

OMAHA PUBLIC LIBRARY FACILITIES MASTER PLAN FINDINGS & RECOMMENDATIONS

SEPTEMBER, 2010

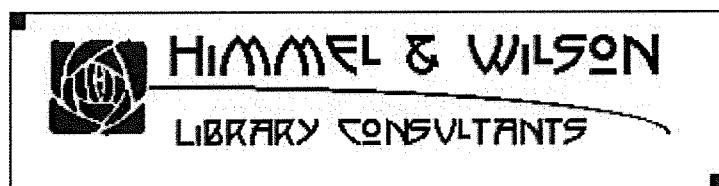
PREPARED

FOR THE

**Omaha Public Library
Omaha, Nebraska**



Omaha, Nebraska



Milton, Wisconsin

General Public Library Space Standards

Library planners are often asked “how much public library space is appropriate for our community?” It is difficult to offer a precise answer to this question because space needs are impacted by multiple factors. The range of services offered by the library or libraries, local conditions including the quality of and public access to libraries in educational institutions, the availability of other community meeting spaces, the history of library services in an area and a host of other issues can affect the answer to a significant degree. Nevertheless, some “rules-of-thumb” are available and, because they offer a good starting point for discussion, are frequently used.

A Brief History of Space Needs Standards

For much of the 20th century, standards and guidelines issued by professional organizations and state library agencies suggested that approximately 0.5 square feet (SF) of public library space should be provided per capita. For example, the application of this standard to a community with a population of 20,000 would yield a recommended public library of approximately 10,000 square feet (20,000 population X 0.5 SF/capita = 10,000 SF).

This 0.5 SF/capita rule-of-thumb began to change in the late 1980s and 1990s as libraries added computer workstations, larger collections of non-print media (e.g., audio and video tapes, CDs, DVDs), more extensive meeting facilities and more amenities such as cafes, friends of the library bookstores, interactive “discovery” areas for pre-school children and larger areas for teens. The rules-of-thumb and/or standards frequently cited first increased to 0.6 SF per capita, then to 0.75 SF/capita and, by the year 2000, most library planners were suggesting a ratio of one square foot per capita or greater.

During this period of time, many states that had at one time promulgated the 0.5 SF/capita standard abandoned the quantitative approach entirely in favor of a “bottom-up” calculation of space needs based on service offerings. In other places, typically states offering grants to local governments for library construction, library agencies embraced higher per capita standards. For example, the Texas State Library and Archives applied a 0.6 SF/capita guideline and the State of Delaware required applicants for state aid for the construction of library buildings to meet or exceed a 0.75 SF/capita standard.

The Application of Space Needs Standards in Omaha in the Past

The “Facility Element” of the City of Omaha’s Master Plan, which was first developed in 1997 (it has been revisited and updated slightly in recent years), used an overall benchmark of 0.75 SF/capita in assessing library space needs. It was noted at that time

that this was “slightly under, but close to, national standards.” At the time, the Omaha Public Library system was composed of ten facilities. These buildings totaled approximately 218,000 SF in size. More than half of this space (57%) was accounted for by the W. Dale Clark (Main) Library. At the time, Omaha fell well below the 0.75 benchmark that was suggested. To address this fact, the plan called for the addition of nearly 150,000 SF of additional space (including additions to existing buildings, replacements for existing buildings and new facilities). This represented an increase of more than sixty-eight percent (68.7%) over the space available for public library purposes at the time the first plan was released.

The City’s “Public Facilities Element” report looked at the library system’s total space needs in two categories: neighborhood library service space and reference service space. Neighborhood library space was generally calculated at 0.55 SF/capita (the two facilities co-located in community centers, Florence and Sorensen, were calculated at 0.41 SF per person). Reference space was calculated at 0.34 SF per capita; however, it was rightly assumed that the W. Dale Clark (Main) Library would provide reference services to an extended area. The blended target reached by adding neighborhood needs and reference needs (with the adjustment for the Clark Library) was the 0.75 SF/capita benchmark.

The Current Situation

In the years that have elapsed since the original City Master Plan estimated library space needs, the Omaha Public Library has added approximately 87,000 SF of library space, or a little less than sixty percent (58%) of what was envisioned in 1997. This increase represents expansion of the Benson, Millard, Sorensen¹ and Washington libraries, the replacement of the South Omaha Branch with the South Omaha/Metropolitan Community College joint-use library facility, the addition of the Saddlebrook joint school/public library facility and the acquisition of the Bess Johnson Elkhorn Library as part of the annexation of Elkhorn to the City of Omaha.

While these additions represent considerable change, they have occurred during a period of considerable population growth. Since the Omaha Public Library serves the entire population of Douglas County (with the exception of the City of Ralston), the base design population for the Facilities Master Plan is the estimated 2010 Douglas County population of approximately 510,000. There are widely varying estimates regarding Douglas’ County’s growth over the next two decades. Projections for the year 2030 from authoritative sources such as the Omaha-Council Bluffs Metropolitan Area Planning Agency and the University of Nebraska’s Bureau of Business Research range from a low of approximately 530,000 to a high of nearly 590,000 persons.

¹ A small computer lab was added to the Sorensen Library during the renovation project in 2008.

Let us examine the implications of applying the 0.75 SF/capita standard and the contemporary 1.0 SF per capita standard to the current year and a twenty-year time-horizon population of 560,000 (the mid-point between the extreme population projections). The following table shows an estimate of space needs for 2010 and 2030 and the space needs deficits for those years.

Year	Estimated and Projected Population	0.75 SF/capita	1.00 SF/capita	2010 Actual SF	Space Deficit Using 0.75 SF/capita (in SF)	Space Deficit Using 1.00 SF/capita (in SF)
2010	510,000	382,500	510,000	305,252	77,248	204,748
2030	560,000	420,000	560,000	305,252	114,748	254,748

Table 1 – Estimated Space Deficit

As you can see, the application of prevailing rule-of-thumb calculations yields space deficits ranging from 77,248 SF (2010 deficit using the 0.75 SF/capita standard) to 254,748 SF (2030 deficit applying the 1.00 SF/capita guideline). If commonly applied rule-of-thumb standards are applied to the Omaha Public Library's space needs, the answer to the "how much space is appropriate" question is in the neighborhood of 200,000 SF to 250,000 SF more than is available in 2010.

However, trends in library building size have started to moderate. While the Library and the City should reject the notion that public libraries will not be needed at some future date, it *is* likely that "stack areas" housing physical collections, which often account for 40% - 50% of the total space, will get smaller. Most public library reference collections have already gotten smaller, DVDs have replaced much larger videocassettes and downloadable content will replace some formats entirely.

Nevertheless, new library spaces will be needed. Spaces for using computers and other technologies are getting larger as libraries add small group workstations similar to the information commons areas in new academic libraries. Small group meeting spaces, tutoring rooms and facilities for public meetings are expanding as libraries become even more important as community gathering spaces where people can interact in person rather than online.

Finally, for a variety of reasons, some print materials remain vitally important and are likely to do so for decades to come. Library space will be needed; however, trends are beginning to turn back toward the .75 SF per capita measure.

Other Important Considerations

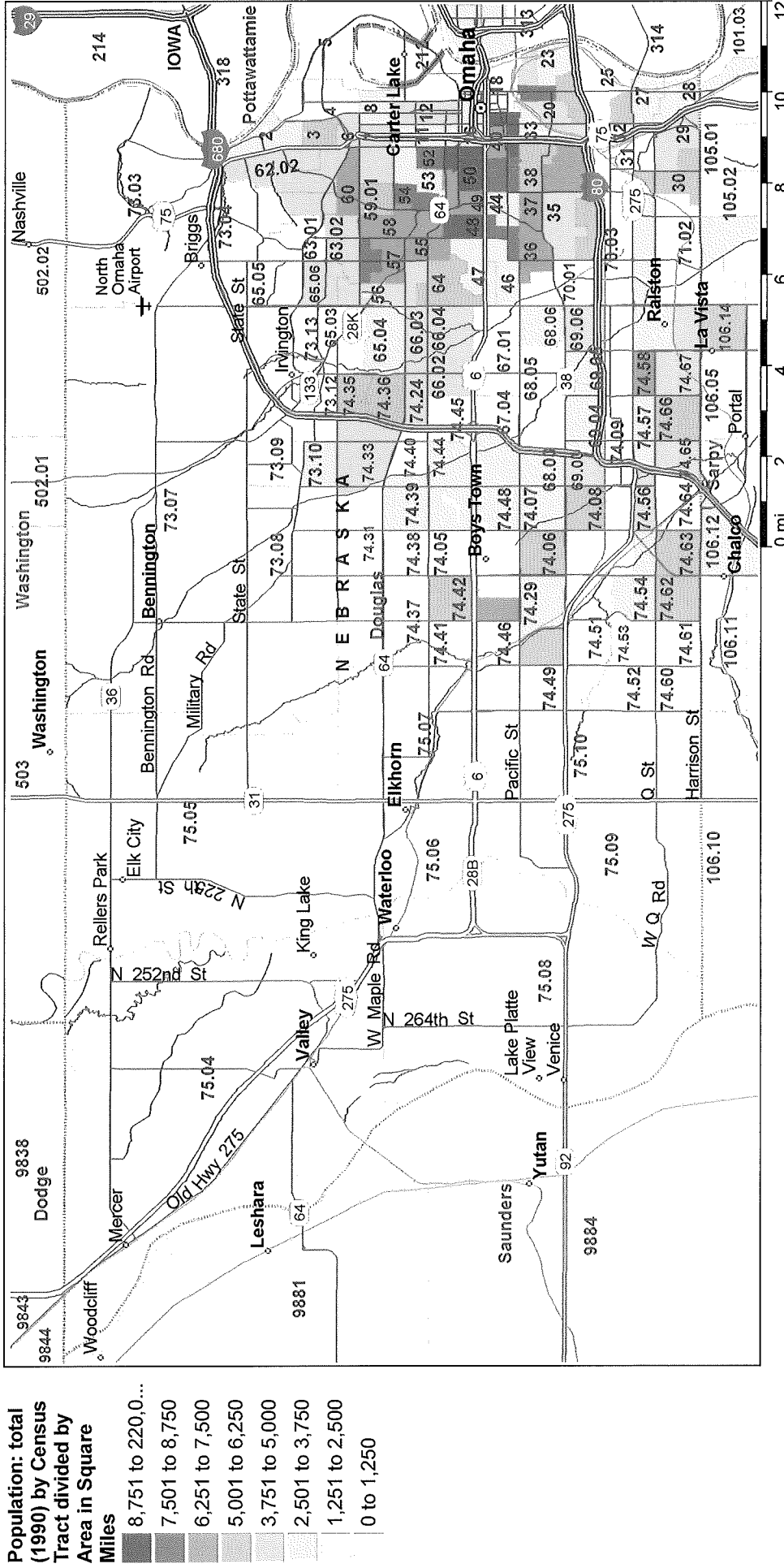
The location of facilities is of great importance. The placement of the existing Omaha Public Library facilities is heavily influenced by historic population distribution. In other words, most of the libraries were built where the majority of people lived. The maps on the next three pages illustrate the nature and the magnitude of the gradual westward growth of the Douglas County population.

The first map shows the density of population by census tract at the time of the 1990 U.S. Census. The second map provides a snapshot of population density in 2007. The growth to the west is significant. In fact, when a similar map can be generated using 2010 Census information, additional areas now shown in yellow will shift to orange tones further to the west and to the area north of Fort St. near the new Saddlebrook Library. This represents development that has already taken place. It is anticipated that growth will continue its westward trend, although at a somewhat slower pace.

