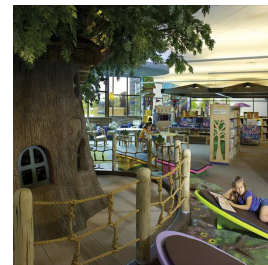
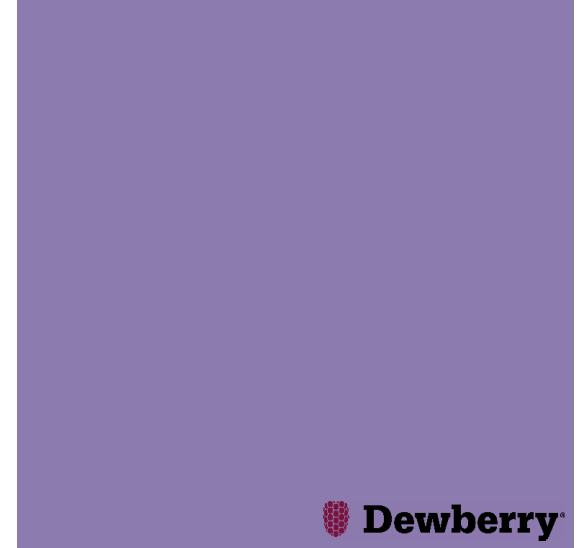




Bulverde Area Rural Library District

2016 Facilities Master Plan

April 11, 2016



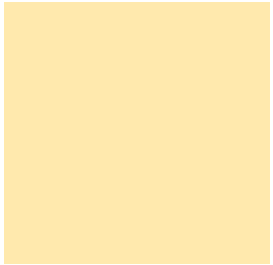


Table of Contents

Acknowledgments	3
Community Demographics	4-5
Peer Review	6-7
Community Input	8-9
District Long Range Plan	10-12
Existing Facility Assessment	13
Preliminary Building Program	14-16
Site Options	17-19
Expansion Plan	20-23
Exterior Rendering	24



Acknowledgments

The Dewberry team wishes to express our gratitude to all those who worked with us to create this building program.

Library Committee

Don Clark
Ron Gilmore
Peggy Hamm
Donna Harris
Susan Herr
Bev Lemes

Debbie Neubauer
Mike Rarick
Karen Schmalz
Elizabeth Hoff

Trustees

Bev Lemes
Debbie Neubauer
Kathleen Banse
Judith Martin
Gaylon Lee

Library Staff

Susan Herr
Elizabeth Hoff
Kristin Bowman
Beverly Ewald
Joni Kirkwood
Cathy Mandelbaum
Jewel English
Debbie Soelberg
Bethanie Corder

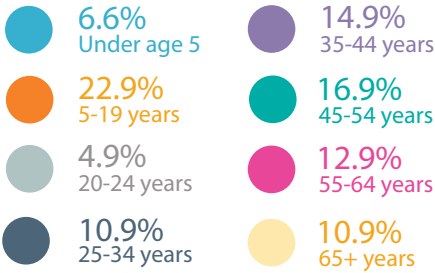
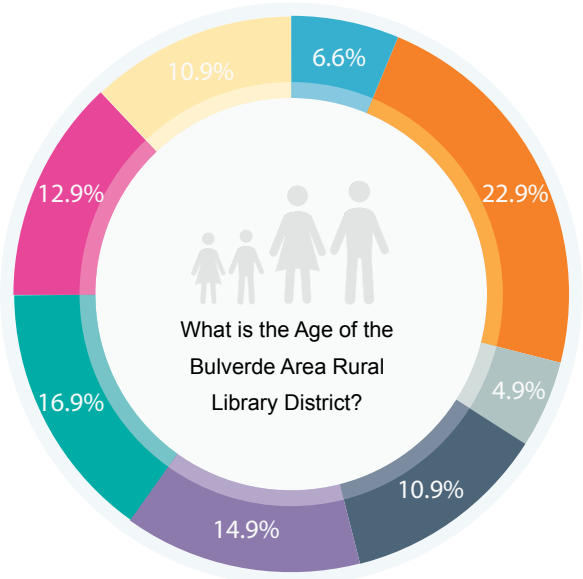
Christy Blair
Cassie Wedding
Victoria Barron
Stephanie Barron
Jennifer Cardenas
David Kreutler
Lois Blankenburg
Lily Carr

