



**Seguin Guadalupe County
Public Library:
Library Building Program
Site Selection Update**



Programming Update:

- Over 300 people participated in community meetings, interviews and surveys
 - Library Staff
 - Library Board and Foundation
 - City Staff
 - IT
 - Facilities
 - GIS/Planning
 - Economic Development
 - Navarro ISD
 - Seguin ISD
 - Teens
 - Story Time Caregivers and Kids
 - Open Forum
 - Texas Lutheran University
 - City Council and Mayor
 - Seguin Area Chamber of Commerce
 - Business Showcase Survey
 - Downtown Business Owners



Programming Update:

- Top Ten:
 - Meeting Spaces
 - Technology
 - More Technology
 - Comfortable seating
 - Study/Conference Rooms
 - Café/Vending
 - Outdoor spaces/playground
 - “Thematic” Children’s Area
 - Enclosed Teen Area
 - Parking



Programming Update:

- Staff tours:
 - Tye Preston Memorial Library
 - Schertz Library
 - New Braunfels Library
 - Bulverde Library
 - San Antonio Parman Branch
 - Boerne Library
- Lessons Learned:
 - Meeting Spaces are critical
 - You cannot have too much space for Technology
 - You cannot have enough Study/Conference Rooms
 - Mobile shelving and displays are critical

