



Deschutes Public Library Conceptual Design for Future Libraries

FINAL REPORT | 02 JULY 2020



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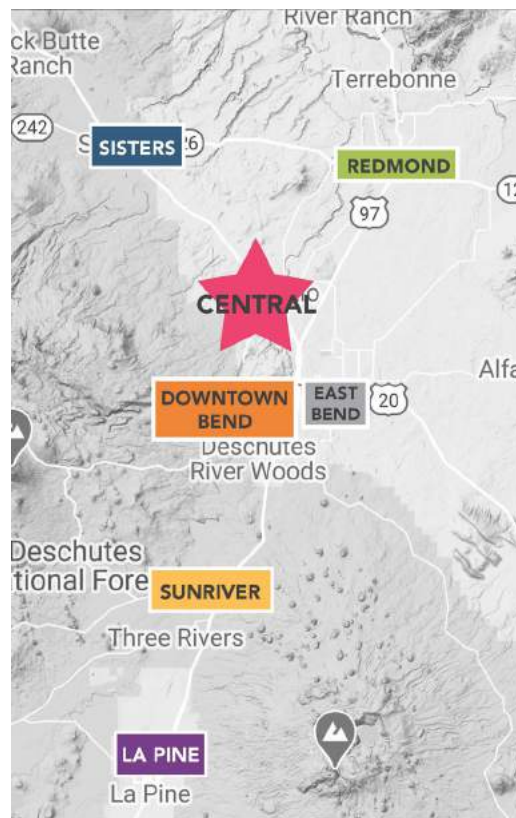
INTRODUCTION

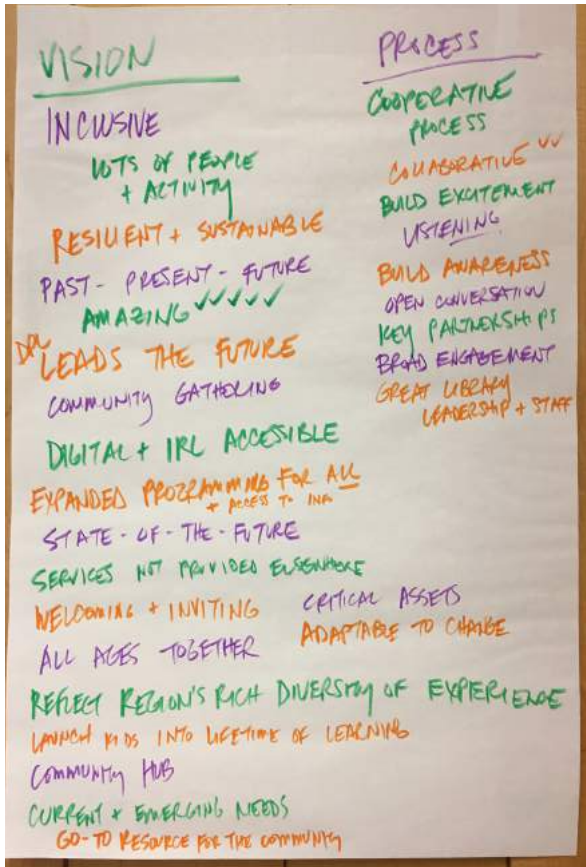
For a century, the Deschutes Public Library (DPL) has been providing high-quality library services to the citizens of Deschutes County. The past 100 years have seen significant changes in the county — including strong population growth, increasing social and cultural diversity, robust economic development, and the unprecedented evolution and integration of technology into everyday life. Along the way, DPL has risen to the challenge, growing and diversifying its services to meet community needs and interests.

DPL underwent a building boom in the 1990s and 2000s that significantly increased its capacity for service. Although the facilities have been well cared for, they are coming due for major lifecycle renovation. In 2017, DPL commissioned a technical condition assessment of its buildings that identified and itemized the maintenance work needed at each location — including big-ticket items such as replacing roofs, upgrading mechanical systems, and updating exterior and interior finishes. This technical condition assessment did not, however, look at the functional, service, and operational considerations at each building.

In 2018, DPL initiated a master planning process to assess how well its facilities support modern library service and establish a plan for the future. The [Deschutes Public Library Facilities Capital Plan](#) (FCP) found that DPL lacks the space to support the full range of programs and services needed for current Deschutes County communities — a challenge that will be exacerbated as the population continues to grow. The FCP recommended that the Downtown Bend, La Pine, Sisters, and Sunriver libraries should be renovated to address maintenance needs and update service; that the Redmond Library be significantly expanded; and that a new Central Library be added to the DPL network to allow for the expansion of the collection, as well as serve as the Library's distribution center to process and deliver materials for Deschutes County. The Central Library will also serve as the cultural and enrichment hub for all Deschutes County Residents. As a leased facility that had been recently updated, no specific improvements were recommended for the East Bend Library.

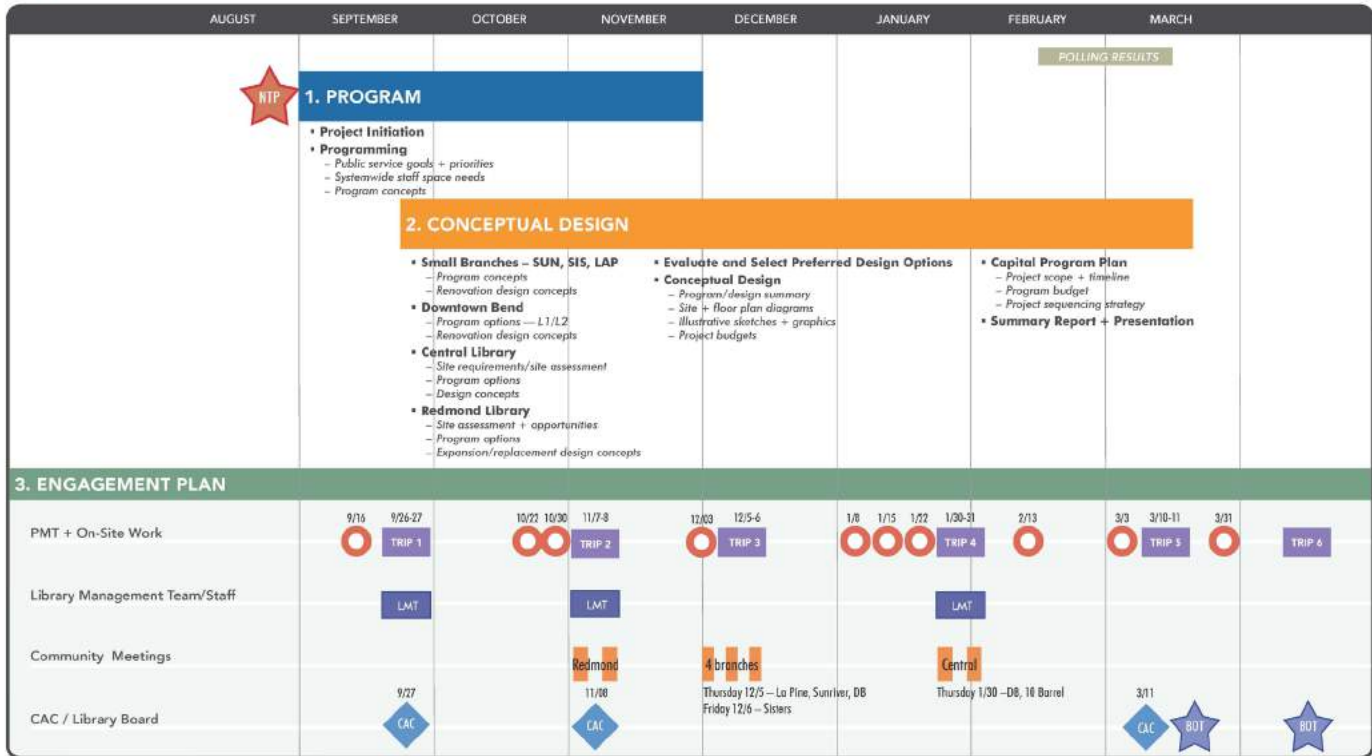
In 2019, DPL commissioned a Conceptual Design process for the six building projects recommended in the FCP. The purpose of this process was to establish the program and design vision, confirm the general scope of construction, and develop refined capital budgets for each proposed project. As with the development of its FCP, the Library sought to engage and collaborate with leaders, stakeholders, and residents throughout Deschutes County communities, as well as with DPL staff. This report summarizes the process and outcomes of the Conceptual Design project.