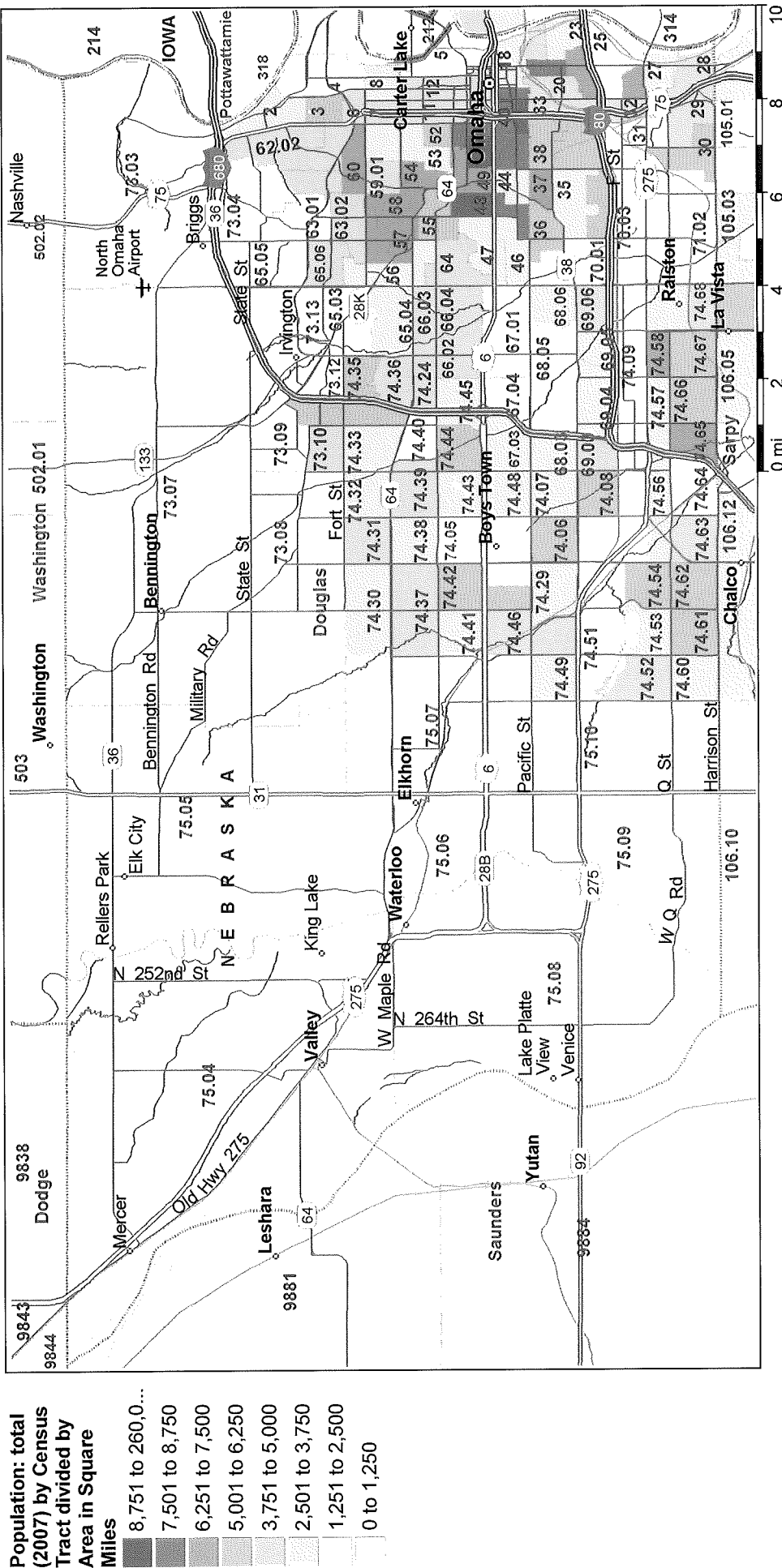
The third map looks at population growth in a slightly different way. It shows which areas experienced the greatest percentage of population growth during the 1990 – 2007 timeframe.

Not surprisingly, Omaha Public Library's existing facilities are heavily skewed toward the eastern portion of Douglas County. This is entirely understandable given the fact that the library originally served primarily City residents and the fact that rapid population growth to the west is a relatively recent phenomenon. However, given the population growth that has already occurred and the future expansion that is predicted, the current distribution of facilities creates significant service inequities.

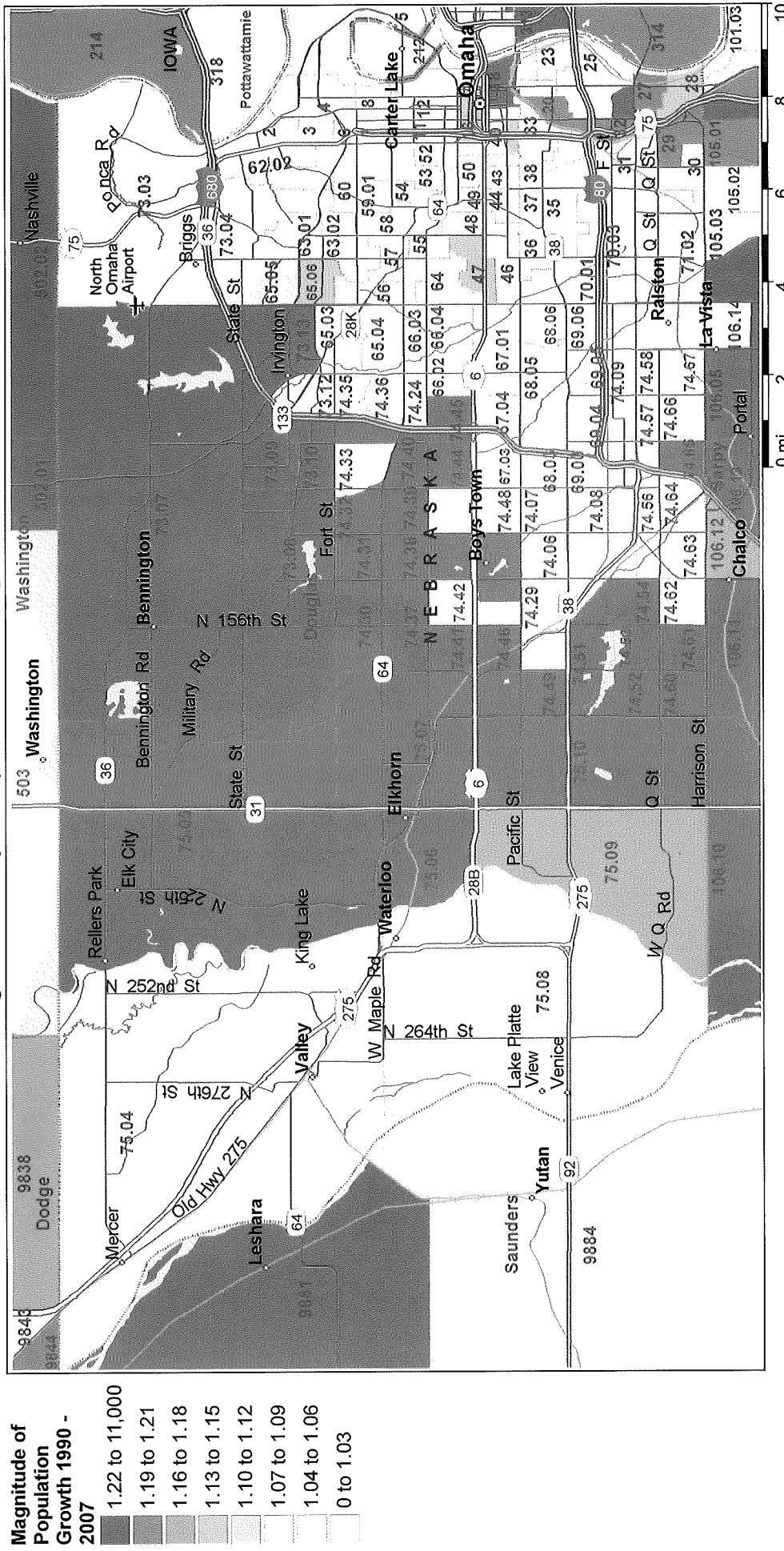
Omaha - Douglas County - 1990 Population Density



Omaha - Douglas County - 2007 Population Density



Omaha - Douglas County - Population Change - 1990 - 2007



Size and Distribution of Existing Library Facilities

The map on the following page shows the relative size and distribution of existing libraries. Half (six) of the OPL facilities are located east of 50th St. Another quarter (three) of the libraries are located between 50th St. and 93rd St. Two libraries are located between 93rd and 132nd St. Only one library (Elkhorn) is located between 132nd St. and the County's western boundary (the County extends beyond 264th St. in the southwestern portion of the County and beyond 276th St. in the northwestern section of the County). The Elkhorn Library is the only public library located west of 200th St.

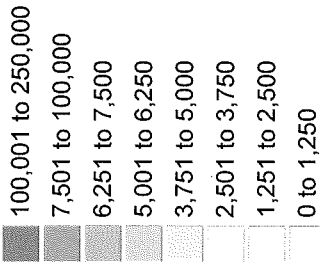
As part of the Facilities Master Plan process, the consulting team looked at actual library usage patterns. A sample of circulation records for a four-week period were geo-coded and mapped. An estimated primary service area (unduplicated population) was identified for each existing facility. The service populations that were determined using this approach based on actual usage patterns reveal the uneven nature of the distribution of library services in the County. Table 2 reports the 2009 estimated service population for each existing library. Note that the population shown for the W. Dale Clark Library reflects its role as a neighborhood library rather than as a countywide resource library.

Library	Estimated 2009 Service Population	Percentage of Total County Population Served
W. Dale Clark	33,858	6.7%
Abrahams	53,180	10.5%
Benson	33,100	6.6%
Elkhorn	23,920	4.7%
Florence	15,101	3.0%
Millard	148,224	29.3%
Saddlebrook	30,841	6.1%
Sorensen	15,884	3.1%
South	40,258	8.0%
Swanson	49,425	9.8%
Washington	29,280	5.8%
Willa Cather	31,996	6.3%