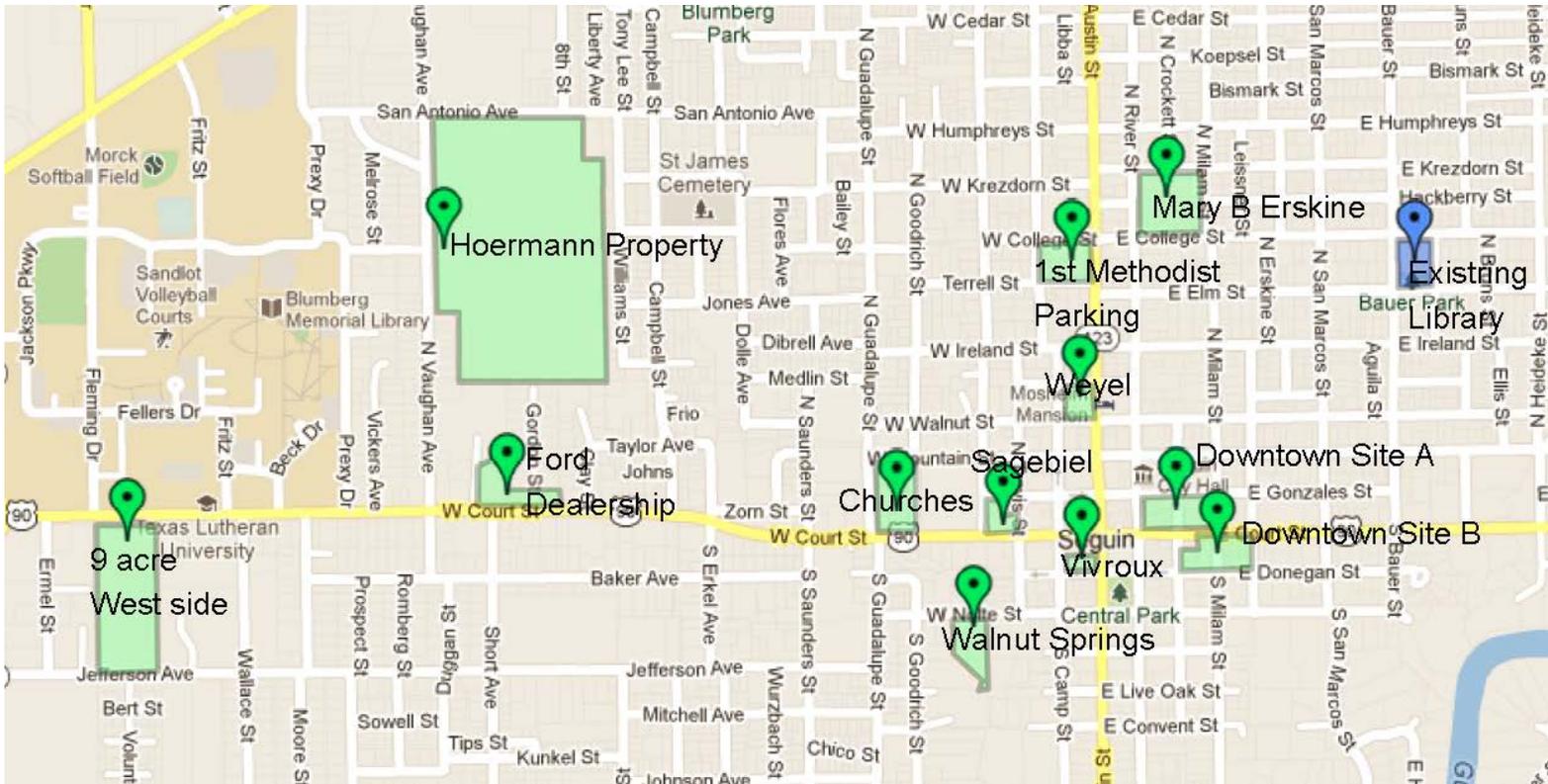


Programming Results:

- 45,000 SF is needed to accommodate citizens input, staff needs and collection/technology for a 20 year plan
 - 92 Public Computers
 - 6,170 SF of Public Meeting Space
 - 14,000 SF of Adult Space
 - 7,600 SF of Children's Space
 - 1,600 SF of Teen Space
- Space required for outdoor activities, program space, play area, seating and library amenities like drive up book return
- Space for Parking
 - 74,000 SF required for parking based on library best practices (136 minimum/236 best practices)
 - 44,200 SF required for code minimum parking
- 2 acre minimum size



13 Sites Considered:



Site Matrix for Sites Under consideration:

Example Site:

	POOR				EXCELLENT	
ACCESSIBILITY						
x2 Vehicle Travel Time	2	4	6	8	10	31
Access from major thoroughfares	1	2	3	4	5	
Additional access from secondary thoroughfares	1	2	3	4	5	
Ease of ingress and egress	1	2	3	4	5	
Perceived accessibility - free of emotional or cultural barriers	1	2	3	4	5	
Ease of access for pedestrians and cyclists	1	2	3	4	5	
Close to Public Transportation	1	2	3	4	5	
SAFETY AND SECURITY						
Safe environment for patrons and staff	1	2	3	4	5	14
Patrons and staff perception	1	2	3	4	5	
Free of natural or manmade barriers on lot or adjacent area	1	2	3	4	5	
Adjacent neighborhood and activities during library hours	1	2	3	4	5	