Dewberry Architects

Denelle Wrightson
Eddie Davis
Lenda Sturdivant
Holly Bergman

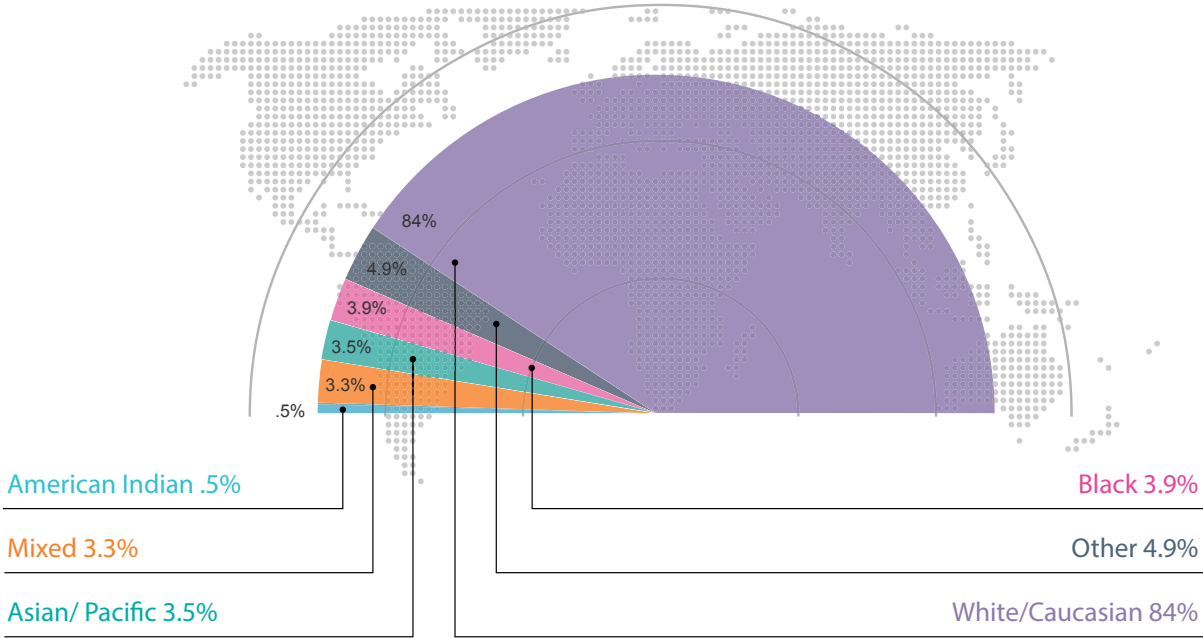


Community Demographics



2014 Population by Age

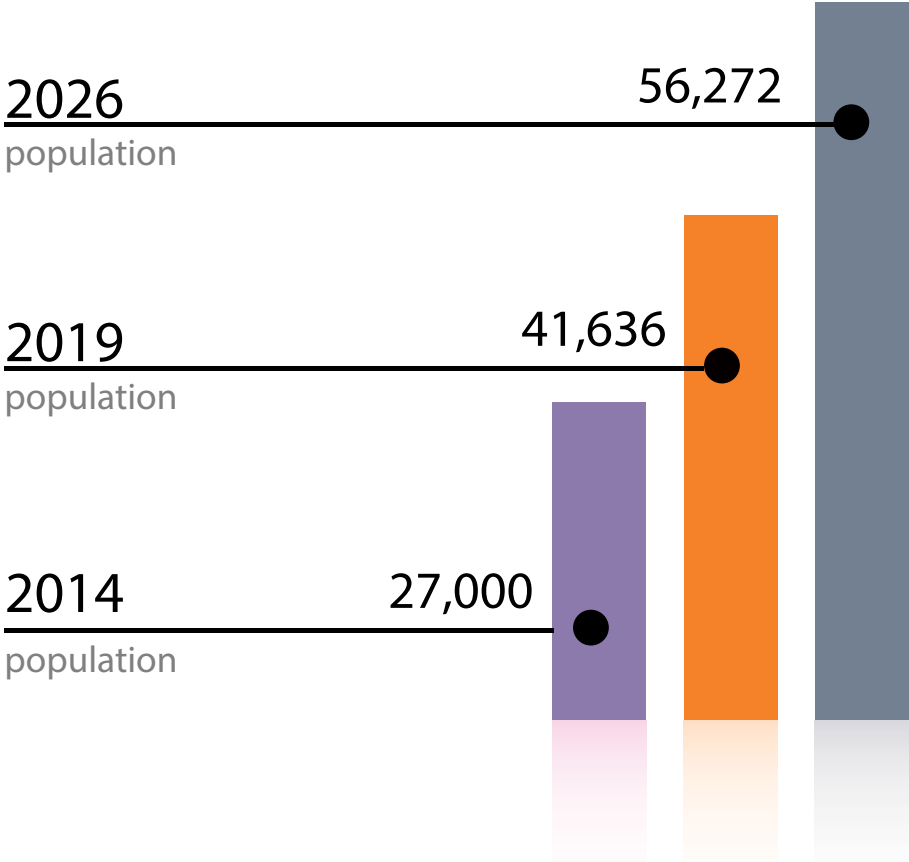
The highest percentage of the population in the Bulverde Area Rural Library District is in the age range of 5-19 years old. Combined, the percentage under age 35 makes up 45.3 percent of the population.



2014 Population by Race



Community Demographics



Population Growth

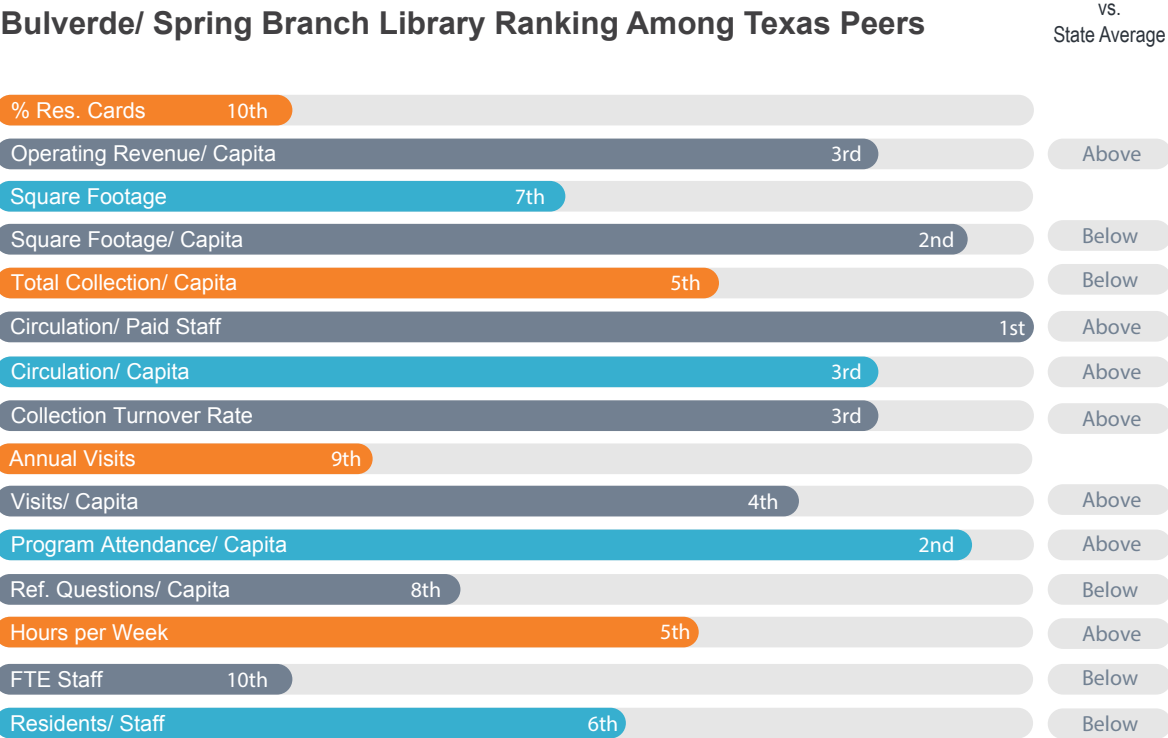
The Library District’s population is expected to grow by as much as 3.08 percent annually by 2026, according to estimates from the U.S. Census Bureau ESRI forecasts. This percentage shows the district could be adding as many as 29,300 people in the next ten years.



Texas Peer Review



- ABOVE STATE AVERAGE
 Operating revenue per capita, Circulation per paid staff, Circulation per capita, Collection Turnover rate, Visits per capita, Hours per week, Program attendance per capita
- BELOW STATE AVERAGE
 Square footage per capita, Total collection per capita, Reference questions per capita, FTE staff, Residents per staff



