

1. Library Agenda

Documents:

[2018-10-10 Library Agenda.pdf](#)

2. Meeting Materials

Documents:

[2018-08-15 Library Minutes DRAFT.pdf](#)

[2018-09-30 Financial Report.pdf](#)

[2018-10-10 Carson Veit Architect Report.pdf](#)



CITY OF YACHATS

LIBRARY COMMISSION MEETING

441 Hwy 101 N., Yachats Commons, Room 3

October 10, at 2:00pm

AGENDA

- I. Call to order
- II. Approve Minutes for July 10, 2018 and Sept 8th & 15th 2018
- III. Reports
 - a. Library Volunteers
 - b. Friends of the Library
- IV. Current Projects
 - a. Library Move/Remodel
 - b. Strategic Plan
 - c. Policies and Procedures
 - d. Security/Safety
- V. Commission Business
 - a. Recommend Designs for next step for More or Remodel VOTE
 - b. Commission Role and Responsibilities
 - c. Library Governance
- VI. Other Business
 - a. From the Commission or Work Group
 - b. From the Floor
- VII. Adjourn

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at www.yachatsoregon.org.

In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541- 547-3565 or Oregon Relay 1-800-735-2900 (TDD) two days in advance. Posted: 10/03/18



City of Yachats
LIBRARY COMMISSION
Quarterly Meeting
August 15, 2018

Draft Minutes

Chair Marv Wigle called the August 15, 2018 quarterly meeting of the Library Commission to order at 10:05 am in Room 1 of the Yachats Commons. Members present: Marion Godfrey, Nikki Carlson, Dianne Allen, and Marv Wigle. Staff present: City Manager Shannon Beaucaire. Audience: 4.

I. Minutes

A. April 10, 2018

1. Page 1, Line 29: Should state “manage” not “management”
Commissioner Carlson moved to approve the April 10, 2018 minutes as amended: Aye – 3; No – 0; Abstain – 1 (Allen not present).

B. May 11, 2018

1. Page 1, Line 21: “and have” appears twice
Commissioner Godfrey moved to approve the May 11, 2018 minutes as amended: Aye – 4; No – 0.

II. Business

A. Discussion: Library Move Options

Wigle announced there is a sign-up sheet in the back of the room for those who want to speak on the topic. Wigle explained the West Tech, the Engineer of Record, estimated a cost of \$150 per square foot for hard costs and 20% additional for soft costs. Additionally, there may be additional costs because of criteria for government entities and the contractors must come from the valley. Wigle summarized the estimate is between \$750,000 and \$1,000,000. Manager Beaucaire connected Chris Brugato, the Engineer of Record, via teleconference.

Wigle asked Brugato how the estimate was developed. Brugato explained the \$150 per square foot was a general number and would enable them to gut the building, move walls, and complete HVAC work. Brugato added that if they wanted to do new building additions, the estimate is \$300 per square foot. Wigle asked if the estimated was made in accordance with the draft floor plan. Brugato explained his estimate was based on the conceptual drawing and the cost would be less if they did not move walls.

Godfrey asked if the attic was still not usable for book storage. Brugato indicated he did not look at the attic. Godfrey asked what weight the floor could handle. Brugato reported did not look at floor structural issues. He noted any structural changes would add to the cost. Brugato clarified the estimate would not include seismic work. Wigle clarified he would have a structural engineer look at the floor to establish loads.

1 Commissioner Allen asked what it would take to make the rough estimate more specific.
2 Brugato explained this project is an architectural issue, and an architect could provide
3 more cost details. The West Tech engineers are civil engineers. Brugato reported an
4 architect would likely do work in three stages and would provide cost estimates at each
5 stage: Design Development, Schematic Design, and Construction Document. Brugato
6 noted cities are allowed to hire consulting work through direct contracting if the amount
7 was under \$100,000 without going out for bids.

8
9 Manager Beaucaire asked for a cost estimate for each stage for the architect. Brugato
10 said architect costs are estimated at 8% of construction costs, or approximately
11 \$40,000-\$60,000 for design (5200 sf x \$100 per sf and x \$150 per sf). Brugato
12 estimated one third of the total design cost for each individual stage. Brugato indicated
13 that the City should tell the architect at the beginning to not go beyond the current stage
14 without approval.

15
16 Sandy Dunn (Driftwood Lane) asked if he could recommend an architect with library
17 experience. Brugato indicated he could make calls and find someone. Chuck Carlson
18 (Hanley Drive) asked what it would cost to remodel the existing Library. Brugato
19 indicated they did not look at that issue, but stated the \$150/\$300 square foot estimates
20 for renovation/addition are applicable.

21
22 Manager Beaucaire reported the Library's budget for FY18-19 includes \$50,000 in the
23 CIP and \$26,800 for the operating budget. She added it would take a supplemental
24 budget from Council moving money from other budgeted projects if funds were needed
25 beyond the existing CIP and operating budget. Wigle clarified the CIP funds could be
26 used for this architectural design purpose. Wigle summarized that hiring an architect for
27 the design development would use approximately 40% of the CIP funds; and if they
28 wanted all three stages of architectural work, they would need to find another \$10,000
29 to complete it.

30
31 Wigle noted the Friends of the Library have been raising grant funding for furniture and
32 library contents, therefore the design and construction costs would need to come from
33 the City. Wigle estimated they would need \$625,000 (\$750,000 – \$50,000 CIP –
34 \$75,000 Hall funds = 625,000) from the City. Wigle noted the most the Commission can
35 do at this time is to recommend to the Council how they would like to proceed.

36
37 Wigle emphasized the time invested thus far is sunk costs and should not be factored
38 in. Similarly, their task is not to ponder the best use of the 501 building. Therefore,
39 their focus should be on what is best for the Library.

40
41 Option 1: Look to City to provide the balance of the funds

42 Wigle noted with the \$750,000 estimate, and with the Friends reluctance to commit
43 funds to a city-owned building, the City would need to commit at minimum of \$500,000
44 to the remodel. Wigle noted this approach would take multiple years, and he did not
45 believe this approach would be in the best interest of the Library. Godfrey agreed the
46 multiyear approach was not ideal for the Library. Godfrey did not believe they should

1 ask the Friends of the Library to raise money for the City's property. Godfrey also noted
2 the building would deteriorate while they were raising money. Godfrey suggested the
3 cost estimate was high, as they would not be gutting all the walls. Carlson speculated
4 that the 501 floor was essentially a "rat barrier," as it has no rebar. She suggested
5 drilling into it for seismic support would be detrimental to the overall structure.
6

7 Allen asked if the City could get grants. Manager Beaucaire staff does not have time to
8 do grant writing at this time, but reported the City of Halsey obtained \$50,000 in grants
9 to support their library. Godfrey noted grant writing would take time, and that makes the
10 process less feasible. Carlson added that if they pursue a long-term approach, they
11 would need some written commitment from the City. Manager Beaucaire added the
12 City could not legally meet the request for a written commitment.
13

14 Godfrey believed they should commit some of the \$50,000 to get more detailed
15 estimates for both the 501 and current Library remodels. Wigle did not believe a more
16 detailed estimate would change or improve the prospects of the 501. Allen did not
17 believe they could realistically raise \$625,000 for a remodel. Godfrey reported that
18 there was a suggestion to create a bond, but she was unsure of the feasibility of this
19 approach. Wigle added a bond approach would take time.
20

21 Option 2: Modify existing preliminary plans to reduce costs

22 Godfrey was not sure how much simplification they could do to the current plan.
23 Carlson suggested they have the 2+2 Committee meet to discuss this approach.
24 Godfrey suggested the things they could delay or change would not make a large dent
25 in the overall costs. Wigle believed the 501 building was sterile and needed work to
26 give it more character, and he suggested those modifications would be the first to go
27 when trying to cut costs. He did not believe the building lends itself to the specialized
28 needs of a library without making these modifications.
29

30 Allen suggested they compare what they have in the current Library to what they
31 thought they would get with the 501: more storage and some space they could put a
32 bunch of books on. She believed they could be happy with what now exists with an
33 expansion.
34

35 Carlson believed Brugato's estimate was excessively high. Godfrey wanted the 2+2
36 Committee to review the option to move walls before they drop this option.
37

38 Allen asked Manager Beaucaire about using volunteers to do the construction.
39 Manager Beaucaire explained the City must follow government rules around contracting
40 work and recalled that Philomath might have used a 501(c)3 to employ the volunteers
41 that helped build their library.
42

43 Option 3: Expand current facility

44 Allen wanted to pursue this option. Godfrey suggested they use local people to help
45 develop plans. Wigle indicated this might be the most reasonable option.
46

1 Option 4: Explore new purpose-build library
2 Commissioners did not want to pursue this option.

3
4 Carlson asserted much of what they have been looking at is how to store books, but she
5 did not believe this should be the primary focus. Godfrey suggested they look into other
6 options for storage. Carlson did believe allocating \$300 per square foot to store books
7 was in the Library's best interest.

8
9 Public Comment

10 1. Shannon McCarthy (289 W 2nd Street) was in favor of remodeling the current library.
11 She was concerned that continued study of the feasibility of the 501 would result in
12 depletion of current funds.

13
14 2. Chuck Carlson (923 Hanley Drive) was struck that the biggest road block has been
15 funding and suggested they look at what other entities had to do to get a new building -
16 the hospital in Newport and the Yachats Fire Department had to get bonds. He
17 believed the 501 was beginning to look like a black hole, noting anything they do will be
18 in the \$100,000s not the \$50,000s.