Active area at night	1	2	3	4	5	
DEMOGRAPHIC PATTERNS						
x2 Where people naturally converge	2	4	6	8	10	4
x2 In/at edge of downtown square	2	4	6	8	10	
IMAGE/QUALITY						
Complimentary neighborhood with positive image	1	2	3	4	5	4
Adjacent activities during library hours	1	2	3	4	5	
VISIBILITY						
x2 Visible from major thoroughfares	2	4	6	8	10	5
Relationship to other buildings/sites from all vantage points	1	2	3	4	5	
Views and Setting	1	2	3	4	5	
NEIGHBORHOOD COMPATABILITY						
Condition of adjacent development	1	2	3	4	5	8
Compatability for future development	1	2	3	4	5	
SITE CAPACITY						
PREF Lot size				Yes		
Lot configuration	1	2	3	4	5	22
Future development	1	2	3	4	5	
X2 Space for or existing Parking availability	2	4	6	8	10	
x2 Condition/Suitability of Existing Building	2	4	6	8	10	
PHYSIOGRAPHY						
Flood Plains	1	2	3	4	5	18
Topography and soil	1	2	3	4	5	
Free of obstacles	1	2	3	4	5	
Drainage	1	2	3	4	5	
Utilities available	1	2	3	4	5	
LEGAL CONSIDERATION						
Zoning requirements	1	2	3	4	5	10
Ownership	1	2	3	4	5	
COMPATABILITY WITH OVERALL CITY GOALS						
Potential to contribute to economic development	1	2	3	4	5	6
Provides equity of access	1	2	3	4	5	
Community Synergy- near other community activities, schools, businesses	1	2	3	4	5	
COST FACTORS						
Site acquisition	1	2	3	4	5	5
Site development costs	1	2	3	4	5	