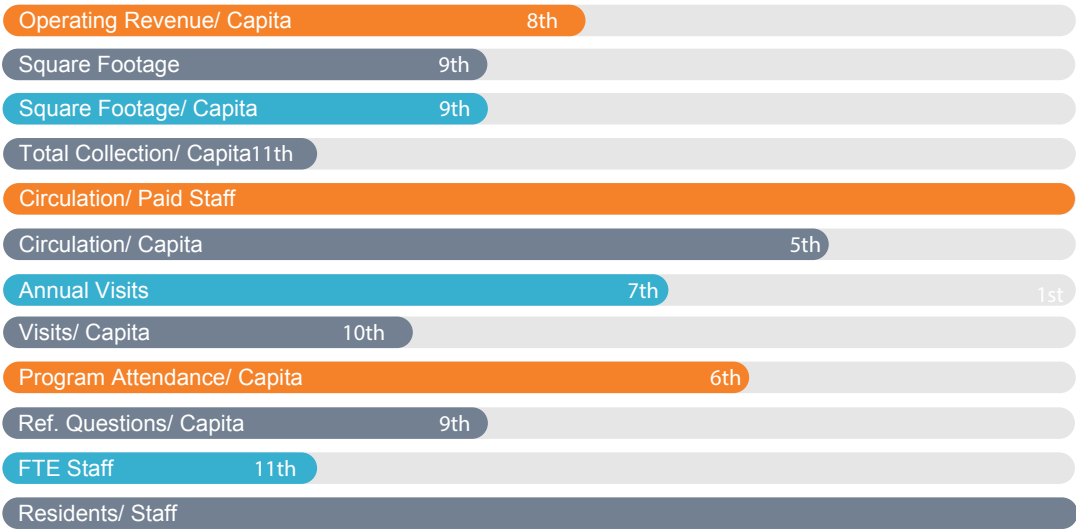


National Peer Review



- ABOVE NATIONAL AVERAGE
 Operating revenue per capita, Circulation per paid staff, Circulation per capita, Visits per capita,
- BELOW NATIONAL AVERAGE
 Square footage per capita, Total collection per capita, Program attendance per capita, Reference questions per capita, FTE staff, Residents per staff

Bulverde/ Spring Branch Library Ranking Among National Peers





Community Input-Meetings



Top Rated Categories Overall

1st	Collection	6th	Interior Amenities
2nd	Teen Area	7th	Meeting/Program Space
3rd	Children's Spaces	8th	Staff Efficiency
4th	Outdoor Spaces	9th	Sustainability
5th	Technology	10th	Seating

Top Features : Adults	Top Features : Staff/Volunteer	Top Features : Teens
1st Outdoor Program Space	1st Outdoor Program Space	1st Gaming Area
2nd Browsing in the Stacks	2nd Browsing in the Stacks	2nd Fun Seating
3rd Solar Panels	3rd Flexible Multi-Purpose Meeting	3rd Media Lab
4th Self Check	4th RFID Sorting	4th Enclosed Exterior Bench
5th More Books	5th Group Study/ Tutoring	5th Interactive Floor
6th Enclosed Quiet Reading Room	6th Enclosed Quiet Reading Room	6th Reading Tree
7th Coffee/Vending	7th Flexible Walls	7th Egg Chair
8th Wind Power	8th Face Out Displays	8th Booth Seating
9th Butterfly Garden	9th Media Lab	9th Laptop Bar
10th Children's Browsing	10th Maker Space/ 3D Printing	10th Specialty Shelving

What comments or suggestions did they have?

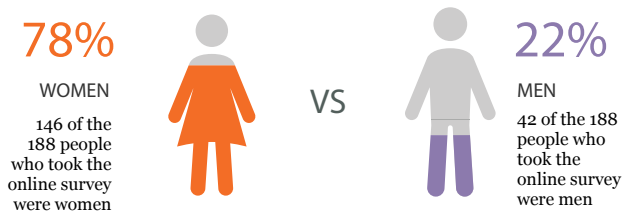
<p>"Easier Access from Parking. Most of the Parking is "far" away from main entry"</p>	<p>"Kids currently tend to make a mess of the family room, especially after school, when they come because they want to expel energy. They need a better place to run, other than between the stacks."</p>
<p>"I would like to see a Branch North on 281 by Hwy 306."</p> <p>"Need Services up 281. Yes!"</p>	<p>"Larger Kitchen with lots of counter space and power outlets."</p> <p>"AGREE, Yes with larger refrigerator/freezer"</p>
<p>"We're in a great area for Wind Power. Let's make this library self sustaining"</p> <p>"Permaculture/Organic Gardening Emphasis"</p>	<p>"Need a larger area for FOL!"</p> <p>"Need to have more space for Book Nook." "Second that!"</p>



Community Input-Survey



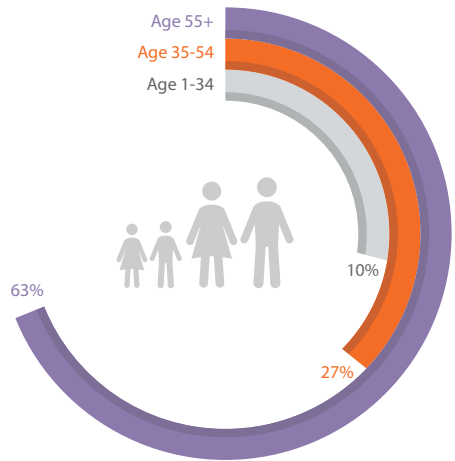
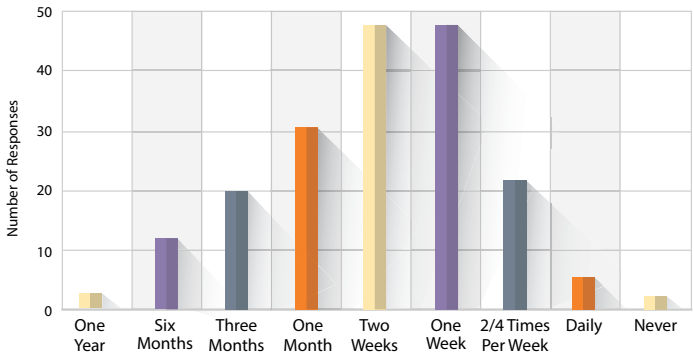
Who took the Survey?



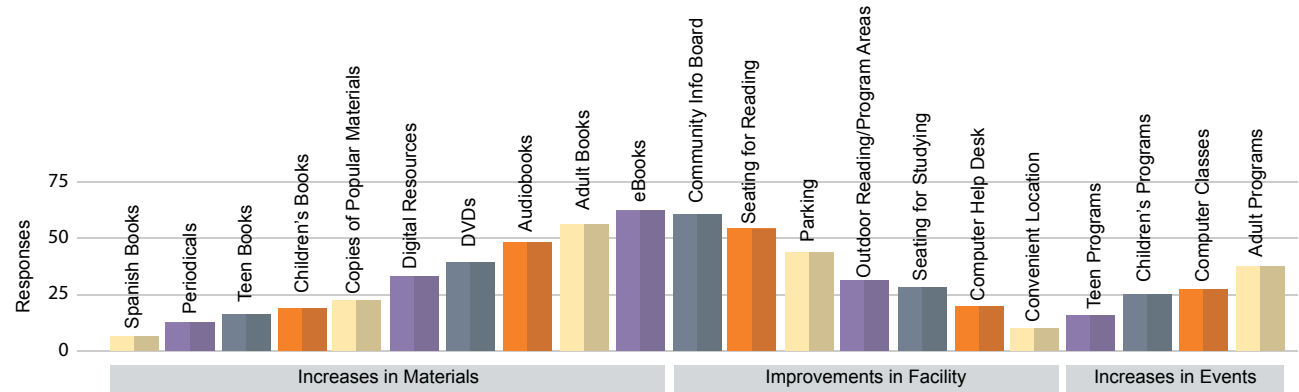
How old are they?