19
20 3. Sandy Dunn (795 Driftwood Lane), President of Friends of the Library, noted they
21 have raised \$58,000 through grants, individual donations and groups such as Friends of
22 Commons and Polly Plumb Productions. She believed people still wanted to support
23 the project. She noted they could buy interior stuff now as designated by the grants and
24 store it. Dunn added that if they change plans to enlarge the existing library, she would
25 want to go back to grantors to ask if they could use the funds for an existing remodel.
26 Dunn indicated the Ford Foundation would contribute about one-third of the construction
27 costs. She noted the Friends of the Library have offered to help to write grants and give
28 proceeds to City to manage. Dunn believed it to be strange to make a decision based
29 on what Brugato seemed strange. She argued that the City needs to spend money to
30 analyze the 501 and prepare it for occupancy regardless of who moves in. She
31 suggested the City proceed with the structural work. Dunn was uncertain if they could
32 add onto the existing Library. Manager Beaucaire indicated the structural engineer said
33 they could add on to the existing Library. Dunn was not certain they could add on
34 given the Library's roofline. She noted the addition could be a separate structure. Dunn
35 stated the Friends were still willing to contribute some money to help pay for
36 architectural design.

37
38 4. Helen Anderson (77 8th Street) noted they have structural analysis for both buildings
39 which indicate they are structurally sound for library usage. She suggested the only
40 costs the City would need to provide to ready the building for a user was to repair and
41 install the floor. Anderson noted she had different numbers from "doing the math."
42 Anderson suggested that the cost estimate that engineers use are "amazingly accurate"
43 and that she has rarely heard of a project coming in under budget. She suggested the
44 material costs are usually less than the labor costs. Wigle explained the \$625,000
45 came from the estimate of \$750,000 minus the City's commitment of \$50,000 and the
46 \$75,000 from the Hall Bequest. Godfrey believed the square footage estimate was

1 4,000, not the 5,200 which Brugato. Carlson indicated he measured the dimensions to
2 one foot, and it was just over 4,000.

3
4 Wigle read a text from Sue May who could not be present. May stipulated that Manager
5 Beaucaire informed her that the City could make the 501 "tenant ready" without moving
6 walls, upgrading the HVAC, changing lighting, or altering the ceiling. She suggested the
7 City make the 501 "tenant ready" and the Library could work within that space. She
8 believed the 501 space would be an improvement over the existing space. May did not
9 want to invest in additions to the existing space while the 501 sat empty.

10 11 Recommendation to Council

12 Wigle suggested the consensus of the Commission was to have the 2+2 Committee
13 review options 2 and 3 (reduce current proposal for 501 and remodel existing) and
14 provide a recommendation to the Commission. He suggested they ask the Council to
15 consider the option of exploring a remodel of the current facility.

16
17 Godfrey asked Manager Beaucaire about what was needed to get a bond measure on
18 the ballot and whether a Library District was required. Allen concurred with this
19 suggestion.

20
21 Wigle noted from this point forward, apart from 2+2 Committee, they would incur
22 expenses for any analysis.

23
24 Manager Beaucaire noted the City has square footage numbers per their insurance
25 policies and would provide that to the Commission. She explained she would
26 implement whatever Commission and Council decided. She would also provide
27 information on costs and monies available as that information becomes available,
28 including the engineer's list of billable hours.

29
30 Godfrey moved to have the 2+2 Committee to review options 2 and 3 and to ask the
31 Council to support possibility of expanding the current facility: Aye – 4; No – 0.

32
33 Manager Beaucaire noted that once the Council addresses the matter, the 2+2
34 Commission can be reconvened.

35 36 **IV. Other Business**

37 **A. From the Commission** – none

38
39 **B. From the Floor** - none

40
41 Wigle closed the meeting at 11:27 am.
42
43
44
45
46

- 1 Marv Wigle, Chair
- 2
- 3
- 4 Minutes prepared by H.H. Anderson on July 18, 2018

Date

DRAFT

10/05/18
11:31 AM
YIJUDY
FUND-240 CITY AMENITIES
DEPT-122 LIBRARY

CITY OF YACHATS
REVENUE/EXPENDITURE REPORT
9/01/18 THRU 9/30/18

PAGE 24
G11831
G11 0 S

ACCOUNT	DESC	BUDGET	MONTH-TO-DATE EXPENSE/REV	YEAR TO DATE EXPENSE/REV	UNENCUMBERED BALANCE	%
R E V E N U E S						
3-30-4480	GIFTS AND DONATIONS	2,000	344.00	652.20	1,347.80	33
3-30-4690	OTHER STATE SOURCES	1,000	--	--	1,000.00	0
	REVENUE	3,000	344.00	652.20	2,347.80	22
3-60-4860	GENERAL FUND SUPPORT	20,580	--	20,580.00	--	100
3-60-4864	VISITOR AMENITIES SUPPORT	8,820	--	8,820.00	--	100
	OPERATING TRANSFERS	29,400	--	29,400.00	--	100
T O T A L DEPT 122 R E V E N U E		32,400	344.00	30,052.20	2,347.80	93
E X P E N S E S						
5-10-5160	ALLOCATED LABOR	2,000	--	51.91	1,948.09	3
	PERSONNEL SERVICES	2,000	--	51.91	1,948.09	3
5-20-5222	INSURANCE	1,000	--	--	1,000.00	0
5-20-5251	OFFICE PHONE/CELL/DSL	1,400	125.46	378.93	1,021.07	27
5-20-5252	OFFICE UTILITIES	1,600	85.88	256.89	1,343.11	16
5-20-5282	SOFTWARE	1,500	50.00	50.00	1,450.00	3
5-20-5313	EQUIPMENT REPAIR	4,000	376.53	376.53	3,623.47	9
5-20-5320	CHILDREN'S BOOKS/PROGRAMS	4,000	9.98	264.77	3,735.23	7
5-20-5330	BUILDING OR LAND MAINTEN	2,500	119.00	568.75	1,931.25	23
5-20-5340	OPERATING MAT & SUPPLIES	1,500	--	283.90	1,216.10	19
5-20-5345	BOOKS AND PERIODICALS	7,500	1,034.74	1,806.54	5,693.46	24
5-20-5490	MATERIALS/SERVICES OTHER	1,800	--	--	1,800.00	0
	MATERIALS AND SERVICES	26,800	1,801.59	3,986.31	22,813.69	15
5-60-7126	INTERFUND TRANS: CAP RSRV	3,600	--	3,600.00	--	100
	INTERFUND TRANSFERS	3,600	--	3,600.00	--	100
	TOTAL PERSONAL SERVICES	2,000		51.91	1,948.09	3
	TOTAL MATERIAL & SERV	26,800	1,801.59	3,986.31	22,813.69	15
	TOTAL CAPITAL OUTLAY					0
	TOTAL ALL OTHER	3,600		3,600.00		100
T O T A L DEPT 122 E X P E N D I T U R E		32,400	1,801.59	7,638.22	24,761.78	24

October 4, 2018



TO: Shannon Beaucaire
COMPANY: City of Yachats

FROM: Narcissa Bartley
PROJECT NAME: Yachats Public Library

PROJECT NUMBER: 06818
SUBJECT: Library Design

On September 21 Shannon and I had a phone call to discuss the proposed library addition and bank remodel options for the Yachats Public Library. Below are bullet points that were discussed for each option.

General Notes for all plans:

- Tried to include all requests from committee notes as well as meeting notes with Mike Junge.
- Sink needed, but not necessarily a break room (current set up is perfect)
- Computers in teen area, kids area, and potentially meeting room
- 20% linear footage book storage increase
- More fun kids and teen areas
- Sitting area not too close to computers, too noisy currently
- Have decent view of computer screens from Circulation
- Book storage for annual sale
- Fireplace in sitting/reading area
- Located areas where noted in committee meeting notes for bank, with a couple alternate layouts
- Flexible meeting space in most options
- All options have design inspiration shown on the right side. Some of the images are duplicates and some design aspects on an option may represent an image from another option.
- Opened entryways into both women's and men's restroom.
- Stair/ladder up to loft remained untouched, not feasible to alter stairs and increase structural capacity for second floor area.
- **Everything at this point of design is very flexible. We can mix and match design aspects from different options if you like some features more than others. At this point, nothing is set in stone**
- **We have included existing floor plans for both the library and the bank for reference. The bank plan also highlights which walls are structural/load bearing.**
- Linear footage for shelving shown on the bottom left of each plan.
- Library to receive all new finishes including paint, flooring, ceiling fans, lighting, and plumbing fixtures.

BANK REMODEL:

Option 1:

- Entry off main street
- Low for sale shelves off entry near sitting area
- Computers on back wall, further from circulation, not a clear line of sight from circulation to computer area
- Teen area off circulation, 5' high glass partition above 3' high bookshelves with wall graphic along back wall, similar to image in design inspiration
- Children's area in the back of the house. We were not able to move the walls you had removed in the options you sent us because they were load bearing walls. There would be a much higher cost associated with removing those walls and opening up the space.
- Staff room/office, could also be used as book storage if a staff room isn't needed.
- This plan does show a kitchenette/break room.
 - Not feasible to add a sink in the existing utility room, very small space, not enough clearance for the sink and counter to be along the long wall.
- Coffee bar outside the existing utility room, this can be used by the public.
- This plan only shows one adult sitting area

Option 2

- Circulation desk more centered in the open area
- Better line of sight from circulation to computers on the back wall
- Teen and children's area are in the same locations as option 1
- No break room area, existing sink and counter outside children's area to remain. Would receive new cabinets, counter and plumbing fixtures.
- Recessed corner reading nooks in both the children's and teen areas.
- Flexible training type table with USB and outlet access in meeting room.
- Staff room/office, could also be used as book storage if a staff room isn't needed.
- This plan only shows one adult sitting area
- Drive up book drop where deposit box used to be.

