to improve both pedestrian and vehicular access to the library. A stop light with cross walks has been completed. Other access issues will be addressed in 2004.

### Spicewood Springs Branch

Interior



Exterior





# Existing Facilities Survey Terrazas Branch Library



1105 East César Chávez St Austin, Texas 78702

(512) 472-7312

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	5,400
Square Footage/Capita	0.46
<b>RESOURCES</b>	
Collection Size	33,000
Public Use Computers	11

POPULATION ANALYSIS	Total:*
White	40%
Hispanic	85%
African American/Black	5%
Native American	1%
Asian	0%
2 or More Races	3%
Other	50%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	176
Annual Circulation	29,412
Annual Visits	79,705

STRUCTURE EVALUATION	Description/Comments
Date Built	1972
Remodel Dates	1993 – Re-roof and new carpet
General Condition (size & description)	5,400 SF; Type V non-rated (occupancy A-3); Solid condition, but old and way too small. For example, the break room is storage room office – limited square footage & parking
Site Condition	Original site was very restricted but adjacent property has been purchased for expansion.
Parking	Limited; 19 parking spaces provided; recommend 35 parking spaces with purchase of adjacent property.
Expansion Opportunities	The City of Austin has acquired adjacent property to the west to allow for an expanded library of 10,000 SF and related parking.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in very good condition
Roofing (type & condition)	1993 New Modified Bitumen roof was installed over new roof insulation. It is in good shape.
Exterior Skin	Brick in good condition
Window System	Mostly fixed glass aluminum system
Interior Wall Finishes	Brick, glazed brick, and painted gypsum board
Ceiling	Painted gypsum board and suspended acoustical ceiling
Flooring	Carpet, ceramic tile, and vinyl tile
Millwork	In decent shape considering its age, but dysfunctional. New library expansion forthcoming; Most shelving is very old.
Maintenance Issues	Outdoor irrigation system does not work
Utility Consumption	15.67 KWH per SF; 360 SF per ton of A/C

## Existing Facilities Survey – Terrazas Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling	X				Lennox standard effic. Gas fired furnaces with matching coils/condensing units
Ventilation	X				Ceiling mounted exhaust fans
Ductwork		X			Sheetmetal
Duct Insulation	X				Rigid fiberglass board wrap
Air Devices		X			Louver face ceiling diffusers
Piping		X			Copper refrigerant piping, PVC condensate drain piping
Pipe Insulation	X				Flexible elastomeric pipe insulation
HVAC Controls		X			Honeywell standard thermostats (non-programmable) and timeclock
AHSRAE 62 Compliance	X				High humidity – mold problems
ADA Compliance	X				Thermostats mounted at 60” a.f.f.
Expandability	X				
<b>Electrical Systems</b>					
Power Distribution	X				120/240V, 1 Ph, 225A service – Federal Pacific equipment
General Lighting		X			Fluorescent troffers with prismatic lens (T8)
Egress Lighting		X			Wall mounted battery packs
Fire Alarm			X		Fire-Lite Model MS 5024
Security			X		Simplex Model 4001
Data/Telcom		X			Cat 5 network on power poles, no expansion capability
ADA Compliance		X			Switches at 60” a.f.f.
Expandability	X				
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		New GE 40 gallon, gas fired (40,000 btuh input)
Drinking Fountains/EWC's		X			Elkay Hi-Lo electric water cooler
Fixtures		X			Vitreous china
Domestic Water Piping		X			Copper
Piping Insulation	X				Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping		X			Cast iron
Storm Drain Piping					None
Natural Gas Piping		X			Screwed steel
ADA Compliance		X			Renovations made in '90s for semi-accessibility
Expandability		X			

### RECOMMENDATIONS

1. Planned expansion should be a minimum of 10,000 SF and should include:
  - Separate “wired for youth” area.
  - Additional meeting room
  - Additional youth program space
  - AV drop in addition to book drop
  - Expand parking to 50 spaces
  - A minimum of 10,000 SF
  