Of those that took the online survey, one hundred and eighteen people were over the age of 55. There were fifty people in the age range of 35-54 and nineteen were below age 34.

How often are they in the library?

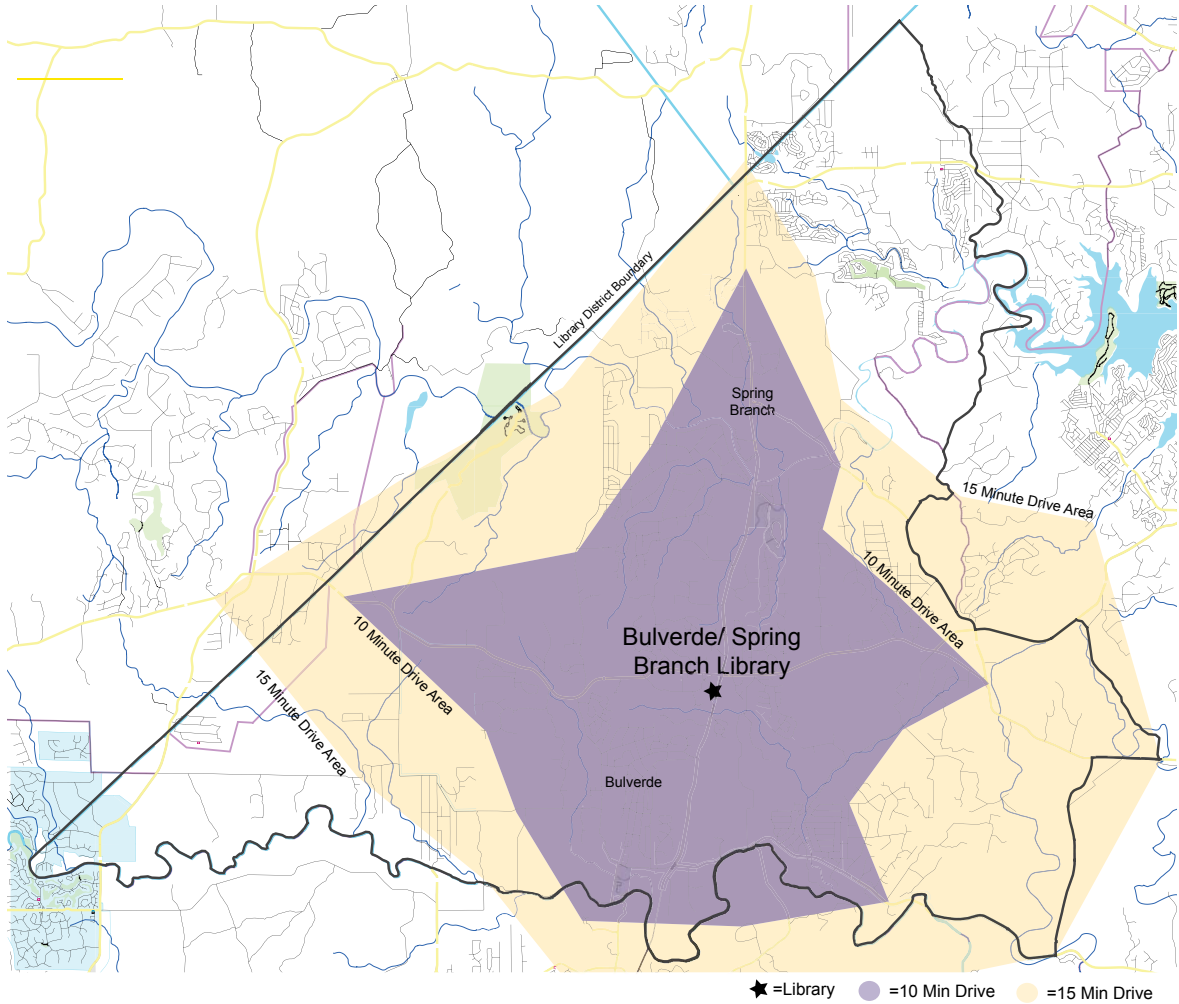


Which changes to the Library do they think would serve them best?