Option 3:

- Circulation off of entry similar to option 1 but with square edges. Could be similar to image shown in inspiration
- Two sets of computers, one off circulation, one shown on back wall between two reading nooks.
- Reading nooks can be open to the floor, have built in bench seating, or have built in bench with a table as shown in inspiration photos. Depends on what you feel works best for the demographic
- Open reading nooks in teen area and open stack area. These can be similar to the Ones shown in the kids photo on the top left of design inspiration. The top could go up to the ceiling, or have bookshelf above similar to inset reading nook with bench and table.
- In the children's area the hall you enter off the back entrance has full height bookshelves with circular punch outs similar to the image on the bottom left of the page. There would be full height bookshelves on both sides on this wall. The punch outs would add more light going through and make the space seem more inviting to the children
- Tiered bench seating along the south wall of the children's area.
- Covered bookshelf walkway into additional reading area with window reading nook
- Staff room/office, could also be used as book storage if a staff room isn't needed. Lockers are shown in this room for staff.
- New coffee bar area on backside of utility room.

Option 4:

- Circulation off main entry
- Low for sale bookshelves off entry near adult sitting area and fireplace
- Additional sitting area near circulation for folks who come in to chat
- Computers located along back wall, further from circulation area
- Children's area was opened up, removed load bearing wall and added a post and beam above. Post can be turned into a fun feature such as a tree or something fun for the kids.
- Water heater was moved upstairs, removed entire utility room for added space to the children's area.
- Lockers for staff located in the staff room, which could also double as book storage
- New book drop added in existing storage room by stairs/ladder. Bin can be placed inside this secure room instead of being visible to the public. Book drop also shown at the front entry in the meeting room
- Teen area is located over by vault. Not as much visibility from circulation to teen area

Option 5:

- Circulation shown off main entry, design can be similar to image shown
- Two separate computer areas similar to option 3. Partial height wall behind computer station for visibility of teen area. Could also do glass wall above partition for added privacy, similar to option 1 with wall graphic.
- Teen area near reception with private reading nook similar to inset reading nook shown in inspiration photos.
- Children's area is moved back into the vault and flows out into the open reading area. This may be too much space for the children's area, but we had heard it may be fun having the kids in there, but there aren't any windows, so we had them flow out so they could also have access to a brighter space with a window nook. Curved modular benches with book storage in between them
- Covered bookshelf walkway between adult reading area and children's area similar to option 3. Image shown on option 3 for visuals.
- This plan shows a kiosk area for a catalog off the entry, as well as a wall mounted tablet catalog on the wall by the computers near circulation.
- The back area houses a gallery space and 36"-48" high bookshelves with wall space for artwork above.
- The staff/storage area, is more shown as storage, there are lockers in there as well for staff.

LIBRARY ADDITION:

Option 1:

- Circulation moved near entry
- Sitting area off circulation
- Computers off reception, but further away from reading area to help with noise traveling.
- Additional adult reading area with fireplace off open stacks with outdoor access
- ADA accessible restroom
- Large book storage area
- Meeting room with computer desk nook
- Teen and children's areas at back of house similar to current configuration
- Children's area and teen area both have private inset reading nooks with a bench. The nook in the children's area could be similar to the nook in the top inspiration photo
- Covered bookshelf walkway into additional adult reading area
- Tiered bench seating in children's area
- Teen area has modular curved bench seating around a round table, similar to image. Computers in teen area are bar height
- Café table and chairs in teen area
- Kitchenette area left as is, would receive new finishes and plumbing fixtures.

Option 2:

- Circulation in same location as currently.
- Computers and sitting areas are further apart to allow for less sound to travel. Book cases will also help buffer the noise.
- This plan doesn't show an ADA bathroom, but this can be reconfigured to show that.
- Meeting room is tucked between adult reading area and teen area. Special double doors can be a nice design feature to draw people in.
- The corners on the outside of the meeting room are built out with bookshelves from floor to ceiling. There is a cut out about 3' up from the floor with a shelf to feature books. Image shown in inspiration
- Wave tiered bench seating in children's area
- Flexible task tables with usb and outlet ports
- Two adult seating areas
- The front entrance is reworked with two instead of just the one. The windows on either sides of the entry doors will mirror each other.
- The addition sits back from the front main entry, with a wall full of windows, and a single sloped roof.

Option 3:

- Circulation is more centered on its current wall location.
- Computers near circulation for good visibility, but further from sitting area with book stacks between to help buffer noise
- Main entry stays the same, will receive a new front door
- Adult reading area at the back of house
- Covered book shelf walkways between teen, children's area and walkway in front of meeting room
- Meeting room has sliding barn doors, image shown in inspiration. Triple sliding glass door out to front patio. Can be fenced in or open
- High back chairs in teen area
- Additional exit at back through adult reading area

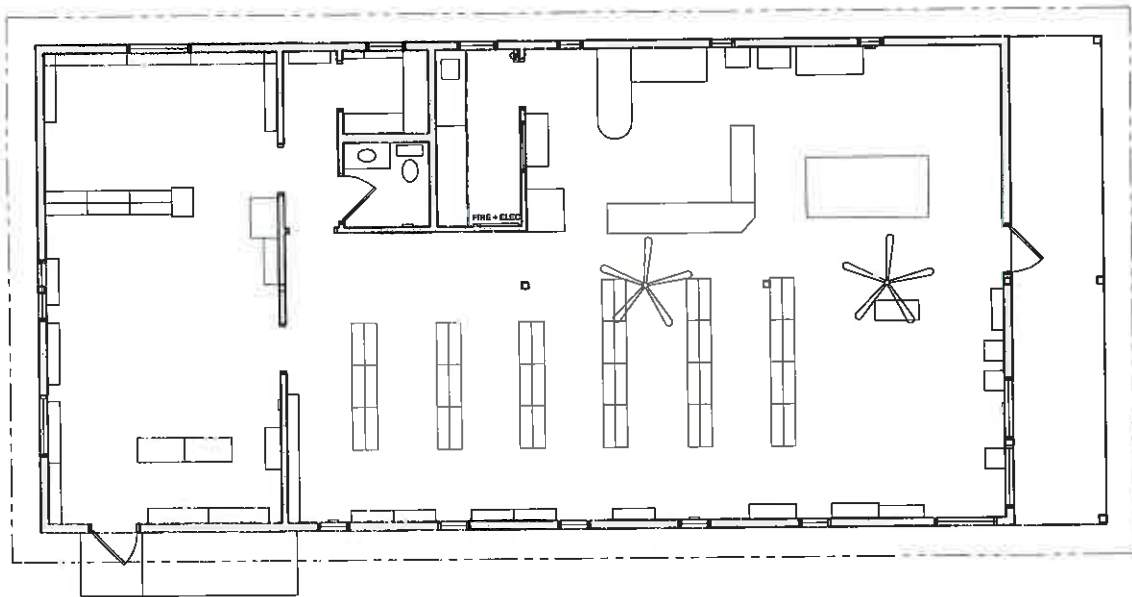
Option 4:

- Entry is now through new addition
- Circulation is located off new entry with stacks for sale off to the side and near sitting area
- Direct access to children's area from circulation
- Computers are centralized, clear visibility from circulation, book stacks in center add buffer between computers and sitting area
- Large book storage room
- Ada bathroom
- Meeting room have flexible tables with usb and outlet ports. Small computer niche in meeting space
- Double sliding glass door out to private patio, could potentially be a garden space
- Exit from teen area could be emergency exit only, if additional exit is required. Or double sliding door could be single glass door. Sliding doors cannot be considered egress doors.
- Corner reading nook in teen area with café table and chairs.