METHODOLOGY

The Conceptual Design process was led by Group 4 Architecture, Research + Planning, Inc. and Hennebery Eddy Architects. The process was guided by a **Project Management Team (PMT)** composed of members of the Library's administrative leadership team as well as the consultant team. The PMT met regularly in person and via webconference to review project progress and facilitate efficient decision-making.



CONCEPTUAL DESIGN WORK PLAN

The Conceptual Design project was originally planned as a six to seven month process, beginning in September 2019. The process – including stakeholder and community engagement strategies – was largely complete by the time the State of Oregon issued a “stay at home” order in late March 2020. The final conceptual designs were presented to the Library Board in July 2020.

ENGAGEMENT

Staff, stakeholder, and community engagement in the Conceptual Design process included:

- Three workshops with the **Library Management Team (LMT)** between September 2019 and January 2020. The LMT provided input from strategic, service, and operational perspectives on the proposed design changes at the branch libraries as well as the vision and program for the proposed Central Library.
- Three workshops with a **Community Advisory Committee (CAC)** between September 2019 and March 2020. The CAC provided a valuable sounding board for DPL and the design team about the proposed capital program overall and building community awareness.
- One community open house/meeting in each of the Downtown Bend, La Pine, Redmond, Sisters, and Sunriver branches in November and December 2019. These meetings focused on design concepts and opportunities for each of these branches.
- Community open house/meetings at the Downtown Bend Library and 10 Barrel Brewing in late January 2020, with a particular emphasis on the vision for the proposed Central Library.
- A design progress presentation to the Library Board in March 2020.

PROJECT PARTICIPATION

Hundreds of people throughout Deschutes County participated in this Conceptual Design process, which also built on the extensive staff, stakeholder, and community engagement conducted in 2018 for the Facilities Capital Plan. Unfortunately not all participants can be recognized by name in this document.

DPL Board of Directors

- Cynthia Claridge
- Linda L. Davis
- Martha Lawler
- Ann Malkin
- Ray Miao

DPL Library Management Team

Those marked with an asterisk were members of the Conceptual Design Project Management Team

- Todd Dunkelberg, Library Director*
- Lynne Mildenstein, Assistant Director*
- Chantal Strobel, Communications & Development Manager*
- Wylie Ackerman, Electronic Services Manager*
- Mark Hovey, Information Technology Manager
- Holly McKinley, Library Operations Manager
- Emily O’Neal, Technical Services Manager
- Jennifer Palmer, Human Resources Manager
- Denise Senner, Business Services Manager
- Sara Thompson, Adult Services Manager

Community Advisory Committee Participants

- Steven Ames, NXT Consulting
- Tom Anderson, Deschutes County
- Chuck Arnold, City of Redmond
- Kate Bailey, Washington Federal Bank
- Kip Barrett, Economic Development Bend
- Katy Brooks, Bend Chamber of Commerce
- Katie Condit, Better Together
- Jim Cornelius, The Nugget
- Jim Crowell, Bend Community Citizen
- Cynthia Claridge, DPL Board of Directors
- Lisa Dugan, Library Foundation
- Carolyn Eagan, City of Bend
- Kate Elliot, Sunriver Chamber of Commerce
- Kim Gammond, Central Oregon Association of Realtors
- Michael Gesme, Central Oregon Community College
- Anne George, Oregon Community Foundation
- Don Horton, Bend Parks & Recreation
- Katie Hammer, City of Redmond Parks and Recreation
- Erik Kropp, Deschutes County
- Eric King, City of Bend

- Roger Lee, Economic Development Bend
- Jim Lussier, Community Leader
- Ann Malkin, Chair, DPL Board of Directors
- Karen Miller, La Pine Parks & Recreation
- Cory Misley, City of Sisters
- Lora Nordquist, Bend La Pine Schools
- Cate O'Hagan, Central Oregon Arts
- Ron Paradis, Central Oregon Community College
- Brad Porterfield, Latino Community Association
- Sally Russell, Mayor, City of Bend
- Julia Repman, Bend La Pine Schools
- Evelia Sandoval, Central Oregon Community College
- Linda Seeburg, Redmond School District
- John Stark, Economic Development Redmond
- Matt Stuart, City of Bend
- Kelly Sparks, Oregon State University – Cascades
- Betsy Tucker, Bend Parks and Recreation District
- Jody Ward, Community Leader
- Dana Whitelaw, High Desert Museum
- Ken Wilhelm, United Way of Deschutes County
- Sarah Wuepper, Library Foundation



Library Management Team



Central Library Open House, January 2020 at 10 Barrel Brewing Co.