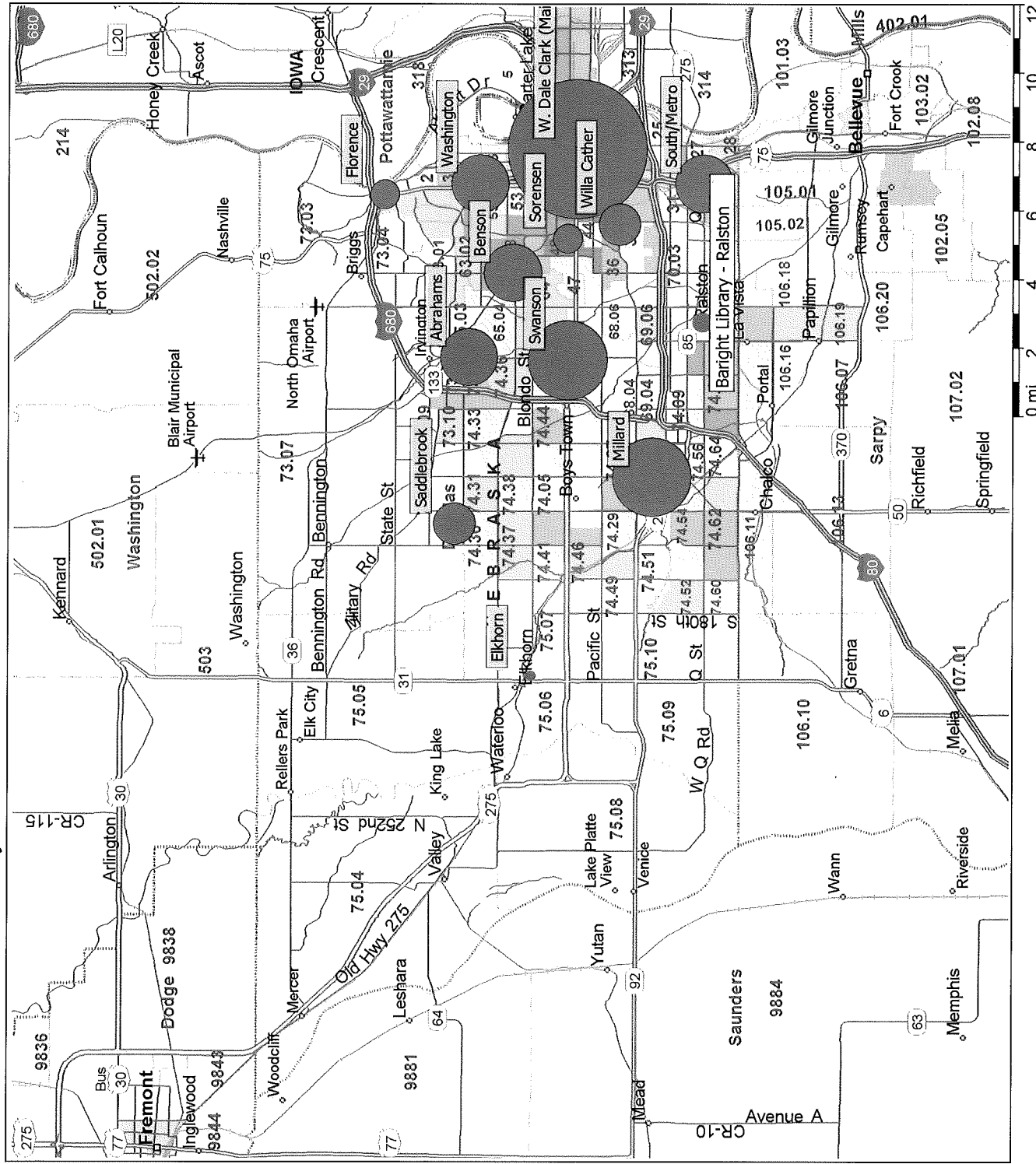
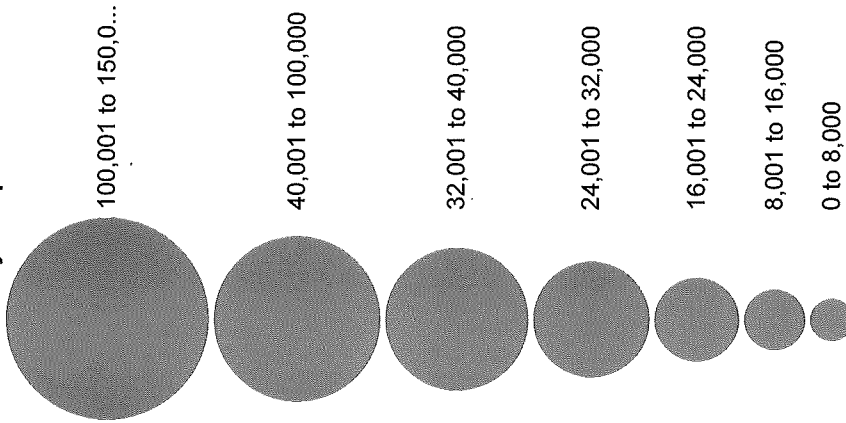
Table 2 – Estimated 2009 Service Populations for Existing Libraries

Omaha Library Locations and Relative Size

Estimated Population per Square Mile



Size of Library in Square Feet



The most striking fact that emerges from studying Table 2 is that the Millard Library is currently the primary public library for nearly 150,000 people (148,224) or almost thirty percent (29.3%) of Douglas County residents. Actual usage of the Millard Library provides some affirmation that the service population estimate is valid. A total of 32.2 % of the Omaha Public Library's circulation takes place at the Millard Branch. In fact, in most instances, the estimated service population percentage and library usage (measured by circulation) are closely correlated. For example, the estimated service population for the Willa Cather Library is 31,996 or 6.3% of the County population. Willa Cather's circulation accounts for 6.4% of the systemwide total.

When the number of square feet per capita is calculated for each library using the estimated 2009 service populations, a clearer picture of space needs begins to emerge. Table 3 shows the square footage per capita for each of the existing facilities.

Library	Square Feet per Capita
W. Dale Clark	3.62
Abrahams	0.38
Benson	0.61
Elkhorn	0.33
Florence	0.49
Millard	0.21
Saddlebrook	0.46
Sorensen	0.41
South	0.52
Swanson	0.52
Washington	0.57
Willa Cather	0.36

Table 3 – Square footage per Capita Using 2009 Estimated Service Populations

If these square foot per capita figures are grouped using the east to west arrangement that appears on page 8, it becomes clear that the Omaha Public Library system's space needs are most critical in the western half of the County.

East

LIBRARY	SF/Capita
W. Dale Clark	3.62
Florence	0.49
Sorensen	0.41
South Omaha-Metro	0.52
Washington	0.57
Willa Cather	0.36

East Central		
	LIBRARY	SF/Capita
	Abrahams	0.38
	Benson	0.61
	Swanson	0.52

With the notable exceptions of Willa Cather, Abrahams and Sorensen, library space per capita in the east and east central segments of the County comes close to or exceeds the traditional 0.5 SF per capita. This is not to say that abundant library space is available. Except for the W. Dale Clark (Main) Library, all facilities are below the overall 0.75 SF/capita targeted in 1997.

However, as attention is turned further west, the situation worsens.

Central		
	LIBRARY	SF/Capita
	Millard	0.21
	Saddlebrook	0.46
West		
	Elkhorn	0.33

The square feet per capita figures for Millard and Elkhorn demonstrate why the Saddlebrook Library has been such a welcome addition to the OPL system. Prior to last August when the Saddlebrook facility opened, two libraries (Millard and Elkhorn) were supporting public library service to residents of more than half of Douglas County's land mass.

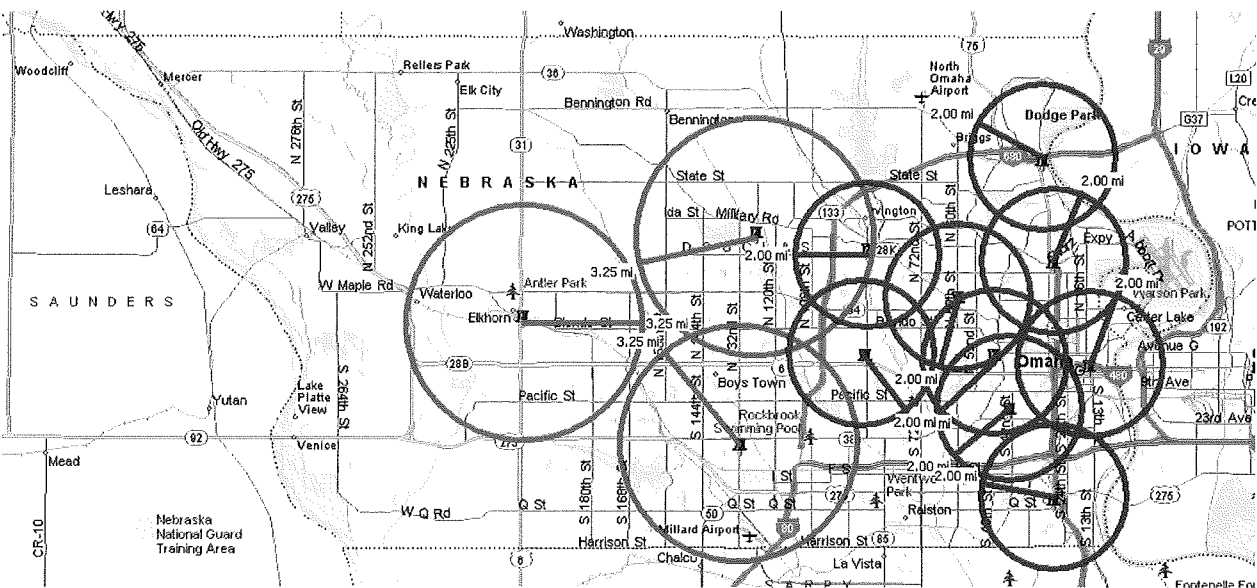
Travel Time

Travel time is also an important consideration in determining the size, number and placement of public library facilities. Library planners generally accept the notion that libraries in more densely populated, highly urbanized areas need to be closer together than do libraries in less densely populated suburban areas. Suburban areas are usually more oriented to driving to public facility services (and retail establishments) than are urban dwellers. There is typically a difference in vehicle ownership as well. For example, in the primary service area identified for the Washington Library, almost sixty-four percent (63.89%) of the households had one or fewer vehicles (20.78% of households do not own a vehicle). In sharp contrast, more than seventy-three percent (73.16%) of households in the Millard service area own two or more vehicles. In fact, over twenty percent of households (22.42%) have three or more vehicles.

While a majority of public library users both in highly urbanized areas and in rural and suburban areas arrive in a motor vehicle, suburban residents typically have greater access to discretionary transportation. A larger percentage of urban residents than suburban residents walk to the library, although walkers are still a minority in both urban and suburban settings.

The 1997 City Plan identified two miles (2 miles) as being a reasonable distance from a library in the urban core and considered three and one-quarter miles (3 ¼ miles) as being a reasonable travel distance for neighborhood library services. A greater distance, five and one-quarter miles (5 ¼ miles) was used as a reasonable distance to travel for enhanced reference services while the Main/Clark Library's reach was seen as extending for eight and one-quarter miles (8 ¼ miles).

The map below shows two mile (2 mile) rings around each of the libraries east of 93rd St. and three and one-quarter mile (3 ¼ mile) rings around the three libraries that are west of 93rd. The map illustrates that the vast majority of residents of the eastern end of Douglas County are within 2 miles of a library. In fact, in many areas, residents are within two miles of multiple libraries. The most extreme example is the case of the Sorensen Library. All areas within the ring around the Sorensen Library also fall within two mile rings around other libraries.



**2 Mile and 3.25 Mile Radii
from Existing Libraries**

There are two areas at the eastern end of the County that are not covered. One is an area that is centered in the area of State and 72nd. The Library needs to monitor population growth and the impact of the expansion of the Florence Library on this area to determine whether the consideration of a branch makes sense. The second gap area was identified in the 1997 City Plan. A neighborhood library was recommended for the “Ralston” area. In 1999, the City of Ralston constructed a library that is adequate to serve that City’s residents.

Some significant gaps do appear in the central and western portions of the County. Many of these are not new. Again, it appears that the recommendations in the 1997 City Plan are valid. The City Plan suggested new buildings at 168th and W. Dodge and 180th and Q. The “drive time” map that follows makes the need for the W. Dodge facility more obvious than the ring map.