- Full height book shelf separation between children's and teens area
- Tiered benches in children's area
- Adult reading area off in the back corner, more secluded with fireplace
- Kitchenette left in same configuration, new finishes and plumbing fixtures

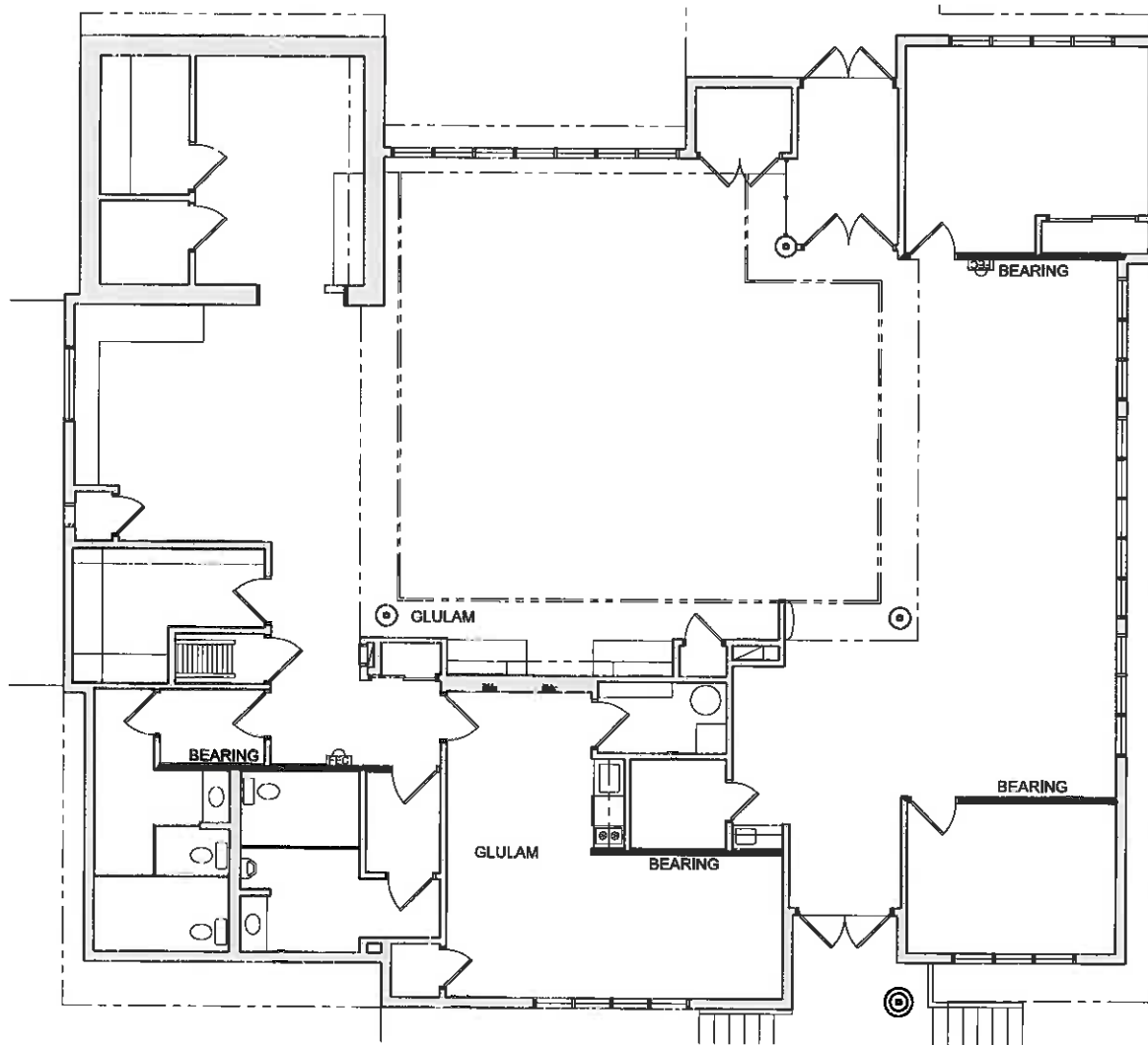
Option 5:

- Very similar in layout compared to option 4.
- Main differences are wall angles in the addition and configurations in the teen, children's areas, and the main circulation/entry area
- Teen area has a tall rectangular café table instead of round ones. This is shown in the design inspiration images. Table shown is much more narrow than image.
- Incorporated wavy computer station in teen and children areas to match the stations in the front.