CONCEPTUAL DESIGN TEAM

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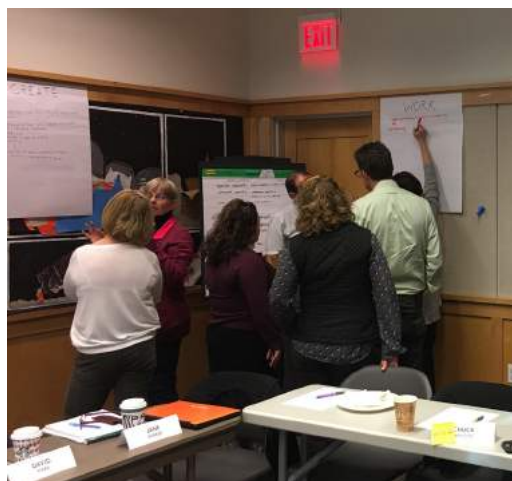
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- Terence Walton



Community Advisory Committee



Redmond Library Open House, November 2019

LIBRARY VISION + STRATEGIES

VISION

The 2018 Facilities Capital Plan confirmed that DPL has a unique and significant role to play in creating a vibrant, sustainable future for Deschutes County communities. In particular, DPL has positive community impacts in four key areas: People, Platform, Partnerships, and Place. Through extensive outreach, the FCP confirmed that the community values and cherishes DPL's traditional services, including learning, literacy, and access to information and resources.

The FCP also identified opportunities for DPL to expand and enhance additional service areas, with community priorities such as:

- **Children's discovery** – generous resources, technology, and open space to stimulate active learning through free movement, manipulation, experimentation, and play.
- **Programs and events** – more space to accommodate high-interest library and community programs, so DPL can welcome participants rather than turning them away (as it does now due to space constraints).
- **Meeting and collaboration** – expanding access to low-cost/no-cost space for meetings and group work.
- **Social gathering** – opportunities and space for Deschutes County residents to connect and build the civic and social networks that are the foundation of strong communities.

The Conceptual Design process developed a more detailed vision for library facilities to support these opportunities and priorities. Themes included:

- **Places for people** – Libraries in Deschutes County will provide abundant space for people to gather, read, work, collaborate, participate in programs, and discover. DPL facilities will feel like well-balanced places for people that are complemented – rather than dominated – by the collection. They will be lively, active places that leave the “shhh” stereotype behind; excellent acoustics will keep the pleasant sounds of activity from becoming unpleasant noise, and customers will still be able to find quiet space to read or work within the library when they want it.
- **Locally-inspired design** – Inside and out, DPL's facilities will reflect local influences and celebrate the unique character, history, and beauty of central Oregon. Facilities will promote access to usable outdoor space as well as views and vistas of the high desert landscape and Cascade peaks.
- **Collection growth** – The Central Library will enable DPL to resume growth of its physical collection to meet the needs of Deschutes County's growing population. DPL will also develop and showcase its “Library of Things” to meet the community's diverse needs and interests.
- **Enhanced staffing** – DPL's branch facilities will be designed to minimize staff-mediated circulation functions and to maximize the availability of staff to provide personalized, high-impact customer service.
- **Centralized administration and operations** – The majority of materials handling functions will move from the branches to the Central Library, including processing of returns and sorting/distribution of holds. DPL administration and central operations functions will be reunited in the Central Library as well, promoting more collaboration, innovation, and strategic service planning opportunities.

This vision informed and guided the development of the program and design concepts for improvements at each DPL facility.



LIBRARY BUILDING PROGRAM CONCEPTS

A “building program” is the set of goals, objectives, and requirements that guide the design of a building. The building program not only specifies the size of the building and the spaces within it, but also describes the intended users, activities, and experiences in each space.

Although DPL’s facilities differ in size, they are envisioned to share many similar building program requirements. For this Conceptual Design process, a set of shared library building program elements was developed from the input and priorities of staff and the community, as well as evolving trends and best practices in modern public library design.

Marketplace

The Marketplace is a vibrant and dynamic place for discovery. It is an inviting space that welcomes the public to the library, greeting them with information, displays of art and culture, new and popular materials, and more. It is a high energy, constantly-changing space; most of the furniture is on wheels or casters, and can be rearranged easily to accommodate new displays, programs, and events.

The Marketplace serves an important role in orientation and wayfinding. It acts as a central hub or interior “boulevard” with clear views of and connections to the library’s major program spaces. It is a generously sized space that is easy for customers to navigate to and through, individually and in groups.

The Marketplace is also a destination in its own right. It has a retail-style ambiance, with attractive displays of new and popular materials, comfortable seating for reading and working, and access to technology and power. It is a food and beverage-friendly environment, with refreshments available through vending; DPL’s larger facilities may be designed with space for an outside vendor to provide coffee or food.

The primary library staff service point is typically in the Marketplace, where customers can get help with their account, reference, and general information questions and needs. It is also where customers can manage their borrowing, including looking up items in the catalog, retrieving holds, and checking out books and materials.



The Mitchell Park Library has a large program room with a retractable wall out to the courtyard for larger attendance events



Meeting + Collaboration

Recognizing the increasing need that Deschutes County residents have for space to gather, DPL facilities will provide appropriately designed spaces for hosting small to large group meetings and events. At every size, these spaces will be designed with excellent acoustics as well as high-quality audiovisual technology that is easy for staff and the public to operate.

All DPL branches will offer multi-purpose **Program Spaces** for library and community programs and meetings. These spaces will be fully enclosable and acoustically separate from other public spaces. Larger DPL facilities will provide program spaces that can accommodate at least 200 people. The ability to divide larger program spaces into multiple rooms will increase DPL's flexibility and capacity for group gatherings. Program rooms that can be accessed and operated outside of library open hours will increase their utility and service to the community. Generous storage that can accommodate all furnishings and equipment will maximize the flexibility and capacity of these spaces.

DPL will provide well-equipped, technology-rich, and acoustically separate **Collaboration Spaces** to help meet Deschutes County communities' high demand for space for tutoring, group study, conferences, and other collaborative activities. These spaces will also provide options for respite for customers seeking a quiet place during peak activity times in the library, such as after-school hours. Collaboration spaces will be located in strategic locations that are easy for customers to find and easy for staff to supervise.



SPARK

“SPARK” is a category of spaces in which DPL can provide high-impact programs and services. Some SPARK spaces may be specially designed and equipped to support one set of library services (such as a high-tech creative program); other SPARK spaces may be designed flexibly to accommodate a wide range of activities over the course of a single day. There also may be opportunities for partner organizations to temporarily occupy SPARK spaces, providing convenient access to partner services for DPL customers.

Some of the concepts for SPARK spaces that emerged from the DPL Conceptual Design process include:

- **Creative/DIY** – “raw” space that has durable finishes, copious power, flexible furnishings, and lots of storage. This is a “not precious” space for wet and messy activities such as painting, crafts, and woodworking, as well as demonstration programs for cooking, homebrewing, canning, outdoor sports, and more. That said, raw SPARK spaces will also be easy to clean in order to host other programs and events, such as book clubs and community meetings. Large doors with direct access to outdoor space are desirable.
- **Digital** – technology-rich space for individual and group activities such as coding and robotics classes, audiovisual recording and production, virtual and augmented reality experiences, and more. Digital SPARK labs require special attention to infrastructure (e.g., power and data; heating, ventilation, and cooling) and acoustics.
- **Co-Lab** – space to support small business, entrepreneurship, and other work environment needs in Deschutes County, which has been the birthplace of many local and international enterprises. SPARK Co-Lab is one of the proposed program elements for DPL’s Central Library, including flexible workspaces that are “plug and play” with customer devices; printers, copiers, scanners, and other support equipment; and space for collaboration, conference, and training. It is envisioned as having a contemporary, “hip-casual” ambiance that is consistent with central Oregon’s entrepreneurial spirit and distinctive natural beauty.