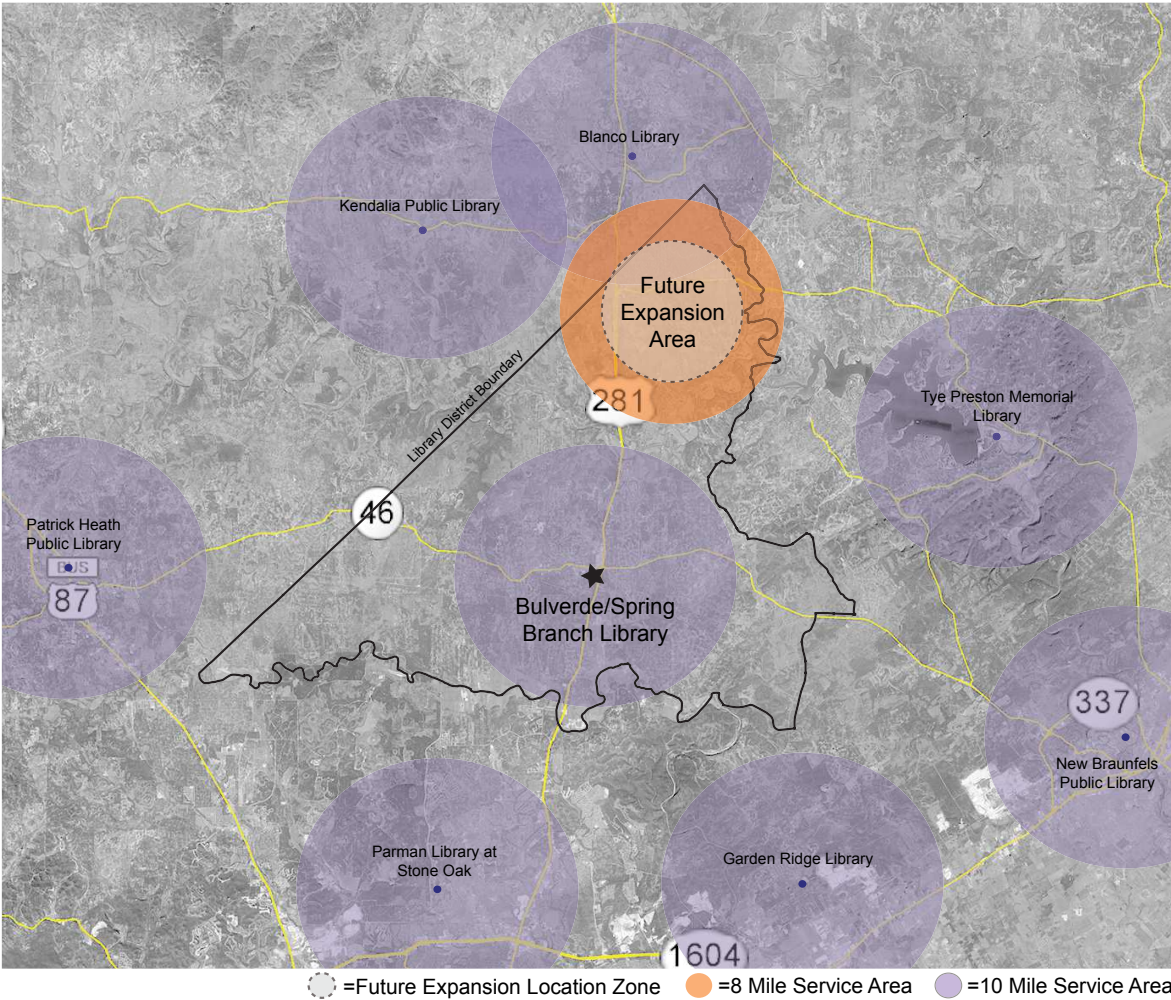
Long Range Plan



10 Minute Drive Time



Long Range Plan



Map of Area Libraries



Long Range Plan



Kiosk Style Facility

Budget \$60,000

Similar to the supermarket library except it may be located in a mall, community center or other facility. In addition to the kiosk, material dispensing and/or lockers and material returns, it includes a small area for programming.



Express Library

3,000sf Interior Finish-Out

Budget \$650,000 plus yearly operating costs

A small facility usually between 500-3,000 SF. These are usually in a leased space to serve an under-served area. They typically house computers and a small collection of popular materials.



Supermarket Library

Budget \$45,000

Similar to an express library, however it is located in a large super market and is limited in size. It often uses media and book dispensing units, an information kiosk and a book return.



Branch/Community Library

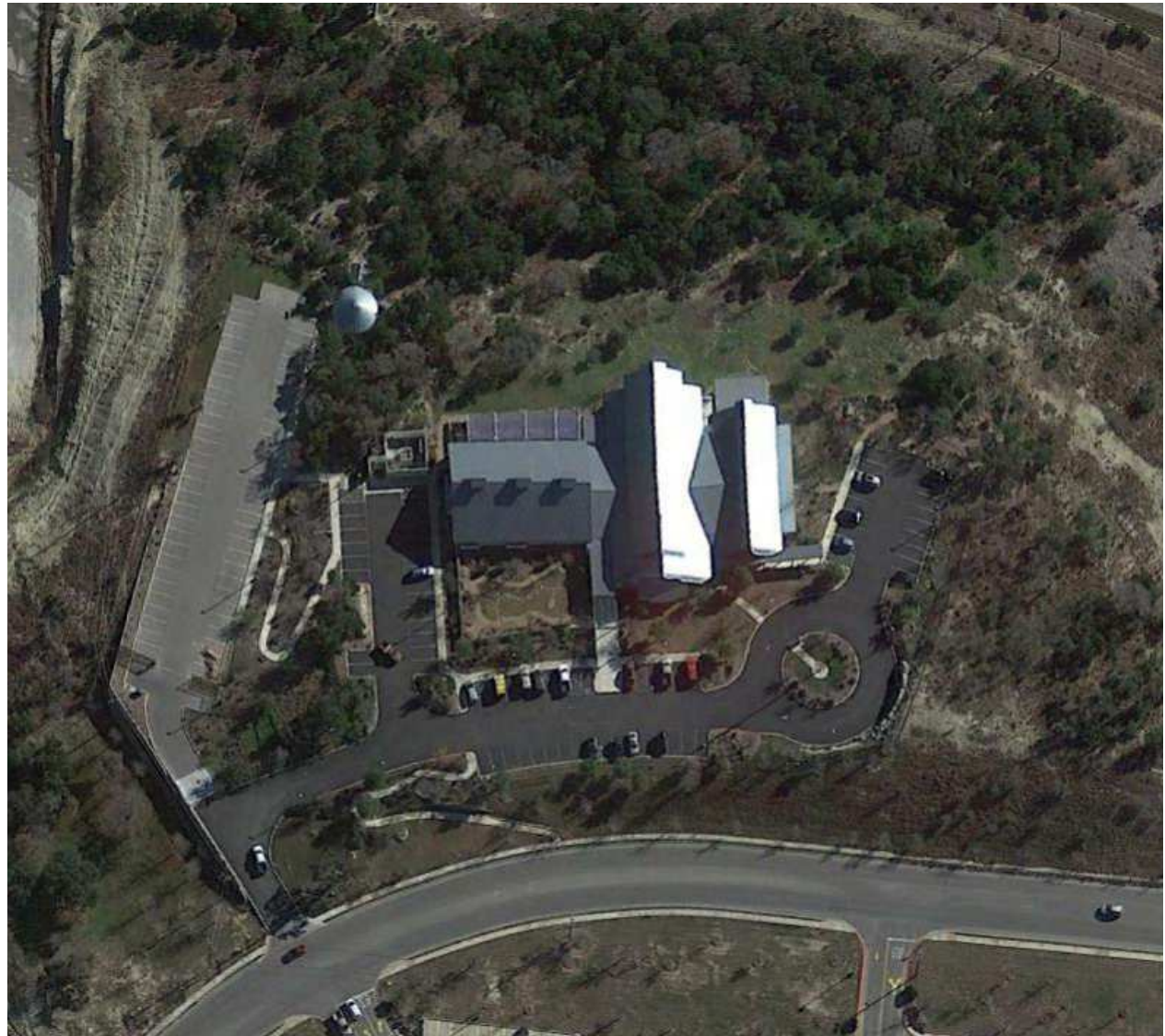
15,000sf Facility

Budget \$7,000,000 plus yearly operating costs

Typically 15,000 to 30,000 SF. It is a full service library and would expect to serve patrons living within an 8 minute drive of the library. A branch library is very expensive to operate so this course of action must be explored carefully. It is recommended that a branch has a minimum of 6 full time staff for a 40 hour per week schedule.



Existing Facility Assessment



Existing Site Plan
-Parking Requirements
-Challenges of Roof Slope



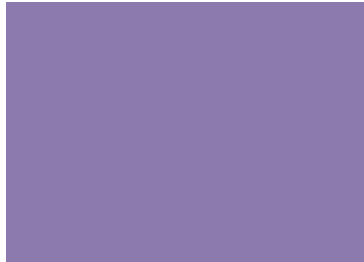
Preliminary Building Program



Building Program Space Summary			
Summary of Assignable Spaces			
Program Section	A	ENTRY	Existing 1,380 SF
	1	Lobby	800 SF
	2	Public Restrooms	1,000 SF
	3	Vending	100 SF
		Dept. Subtotal	1,900 SF
Program Section	B	MEETING	Existing 2,015 SF
	1	Large Meeting Room	3,050 SF
	2	Kitchenette	740 SF
	3	Storage Room	250 SF
	4	Media Lab/Maker Space	394 SF
	5	Classroom	600 SF
	6	Small Multi-purpose -	400 SF
		Dept. Subtotal	5,434 SF
Program Section	C	STAFF WORK/SERVICE	Existing 1,750 SF
	1	Circulation Area	312 SF
	2	Director's Office	225 SF
	3	Technical Services Workarea	384 SF
	4	Drive up returns/pick up window	270 SF
	5	Staff Workroom	1,128 SF
	6	Interior Returns	136 SF
	7	Conference Room/Board Room	530 SF
	8	Storage	148 SF
	9	Children's Storage	152 SF
		Dept. Subtotal	3,285 SF
Program Section	D	BROWSING	Existing 990 SF
	1	Information Desk	380 SF
	2	Copy Services	130 SF
	3	New Books	408 SF
	4	Adult A/V	368 SF
	5	Friend's sale Area	540 SF
	6	Exhibit	120 SF
		Dept. Subtotal	1,946 SF