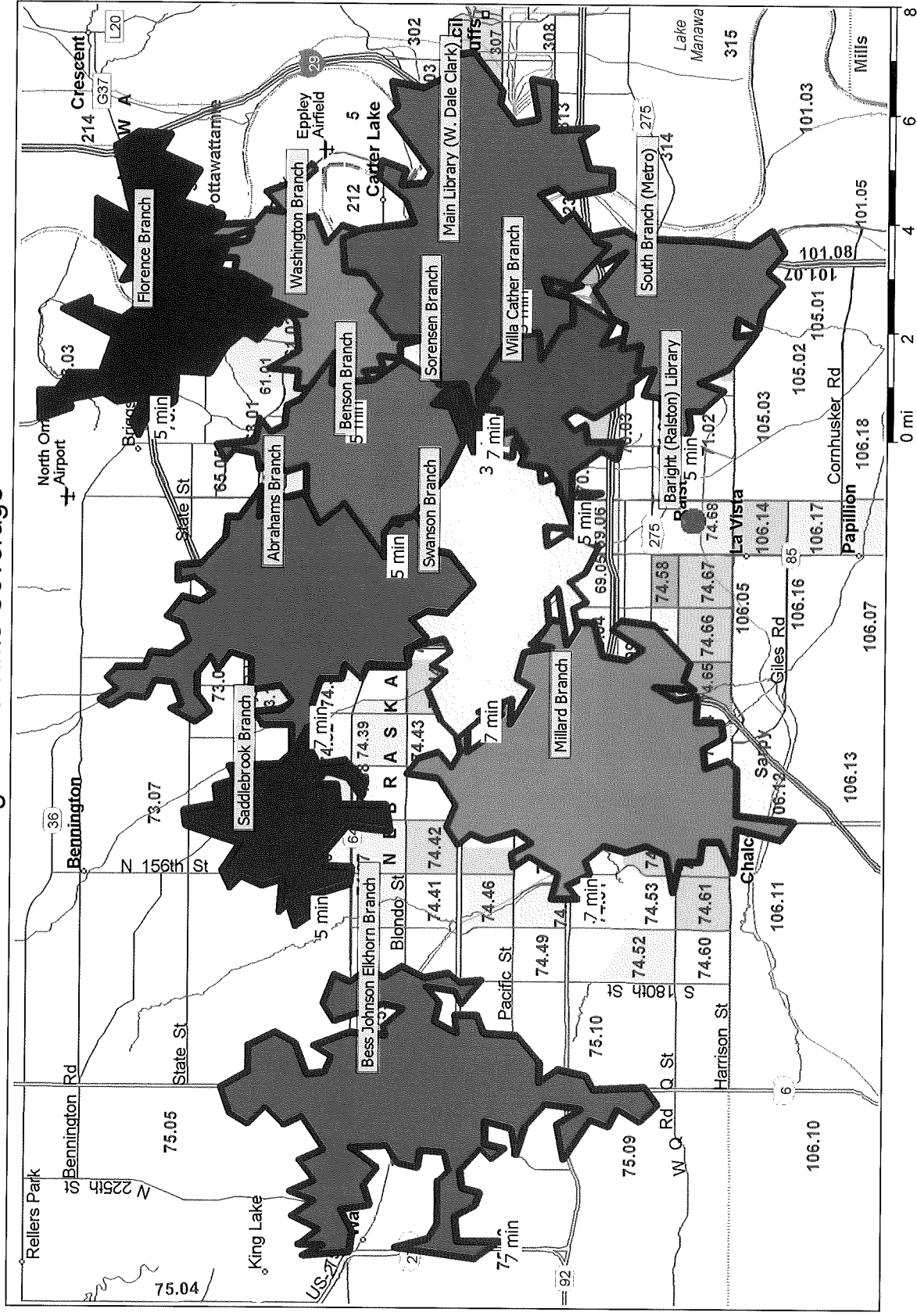
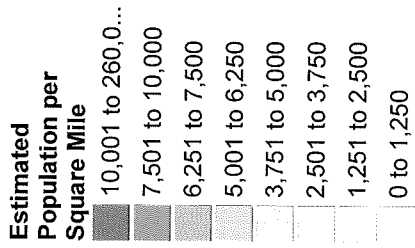
The Travel Time or Drive Time Approach

An alternative approach, and a more valid one, looks at distance in terms of travel time. A simple circle drawn at a given radius around a point on a map does not always reflect travel time. Railways, interstate highways, rivers and other natural and man-made features often turn what might be a short distance “as the crow flies” into a long trip. The map on the following page shows five (5) minute and seven (7) minute drive times. Five minute drive times were applied in the most urban areas of the County. A five minute drive time was also applied to the Saddlebrook Library because of its location, which is embedded in a neighborhood. An extended drive time is applied to the W. Dale Clark (Main) Library.

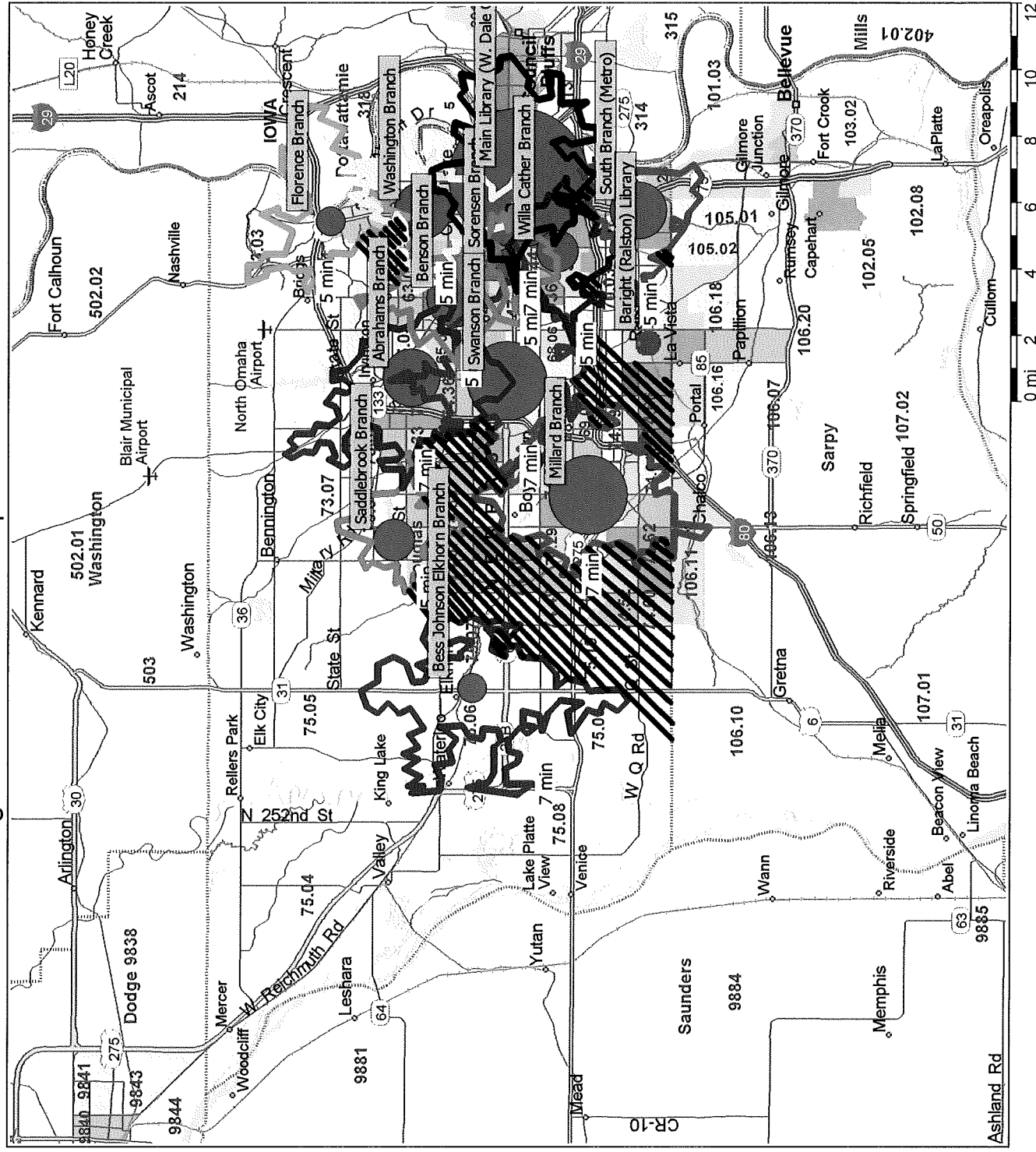
The colored “drive time” areas for the libraries are overlaid on a population density map. Areas shown in shades of purple represent areas not within five and seven minute drive times that are relatively densely populated. The map on the page following the basic drive time map displays black hatching in areas that appear to be underserved.

The drive time maps clarify the need for the additional facilities far better than the ring map. This is particularly true in the case of the proposed facility in the area of 168th and W. Dodge.

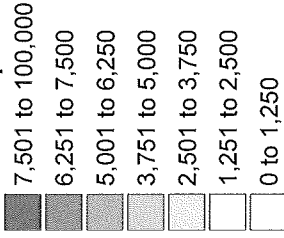
Omaha - Existing - Drive Time Coverage



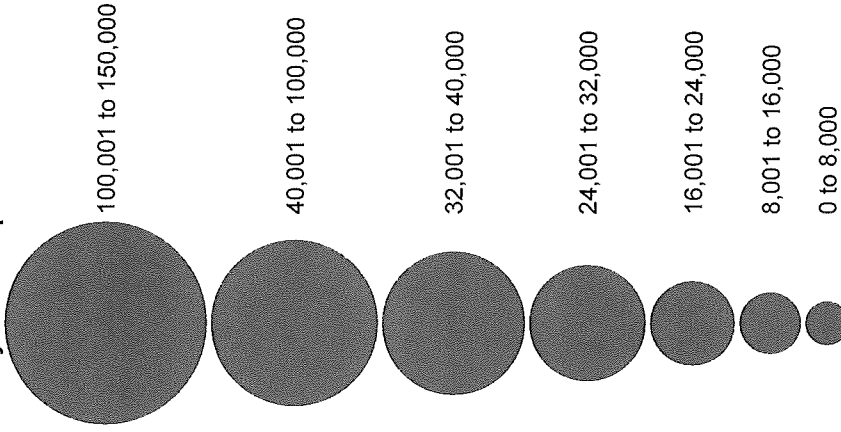
Omaha Existing - Drive Time With Gaps



Estimated Population per Square Mile



Library Size in Square Feet



Pushpins

Barlight (Ralston) Library

My pushpins

Copyright © and (P) 1989-2009 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>

Certain mapping and direction data © 2009 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2009 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2009 by Applied Geographic Systems. All rights reserved.

FINDINGS & RECOMMENDATIONS

Questions that Need to Be Addressed

- Is it more important to address the needs in unserved areas than to bring existing libraries up to contemporary standards? Is it possible to do both?
- Which, if any, libraries should be expanded?
- Which, if any, should be replaced?
- Are new facilities needed? If so, approximately where should these facilities be located?
- Are there any new service models that might enable the Library to offer high-quality service from smaller facilities?
- What impact will increased dependence on electronic information sources and downloadable content have on the Library's space needs in the next 20 years?
- What is the best approach to maximize the excess capacity of space at the Clark (Main) Library?