The above are only a few examples of the opportunities for SPARK spaces in DPL facilities. SPARK spaces will almost certainly change and adapt over the life of each library in response to changing community needs and interests. DPL will work with the community to refine the vision and design for each SPARK space during the next phase of design.





Core Environments

DPL's facilities will continue to provide and celebrate its most cherished and enduring library services – including access to information, technology, and places to sit for children, teens, and adults. That said, DPL's "core environments" will be redesigned to reflect modern customer needs and expectations, including more – and more diverse – seating; shelving that supports easier collection browsing and discovery; and significantly expanded support for customer devices (including copious access to power).

In every library, the **Children's area** will be highly appealing to young children. It will provide generous open space for play and discovery, complemented with engaging displays of books, toys, games, and other learning resources. Comfortable seating will be provided for children and families of different sizes. Shelving areas will have wide aisles and generous circulation space for family groups and strollers. The Children's area should be distinctively different from other areas of the library, with a clearly marked boundary (although it may not necessarily be fully enclosed). A flexible enclosure may be appropriate in smaller branches to reduce noise transfer during peak use times, provided that it can easily be left open at other times to facilitate access and flow.

The **Adult library** will be a multigenerational space that is welcoming to teens as well as adults and seniors. Although it will be designed with noise mitigation in mind, it is not envisioned as a fundamentally "quiet" space. It will be easy to navigate, logically organized, and flexible. Customers will have a choice of seating styles and environments to meet their needs and preferences – including solo reading and study as well as collaborative work. Shelving will support logical organization of collection materials as well as flexibility over time.

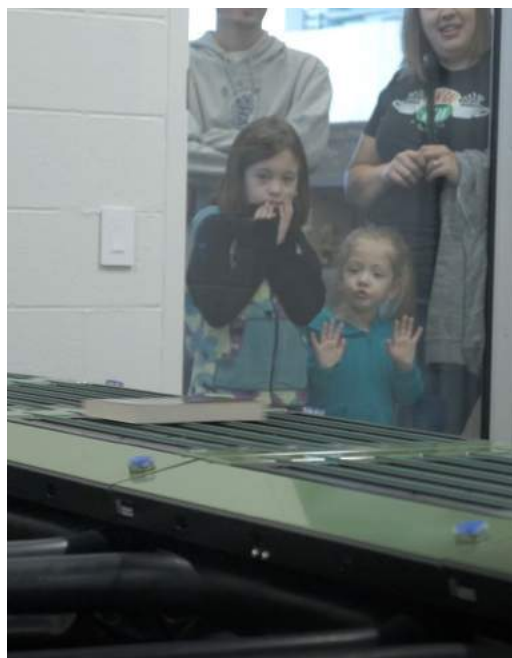
DPL's largest facility will provide destination sized and distinctively-branded **Teen space** with high interest resources and technology. Teen spaces should be located with other complementary spaces, such as group study rooms and the Marketplace, rather than enclosed (which can create challenges for flexibility and supervision).

Staff Work + Support

DPL's public service and staffing model is focused on delivering high-value service to customers. Toward this end, library facilities will be designed to minimize staff time spent on repetitive tasks behind a desk and maximize time spent with customers, whether that be helping individuals with research questions or leading large group programs. With that in mind, efficient and effective staff work spaces are needed to support productive library service and operations.

- **Public service points** provide a place and resources where staff can assist customers. These are not the big anchor desks of the last century where multiple staff spent much of their time checking out, checking in, and sorting physical materials. Rather, service points in DPL facilities are touchdown spots where staff will work collaboratively with customers in either seated or standing positions. They are designed to enable and encourage staff to move freely out onto the public floor to provide service at the point of need. They are not the primary point of service for circulation-related functions, as most customers will check out materials themselves through prominently located, easy-to-use self-service options.
- **Back-of-house work areas** will emphasize branch management, programming design and coordination, and other public service-related tasks, as well as administrative tasks such as email and timesheets. Work stations will be sized and equipped as appropriate for specific types of tasks, and may be assigned or shared depending on the needs and staffing plan for each branch. A modest amount of space will be provided in branches for materials handling, although a significant amount of sorting, processing, and distribution tasks will shift to the Central Library.
- **Support spaces** will be designed to promote staff wellness and satisfaction, both of which are key to staff productivity and longevity. DPL strives to support staff with amenities such as well-equipped break rooms, lockers for securing personal belongings, showers to facilitate cycling and other alternative transit choices, etc.

District Administrative and Central Operations personnel will come together again under a single roof at the Central Library. The vision for a more collaborative work environment for District Admin includes modestly sized offices and work stations that are balanced with a generous suite of conference, meeting, and strategy space. That said, office/work station type and size will match the needs of each of DPL's various divisions, as well as access to workroom space, specialized equipment, storage, etc.



Automated materials handling systems are a significant time-saver for staff – and are fun for customers to watch.



DESIGN CONCEPTS + OPPORTUNITIES

The Conceptual Design process established some general goals and concepts that guided the design of each project. This section describes some of those common goals and concepts, and how they are reflected in the proposed designs overall. More specific information about the proposed design for each project is included in the Library Summaries section of this report.

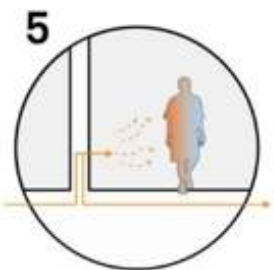
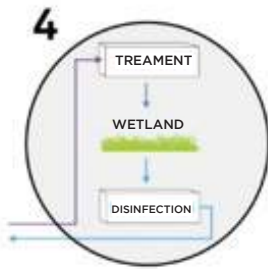
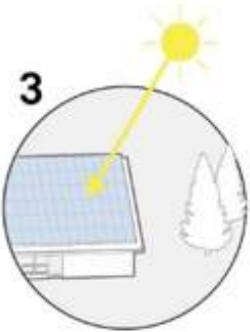
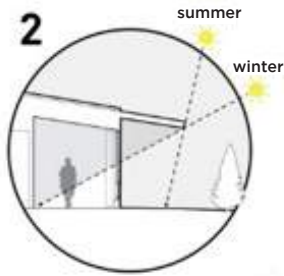
Branch Renovation Concepts

The 2018 FCP found that the Downtown Bend, La Pine, Sisters, and Sunriver Libraries all lack space for people and programs; however, none of their sites can accommodate meaningful building expansion. Instead, the FCP recommended interior reorganization as the most cost-effective way to increase space for the public in DPL's branch libraries. Therefore, "expanding within the walls" was the primary strategy for the conceptual redesign process of the Downtown Bend, La Pine, Sisters, and Sunriver Libraries.