Preliminary Building Program



Program Section	E	CHILDREN'S	Existing 1,550 SF
	1	Children's Room	3,658 SF
	2	Children's Program Room	600 SF
	3	Craft Room	600 SF
	4	Storage	148 SF
	5	Family Restroom	80 SF
	6	Lactation	60 SF
		Dept. Subtotal	5,146 SF
Program Section	F	ADULT SERVICES	Existing 6,880 SF
	1	Collection and Seating	6,602 SF
	2	Quiet Reading	370 SF
	3	Study Room - 4 person - 4 Rooms	440 SF
	4	Study Room - 6 person - 2 Rooms	320 SF
	5	Public Computers	1,040 SF
		Dept. Subtotal	8,772 SF
Program Section	G	TEEN AREA	Existing 730 SF
	1	Teen Area	1,172 SF
		Dept. Subtotal	1,172 SF
Program Section	H	STAFF SUPPORT	Existing 190 SF
	1	Staff Lounge	566 SF
	2	Staff Restrooms	160 SF
		Dept. Subtotal	726 SF
Program Section	I	SUPPORT SERVICES	Existing 1,810 SF
	1	Storage Room	156 SF
	2	Attic Storage Room	520 SF
	3	Friend's Work Room	416 SF
	4	Friend's Office	142 SF
	5	Janitor's closet	84 SF
	6	Data/Telephone Room	110 SF
	7	Electrical Room	100 SF
	8	Mechanical	1,200 SF
		Dept. Subtotal	2,728 SF
		TOTAL ASSIGNABLE SPACE	31,109 SF
		TOTAL UNASSIGNABLE SPACE	4,666 SF
		GROSS BUILDING TOTAL	35,775 SF
		Net to Gross Factor	1.15 SF
		Parking - 5 spaces/1,000 SF	179

19,889 SF Existing



Preliminary Building Program



Building Collection/Seating/Computer Summary

Collection	Total Collection	Shelved	Existing
Adult A/V	14,775	9,850	
Children	28,934	24,112	
Adults	38,167	31,806	
Teens	4,800	4,000	
	86,677	69,768	74,256

Seating

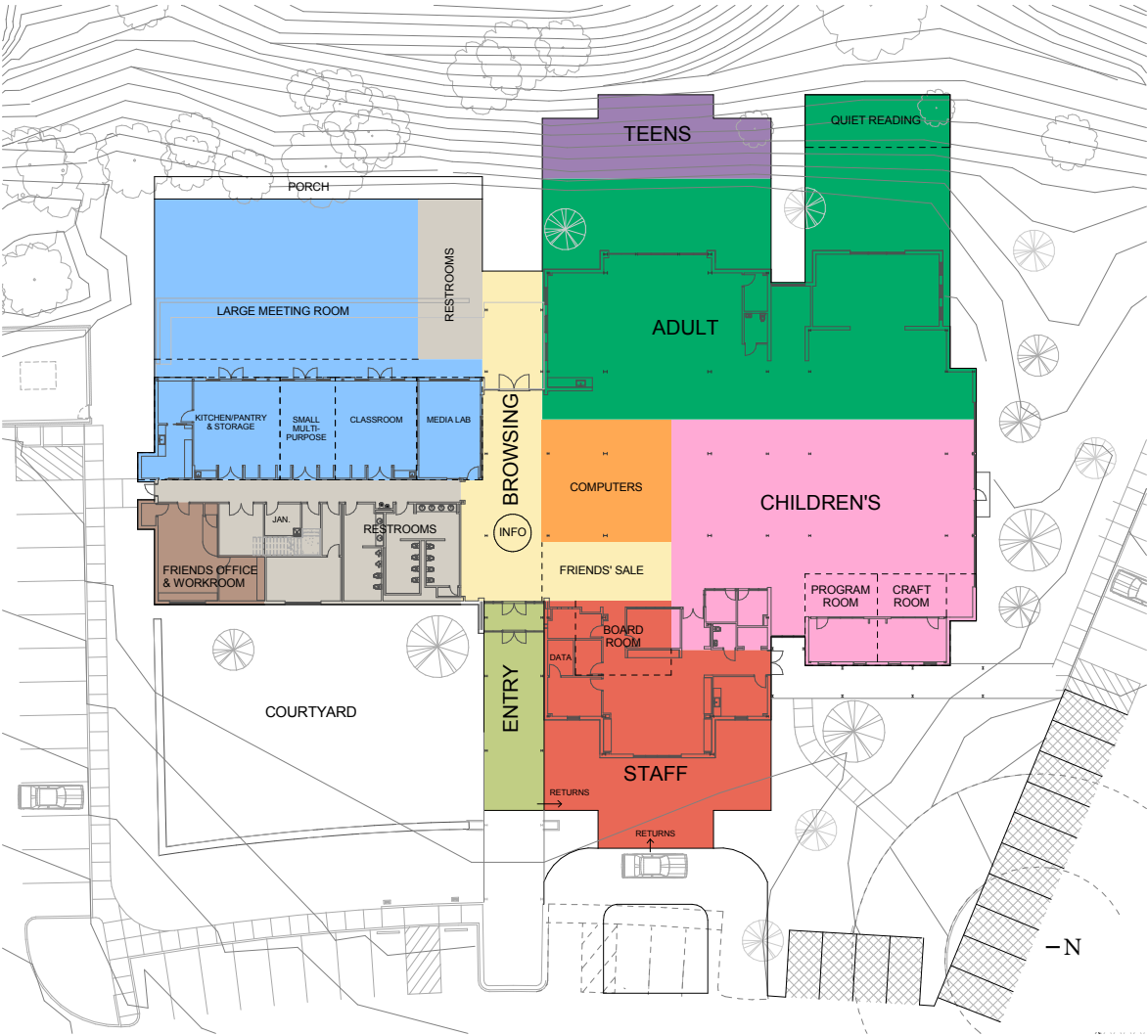
Lobby New Books/Friends	8
Large Meeting room	300
Small Multi-purpose Rooms	40
Children	38
Children Program Room	50
Adult	40
Quiet Study	7
Group Study	28
Public computers	24
Teen	22
	557

Computers

Self check-out	4
OPACS	6
Info	2
Adults	1
Children	2
Teen	1
Adult	24
Teen	6
Children	8