127

Site Matrix for 6 Sites:

Existing Library in Bauer Park



90 Points

Griffith Ford Dealership



103 Points

Mary B. Erskine School



127 Points

Downtown Block (Court, Crockett, Donegan, Erskine)

149 Points

Block bounded by Guadalupe/
Goodrich/Mountain/Court



166 Points

Walnut Springs/Nolte Street Site



179 Points



4 Sites Short Listed:

Existing Library in Bauer Park



Mary B. Erskine School



**Block bounded by Guadalupe/
Goodrich/Mountain/Court**



Walnut Springs/Nolte Street Site



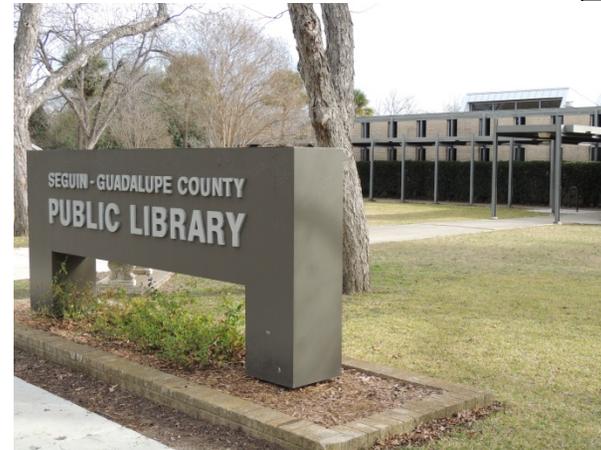
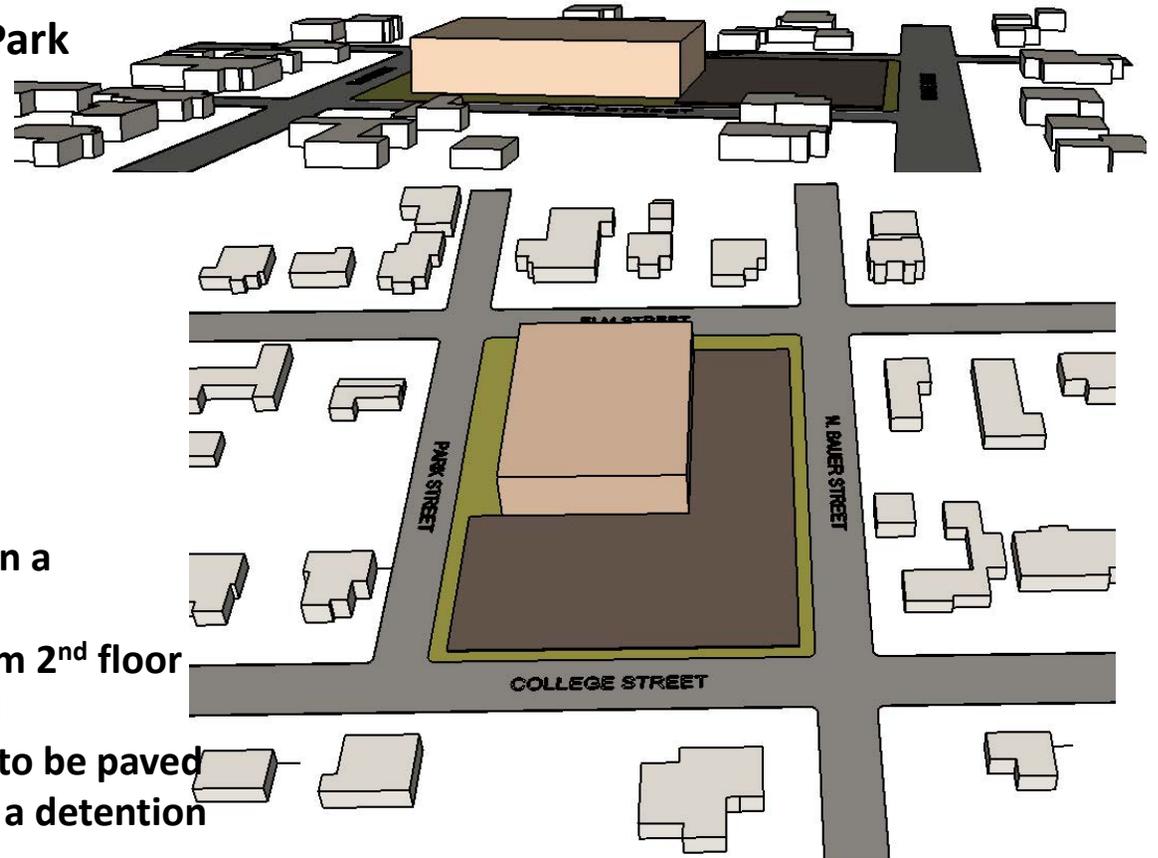
Site 1: Existing Library in Bauer Park