Although the renovation scope and conceptual design for each library is different, a shared set of concepts guided the conceptual design process for the renovation projects:

- **Recapture staff space for the public.** The Downtown Bend, La Pine, and Sisters Libraries all were designed with more back-of-house staff work space than is needed for modern branch operations. Staff work space at these three branches will be downsized to align with DPL's new service model, freeing up space that can be repurposed for public use. The Sunriver Library is the exception among these four branches, as its original design provides an extremely small staff work area; the proposed conceptual design for the Sunriver Library actually expands space for staff, as a byproduct of an interior reorganization to improve service.
- **Optimize space for people and programs.** Today, all libraries in Deschutes County are over-filled with books as DPL struggles to meet the growing community's collection needs. In each of the four redesigned branches, the collection will be rebalanced and the shelving updated to support a more curated selection of materials that meet local needs and interests. Together with recaptured staff space, this rebalancing will make it possible to expand program and collaboration space, which are in high demand throughout the county. It also will improve the accessibility, browsability, and discoverability of the collection – all of which is expected to increase circulation.
- **Maximize flexibility.** Particularly in the three smallest branches, the proposed redesigns strive to minimize single-purpose spaces and increase flexibility in order to give customers and staff more options. Each redesigned branch will leverage strategies such as operable walls so that meeting spaces can be opened up for additional seating or other activities when not used for programs. Moveable shelving and furnishings will make more space available for programming and events. Smaller branches will not provide branded "teen" spaces, which are too small to meet demand; rather, branches will offer a range of spaces for their multigenerational customers.



Concepts for New Construction

The Redmond Library and the Central Library are architecturally distinct from each other, as each is designed to achieve the building program within the unique opportunities and constraints of its respective site. Both projects were guided by several shared design goals and concepts:

- **Sustainability.** Deschutes County has a uniquely beautiful environment that its community members are passionate about protecting. Both new libraries are envisioned to set high targets for environmentally responsible construction methods and materials, as well as for limiting the use of non-renewable resources and minimizing negative environmental impacts over the life of the building. Also important is the vision for each of these libraries to be highly efficient to operate. Even though both libraries represent a significant increase of space, DPL doesn't anticipate adding a significant number of additional staff to operate them. The design of both libraries must include careful attention to how spaces are organized, the location of staff service points, sightlines, wayfinding, materials flow and AMH, and other factors that can have a strong impact on ongoing operating costs.



- Connections.** The new Redmond and Central Libraries are designed for strong connections with their urban context as well as with the broader communities they will serve. Community connectivity includes designing each site for easy access by (and minimal conflict between) all modes of transit – not just by car, but also by bike, by bus, by skateboard, and on foot. Each library will have strong indoor-outdoor connections, giving customers easy access to pleasant, usable outdoor spaces. And a high degree of transparency will connect passersby with the exciting activity happening within each library, and offer library visitors compelling views of the beautiful Deschutes County landscape.
- Local inspirations.** Each library will be a striking new landmark that – through architectural volume, expression, and materiality – reflects and celebrates the shared heritage and diversity of Deschutes County communities. The new buildings and their sites will incorporate materials, colors, and textures inspired by and drawn from the high desert, mountains, and wilderness. Art will be incorporated into the design, and the libraries will be designed to support festivals, cultural events, performances, and community gatherings.





Concepts for Customer Experience

For all libraries, DPL has a clear vision of the experience it wants to provide for its customers:

- **Cozy and casual.** The library will be a comfortable and welcoming place where customers can come not just to work or attend programs, but also to hang out. It will offer multigenerational spaces where food, drink, games, and conversation are not only allowed, but encouraged. These will be comfortable places to spend time, with lots of seating, places to charge customer devices, and great Wi-Fi. DPL is inspired by warm, casual, and richly textured spaces such as the Monkless Belgian Ales in Bend and the Starbucks Reserve Roastery in Seattle.
- **Wonder and whimsy.** Particularly for children and teens, the library will be a dynamic place to experience hands-on learning and wonder. DPL is inspired by lively, educational, and fun places for discovery and exploration such as OMSI and the Florida Museum of Natural History, each of which feature high-quality, interactive, and technology-rich displays in very durable and flexible spaces. Playful, themed spaces for children are encouraged, as is the creation of a distinctive, whimsical portal to mark the entrance to the children's library.
- **Shared past and future.** Deschutes County communities have deep roots that form a strong platform for growth and innovation. DPL is inspired by iconic buildings such as the Old Mill, St. Francis School, and Redmond Depot that have not been preserved in amber, but integrated and transformed into vibrant community spaces. Similarly, libraries in Deschutes County will continue to be places where the community can celebrate its shared traditions and history while creating a strong future together.



SUMMARY OF RECOMMENDED PROJECTS

The proposed capital improvement program for DPL facilities includes:

- A new 115,000 square foot Central Library and associated site amenities;
- A new 40,000-45,000 square foot Redmond Library and associated improvements at the existing site; and
- Renovation of the Sunriver, La Pine, Sisters, and Downtown Bend Libraries, including life-cycle maintenance of the building and systems as well as redesigned interior spaces.

Additional details about the proposed program and design for each project are included in the next chapter of this report.

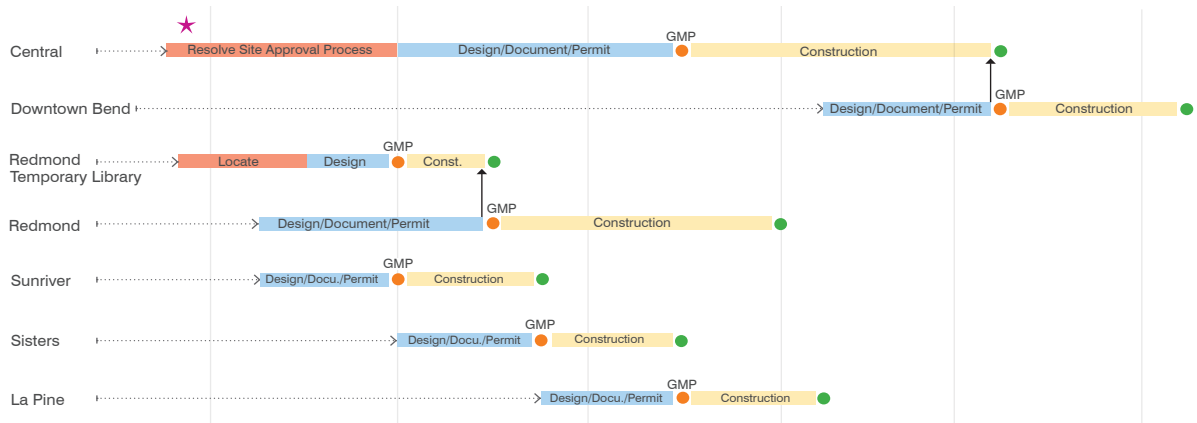


The Children's Room at Downtown Bend today (above) and the proposed redesign (top).