2. No infrastructure to support technology needs; The medium sized meeting room is too small.

## Terrazas Branch Library

**Interior**



**Exterior**





# Existing Facilities Survey Twin Oaks Branch Library



2301 S. Congress #7 Austin, Texas 78704

(512) 442-4664

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-4 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	5,600
Square Footage/Capita	0.12
<b>RESOURCES</b>	
Collection Size	40,000
Public Use Computers	6

POPULATION ANALYSIS	Total:*
	<b>46,200</b>
White	73%
Hispanic	32%
African American/Black	5%
Native American	1%
Asian	2%
2 or More Races	3%
Other	16%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	190
Annual Circulation	85,608
Annual Visits	123,911

STRUCTURE EVALUATION	Description/Comments
Date Built	1954 (500 SF)
Remodel Dates	1993 – Expanded to 5,600 SF
General Condition (size & description)	5,600 SF; Type V non-rated (occupancy A-3); In decent shape for a crowded, overwhelmed, loved shopping center branch library
Site Condition	In strip center.
Parking	Adequate; 12 parking spaces provided – patrons can use shared parking with strip center.
Expansion Opportunities	The lease space will be replaced with a City owned property in 2008. New site has potential for expansion.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in good condition
Roofing (type & condition)	Landlord maintained
Exterior Skin	Storefront
Window System	Aluminum storefront
Interior Wall Finishes	Painted gypsum board and ceramic tile
Ceiling	Suspended acoustical tile
Flooring	Carpet and vinyl tile are worn out
Millwork	Old, but functional
Maintenance Issues	
Utility Consumption	28.18 KWH per SF; 167 SF per ton of HVAC



## Existing Facilities Survey – Twin Oaks Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling			X		Packaged rooftop units
Ventilation		X			Ceiling mounted exhaust fans
Ductwork					Not observed
Duct Insulation					Not observed
Air Devices			X		Perforated face ceiling diffusers
Piping					Not observed
Pipe Insulation					Not observed
HVAC Controls		X			Lennox conventional thermostats
AHSRAE 62 Compliance		X			Fixed outside air intake at rooftop units
ADA Compliance	X				Thermostats mounted at 60" a.f.f.
Expandability	X				Leased facility; No room for expansion
<b>Electrical Systems</b>					
Power Distribution		X			120/240V, 3 Ph service – Siemens equipment
General Lighting			X		2X4 prismatic w/T8 lamps
Egress Lighting			X		Battery packs in fixtures
Fire Alarm					None
Security					None
Data/Telcom		X			Cat 5 cabling in power poles, Southwestern Bell Telephone
ADA Compliance	X				Switches mounted at 60" a.f.f.
Expandability	X				Leased facility; No room for expansion
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating		X			Electric water heater
Drinking Fountains/EWC's			X		Elkay electric water cooler
Fixtures			X		Universal Rundle vitreous china
Domestic Water Piping			X		Copper
Piping Insulation		X			Flexible elastomeric pipe insulation
Sanitary Waste/Vent Piping			X		PVC
Storm Drain Piping					Not observed
Natural Gas Piping					Not observed
ADA Compliance		X			
Expandability	X				Leased facility; No room for expansion

### RECOMMENDATIONS

1. We recommend the new library include:
  - A "wired for youth" area.
  - Additional meeting room.
  - Additional youth programming space.
  - New A/V drop in addition to book drop.
  - Parking for 65 vehicles.
2. New site can accommodate expansion

### Twin Oaks Branch Library

**Interior**



**Exterior**





# Existing Facilities Survey University Hills Branch Library



4721 Loyola Ln. Austin, Texas 78723

(512) 929-0551

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	8,000
Square Footage/Capita	0.25
<b>RESOURCES</b>	
Collection Size	45,000
Public Use Computers	17

POPULATION ANALYSIS	Total:*
White	29%
Hispanic	38%
African American/Black	46%
Native American	1%
Asian	0%
2 or More Races	2%
Other	21%
* 2000 Census	

PROGRAM ANALYSIS	2002/ 2003 Totals
Total Programs	351
Annual Circulation	71,245
Annual Visits	120,886