Pros:

- Known Location
- Strong support in 6 block radius
- Beautiful Site
- Zoned for library use

Cons:

- Site is only 1.63 acres
- Would require a 2 story solution in a residential area
- Visibility into neighbors yards from 2nd floor
- Increased traffic to neighborhood
- Parking would require entire site to be paved
- Additional parking would require a detention pond
- Not centrally located to population
- Existing structure not designed for a 2nd floor
- Expense and logistics of a temporary location
- Mechanical, electrical and plumbing would all need to be replaced.



Site 2: Mary B Erskine School

Pros:

- Known Location
- Strong community support to put the building to use
- 4 acre site with plenty of room for parking and building expansion
- Zoned for library use
- Architecturally significant

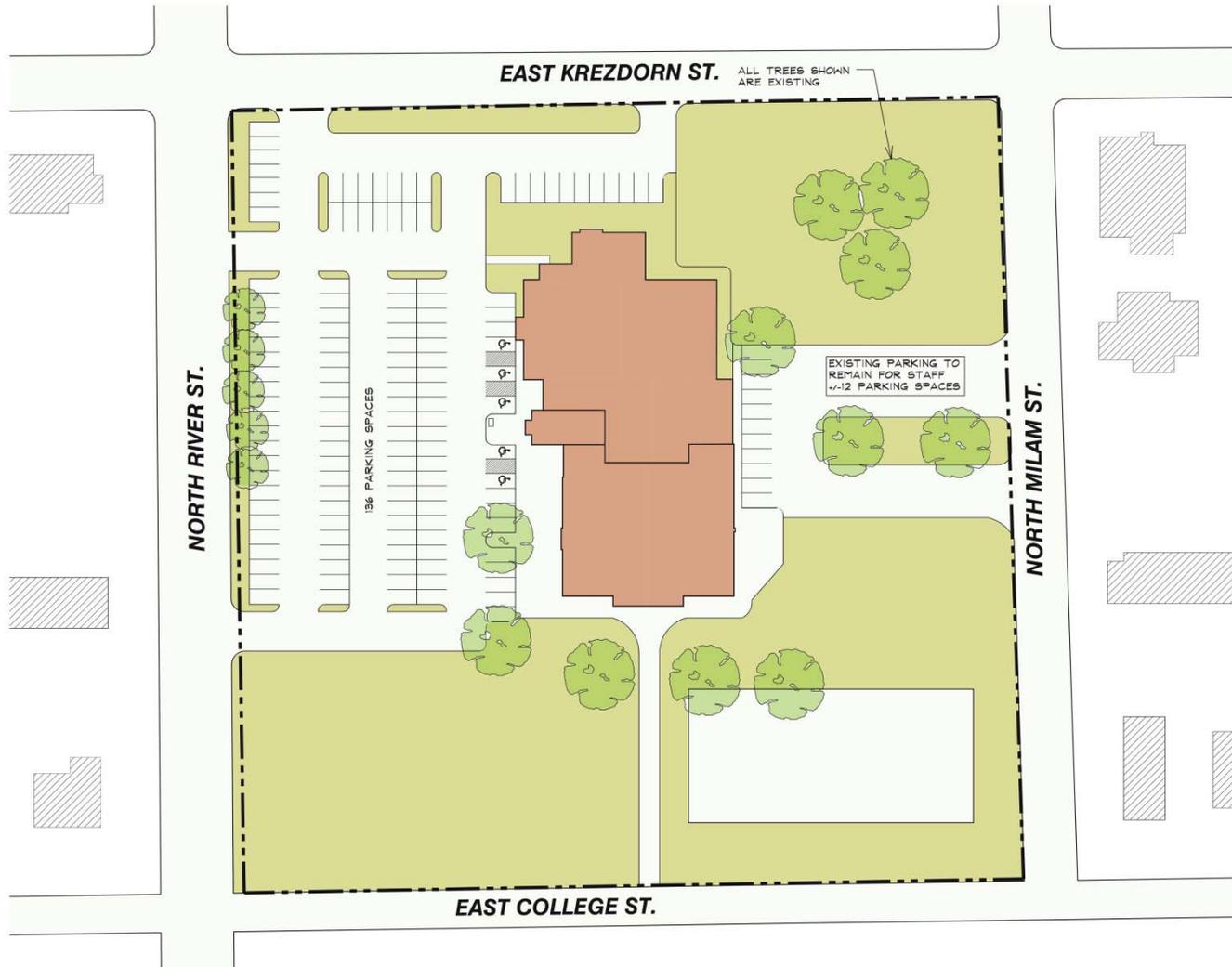


Site 2: Mary B Erskine School

Challenges:

- Location closer to center but not visible
- Drive up book return challenging
- ADA concerns-ramp down in entry
- Old and new connection
- Entrance to meeting space not accessible after hours
- Code updates due to changed use
- Cost to staff a 3 story library
- Cost of vertical transportation between floor including lower first level
- Building “unknowns “
- Fiction collection separated by 2 floors
- Building would need an addition of 30,000 SF
- Cost to selectively demolish back wall of school to accommodate expansion
- Cost to demolish other existing buildings
- Lots of columns to work around for shelving layouts
- Lower ceilings
- Mechanical, electrical and plumbing would all need to be replaced.
- Roof replacement