The Sunriver Library is also proposed for renovation.

Potential Project Sequence



PRELIMINARY PHASING

For many reasons, DPL will need to spread these six projects out rather than build them all at the same time. A preliminary phasing plan for the proposed capital program was developed in order to identify when each project would be bid and undergo construction.

The project timelines for the branch library renovations should be reasonably efficient. The renovation scope for the three small branches is relatively modest, and the design and construction process is assumed to be approximately 12-16 months. These three projects should be sequenced so that only one is closed for construction at a time.

The Redmond Library project will likely have a longer development timeframe; the design and construction phases for this new, bigger building are anticipated to take 16-24 months. Construction of the new library also cannot begin until a temporary library facility is in place and operational, which may add to the overall project timeline as well.

The Downtown Bend Library is a bigger building than the small branches and its renovation scope is anticipated to be more complex. It might have a design and construction timeline of 16-24 months. The collections, staff, and other resources that it currently houses are significant, and should move directly into the new Central Library (rather than into temporary facilities). As such, it is proposed to be the last project in the capital program.

The Central Library is anticipated to have the longest project timeline. Because the proposed site is undeveloped, it will need to undergo a site master planning and approvals process involving multiple local and state agencies (including Deschutes County, the City of Bend, and ODOT). These approvals may take several years, and will need to be reasonably in hand before the site and building design documents can be finalized for solicitation of bids. Unfortunately, this means that the Central Library will not likely be open in time to temporarily absorb staff, collections, and other resources from most of the other branches while they are under construction. As the largest project, applying several years of escalation will likely have a notable impact on the cost of construction.

PROJECT BUDGETING

Budgeting for the Conceptual Design projects was built on the strategic capital budgets that were developed in 2018 for the FCP. The FCP budgets attempted to be as inclusive as reasonably possible, considering the “whole cost” of each project. In addition to the anticipated costs of construction, the FCP budgets also included allowances for fixtures, furnishings, and equipment; building technology and signage; soft costs (such as design/engineering fees, permitting, and other miscellaneous owner costs); and contingencies.

The FCP budgets for each project were adjusted to:

- update sizes and quantities associated with each of the designs (e.g., site area, building square feet);
- update cost inputs (e.g., \$/square foot for construction) for escalation since 2018 and to reflect current construction market conditions in central Oregon;
- add allowances for life-cycle maintenance updates that will be included in branch renovation projects;
- add development cost allowances to prepare the Central Library site for construction;
- include other additional project costs identified through the Conceptual Design process, such as temporary facilities, opening-day collection budgets, and on-site renewable energy requirements; and
- add escalation to an assumed construction start date, based on the preliminary phasing plan.

The updated budgets – including construction costs and soft costs – were reviewed with Tigard-based ACC Cost Consultants. ACC also recommended escalation rates over the next several years.

The following table summarizes the budgets for each Conceptual Design project and the proposed overall capital improvement program, including escalation to an assumed bid date based on the potential sequence diagram on the previous page.

with Escalation to Assumed Bid Date

2020 Conceptual Design Projects	<i>low</i>	<i>high</i>
Downtown Bend Library Renovation	\$20,180,000	\$20,180,000
La Pine Library Renovation	\$2,020,000	\$2,020,000
Sisters Library Renovation	\$2,000,000	\$2,000,000
Sunriver Library Renovation	\$2,680,000	\$2,680,000
New Redmond Library (40,000-45,000 SF)	\$42,460,000	\$47,270,000
New Central Library (95,000-115,000 SF)	\$99,120,000	\$116,530,000
Projects Total	\$168,460,000	\$190,680,000
Program Contingency	\$8,540,000	\$9,320,000
Total Program	\$177,000,000	\$200,000,000

It should be noted that although the Conceptual Design process refined the overall scope for each project, there are still many design decisions that will need to be made during subsequent design phases. As such, these budgets the Conceptual Design projects are still based on some high-level assumptions about type of construction, building systems and materials, sustainable design goals, etc.



CENTRAL LIBRARY

The Central Library will fulfill the vision for a true main library in Deschutes County, offering destination programs and spaces as well as expanded capacity to support services countywide.