STRUCTURE EVALUATION	Description/Comments
Date Built	1986
Remodel Dates	1996 – ADA work and re-lamped; 2000 – Replaced mechanical system. Remodeled interior, expanded circulation desk, added A/C and remodeled telecom room
General Condition (size & description)	8,000 SF; Type V non-rated (occupancy A-3); excellent condition since almost \$500,000 was spent on it in 2001 to give it a major interior face lift and replace A/C and roofing.
Site Condition	Narrow site sloping to Little Walnut Creek. Swale needs to be added to front of library to direct surface drainage to parking lot and keep sweeping from getting under building.
Parking	Adequate; 30 parking spaces provided consider expanding parking to 40 spaces.
Expansion Opportunities	There are no expansion opportunities on the City owned land. The only expansion opportunity for the library itself is vertical or with the purchase of adjacent land.
Structural System (type & condition)	Wood framing in very good condition
Roofing (type & condition)	Modified Bitumen (replaced in 2000) and standing seam galvanized metal roofing, both in very good shape – no leaks
Exterior Skin	Cordova cream limestone
Window System	Aluminum storefront – fixed glass
Interior Wall Finishes	Painted gypsum board, ceramic tile, and stone
Ceiling	Painted gypsum board with sprayed acoustical material
Flooring	Carpet and ceramic tile
Millwork	Good condition for as old as it is. New circulation desk built in 2000.
Maintenance Issues	None noted
Utility Consumption	13.25 KWH per SF; 500 SF per ton of A/C

## Existing Facilities Survey – University Hills Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling			X		Trane high efficiency gas fired furnaces with matching coils/condensing units
Ventilation			X		In-line exhaust fans
Ductwork			X		Sheetmetal
Duct Insulation		X			Fiberglass duct wrap
Air Devices			X		Louver face ceiling diffusers
Piping			X		Copper refrigerant piping, PVC condensate drain piping
Pipe Insulation		X			Flexible elastomeric pipe insulation (aluminum jacket outdoors)
HVAC Controls				X	Trane DDC
AHSRAE 62 Compliance		X			De-humidifier on O.A. intake for one system, fixed O.A. for other systems
ADA Compliance		X			Thermostats mounted at 60" a.f.f.
Expandability			X		
<b>Electrical Systems</b>					
Power Distribution		X			120/240V, 1 Ph, 400A service – GE equipment
General Lighting				X	Indirect uplighting in coves (T8), 2X4 parabolic w/T8
Egress Lighting				X	Battery packs in fixtures
Fire Alarm				X	Radionics (installed 1996)
Security				X	Chubb (installed 1996)
Data/Telcom		X			Cat 5 cabling in power poles, Southwestern Bell Telephone
ADA Compliance		X			Switches mounted at 60" a.f.f.
Expandability		X			
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating			X		A.O. Smith 30 gallon gas fired (32,000 btuh input)
Drinking Fountains/EWC's				X	Two Elkay electric water coolers (one high and one low mounted)
Fixtures			X		Eljer vitreous china
Domestic Water Piping			X		Copper
Piping Insulation		X			Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping		X			Cast iron
Storm Drain Piping					None (gutters and downspouts)
Natural Gas Piping			X		Screwed steel
ADA Compliance		X			Staff restrooms non-compliant (not required)
Expandability		X			

### RECOMMENDATIONS

- The library needs more shelving.

### University Hills Branch

Interior



Exterior





# Existing Facilities Survey Windsor Park Branch Library



5833 Westminster Dr Austin, Texas 78723

(512) 928-0333

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	8,630
Square Footage/Capita	0.60
<b>RESOURCES</b>	
Collection Size	61,000
Public Use Computers	18

POPULATION ANALYSIS	Total:*
	<b>23,874</b>
White	56%
Hispanic	40%
African American/Black	16%
Native American	1%
Asian	3%
2 or More Races	3%
Other	21%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	187
Annual Circulation	112,101
Annual Visits	120,376