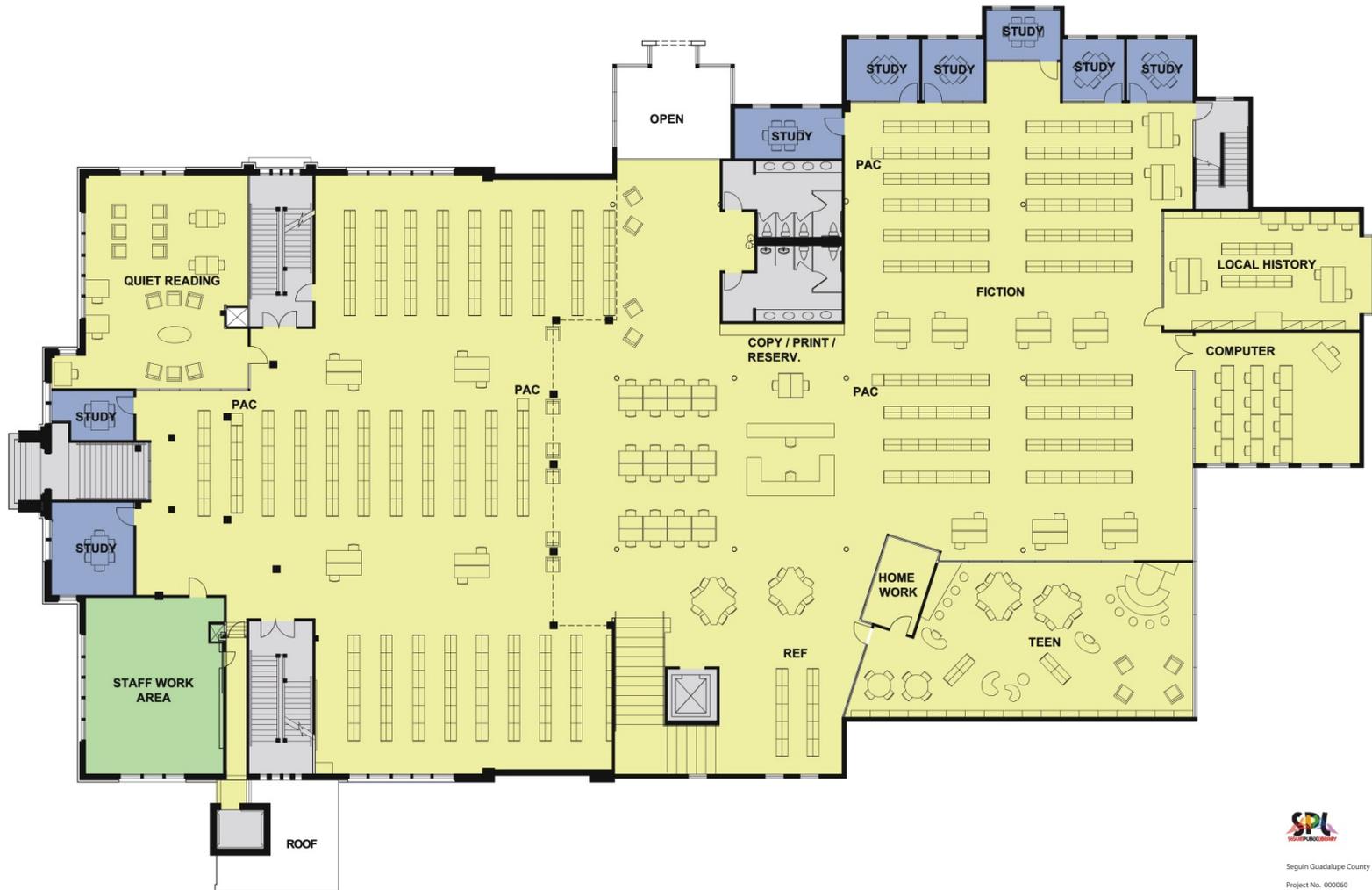
Seguin Guadalupe County Public Library
Project No. 000060