Findings

- The Omaha Public Library has a serious deficit of public library space. Past growth in the central portion of the City/County and current/anticipated growth in the central and western sections of Douglas County result in underserved areas.
- Even if the conservative 0.75 SF/capita guideline is applied, the Omaha Public Library will need between 92,000 SF (based on a year 2030 population of 530,000) and 137,000 SF (based on a year 2030 population of 590,000).
- The overall quality and condition of existing facilities is good. The Millard facility is exemplary and several of the other branches are very good.
- Recently built and/or remodeled facilities have incorporated many of the positive characteristics observed in the best public library facilities in the nation. (A major exception to this observation is that Radio-Frequency Identification [RFID] technologies for checkout, self-check security and materials handling have not been implemented to date.)
- The W. Dale Clark (Main) Library is dated and was designed during a period of time when service philosophies and practice (especially in the area of reference service) were quite different. The facility is inefficient and under-utilized.
- The Abrahams Library is considerably smaller than it should be given its service population. The open design of the structure results in noise problems that need to be addressed. This building would benefit greatly from a re-programming of existing space as well as expansion.

- The Benson Library is attractive and well used. However, lighting is poor in most areas of the facility and should be addressed in future capital budgets.
- While relatively new and attractive, the arrangement of the Elkhorn Library is inefficient. Some design and construction elements of the building are more appropriate for residential structures than for commercial/public buildings. The current structure (under 8,000 SF) is inadequate to meet long-term needs resulting from future population growth. The building needs to be significantly expanded (more than doubled in size) or replaced with a much larger building.
- The expansion of the Florence Library (currently underway) will enhance library services in the northeastern portion of the City/County. In particular, meeting room facilities for children's programming and other community meetings and appropriate space for additional public access computers are being added. Unfortunately, staff space will remain inadequate.
- The Millard Library, although an exceptionally fine facility, is significantly overused. Instead of the current service population of nearly 150,000 people, it should be serving no more than 75,000 people.
- The Saddlebrook Library is an innovative and well-designed facility; however, it will not be adequate to meet the long term needs of all of north-central Douglas County.
- The Sorensen Library is a vital community asset and the renovation that was recently completed enhances library services in that neighborhood. However, the facility lacks much needed meeting room space and the computer space is inadequate to meet public demand.
- The South/Metro Library is innovative and attractive. While some relatively small projects (such as installing shades in the atrium/entrance area) are needed, the building should serve the community well for many years to come.
- Much of the space in the Swanson Library is not available for general public use and the building's design limits its functionality and flexibility.
- The Washington Library is a very attractive facility that provides critical services in the neighborhood it serves. It should serve the community well for many years to come.
- The Willa Cather Library is the poorest of the existing facilities and it would be hard to justify significant capital expenditures given its dearth of parking and the lack of space for expansion.

Implications of the Findings and Recommended Solutions

- Given the poor ratio of library space to population, it is clear that several new facilities are needed. In particular, greater service capacity is needed in the central and western sections of Omaha/Douglas County. The new facilities need

to be placed in strategic locations to meet public needs/demands that match past, current and future population growth. Two new branch facilities are recommended in the west-central section of the City/County. A 25,000 SF branch is recommended for the general area of 168th St. and W. Dodge Rd. A 20,000 SF branch is recommended that would be located in the area somewhat north of the intersection of 180th St. and Q St.

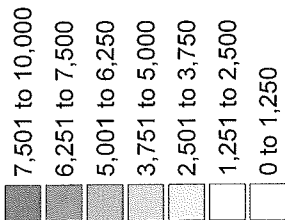
- Because of the magnitude of the Omaha Public Library's space deficit and the expectation that collections of physical materials (print-on-paper and physical media) will get smaller, it is both appropriate and practical for OPL to adopt the 0.75 SF per capita guideline as a target.
- Because a number of OPL's facilities are new and/or have been recently renovated, half of the libraries (Benson, Florence, Millard, Saddlebrook, South and Washington) will require only minor capital improvements to keep them viable for many years to come. (For purposes of this report, the expansion of the Florence Library, currently underway, is considered to be completed.) Deficiencies in mechanical, electrical and plumbing systems and in physical structures (roofing, etc.) for all but the newest of the buildings are outlined in the individual library profile volumes. Recommended internal improvements are summarized in Appendix B at the end of this report. Space to fully implement labor-saving RFID-based productivity solutions such as automated materials handling systems (AMHS) and security systems should be incorporated into new facility construction and into major expansion projects.
- Because the W. Dale Clark (Main) Library design is not conducive to the provision of 21st century library service and because the building is underutilized, consideration should be given to replacing the W. Dale Clark (Main) Library with a new "Central" Library located somewhere along the W. Dodge corridor in the general vicinity of the Crossroads Mall/existing W. Clarke Swanson Library. This facility (approximately 120,000 SF) should incorporate back of the house functions and should include drive through pick-up and drop-off functionality. The new structure would replace both the Main Library and the Swanson Library. This would necessitate the development of a new "Downtown" Branch Library (approximately 40,000 SF) to serve the needs of downtown residents and the thousands of workers who commute to the downtown area on a daily basis.
- Because the Abrahams Library serves a large population, it should be expanded to approximately 30,000 SF (an expansion of approximately 10,000 SF). This expansion will present significant design challenges since the Library's site, while large enough to accommodate an expansion, is located on a hillside. The interior of the building should be completely reprogrammed at the time of expansion and both short-term and long-term capital improvement projects should be undertaken to improve workflow and noise abatement.

- Although the physical envelope of the Benson Library should remain unchanged, funding to address lighting issues should be included in capital improvement budget planning.
- Given the characteristics of the existing Elkhorn Library structure, a major expansion of the facility would be costly. Nevertheless, adequate space for expansion is available on the current site and the location of the library is good (although vehicular access and signage is difficult). Providing easier access to the site should be a priority if a decision is made to expand the current facility. An exciting alternative to expansion of the current structure would be the construction of a new joint-use facility on the Metropolitan Community College's Elkhorn Valley campus. A new facility of approximately 25,000 SF similar to the South/Metro Library could serve that area of the City/County well for many decades to come.
- Given its location adjacent to an underserved area of the City/County (the area southwest of the Florence Library and northwest of the Washington Library), OPL should undertake a marketing campaign to make residents of the underserved area aware of the enhanced Florence facility.
- The Millard Library is an excellent facility but should be serving approximately 70,000 – 75,000 people instead of the nearly 150,000 residents of the County for whom it is the primary public library. Reduction of the heavy burden now placed on the Millard Library would be accomplished by the construction of new facilities in the 168th St. and W. Dodge Rd. area and the area north of 180th St. and Q St. The erection of a new “central” library would also have a positive effect in reducing Millard’s extremely heavy work load.
- Envisioning the Saddlebrook Library as a “community” or “neighborhood” library as opposed to a full-service regional library would seem to be practical. The Saddlebrook Library should concentrate on offering services similar to those provided by the Florence and Sorensen libraries. Further library development may be needed in the future to address population growth north and west of the Saddlebrook location. Determination of the need for the eventual development of a regional (25,000 SF) facility north and west of Saddlebrook should be based on careful monitoring of population growth in that area.
- Although the recent remodeling of the Sorensen Library is well done, the Library lacks meeting room space and adequate space for public access computers. A relatively small expansion project (1,200 – 1,400 SF) could be undertaken that would extend the Library on the second floor out over the parking area. This space could conceivably include both meeting room space and space for a staff break room. Consideration should also be given to exchanging the existing teen space and the existing computer space, thereby providing room for a larger number of public access computers.

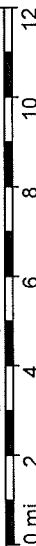
- Although the South/Metro Library represents an outstanding example of a joint public/community college library, the facility has a number of issues that should be addressed within the existing building envelope. Light filtering/opaque shades should be installed in the atrium area to reduce the severe glare experienced by staff on sunny afternoons. Efforts should also be made to better define/separate the children's area from the balance of the public service areas.
- Because the Friends of the Library book sale operations occupy much of the lower level of the Swanson Library, the space available for general public use is quite limited. This added to the fact that the building's design is quite unconventional limits the flexibility and adaptability of the facility. If a new "central" library was built along the W. Dodge Rd. corridor, it could serve as both the "main" library for Omaha/Douglas County and as the regional library serving the area now covered by the Swanson Library. If the development of a new central library is delayed indefinitely, OPL should consider the relocation of the Friends book sale operation and should reclaim the lower level of Swanson. (One possibility if the Willa Cather Library is replaced would be to use the existing Willa Cather building as a headquarters for Friends activities.) The lower entry hallway should be renovated, additional meeting and public access computer space and perhaps a café should be added at Swanson
- Because the Washington Library has been expanded and remodeled in recent years, no major capital improvements should be needed in the near future.
- Although it is well located, the Willa Cather Library's age, design, lack of parking, and lack of opportunity for expansion suggest that it should be replaced rather than being significantly renovated. A new facility of approximately 20,000 SF with adequate parking (approximately 80 spaces) is recommended. The new library should be in close proximity to the current building. Some intriguing possibilities might be pursued. One would involve the redevelopment of the Center Mall site at Center and S. 42nd St. A second would be the exploration of a shared use or mixed use facility. A third would be a potential partnering in a joint school public library facility. Great care should be exercised if a shared use, mixed use or joint use building is considered. The success of the Saddlebrook project is largely due to its innovative design that separates public and school access and provides separate parking for library use.

The maps on the following pages illustrate the effect that the recommended changes would have in regard to access to public library services. The map entitled "Omaha – Re-Envision Plan Locations" adds the new central library, the new downtown library, the two new west-central branches, the replacement of Willa Cather with a larger facility and the expansion of Abrahams and Elkhorn. The map entitled "Omaha – Re-Envision Plan – Drive Time Coverage" displays the impact of these changes on coverage.