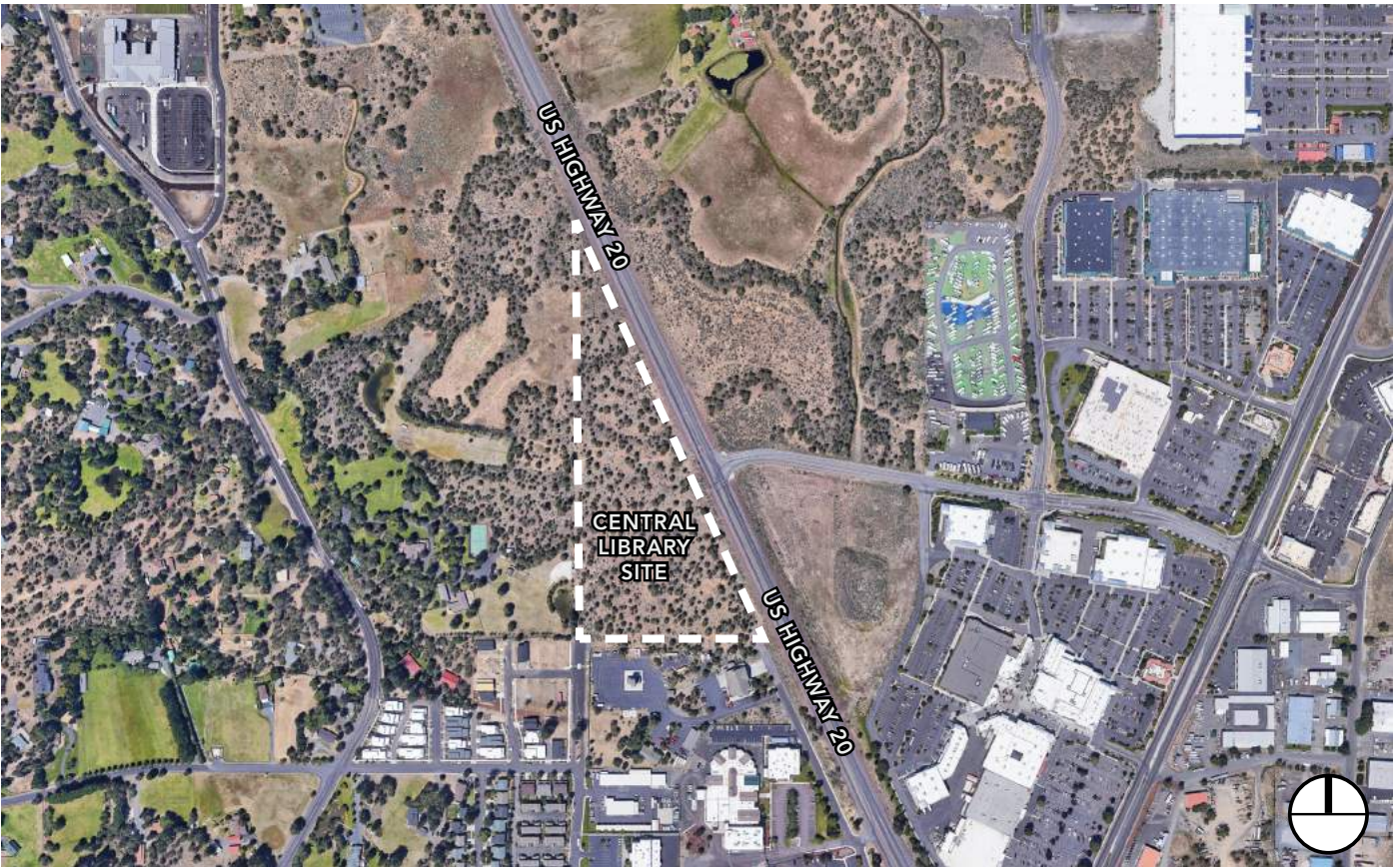
CENTRAL LIBRARY CONCEPTUAL PROGRAM

The Conceptual Design program for a new 115,000 square foot Central Library includes:

- A children's library with generous space for discovery, experimentation, and play as well as collection materials, programs, and technology. The same amount of space will be dedicated for children in the new Central Library as is provided for adults, reflecting the community's priorities for early learning and literacy in Deschutes County;
- A destination teen hub with plenty of space for individual and collaborative study, programs and gaming, collection materials, and technology;
- An adult library about the size of the current Redmond Library building, offering expanded collections as well as a wide variety of places to read, work, study, and use technology;
- Two large program rooms that can accommodate events with up to 300 attendees;
- Two multipurpose SPARK spaces, including a creative/DIY lab, and;
- More than 20 collaboration spaces for small to medium group study, conferences, and meetings.

At 115,000 square feet, the Central Library will have as much shelf space as all of DPL's current facilities combined. In addition to absorbing as many as 75,000 volumes from the renovated branch libraries, this will also accommodate significant collection growth to serve the growing population.

The Central Library will also enable DPL to relocate its Technical Services functions out of the Downtown Bend Library, and into space shared with other DPL administrative and operations personnel. Co-locating all of these functions at the Central Library will support enhanced communication, collaboration, and innovation for improved programs and services systemwide.



CENTRAL LIBRARY SITE

During the Conceptual Design process, the Deschutes Public Library Board approved the purchase of a 12.75 acre site just north of the Bend city limits, between Highway 20 and O.B. Riley Road. The parcel is part of a larger undeveloped area that the City of Bend has identified for possible future annexation, but has not yet master planned. The Oregon Department of Transportation (ODOT) reportedly has relatively near-term plans to add a new roundabout at the intersection of Highway 20 and Robal Road, and to extend Robal Road to O.B. Riley Road – bisecting DPL’s parcel.

DPL’s due diligence is currently underway as of the time of this report, and the purchase of this site is not yet final. Nevertheless, this site was used to develop the Conceptual Design for the new Central Library, and assumptions were made about the possible alignment of Robal Road through the site.



CENTRAL LIBRARY CONCEPTUAL DESIGN

The site strategy for the new Central Library locates the building along the assumed Robal Road extension. This location on the site has several advantages, including high visibility of the library building from Highway 20. Locating the parking to the south of the building provides maximum exposure to the sun, which is important for reducing icy conditions in winter time. And a south-facing main entrance welcomes all library customers (and staff) equitably, whether they drive, bike, walk, take the bus, or use another mode of transportation.

The footprint and massing of the building are influenced by multiple factors. The building is sculpted to maximize access to daylight for interior spaces on all levels, as well as to offer views of the natural landscape. The northeast corner of the building acts as a beacon for those approaching from (or passing by) Highway 20. The building's northeast location and L-shaped plan also help buffer outdoor spaces around the building from the traffic noise of Highway 20.

Upon arriving, visitors will be welcomed by a large plaza that can accommodate programs and events during pleasant weather. The plaza will also support use by partner organizations and vendors from time to time, such as festival events, food trucks, and farmers markets.

The Children's Library occupies most of the building's north wing on the ground floor. DPL's youngest visitors and their caregivers will find the Children's Library to be very easily accessible from the library entrance. Having the Children's Library on the ground floor not only offers the opportunity for a usable outdoor children's program space, but also provides acoustic separation from other areas of the library.



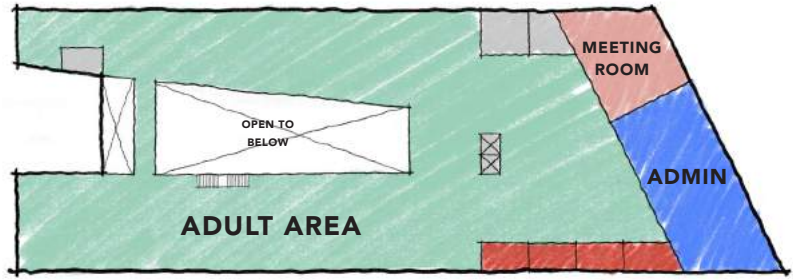
The east wing of the ground floor has the Central Library's largest event space. DPL will be able to accommodate about 300 people for high-interest programs, as well as to divide the space into two smaller rooms. This event space can also open up into the plaza, increasing its capacity for events and performances during good weather.

An atrium space with a grand stair will welcome teen and adult visitors up to the second floor – where many of the most dynamic and active spaces in the library are located. A vibrant and dynamic Marketplace will greet visitors with an ever-changing selection of new and popular materials, technology, displays, and more. From the Marketplace, customers can access the SPARK creative lab, a collaboration/co-working area, small and medium collaboration spaces, and another large program room. The Teen Hub occupies a high profile spot just off the Marketplace in the southwest corner with views overlooking the site and entry plaza as well as toward the mountains.