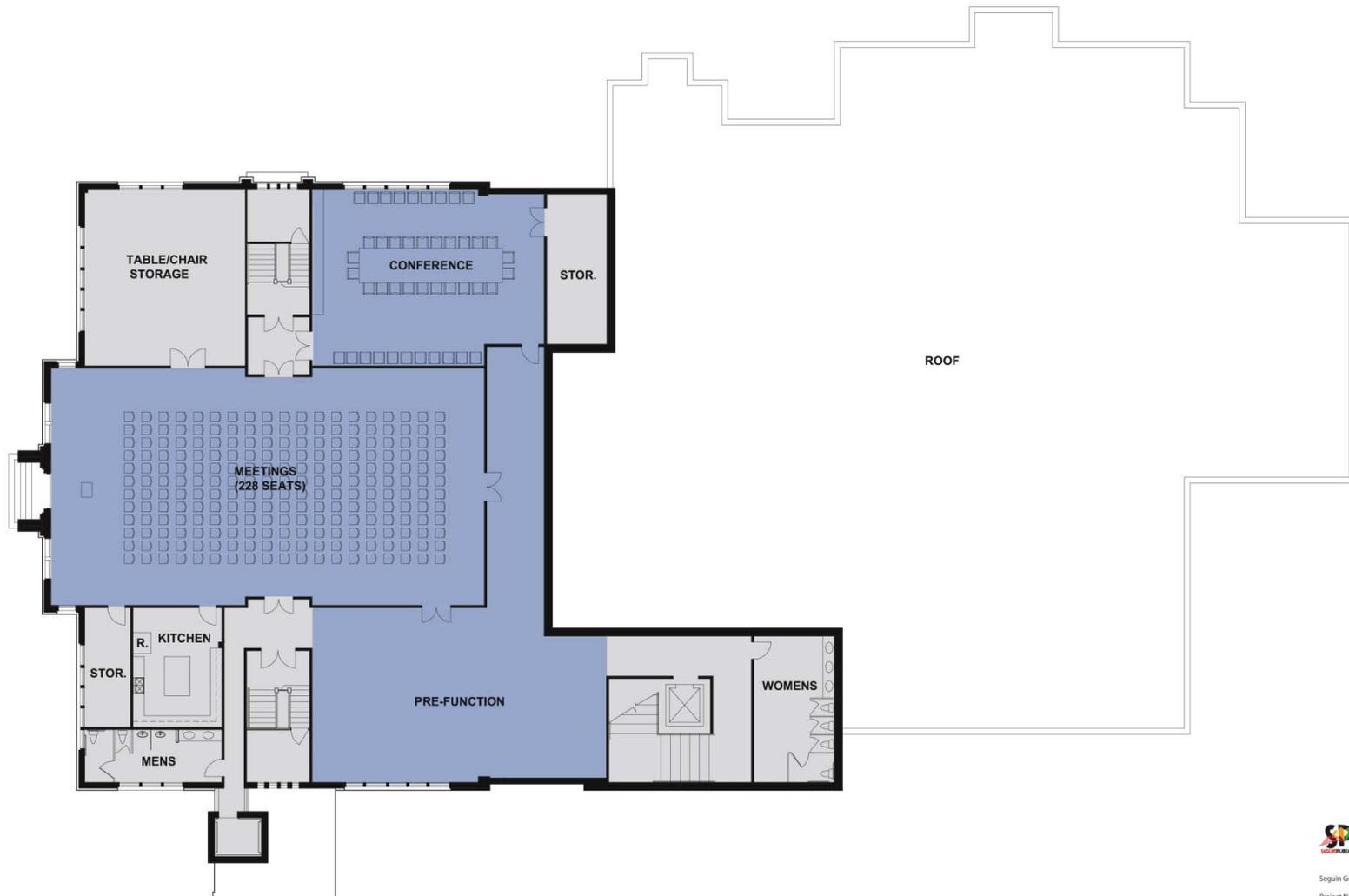
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NOT FOR CONSTRUCTION





Cost Estimates for Mary B Erskine renovation and expansion:

PROPERTY COSTS:	Unknown
CONSTRUCTION RENOVATION:	\$12,400,000
FURNITURE AND SIGNAGE:	\$1,500,000
OWNER DIRECT EXPENSES:	\$3,640,000
Includes:	
Books	\$600,000
Computers/Technology/AV/Security	\$620,000
Contingency	\$1,200,000
Professional Fees	\$1,300,000
Total Project Cost:	\$17,750,000 (without property cost)



Site 3: Walnut Springs/Nolte Street Site

Pros:

- Gateway to Downtown
- Site is a cultural bridge between east and west
- 3.9 acres—exceeds minimum size
- Space for outdoor programs , amenities and activities
- Single owner (Walnut Creek Association) is supportive of library
- Good accessibility, located one block from West Court
- Good visibility
- Access to Walnut Springs Park
- Access to new hike and bike trail
- On new bus route
- Potential for park expansion
- Near schools

Challenges:

- Sloped site
- 1.6 acres in the 100 year flood plain





Seguin Guadalupe County Public Library
 Project No. 000060

NOT FOR CONSTRUCTION
 Conceptual Design





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Cost Estimates for Walnut Springs Site:

PROPERTY COSTS:	\$225,000 (estimated)
CONSTRUCTION RENOVATION:	\$10,200,000
FURNITURE AND SIGNAGE:	\$1,350,000
OWNER DIRECT EXPENSES:	\$2,600,000
Includes:	
Books	\$600,000
Computers/Technology/AV/Security	\$600,000
Contingency	\$490,000
Professional Fees	\$1,000,000
Total Project Cost:	\$14,640,000 (with property cost)