Estimated Population per Square Mile

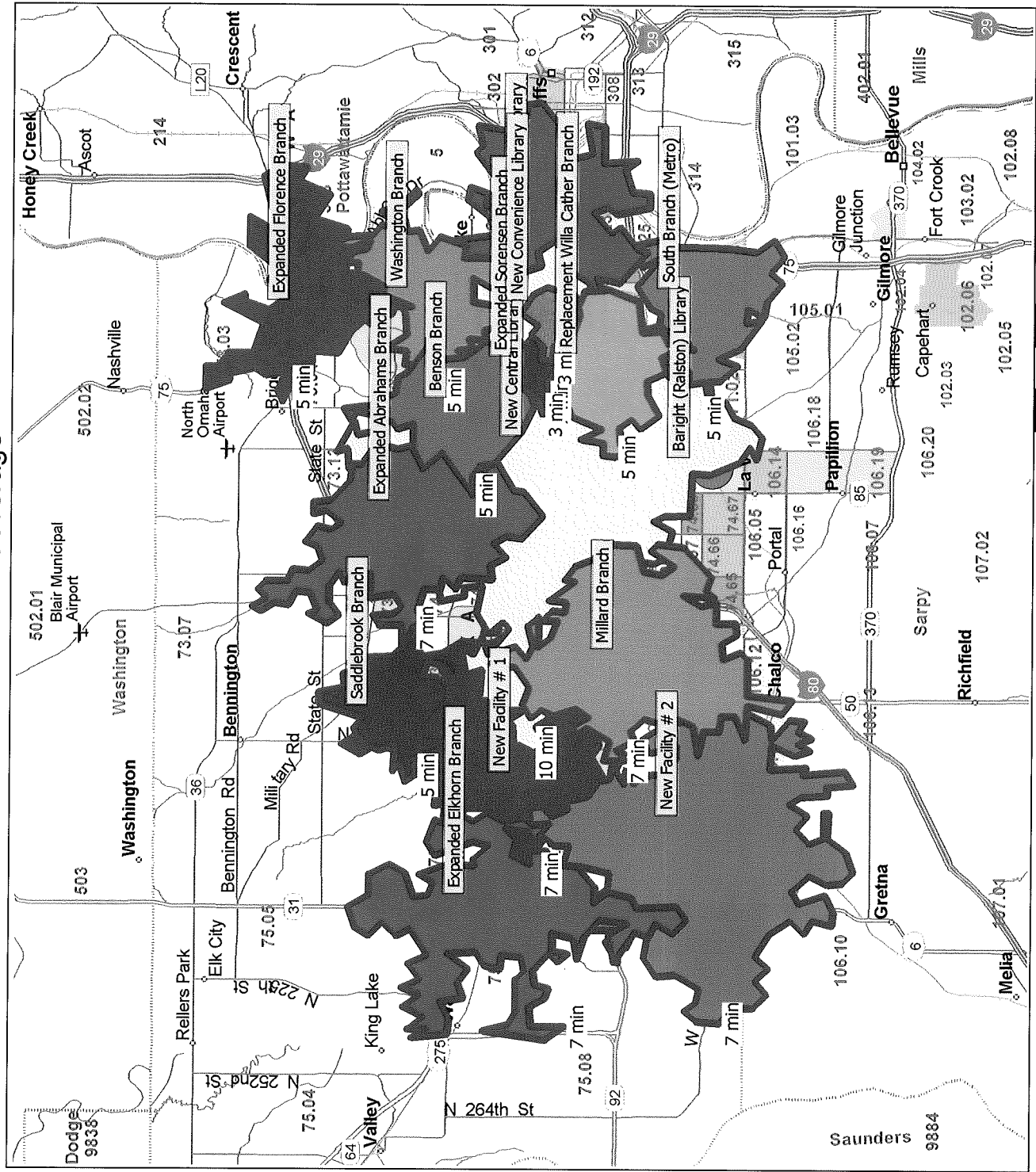


Number of People in Top 100 Richest Families
100,001 to 110,000
40,001 to 100,000
32,001 to 40,000
24,001 to 32,000
16,001 to 24,000
8,001 to 16,000
0 to 8,000



Omaha - Re-Envision Plan - Drive Time Coverage

Estimated Population per Square Mile



Phased Implementation

It is highly unlikely that all of the projects described in this report would happen in the next few years. In fact, simultaneously managing the number of projects presented would be overwhelming even if capital funding for the projects was immediately available. Furthermore, the opening of new facilities also has implications for staffing and other operating costs that must be factored into decisions to move forward on facilities development.

A few of the projects that are presented could be undertaken independently. For example, the new recommended facility in the area of 168th St. and W. Dodge Rd. could be constructed separately from all other projects. Because the opening of such a library would reduce some of the pressure on the Millard facility, a limited number of staff positions could legitimately be moved from Millard to partially staff the new building. However, it should be understood that opening a new library will generate considerable new use from the area immediately surrounding it. Opening a new library is not a zero-sum game. New staffing will be required to handle increased library use. The recommended library in the vicinity of 180th St. and Q St. could also be built independently; however, this project is a lower priority than the suggested 168th and W. Dodge Rd. branch.

An alternative in both of these instances would be the opening of small “convenience libraries” (2,000 SF – 4,000 SF) in leased commercial properties. Costs associated with the development and operation of these “temporary” locations would be considerably lower than immediately moving to full-service branches. This approach would also allow for testing locations since they could be moved to alternative locations after a few years without tremendous expense.

Obviously, the most significant and important project presented is the creation of a “central” library. Costs to build such a facility are large (estimated at between \$40 million and \$45 million expressed in 2010 dollars). However, this project is the lynchpin for several other actions. If the facility was built, the Swanson Library could close. However, a new downtown facility would also need to be constructed to serve downtown residents and users who commute to work in the downtown area. Some dollars could be recovered through the sale of the W. Dale Clark and the W. Clarke Swanson properties. Current staffing at the Clark (Main) Library and the Swanson Library would probably be adequate to staff the new central and downtown libraries because both new facilities could be designed to be far more efficient. In many ways, the development of a new

central library would have the greatest impact in providing better public access to library services.

The new downtown library could be an entirely new breed of library. It is envisioned as being a high-tech facility providing public access to computer resources, special services to business and government workers as well as creating a new downtown gathering space that could be vital in encouraging a new sense of community in the downtown area. The downtown library would present the community with an opportunity to create something brand new.

It has already been mentioned that the Willa Cather Library needs to be replaced. Major capital investments in the building would be ill-advised. Nevertheless, in some ways, the Willa Cather project is a lower priority than the new libraries already mentioned. This is primarily the case because library services (albeit somewhat inadequate services) are already being provided in the Willa Cather neighborhood. The areas covered by the two new libraries (168th and W. Dodge and 180th and Q) are clearly underserved at the present time.

In many instances, the window of opportunity for building libraries is short and may be triggered by forces beyond the Library's control. A desire to redevelop the Crossroads Mall or the Center Mall could suddenly present a chance to move on a component in the overall "Re-Envision" Plan. Similarly, interest in a joint library project at the Elkhorn Valley Metro Community College campus could move the Elkhorn project up on the priority list.

Costs

Appendix A presents estimated costs for all of the projects. Alternative "high-range" and "low-range" costs are presented for each of the major projects. Costs used were developed jointly by BCDM and Himmel & Wilson. The costs reflect both BCDM's considerable knowledge of building costs in the Omaha/Douglas County area and Himmel & Wilson's observations across the United States. The costs are presented in 2010 dollars. That is, the costs reflect the conditions that exist at the present moment and consequently are a fairly accurate representation of what it would cost to build a facility in 2010. Inflationary factors must be applied to the costs for each subsequent year before construction of a facility begins.

It should also be noted that the costs *do not* include property acquisition or site preparation since these expenses vary greatly from project to project depending on the site that is selected.

Finally, single cost estimates are presented for the small expansion proposed for the Sorensen Library and for the development of convenience libraries of 2,000 SF and 4,000 SF respectively.

APPENDIX A

Cost Estimates

The following cost estimates are presented in 2010 dollars. That is, the costs indicated are calculated as if the facilities were being constructed in 2010. In order to calculate accurate cost estimates for projects that may be built in 2011 and beyond, inflation factors will have to be applied to the various cost components. The factor applied for construction costs will likely differ from the factors for furnishings, fixtures and equipment and for technology. Furthermore, inflationary increases are cumulative. In other words, percentages will need to be applied to reach a 2011 cost. Inflation costs for 2012 must be applied to the 2011 calculations and so forth.

Because land acquisition costs and site preparation costs can vary significantly, they are excluded from the estimates that are presented. For example, a property might be given to the Library for the development of a branch. Alternatively, the Library might have to pay more than \$ 1,000,000 to acquire a parcel. Similarly, one site might present little in the way of challenges to prepare it for construction. Another site may present significant, costly obstacles in preparing it for use.

A high range cost estimate and a low range estimate are presented for all major projects. National cost trends as well as local/regional cost experiences in the Omaha area have been applied in determining the ranges.

Omaha Public Library

Facilities Master Plan - 2010

New "Central" Library - High Range Cost Estimate

New "Central" Library Item	Quantity		Estimated Cost per Square Foot	Estimated Cost	Running Total
Construction	120,000	Square Ft.	\$ 240	\$ 28,800,000	
Parking	480	Spaces	2,000	\$ 960,000	
Landscaping	9,600	Square Ft.	13	\$ 120,000	
Subtotal Construction				\$ 29,880,000	\$ 29,880,000
Construction Contingency @ 15%				\$ 4,482,000	\$ 34,362,000
Furnishings, Fixtures & Equipment (FF&E)	120,000	Square Ft.	24	\$ 2,880,000	\$ 37,242,000
Fees (Architectural & Other) @ 12%				\$ 4,469,040	\$ 41,711,040
Information Technology	96,000	Square Ft.	12	\$ 1,152,000	\$ 42,863,040
Other Owner Costs @ 3% of Total				\$ 1,285,891	\$ 44,148,931

Estimated Total Project Cost **\$ 44,148,931**

Estimated Construction Cost per Square Foot	\$ 286.35	per SF
Estimated Total Project Cost per Square Foot	\$ 367.91	per SF

Omaha Public Library

Facilities Master Plan - 2010

New "Central" Library - Low Range Cost Estimate

New "Central" Library Item	Quantity	Estimated Cost per Square Foot	Estimated Cost	Running Total
Construction	120,000 Square Ft.	\$ 220	\$ 26,400,000	
Parking	480 Spaces	\$ 2,000	\$ 960,000	
Landscaping	9,600 Square Ft.	\$ 13	\$ 120,000	
Subtotal Construction			\$ 27,480,000	\$ 27,480,000
Construction Contingency @ 14%			\$ 3,847,200	\$ 31,327,200
Furnishings, Fixtures & Equipment (FF&E)	120,000 Square Ft.	\$ 24	\$ 2,880,000	\$ 34,207,200
Fees (Architectural & Other) @ 12%			\$ 4,104,864	\$ 38,312,064
Information Technology	96,000 Square Ft.	\$ 12	\$ 1,152,000	\$ 39,464,064
Other Owner Costs @ 3% of Total			\$ 1,183,922	\$ 40,647,986

Estimated Total Project Cost **\$ 40,647,986**

Estimated Construction Cost per Square Foot	\$ 261.06	per SF
Estimated Total Project Cost per Square Foot	\$ 338.73	per SF

Omaha Public Library

Facilities Master Plan - 2010

Replacement Willa Cather Branch - High Range Cost Estimate

Replacement for Willa Cather				Estimated Cost	Estimated Cost	Running Total
Item	Quantity	per Square Foot	Cost	Cost	Total	
Construction	20,000 Square Ft.	\$	240	\$	4,800,000	
Parking	80 Spaces	\$	2,000	\$	160,000	
Landscaping	1,600 Square Ft.	\$	13	\$	20,000	
Subtotal Construction				\$	4,980,000	\$ 4,980,000
Construction Contingency @ 15%				\$	747,000	\$ 5,727,000
Furnishings, Fixtures & Equipment (FF&E)	20,000 Square Ft.	\$	24	\$	480,000	\$ 6,207,000
Fees (Architectural & Other) @ 12%				\$	744,840	\$ 6,951,840
Information Technology	16,000 Square Ft.	\$	12	\$	192,000	\$ 7,143,840
Other Owner Costs @ 3% of Total				\$	214,315	\$ 7,358,155

Estimated Total Project Cost \$ **7,358,155**

Estimated Construction Cost per Square Foot \$ 286.35 per SF
Estimated Total Project Cost per Square Foot \$ 367.91 per SF

Omaha Public Library

Facilities Master Plan - 2010

Replacement Willa Cather Branch - Low Range Cost Estimate

Replacement for Willa Cather Item	Quantity	Estimated Cost per Square Foot	Estimated Cost	Running Total
Construction	20,000 Square Ft.	\$ 205	\$ 4,100,000	
Parking	80 Spaces	\$ 2,000	\$ 160,000	
Landscaping	1,600 Square Ft.	\$ 13	\$ 20,000	
Subtotal Construction			\$ 4,280,000	\$ 4,280,000
Construction Contingency @ 13%			\$ 556,400	\$ 4,836,400
Furnishings, Fixtures & Equipment (FF&E)	20,000 Square Ft.	\$ 24	\$ 480,000	\$ 5,316,400
Fees (Architectural & Other) @ 12%			\$ 637,968	\$ 5,954,368
Information Technology	16,000 Square Ft.	\$ 12	\$ 192,000	\$ 6,146,368
Other Owner Costs @ 3% of Total			\$ 184,391	\$ 6,330,759