YACHATS PUBLIC LIBRARY EXISTING PLAN

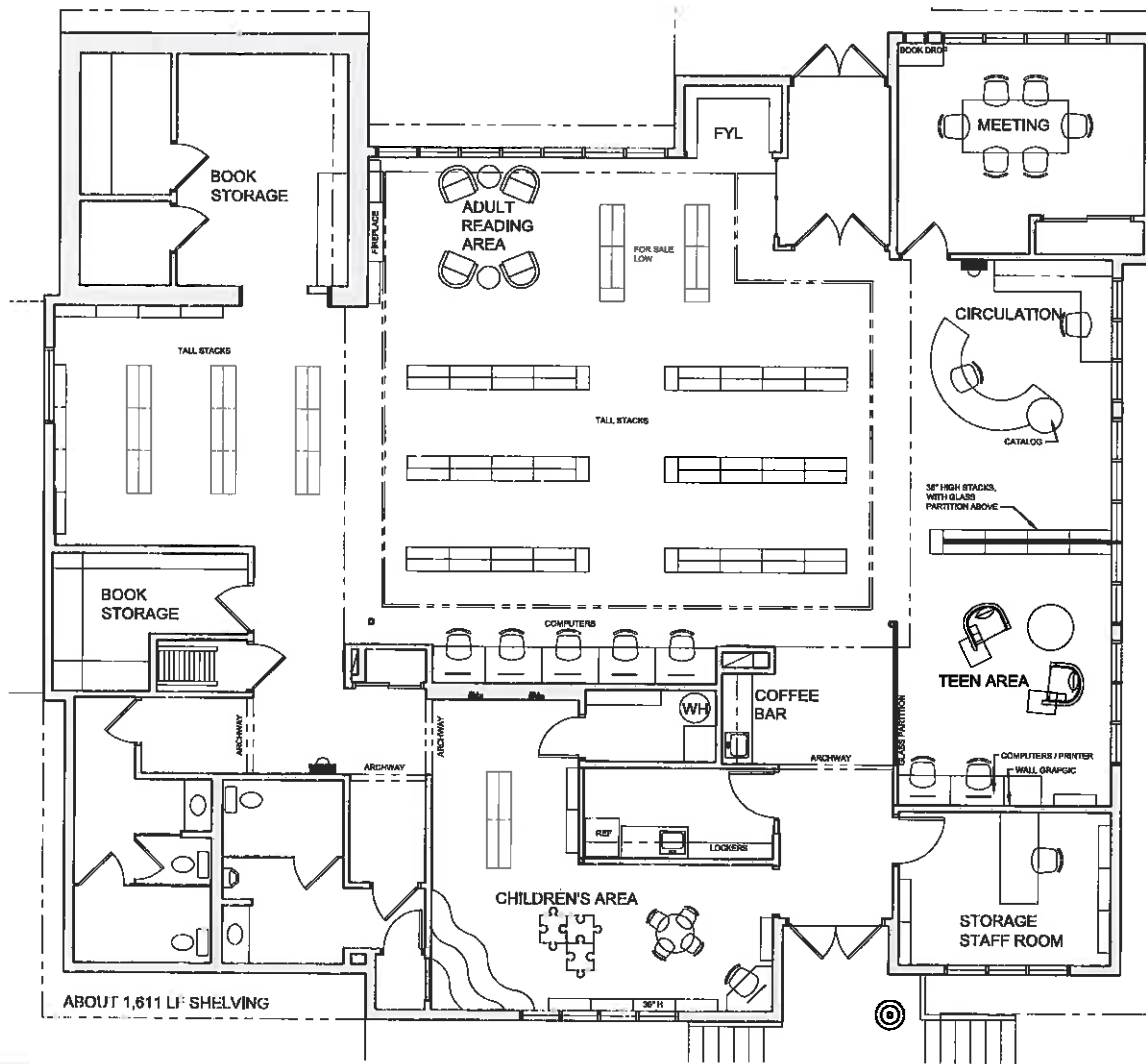
Conceptual Design
September 21, 2018



YACHATS PUBLIC LIBRARY BANK EXISTING PLAN

Conceptual Design

September 21, 2018



DESIGN INSPIRATION



Glass partition and wall graphic in teen area



Bookcase ends, genre labels & lighting



Puzzle seating, kids area



Bench seating children's area



High back chair with laptop table, teen area

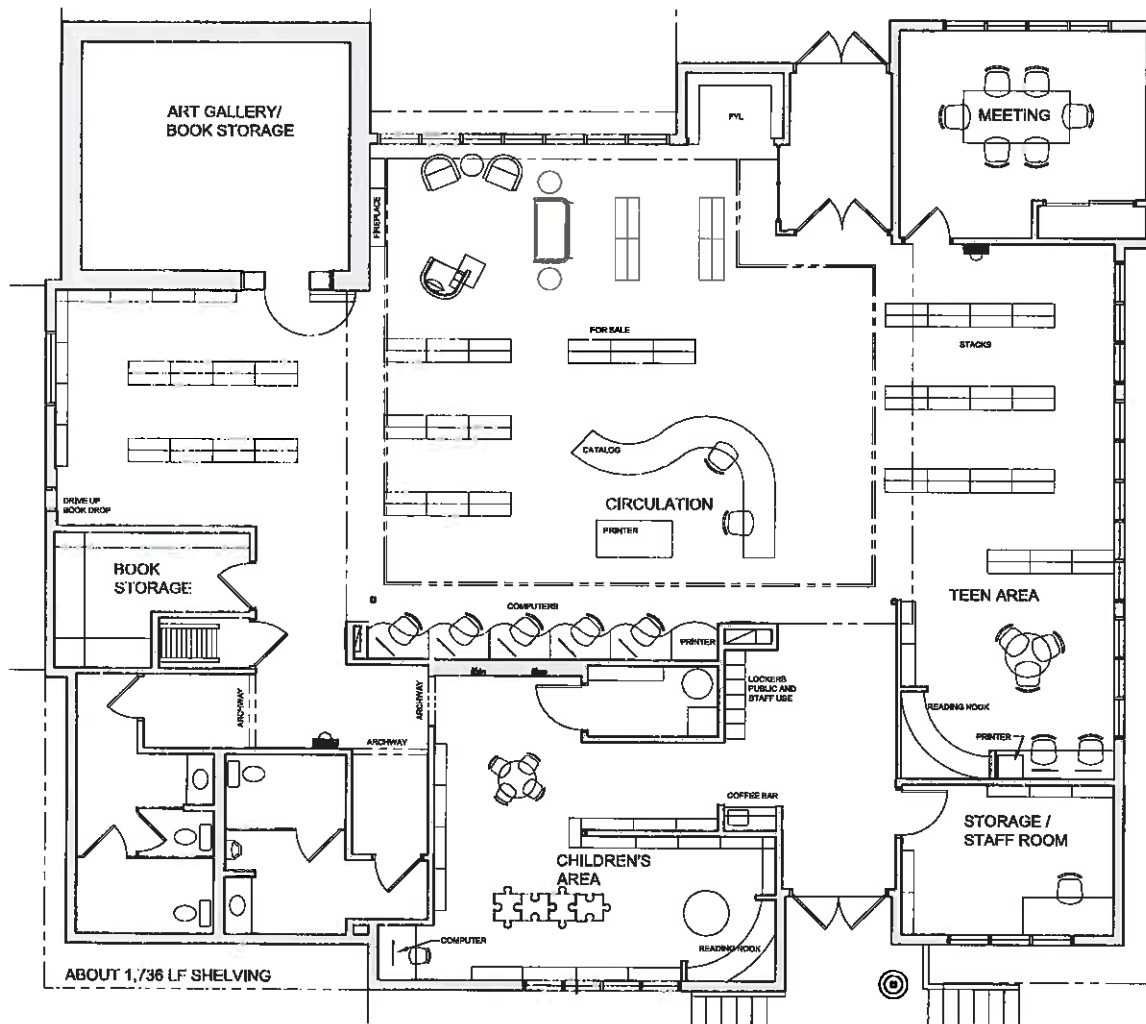
YACHATS PUBLIC LIBRARY BANK OPTION 1

Conceptual Design
October 4, 2018

**CARLSON
VEIT**
ARCHITECTS PC

ARCHITECTURE • INTERIOR DESIGN

copyright © 2018



DESIGN INSPIRATION



Reception inspiration



Inset reading nooks



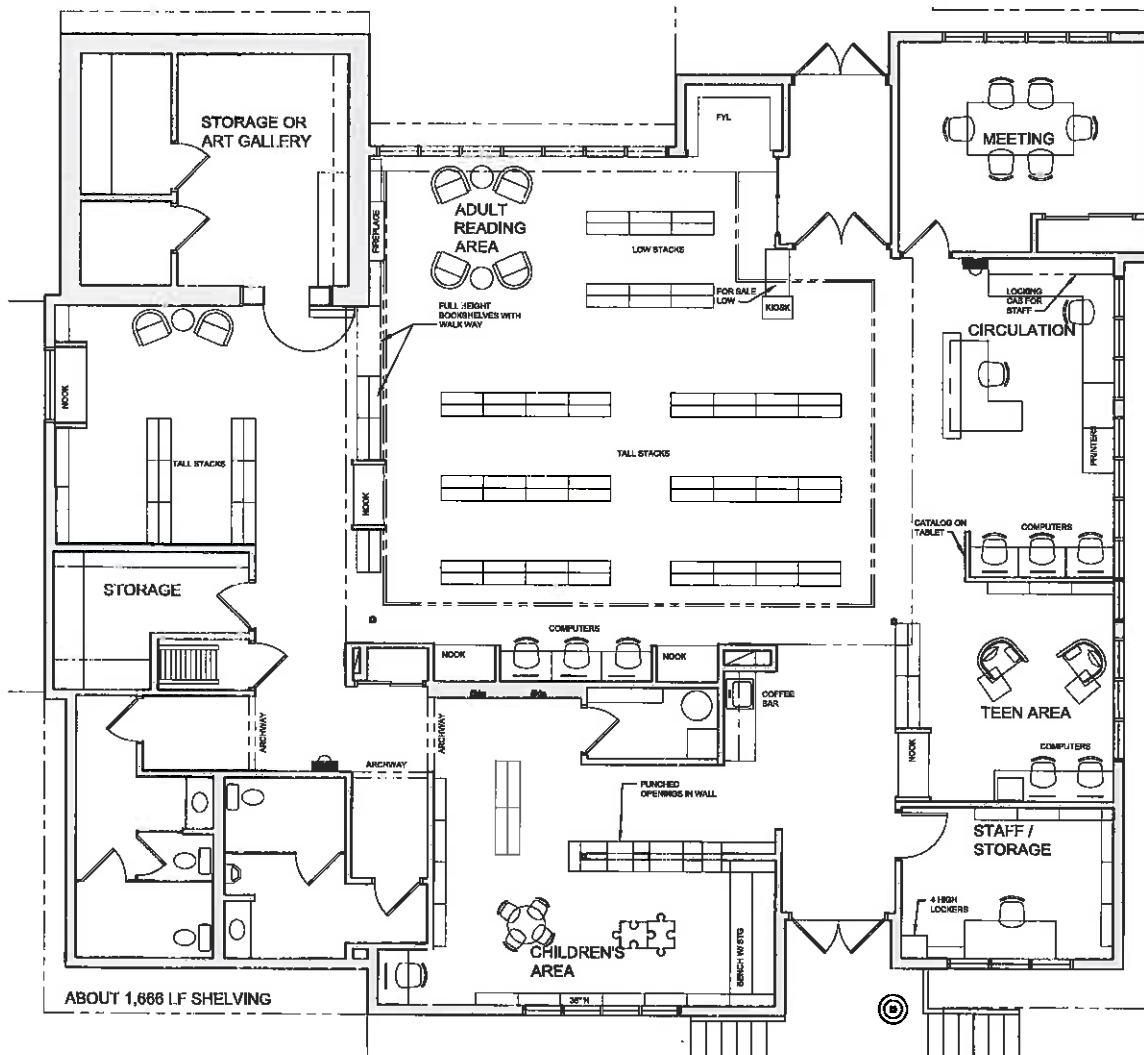
Puzzle seating, kids area



Wave computer counter

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October 4, 2018



DESIGN INSPIRATION



Open reading nooks



Catalog on tablet



Inset reading nooks



Reception inspiration



Wall punch outs in children's area.
Bookcase around punch outs



Window nook



Covered walk way

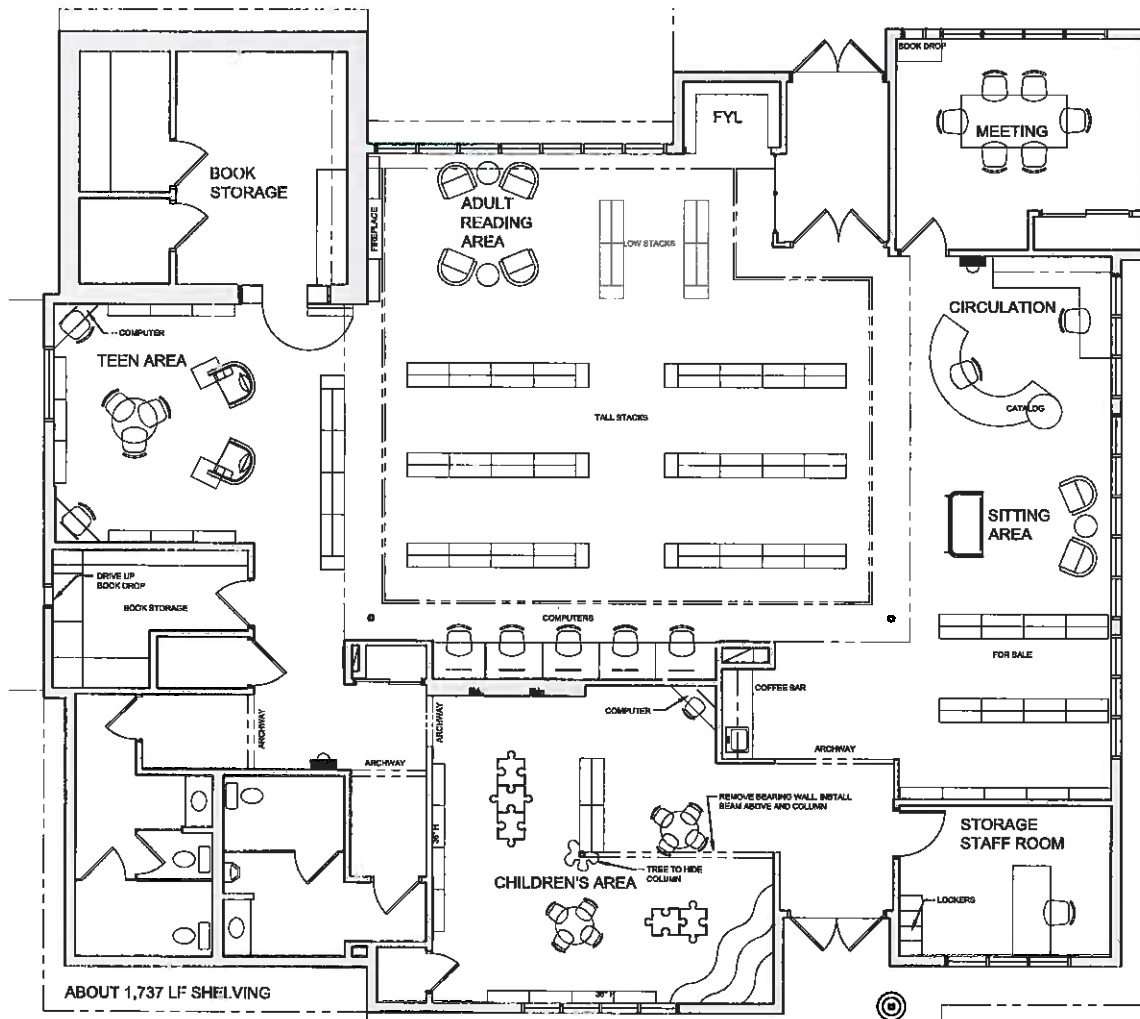
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DESIGN INSPIRATION