STRUCTURE EVALUATION	Description/Comments
Date Built	2000
Remodel Dates	N/A
General Condition (size & description)	8,630 SF; Type V non-rated (occupancy A-3); In "like new" condition except for discolored walls, which the general contractor is soon to repair
Site Condition	The site is in good condition.
Parking	Adequate; 40 parking spaces provided.
Expansion Opportunities	Limited due to water detention requirements, possible with the purchase of additional land.
Structural System (type & condition)	Steel framing (tube columns and bar joists) in good condition
Roofing (type & condition)	Standing seam galvanized and reflective modified Bitumen
Exterior Skin	Stucco and glazed concrete masonry units
Window System	Aluminum storefronts
Interior Wall Finishes	Painted gypsum board and ceramic tile
Ceiling	Suspended acoustical, painted gypsum board, and exposed structure
Flooring	Carpet, ceramic tile, and concrete
Millwork	New condition
Maintenance Issues	None noted
Utility Consumption	240 KWH per SF ton of HVAC

## Existing Facilities Survey – Windsor Park Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling				X	Trane high efficiency gas fired furnaces with matching coils/condensing units
Ventilation				X	Ceiling mounted exhaust fans
Ductwork				X	Sheetmetal
Duct Insulation		X			Fiberglass duct wrap in ceiling/elastomeric duct wrap in mechanical room
Air Devices				X	Louver face ceiling diffusers and sidewall registers
Piping				X	Copper refrigerant piping, PVC condensate drain piping
Pipe Insulation		X			Flexible elastomeric pipe insulation (aluminum jacket outdoors)
HVAC Controls				X	Trane DDC
AHSRAE 62 Compliance			X		Outside air pre-treatment
ADA Compliance				X	
Expandability				X	
<b>Electrical Systems</b>					
Power Distribution				X	120/208V, 3 Ph, 600A service – GE equipment
General Lighting				X	Indirect (T8), parabolic w/T8, compact fluorescent downlights
Egress Lighting				X	Battery packs in fixtures
Fire Alarm				X	Radionics
Security				X	Chubb
Data/Telcom				X	Cat 5 cabling in Walker Duct
ADA Compliance				X	
Expandability				X	
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating				X	A.O. Smith 30 gallon electric
Drinking Fountains/EWC's				X	Elkay Hi-Lo electric water cooler
Fixtures				X	Kohler vitreous china
Domestic Water Piping				X	Copper
Piping Insulation			X		Preformed fiberglass pipe insulation
Sanitary Waste/Vent Piping				X	Cast iron
Storm Drain Piping					None (gutters and downspouts)
Natural Gas Piping				X	Screwed steel
ADA Compliance				X	
Expandability				X	

### RECOMMENDATIONS

- Expansion can be accommodated by reconfiguring and deepening the on-site storm water detention system.

### Windsor Park Branch

**Interior**



**Exterior**





# Existing Facilities Survey Yarborough Branch Library



2200 Hancock Dr Austin, Texas 78756

(512) 454-7208

M-Th 10 a.m.-9 p.m./ F 10 a.m.-6 p.m./ Sat. 10p.m.-5 p.m.

ASSET EVALUATION	Current
<b>FACILITY</b>	
Square Footage	15,120
Square Footage/Capita	0.35
<b>RESOURCES</b>	
Collection Size	74,000
Public Use Computers	14

POPULATION ANALYSIS	Total:*
	<b>33,317</b>
White	83%
Hispanic	17%
African American/Black	2%
Native American	1%
Asian	4%
2 or More Races	3%
Other	7%
* 2000 Census	

PROGRAM ANALYSIS	2002 / 2003 Totals
Total Programs	153
Annual Circulation	199,883
Annual Visits	163,014