Site Expansion Options



Expansion Option A



Site Expansion Options



Expansion Option B



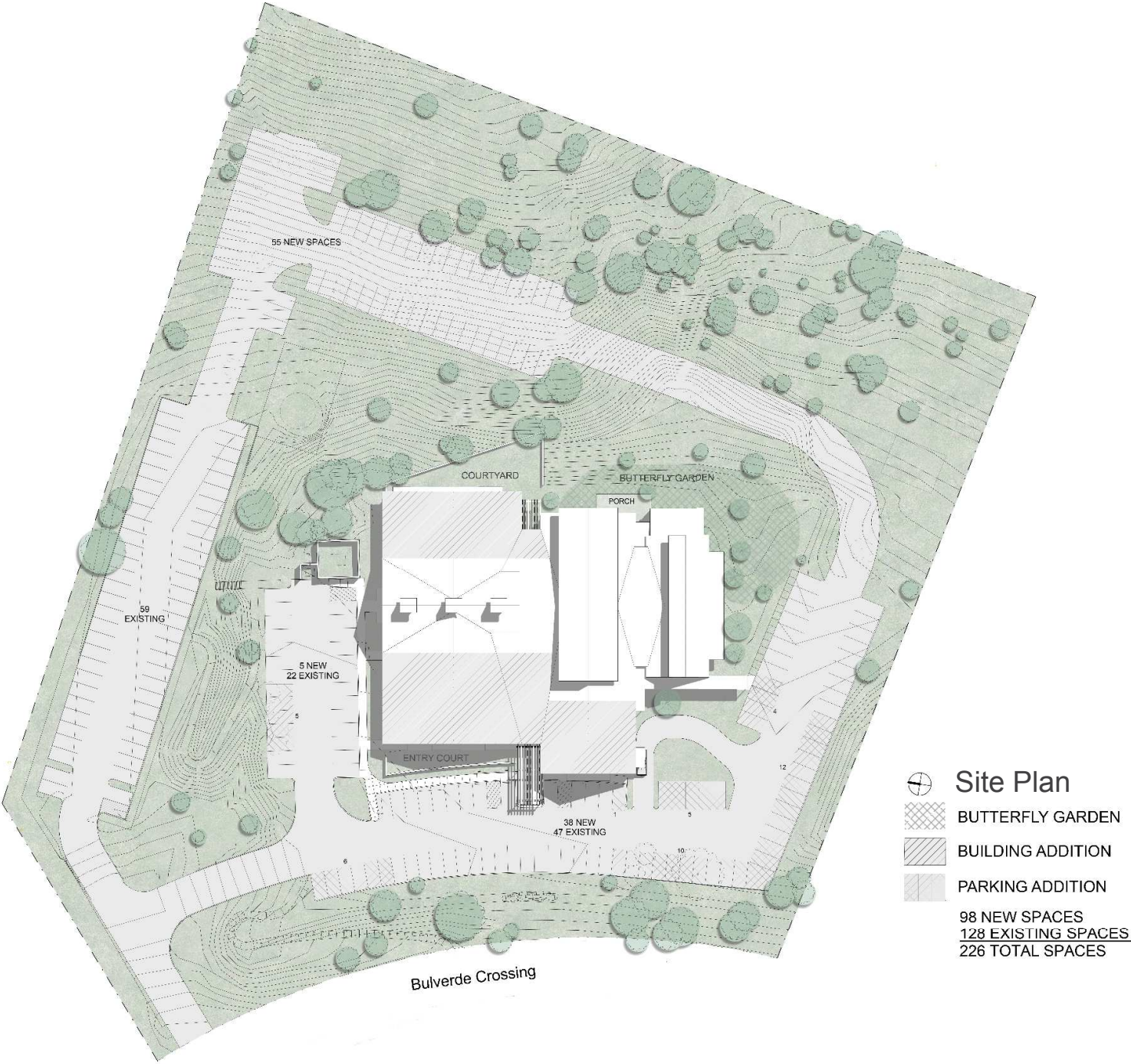
Site Expansion Options



Expansion Option C

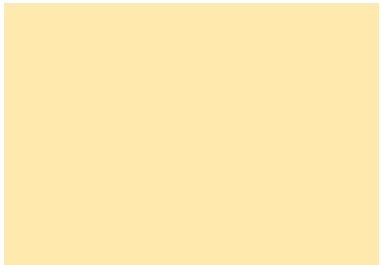


Final Concept Expansion Plan

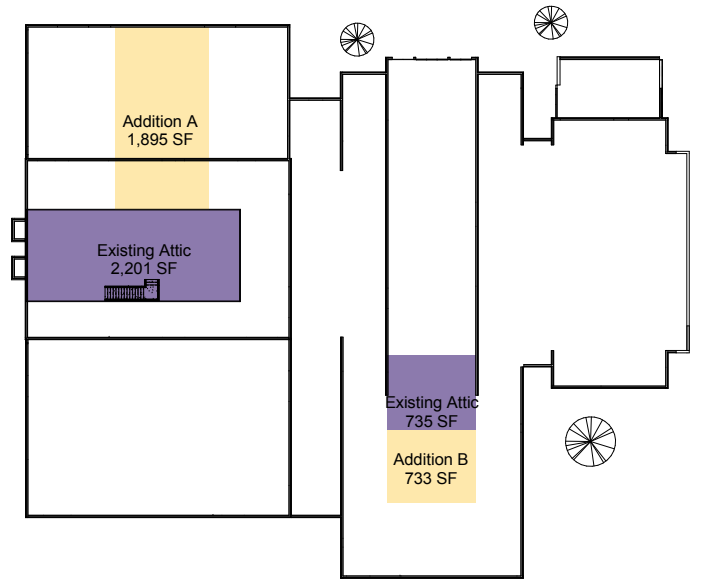




Final Concept Expansion Plan



Ground Level Expansion Diagram



Attic Level Expansion Diagram

Key

- = New Addition SF
- = Existing SF