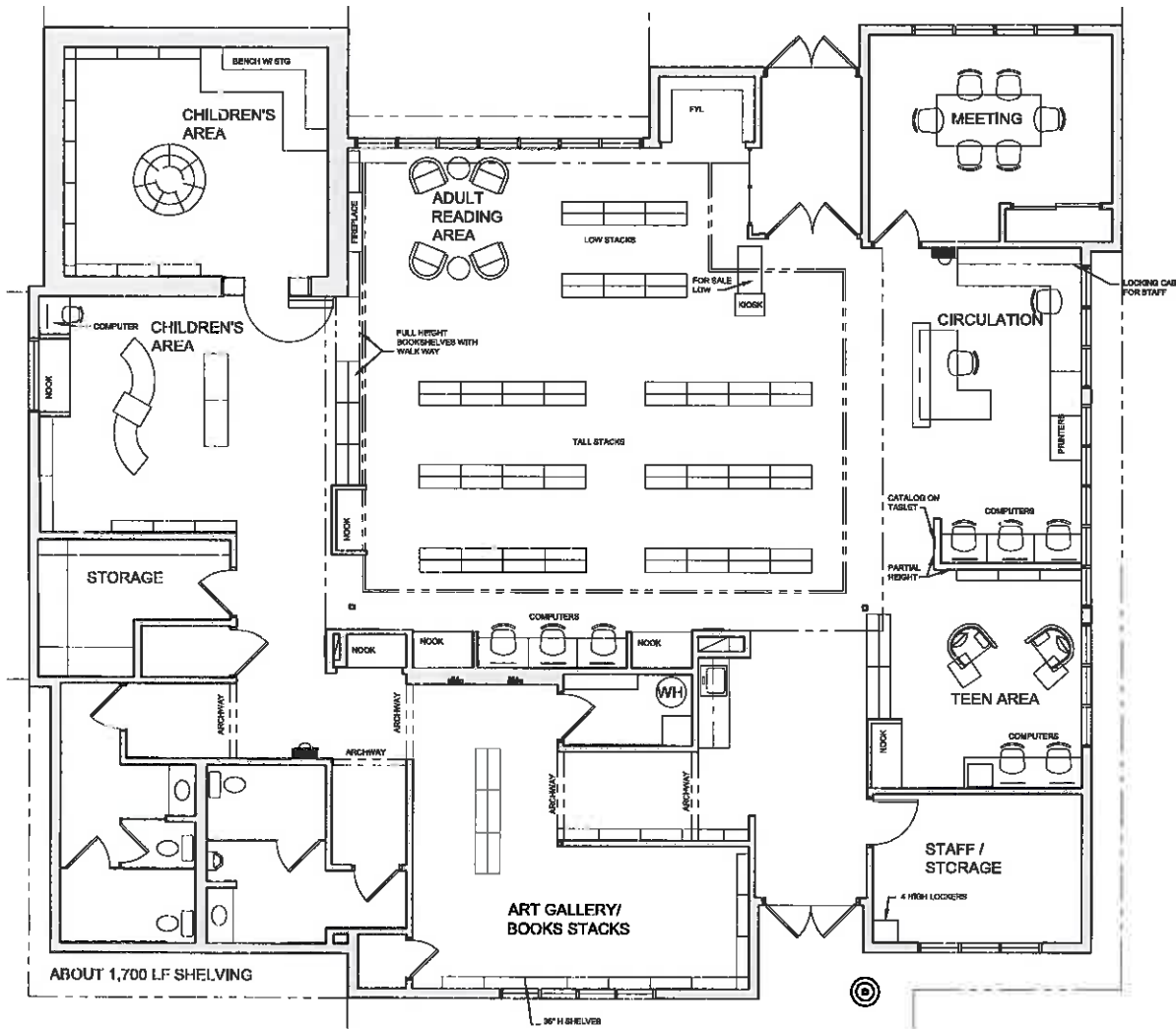
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DESIGN INSPIRATION



Reception Counter



Inset reading nooks



Window nook



Tablet as Catalog



Curved children's bench



Covered walk way

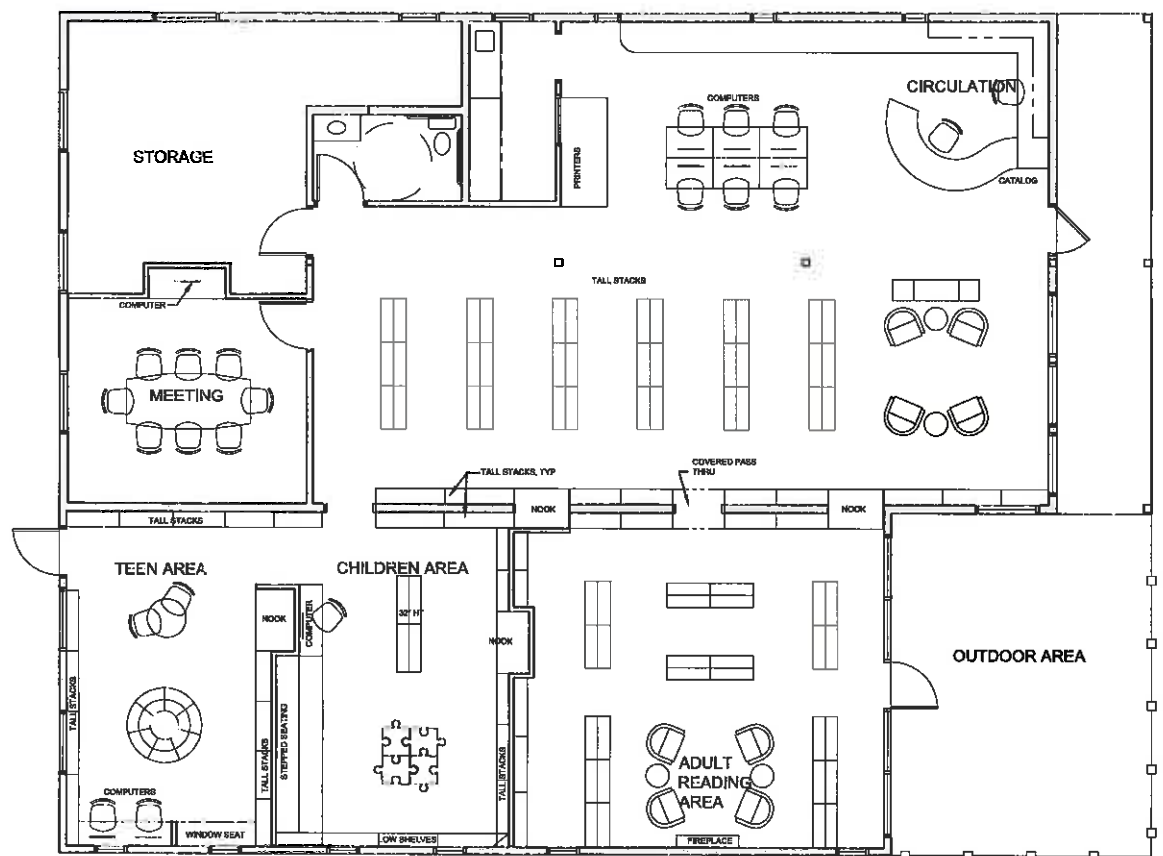
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3,149 TOTAL SF
1,151 SF ADDITION
ABOUT 1,673 LF SHELVING