STRUCTURE EVALUATION	Description/Comments
Date Built	1998
Remodel Dates	1998 – transformed from theater to library
General Condition (size & description)	15,120 SF; Type V non-rated (occupancy A-3); very good condition with much of the work still looking new
Site Condition	One hundred year flood plain approaches front door. Since it has been a library with the City of Austin having improved adjacent storm water management, flooding in the building has not been a problem. Library shares driveway with neighboring apartments. Patio in back serves staff well.
Parking	Adequate; 75 spaces provided
Expansion Opportunities	Expansion could occur vertically or with the purchase of additional land.
Structural System (type & condition)	Structural steel (tube columns and bar joists) in new condition
Roofing (type & condition)	Relatively new (1998) modified Bitumen in very good shape; Skylights working well
Exterior Skin	Masonry (mostly stone with some painted C.M.U.'s)
Window System	Aluminum storefront
Interior Wall Finishes	Painted gypsum board, suspended acoustical tile
Ceiling	Exposed structure, painted gypsum board, and suspended acoustical tile
Flooring	Carpet, ceramic tile, and vinyl tile
Millwork	New condition
Maintenance Issues	Instantaneous water heaters do not work. Excess humidity in meeting rooms is an outgrowth of problematic HVAC system. When refrigerator is being used at the same time as the microwave and the A/C, breakers are tripped.
Utility Consumption	16.47 KWH per SF; 258 SF per ton of HVAC



## Existing Facilities Survey – Yarborough Branch

MEP EVALUATION	Poor	Fair	Good	Excel	Description/Comments
<b>Mechanical Systems</b>					
Heating/Cooling			X		Trane gas/electric rooftop units
Ventilation			X		In-line exhaust fan in ceiling space
Ductwork				X	Sheetmetal
Duct Insulation			X		Fiberglass duct wrap
Air Devices				X	Sidewall registers, perforated ceiling diffusers and grilles, louver face return grilles
Piping	X				PVC condensate drain piping (sagging)
Pipe Insulation		X			Flexible elastomeric pipe insulation (starting to deteriorate on roof)
HVAC Controls				X	Trane DDC
AHSRAE 62 Compliance		X			Fixed outside air intakes at rooftop units
ADA Compliance			X		Ladder access rooftop equipment
Expandability			X		
<b>Electrical Systems</b>					
Power Distribution				X	120/208V, 3 Ph, 600A service – Square D equipment
General Lighting				X	Indirect fluorescent, pendant HID, parabolic w/T8, compact fluorescent
Egress Lighting				X	Ceiling mounted lunchbox fixtures
Fire Alarm				X	Silent Knight Model 5207
Security				X	Sonitrol
Data/Telcom				X	Cat 5 cabling in slab raceway, Southwestern Bell Telephone
ADA Compliance				X	
Expandability				X	
<b>Plumbing Systems</b>					
Water Treatment					None
Water Heating				X	A.O. Smith 10 gallon electric, electric point of use at break room and staff toilet
Drinking Fountains/EWC's				X	Elkay Hi-Lo electric water cooler
Fixtures				X	Kohler vitreous china
Domestic Water Piping				X	Copper
Piping Insulation		X			Flexible elastomeric pipe insulation
Sanitary Waste/Vent Piping				X	PVC
Storm Drain Piping				X	PVC
Natural Gas Piping			X		Screwed steel (surface rust through paint)
ADA Compliance				X	
Expandability			X		

### RECOMMENDATIONS

1. Provide sun screen. Afternoon sun penetrates circulation desk making work difficult.
2. Library has two problematic book drops; needs 3 well designed book drops due to volume.
3. Replace instantaneous water heaters with conventional tank type re-circulating type water heating system.
4. Parking – 77 spaces, adequate.

### Yarborough Branch Library Interior



Exterior





# Recommendation #3: Expand Strategically Located Branches to Serve as Resource Libraries

## Collection Capacity

To accommodate future growth, the library system should prepare to add a new Central Library. Four expanded community branches could also serve as Resource Libraries as the areas of added space are needed. The square footage requirement below accommodates the 3.0 items per capita required to be in the upper quartile of peer libraries, for a population estimated at 820,000 by the year 2012. This would yield a requirement of approximately 676,500 SF\*.

### Recommended Collection Capacity/Distribution

#### Central Library

350,000 SF @ 4 items/SF = 1,400,000 items

1,400,000 items X 1 Facility = 1,400,000 items

#### Resource Library

30,000 SF @ 4 items/SF = 120,000 items

120,000 items X 4 Facilities = 480,000 items

#### Community Library

10,325 SF average @ 4 items/SF = 41,300 items

41,300 items X 20 Facilities = 826,000 items

<b>TOTAL</b>	<b>2,706,000 items</b>
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\* Does not include Austin History Center Space Needs.