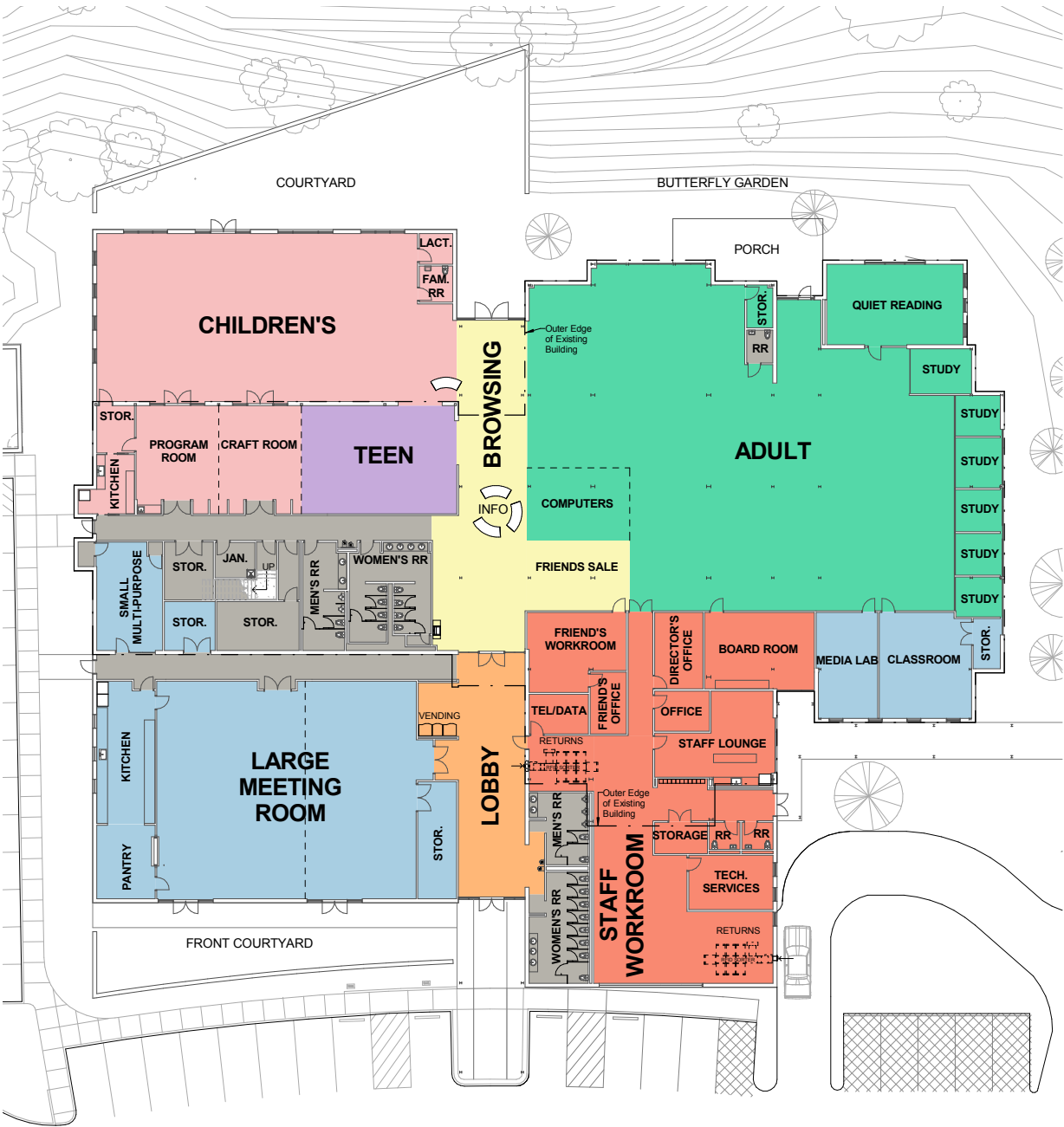
Results

Ground Level	
Existing SF	19,889
Addition SF	12,793
New SF	32,745

Attic Level	
Existing SF	2,936
Addition SF	2,623
New SF	5,564



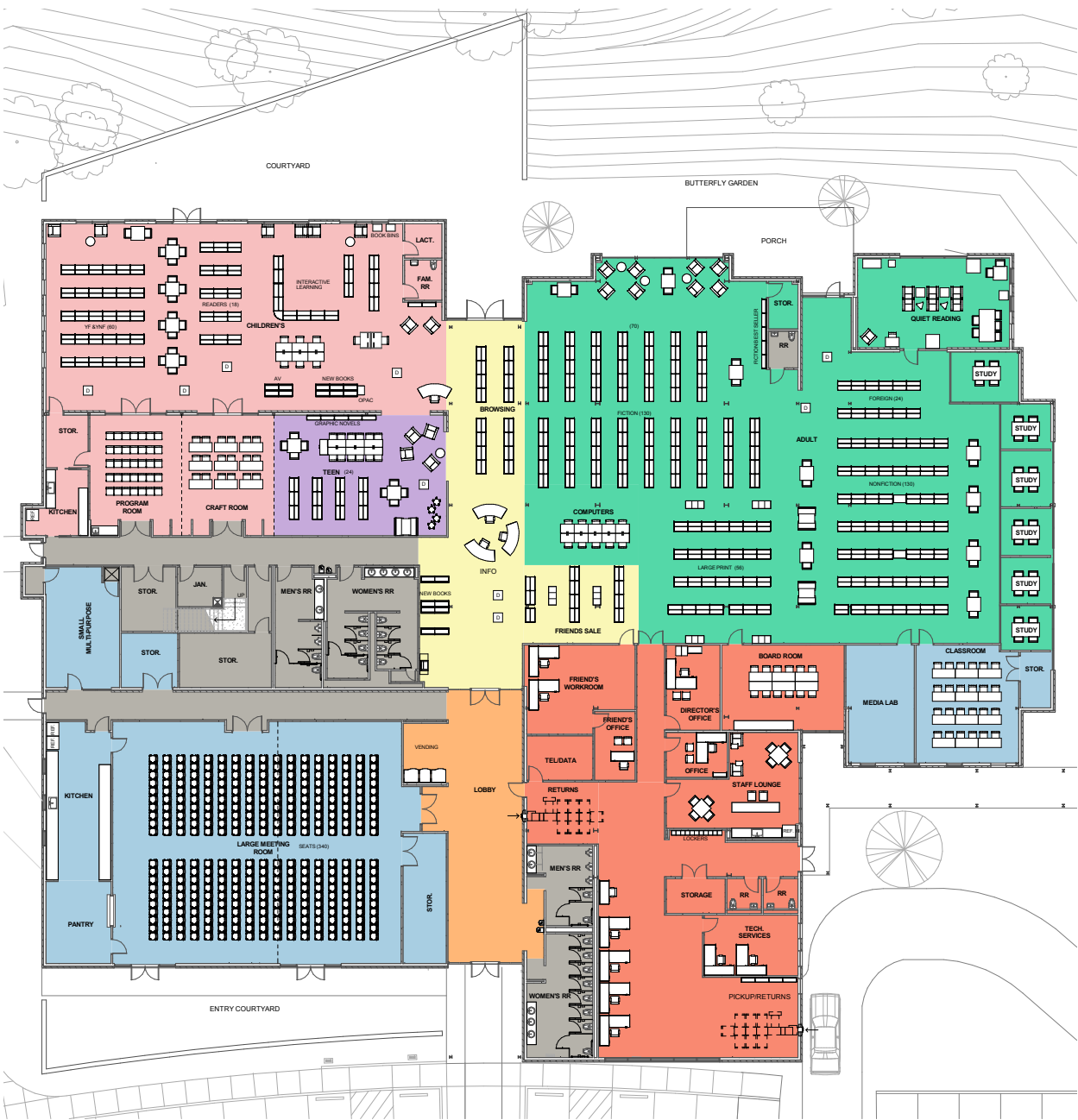
Final Concept Expansion Plan



Space Plan



Final Concept Expansion Plan



Furniture Plan



Exterior Rendering



Bulverde Area Rural Library District

2016 Facilities Master Plan

April 11, 2016