X X X X X X X X X X X X

DESIGN INSPIRATION



Inset nook inspiration



Table with cushions, teen area



Inset nook, all areas minus kids



Circular reception counter inspiration



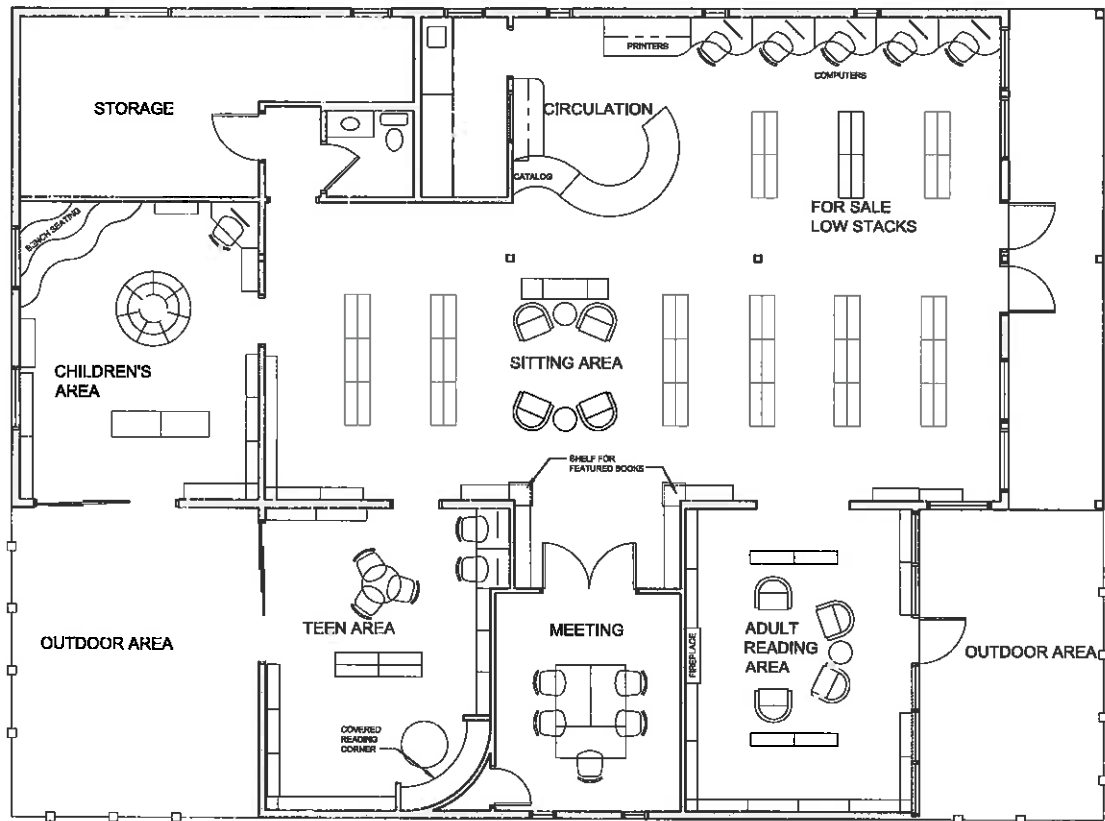
Covered walk way

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2,819 TOTAL SF
818 SF ADDITION
ABOUT 1,687 L.F. SHELVING

DESIGN INSPIRATION



Round table with seat cushions, kids area



Bench seating children's area



Inset reading nooks



Bookshelf corner at meeting room entry. Cut out for shelf in center



Glass storefront building addition



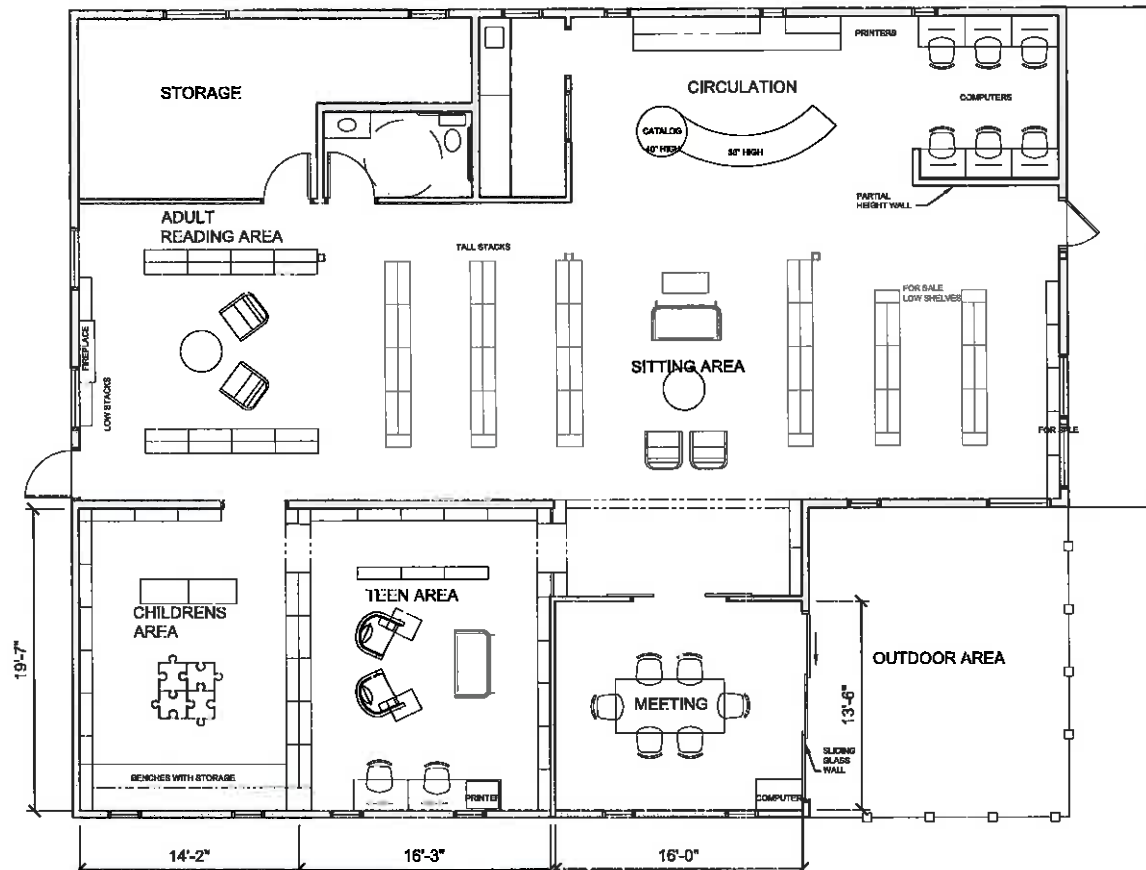
Wave computer counter

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2,919 TOTAL SF
913 SF ADDITION
ABOUT 1,710 LF SHELVING

X X X X X X X X X X X

DESIGN INSPIRATION



Puzzle seating, kids area



Reception inspiration



High back chair with table,
teen area



Sliding barn doors into meeting room



Triple sliding patio door from meeting



Covered walk way from
meeting room vestibule to
children's area

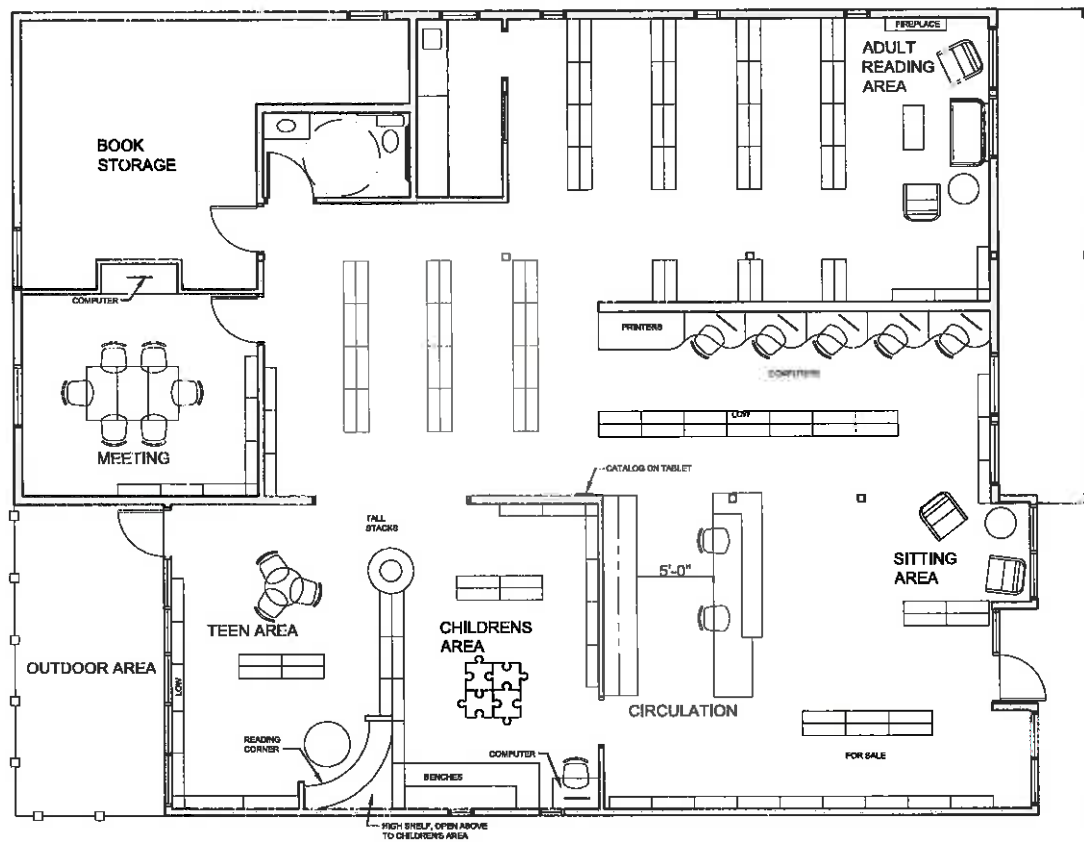
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3,079 TOTAL SF
1,074 SF ADDITION
ABOUT 1,676 LF SHELVING