Estimated Total Project Cost \$ **6,330,759**

Estimated Construction Cost per Square Foot \$ 241.82 per SF
Estimated Total Project Cost per Square Foot \$ 316.54 per SF

Omaha Public Library

Facilities Master Plan - 2010

New 168th and Dodge Area Branch - High Range Cost Estimate

New Facility (168th & Dodge Area)				Estimated Cost	Estimated Cost	Running
Item	Quantity	per Square Foot	Cost	Cost	Total	
Construction	25,000 Square Ft.	\$ 240	\$ 6,000,000			
Parking	100 Spaces	\$ 2,000	\$ 200,000			
Landscaping	2,000 Square Ft.	\$ 13	\$ 25,000			
Subtotal Construction			\$ 6,225,000	\$ 6,225,000	\$ 6,225,000	
Construction Contingency @ 15%				\$ 933,750	\$ 7,158,750	
Furnishings, Fixtures & Equipment (FF&E)	25,000 Square Ft.	\$ 24	\$ 600,000		\$ 7,758,750	
Fees (Architectural & Other) @ 12%			\$ 931,050		\$ 8,689,800	
Information Technology	20,000 Square Ft.	\$ 12	\$ 240,000		\$ 8,929,800	
Other Owner Costs @ 3% of Total			\$ 267,894	\$ 9,197,694	\$ 9,197,694	

Estimated Total Project Cost \$ **9,197,694**

Estimated Construction Cost per Square Foot \$ 286.35 per SF
Estimated Total Project Cost per Square Foot \$ 367.91 per SF

Omaha Public Library

Facilities Master Plan - 2010

New 168th and Dodge Area Branch - Low Range Cost Estimate

New Facility (168th & Dodge Area)				Estimated Cost	Estimated Cost	Running
Item	Quantity	per Square Foot	Cost	Cost	Total	
Construction	25,000 Square Ft.	\$	205	\$ 5,125,000		
Parking	100 Spaces	\$	2,000	\$ 200,000		
Landscaping	2,000 Square Ft.	\$	13	\$ 25,000		
Subtotal Construction				\$ 5,350,000	\$ 5,350,000	
Construction Contingency @ 13%				\$ 695,500	\$ 6,045,500	
Furnishings, Fixtures & Equipment (FF&E)	25,000 Square Ft.	\$	24	\$ 600,000	\$ 6,645,500	
Fees (Architectural & Other) @ 12%				\$ 797,460	\$ 7,442,960	
Information Technology	20,000 Square Ft.	\$	12	\$ 240,000	\$ 7,682,960	
Other Owner Costs @ 3% of Total				\$ 230,489	\$ 7,913,449	

Estimated Total Project Cost \$ **7,913,449**

Estimated Construction Cost per Square Foot \$ 241.82 per SF
Estimated Total Project Cost per Square Foot \$ 316.54 per SF

Omaha Public Library

Facilities Master Plan - 2010

New North of 180th and Q Area Branch - High Range Cost Estimate

New Facility (North of 180th & Q)						
Item	Quantity		Estimated Cost per Square Foot		Estimated Cost	Running Total
Construction		20,000 Square Ft.	\$	240	\$ 4,800,000	
Parking		80 Spaces	\$	2,000	\$ 160,000	
Landscaping		1,600 Square Ft.	\$	13	\$ 20,000	
Subtotal Construction					\$ 4,980,000	\$ 4,980,000
Construction Contingency @ 15%					\$ 747,000	\$ 5,727,000
Furnishings, Fixtures & Equipment (FF&E)		20,000 Square Ft.	\$	24	\$ 480,000	\$ 6,207,000
Fees (Architectural & Other) @ 12%					\$ 744,840	\$ 6,951,840
Information Technology		16,000 Square Ft.	\$	12	\$ 192,000	\$ 7,143,840
Other Owner Costs @ 3% of Total					\$ 214,315	\$ 7,358,155

Estimated Total Project Cost \$ **7,358,155**

Estimated Construction Cost per Square Foot	\$	286.35	per SF
Estimated Total Project Cost per Square Foot	\$	367.91	per SF

Omaha Public Library

Facilities Master Plan - 2010

New North of 180th and Q Area Branch - Low Range Cost Estimate

New Facility (North of 180th & Q)				Estimated Cost	Estimated Cost	Running
Item	Quantity	per Square Foot	Cost	Cost	Total	
Construction	20,000 Square Ft.	\$	205	\$ 4,100,000		
Parking	80 Spaces	\$	2,000	\$ 160,000		
Landscaping	1,600 Square Ft.	\$	13	\$ 20,000		
Subtotal Construction				\$ 4,280,000	\$ 4,280,000	
Construction Contingency @ 13%				\$ 556,400	\$ 4,836,400	
Furnishings, Fixtures & Equipment (FF&E)	20,000 Square Ft.	\$	24	\$ 480,000	\$ 5,316,400	
Fees (Architectural & Other) @ 12%				\$ 637,968	\$ 5,954,368	
Information Technology	16,000 Square Ft.	\$	12	\$ 192,000	\$ 6,146,368	
Other Owner Costs @ 3% of Total				\$ 184,391	\$ 6,330,759	

Estimated Total Project Cost \$ **6,330,759**

Estimated Construction Cost per Square Foot \$ 241.82 per SF
Estimated Total Project Cost per Square Foot \$ 316.54 per SF

Omaha Public Library Facilities Master Plan New "Downtown" Library - High Range Cost Estimate

New "Downtown" Library				Estimated Cost	Estimated Cost	Running Total
Item	Quantity	per Square Foot	Cost	Cost	Total	
Construction	40,000 Square Ft.	\$ 240	\$ 9,600,000			
Parking	100 Spaces	\$ 2,000	\$ 200,000			
Landscaping	3,200 Square Ft.	\$ 13	\$ 40,000			
Subtotal Construction			\$ 9,840,000	\$ 9,840,000	\$ 9,840,000	
Construction Contingency @ 15%				\$ 1,476,000	\$ 11,316,000	
Furnishings, Fixtures & Equipment (FF&E)	40,000 Square Ft.	\$ 24	\$ 960,000		\$ 12,276,000	
Fees (Architectural & Other) @ 12%			\$ 1,473,120		\$ 13,749,120	
Information Technology	36,000 Square Ft.	\$ 20	\$ 720,000		\$ 14,469,120	
Other Owner Costs @ 3% of Total			\$ 434,074		\$ 14,903,194	

Estimated Total Project Cost **\$ 14,903,194**

Estimated Construction Cost per Square Foot	\$ 282.90	per SF
Estimated Total Project Cost per Square Foot	\$ 372.58	per SF

Omaha Public Library

Facilities Master Plan - 2010

New "Downtown" Library - Low Range Cost Estimate

New "Downtown" Library Item	Quantity	Estimated Cost per Square Foot	Estimated Cost	Running Total
Construction	40,000 Square Ft.	\$ 215	\$ 8,600,000	
Parking	100 Spaces	\$ 2,000	\$ 200,000	
Landscaping	3,200 Square Ft.	\$ 13	\$ 40,000	
Subtotal Construction			\$ 8,840,000	\$ 8,840,000
Construction Contingency @ 14%			\$ 1,237,600	\$ 10,077,600
Furnishings, Fixtures & Equipment (FF&E)	40,000 Square Ft.	\$ 24	\$ 960,000	\$ 11,037,600
Fees (Architectural & Other) @ 12%			\$ 1,324,512	\$ 12,362,112
Information Technology	36,000 Square Ft.	\$ 20	\$ 720,000	\$ 13,082,112
Other Owner Costs @ 3% of Total			\$ 392,463	\$ 13,474,575

Estimated Total Project Cost \$ **13,474,575**

Estimated Construction Cost per Square Foot	\$	251.94	per SF
Estimated Total Project Cost per Square Foot	\$	336.86	per SF

Omaha Public Library

Facilities Master Plan - 2010

Expanded and Renovated Abrahamson Branch - High Range Cost Estimate

Expanded & Renovated Abrahamson Library Item	Quantity	Estimated Cost per Square Foot	Estimated Cost	Running Total
New Construction	10,000 Square Ft.	\$	\$ 2,600,000	
Renovation of Existing Space	20,000 Square Ft.	\$	\$ 3,200,000	
Parking	30 Spaces	\$	\$ 60,000	
Landscaping	1,200 Square Ft.	\$	\$ 15,000	
Subtotal Construction			\$ 5,875,000	\$ 5,875,000
Construction Contingency @ 15%			\$ 881,250	\$ 6,756,250
Furnishings, Fixtures & Equipment (FF&E)	15,000 Square Ft.	\$	\$ 360,000	\$ 7,116,250
Fees (Architectural & Other) @ 12%			\$ 853,950	\$ 7,970,200
Information Technology	12,000 Square Ft.	\$	\$ 144,000	\$ 8,114,200
Other Owner Costs @ 3% of Total			\$ 243,426	\$ 8,357,626

Estimated Total Project Cost	\$	8,357,626
Estimated New Construction Cost per Square Foot	\$	267.50 per SF
Estimated Renovation Cost per Square Foot	\$	160.00 per SF
Estimated Total Project Cost per Square Foot	\$	278.59 per SF

Omaha Public Library

Facilities Master Plan - 2010

Expanded and Renovated Abrahamson Branch - Low Range Cost Estimate

Expanded & Renovated Abrahamson Library	Quantity	Estimated Cost per Square Foot	Estimated Cost	Running Total
Item				
New Construction	10,000 Square Ft.	\$	240 \$	2,400,000
Renovation of Existing Space	20,000 Square Ft.	\$	150 \$	3,000,000
Parking	30 Spaces	\$	2,000 \$	60,000
Landscaping	1,200 Square Ft.	\$	13 \$	15,000
Subtotal Construction			\$	5,475,000
Construction Contingency @ 15%			\$	821,250
Furnishings, Fixtures & Equipment (FF&E)	15,000 Square Ft.	\$	24 \$	360,000
Fees (Architectural & Other) @ 12%			\$	798,750
Information Technology	12,000 Square Ft.	\$	12 \$	144,000
Other Owner Costs @ 3% of Total			\$	227,970
			\$	7,826,970

Estimated Total Project Cost	\$	7,826,970
Estimated New Construction Cost per Square Foot	\$	247.50 per SF
Estimated Renovation Cost per Square Foot	\$	150.00 per SF
Estimated Total Project Cost per Square Foot	\$	260.90 per SF

Omaha Public Library

Facilities Master Plan - 2010

Expanded and Renovated Elkhorn Branch - High Range Cost Estimate

Expanded & Renovated Elkhorn Library				Estimated Cost per Square Foot	Estimated Cost	Running Total
Item	Quantity					
New Construction	12,000	Square Ft.	\$	260	\$ 3,120,000	
Renovation of Existing Space	8,000	Square Ft.	\$	180	\$ 1,440,000	
Parking	48	Spaces	\$	2,000	\$ 96,000	
Landscaping	800	Square Ft.	\$	13	\$ 10,000	
Subtotal Construction					\$ 4,666,000	\$ 4,666,000
Construction Contingency @ 15%					\$ 699,900	\$ 5,365,900
Furnishings, Fixtures & Equipment (FF&E)	14,000	Square Ft.	\$	24	\$ 336,000	\$ 5,701,900
Fees (Architectural & Other) @ 12%					\$ 684,228	\$ 6,386,128
Information Technology	12,000	Square Ft.	\$	12	\$ 144,000	\$ 6,530,128
Other Owner Costs @ 3% of Total					\$ 195,904	\$ 6,726,032

Estimated Total Project Cost	\$	6,726,032
Estimated New Construction Cost per Square Foot	\$	268.83 per SF
Estimated Renovation Cost per Square Foot	\$	180.00
Estimated Total Project Cost per Square Foot	\$	336.30 per SF

Omaha Public Library'Facilities Master Plan - 2010

Expanded and Renovated Elkhorn Branch - Low Range Cost Estimate

Expanded & Renovated Elkhorn Library Item	Quantity	Estimated Cost per Square Foot	Estimated Cost	Running Total
New Construction	12,000 Square Ft.	\$ 240	\$ 2,880,000	
Renovation of Existing Space	8,000 Square Ft.	\$ 175	\$ 1,400,000	
Parking	48 Spaces	\$ 2,000	\$ 96,000	
Landscaping	800 Square Ft.	\$ 13	\$ 10,000	
Subtotal Construction			\$ 4,386,000	\$ 4,386,000
Construction Contingency @ 15%			\$ 657,900	\$ 5,043,900
Furnishings, Fixtures & Equipment (FF&E)	14,000 Square Ft.	\$ 24	\$ 336,000	\$ 5,379,900
Fees (Architectural & Other) @ 12%			\$ 645,588	\$ 6,025,488
Information Technology	12,000 Square Ft.	\$ 12	\$ 144,000	\$ 6,169,488
Other Owner Costs @ 3% of Total			\$ 185,085	\$ 6,354,573

Estimated Total Project Cost	\$ 6,354,573
Estimated New Construction Cost per Square Foot	\$ 248.83 per SF
Estimated Renovation Cost per Square Foot	\$ 175.00
Estimated Total Project Cost per Square Foot	\$ 317.73 per SF

Omaha Public Library

Facilities Master Plan - 2010

New Elkhorn Branch - High Range Cost Estimate

New Facility (Elkhorn) Item	Quantity	Estimated Cost per Square Foot	Estimated Cost	Running Total
Construction	25,000 Square Ft.	\$	\$ 6,000,000	
Parking	100 Spaces	\$	\$ 200,000	
Landscaping	2,000 Square Ft.	\$	\$ 25,000	
Subtotal Construction			\$ 6,225,000	\$ 6,225,000
Construction Contingency @ 15%			\$ 933,750	\$ 7,158,750
Furnishings, Fixtures & Equipment (FF&E)	25,000 Square Ft.	\$	\$ 600,000	\$ 7,758,750
Fees (Architectural & Other) @ 12%			\$ 931,050	\$ 8,689,800
Information Technology	20,000 Square Ft.	\$	\$ 240,000	\$ 8,929,800
Other Owner Costs @ 3% of Total			\$ 267,894	\$ 9,197,694

Estimated Total Project Cost \$ **9,197,694**

Estimated Construction Cost per Square Foot \$ 286.35 per SF
Estimated Total Project Cost per Square Foot \$ 367.91 per SF

Omaha Public Library

Facilities Master Plan - 2010

New Elkhorn Branch - Low Range Cost Estimate

New Facility (Elkhorn)	Quantity		Estimated Cost per Square Foot		Estimated Cost	Running Total
Item						
Construction	25,000	Square Ft.	\$	205	\$ 5,125,000	
Parking	100	Spaces	\$	2,000	\$ 200,000	
Landscaping	2,000	Square Ft.	\$	13	\$ 25,000	
Subtotal Construction					\$ 5,350,000	\$ 5,350,000
Construction Contingency @ 13%					\$ 695,500	\$ 6,045,500
Furnishings, Fixtures & Equipment (FF&E)	25,000	Square Ft.	\$	24	\$ 600,000	\$ 6,645,500
Fees (Architectural & Other) @ 12%					\$ 797,460	\$ 7,442,960
Information Technology	20,000	Square Ft.	\$	12	\$ 240,000	\$ 7,682,960
Other Owner Costs @ 3% of Total					\$ 230,489	\$ 7,913,449

Estimated Total Project Cost \$ **7,913,449**

Estimated Construction Cost per Square Foot	\$	241.82	per SF
Estimated Total Project Cost per Square Foot	\$	316.54	per SF

Omaha Public Library

Facilities Master Plan - 2010

Sorensen Meeting Room Expansion and Teen/Computer Room Changes

Cost Estimate

Expanded Sorensen (Meeting Space) and Renovation (Computer and Teen Space)		Estimated Cost		Estimated Cost		Running Total	
Item	Quantity	per Square Foot		Cost		Total	
New Construction	1,200 Square Ft.	\$	275	\$	330,000		
Renovation of Existing Space	1,000 Square Ft.	\$	125	\$	125,000		
Subtotal Construction				\$	455,000	\$	455,000
Construction Contingency @ 15%							
				\$	68,250	\$	523,250
Furnishings, Fixtures & Equipment (FF&E)	1,200 Square Ft.	\$	24	\$	28,800	\$	552,050
Fees (Architectural & Other) @ 12%				\$	66,246	\$	618,296
Information Technology	12,000 Square Ft.	\$	5	\$	60,000	\$	678,296
Other Owner Costs @ 3% of Total				\$	20,349	\$	698,645

Estimated Total Project Cost	\$	698,645
Estimated New Construction Cost per Square Foot	\$	275.00 per SF
Estimated Renovation Cost per Square Foot	\$	125.00 per SF
Estimated Total Project Cost per Square Foot	\$	317.57 per SF

Omaha Public Library

Facilities Master Plan - 2010

2,000 Square Foot "Convenience" Branch in Leased Space - Cost Estimate

New 2,000 SF Convenience Library				Estimated Cost	Estimated Cost	Running Total
Item	Quantity	per Square Foot	Cost	Cost		
Construction	2,000 Square Ft.	\$ -	\$ -			
Parking	20 Spaces	\$ -	\$ -			
Landscaping	100 Square Ft.	\$ -	\$ -			
Outfitting Existing Space	2,000 Square Ft.	75	\$ 150,000			
Subtotal Construction			\$ 150,000	\$ 150,000	\$ 150,000	
Construction Contingency @ 15%				\$ 22,500	\$ 172,500	
Furnishings, Fixtures & Equipment (FF&E)	2,000 Square Ft.	24	\$ 48,000		\$ 220,500	
Fees (Architectural & Other) @ 15%			\$ 33,075		\$ 253,575	
Information Technology	2,000 Square Ft.	12	\$ 24,000		\$ 277,575	
Other Owner Costs @ 3% of Total			\$ 8,327		\$ 285,902	

Estimated Total Project Cost **\$ 285,902**

Estimated Construction Cost per Square Foot \$ 86.25 per SF

Estimated Total Project Cost per Square Foot \$ 142.95 per SF

Omaha Public Library

Facilities Master Plan - 2010

4,000 Square Foot "Convenience" Branch in Leased Space - Cost Estimate

New 4,000 SF Convenience Library		Quantity		Estimated Cost per Square Foot		Estimated Cost	Running Total
Item							
Construction		4,000	Square Ft.	\$	-	\$	
Parking		40	Spaces	\$	-	\$	
Landscaping		200	Square Ft.	\$	-	\$	
Outfitting Existing Space		4,000	Square Ft.	\$	75	\$ 300,000	
Subtotal Construction						\$ 300,000	\$ 300,000
Construction Contingency @ 15%						\$ 45,000	\$ 345,000
Furnishings, Fixtures & Equipment (FF&E)		4,000	Square Ft.	\$	24	\$ 96,000	\$ 441,000
Fees (Architectural & Other) @ 15%						\$ 66,150	\$ 507,150
Information Technology		4,000	Square Ft.	\$	12	\$ 48,000	\$ 555,150
Other Owner Costs @ 3% of Total						\$ 16,655	\$ 571,805

Estimated Total Project Cost \$ **571,805**

Estimated Construction Cost per Square Foot \$ 86.25 per SF
Estimated Total Project Cost per Square Foot \$ 142.95 per SF

APPENDIX B

SHORT-RANGE/ MID-RANGE IMPROVEMENTS

NOTE: *The future implementation of RFID technologies for circulation, self-check, security and materials handling should be considered when new facilities are built AND when any expansion or major remodeling is considered.*

An effort should also be made to work on “branding” through improved exterior signage that identifies libraries as part of the Omaha Public Library system. The relatively recent branding efforts and update to the website are an excellent start. Carrying new designs and themes through with a new program of exterior signage is the next logical step.

Several libraries have furniture upholstered in fabrics that are/were lovely but that are not durable enough to withstand the rigors of constant public use. Greater attention should be paid when considering replacement and/or reupholstering of chairs, sofas, etc. This is an issue of which the management is well aware. In fact, the consultant has been informed that a recent decision (reached independently of this report) has been made to re-upholster a significant number of furniture items in a highly durable material.

MAIN (CLARK) LIBRARY

Reprogramming space should be seen as a high priority unless rapid progress is made toward the development of the new Central and Downtown libraries

Establish ongoing program to replace/reupholster furniture with more durable/washable coverings over time

ABRAHAMS

Seek and implement noise abatement solutions

Relocate and reduce the overall size of circulation/service desk with “on-the-floor” deployment of reference/information/readers advisory staff

Combine circulation and reference/information desk

Establish better segregation of children’s/youth services area

Recapture children’s program space as functional public space

BENSON

Improve lighting

Explore issues with the existing telephone system and replace if they cannot be resolved

Establish ongoing program to replace/reupholster furniture with more durable/washable coverings over time

Address leakage problems

ELKHORN

Add signage to direct people to the library from the highway

Re-configure shelving to eliminate “voids”

As has already be stated in the body of the report, this facility is largely dysfunctional. When and if it is expanded, it should be entirely reprogrammed to relocate children’s services away from the entry area. Far more staff space is needed as well.

Explore vehicular access from Honeysuckle Dr. directly to library parking lot

FLORENCE

No recommendations

Expansion should provide new opportunities for the library. Staff workspace will continue to be a problem at this location; however, the functionality of the building will be vastly improved with the expansion.

MILLARD

Establish ongoing program to replace/reupholster furniture with more durable/washable coverings over time

Redesign space in work area to accommodate large volume of gift materials

Consider enclosure and updating/upgrading of teen are

Consider the addition of a café

SADDLEBROOK

Improve/install signage to direct potential users to the library on Fort St., on Saddlebrook and at the entrance to the driveway to the library

Establish ongoing program to replace/reupholster furniture with more durable/washable coverings over time

SORENSEN

Improve exterior signage and directional signage to direct the public to the library portion of the building

Consider switching teen area and computer lab area spaces to provide more public access to computers

Seek solutions to issue of chairs legs damaging carpeting

Establish ongoing program to replace/reupholster furniture with more durable/washable coverings over time

SOUTH

Install opaque shades to offer service desk staff relief from blinding sunlight

Establish ongoing program to replace/reupholster furniture with more durable/washable coverings over time

Explore design solutions to achieve greater segregation of children's youth services area from the rest of the library.

SWANSON

Seek solutions to make entering the library more inviting and pleasurable. Eliminate unsightly storage, improve lighting and signage, etc.

Consider relocation of Friends activities to real-estate that is less "prime" and recapture some of the space used for sorting/storing materials for public use.

Reduce stack density (especially in the children's area. Consider relocation of the historic children's literature collection to the existing Main Library or to the new Central library.

If Friends remain in the Swanson building and movement toward replacement of the building with either a new branch facility or the new Central library is not imminent, consider a retail approach to selling used books with the addition of a café.

WASHINGTON

Establish ongoing program to replace/reupholster furniture with more durable/washable coverings over time

Seek and implement noise abatement solutions

WILLA CATHER

Replacement of this facility should be seen as a relatively high priority