— X — X — X — X — X — X — X — X — X — X —

DESIGN INSPIRATION



Reception Counter



Inset entrance



Inset reading nooks



Cafe table and stools, teen area



Puzzle seating, kids area

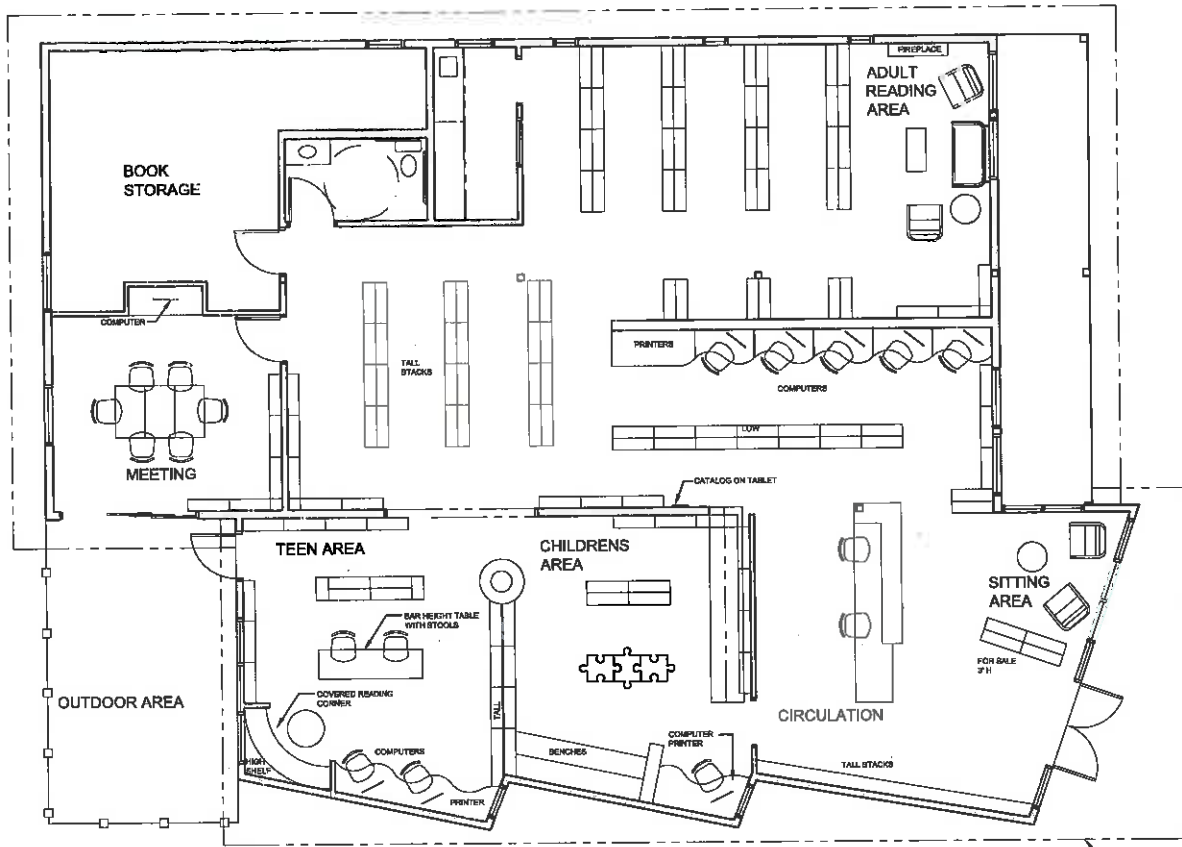


Wave computer counter

YACHATS PUBLIC LIBRARY LIBRARY OPTION 4

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10518



3,105 TOTAL SF
1,100 SF ADDITION
ABOUT 1,628 L.F. SHELVING

DESIGN INSPIRATION



Building addition



Reception counter



Inset reading nooks



Cafe table and stools, teen area



Puzzle seating, kids area



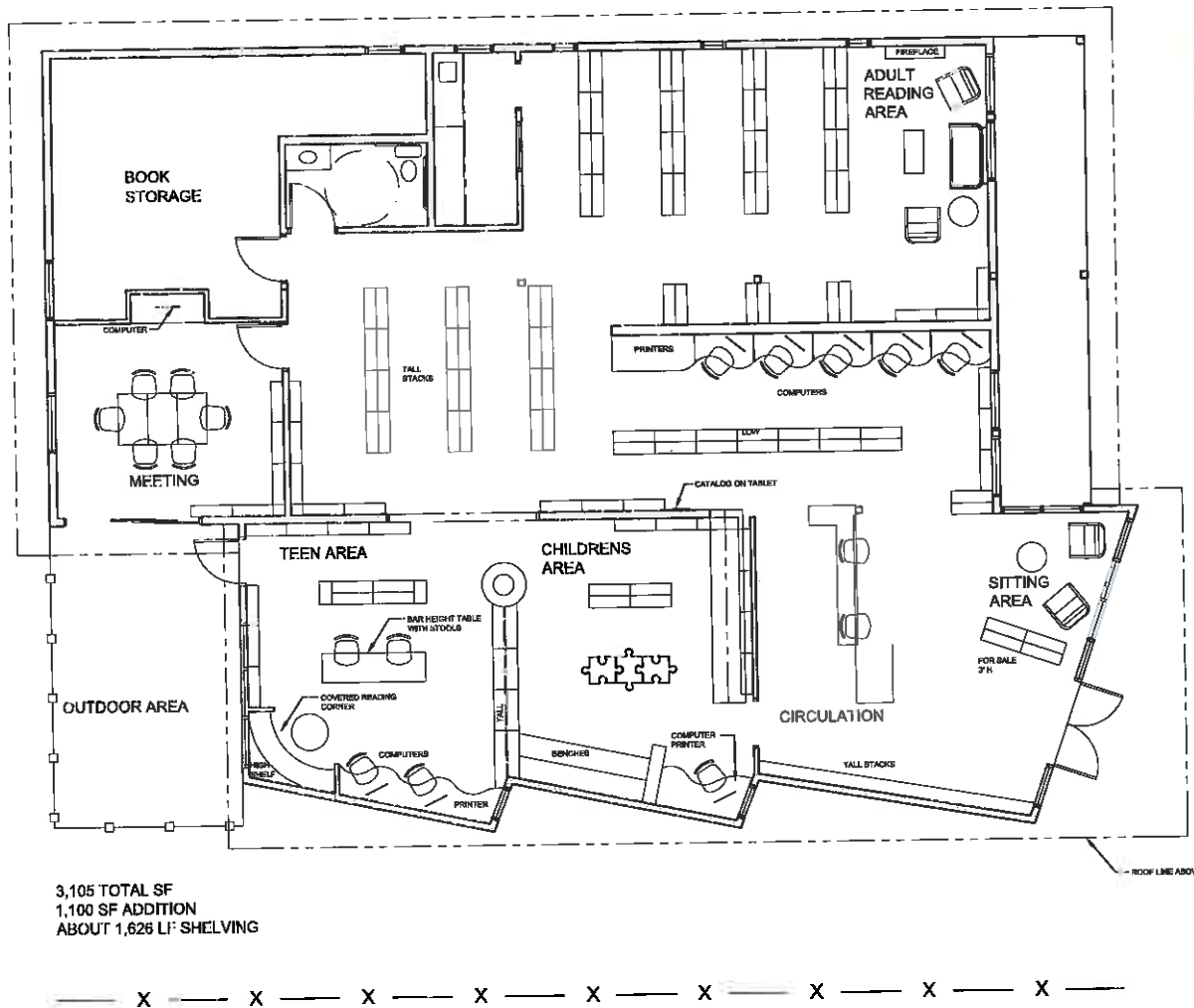
Wave computer counter

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DESIGN INSPIRATION



Building addition



Reception counter



Inset reading nooks



Cafe table and stools, teen area



Puzzle seating, kids area



Wave computer counter

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Yachats Public Library Options

		Library									
		Option 1: 1,151 SF		Option 2: 818 SF		Option 3: 913 SF		Option 4: 1,074 SF		Option 5: 1,100 SF	
Project Construction Costs											
	Remodel Per Square Foot (2,000 SF)	\$100	\$ 200,000.00	\$110	\$ 220,000.00	\$100	\$ 200,000.00	\$115	\$ 230,000.00	\$115	\$ 230,000.00
	Addition Per Square Foot	\$200	\$ 230,200.00	\$210	\$ 171,780.00	\$210	\$ 191,730.00	\$220	\$ 236,280.00	\$225	\$ 247,500.00
	Subtotal		\$ 430,200.00		\$ 391,780.00		\$ 391,730.00		\$ 466,280.00		\$ 477,500.00
Soft Costs:											
	FFE Allowance		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00
	A/E/ Permits		\$ 86,040.00		\$ 78,356.00		\$ 78,346.00		\$ 93,256.00		\$ 95,500.00
	Subtotal		\$ 616,240.00		\$ 570,136.00		\$ 570,076.00		\$ 659,536.00		\$ 673,000.00
	Contingency		\$ 61,624.00		\$ 57,013.60		\$ 57,007.60		\$ 65,953.60		\$ 67,300.00
TOTAL:			\$ 677,864.00		\$ 627,149.60		\$ 627,083.60		\$ 725,489.60		\$ 740,300.00
		Bank									
		Option 1		Option 2		Option 3		Option 4		Option 5	
Project Construction Costs											
	Remodel Per Square Foot	\$115	\$ 460,460.00	\$115	\$ 460,460.00	\$130	\$ 520,520.00	\$125	\$ 500,500.00	\$125	\$ 500,500.00
	Subtotal		\$ 460,460.00		\$ 460,460.00		\$ 520,520.00		\$ 500,500.00		\$ 500,500.00
Soft Costs:											
	FFE Allowance		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00
	A/E/ Permits		\$ 69,069.00		\$ 69,069.00		\$ 78,078.00		\$ 75,075.00		\$ 75,075.00
	Subtotal		\$ 629,529.00		\$ 629,529.00		\$ 698,598.00		\$ 675,575.00		\$ 675,575.00
	Contingency		\$ 62,952.90		\$ 62,952.90		\$ 69,859.80		\$ 67,557.50		\$ 67,557.50
TOTAL:			\$ 692,481.90		\$ 692,481.90		\$ 768,457.80		\$ 743,132.50		\$ 743,132.50