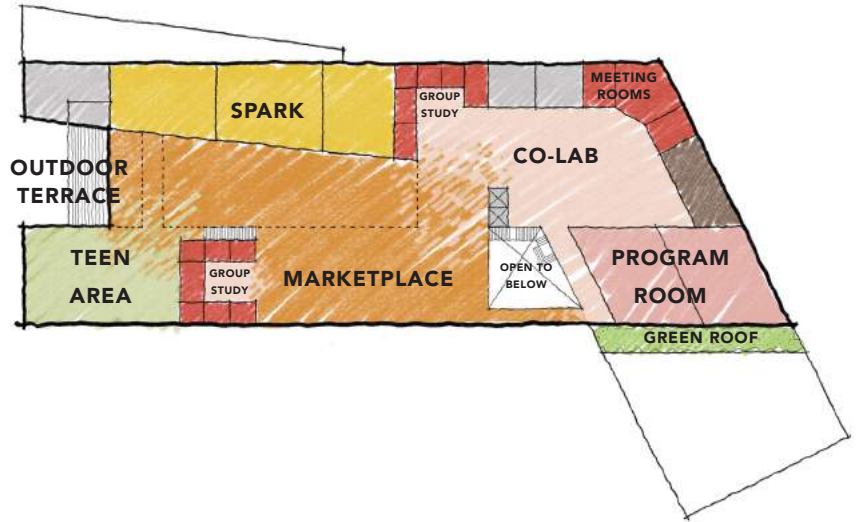
Another atrium and grand stair connect the second floor Marketplace with the great reading room on the third floor. This space will offer sweeping views of the natural landscape, as well as copious work and lounge seating and most of the adult collection. It will also offer access to an outdoor terrace that can accommodate small gatherings.

The east side of the third floor will house offices and work space for most of DPL's administrative and operations personnel. (Technical Services and systemwide sorting/courier services will be located on the first floor for good day-to-day vehicular access.)

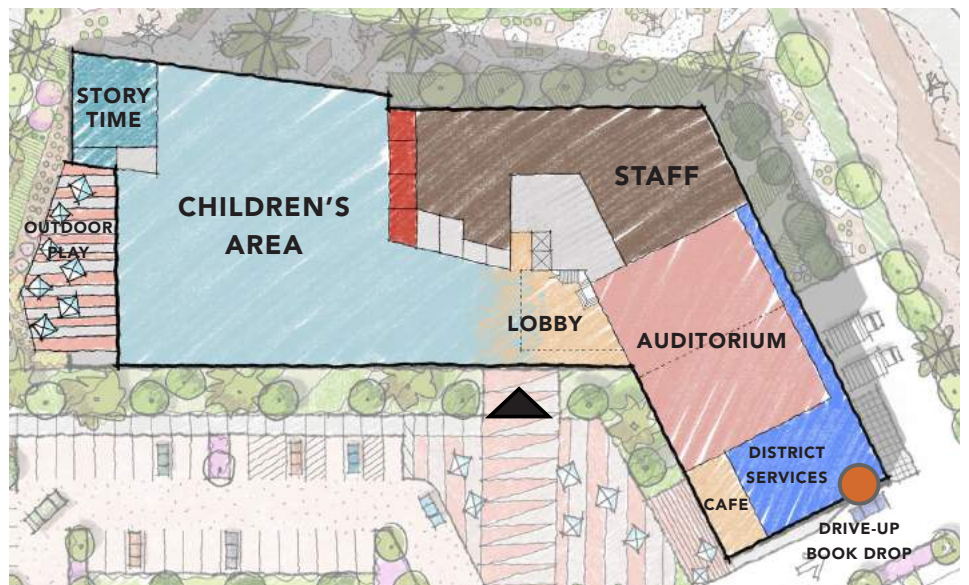




PROPOSED THIRD FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



The Children's area at the new Central Library will be a celebration of active learning and discovery, with generous open space for free movement, manipulation, experimentation, and play.



REDMOND LIBRARY

The 2018 FCP recommended that the Redmond Library be significantly expanded – to at least double its current size – in order to considerably increase space for people and programs without compromising the current branch’s collection capacity.

REDMOND LIBRARY CONCEPTUAL PROGRAM

A Conceptual Design program was developed for an expanded 40,000-45,000 square foot Redmond Library that includes:

- Twice as much space for the children’s library as the current Redmond Library provides, with expanded opportunities for discovery, experimentation, and play;
- Expanded space for adult and teen collections, seating, and technology;
- A significantly larger program room that is divisible for more flexibility;
- Collaboration spaces for small to medium groups; and
- Three to four SPARK program spaces, potentially including a creative/DIY lab.
- A vendor-ready café.

While this program vision is more or less achievable by expanding the current Redmond Library building, this strategy is not likely to be less expensive than new construction. Due to the complexity of the current building and the constraints of its site, expansion by addition also would require design compromises and increase operating costs over time. As such, the Conceptual Design process assumed replacement of the current Redmond Library on its current site with a larger building that is more operationally and environmentally sustainable.



REDMOND LIBRARY CONCEPTUAL DESIGN

The design proposes a new two-story building at the south edge of the site, which increases its presence and connectivity with City Hall, Centennial Park, and the downtown Redmond corridor. Passersby on SW Deschutes Avenue and park visitors will be able to see into some of the library’s most dynamic and inviting spaces, including the children’s library and a café. The building’s volume and exterior materials are inspired by and designed to complement its civic and downtown context.

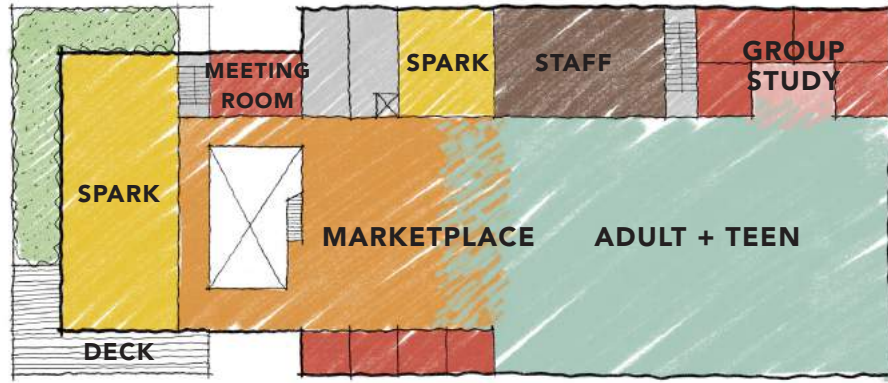
The new Redmond Library is proposed to have a compact footprint that actually increases open space on the site compared to the current building. A new, more intuitive parking lot with better circulation will be provided on the north side of the site. All vehicles will both enter from and exit onto SW Cascade Avenue, which allows for a safer experience for pedestrians approaching from SW Deschutes Avenue.

Conceptually, the floor plate resembles a bow tie, with building access and vertical circulation in the “knot” and library programs and services to the east and west. On the ground floor, there are two building entries – one from SW Deschutes Avenue on the south side and one from the parking lot on the north. Both of these entries lead into the same soaring atrium space for a shared lobby experience.

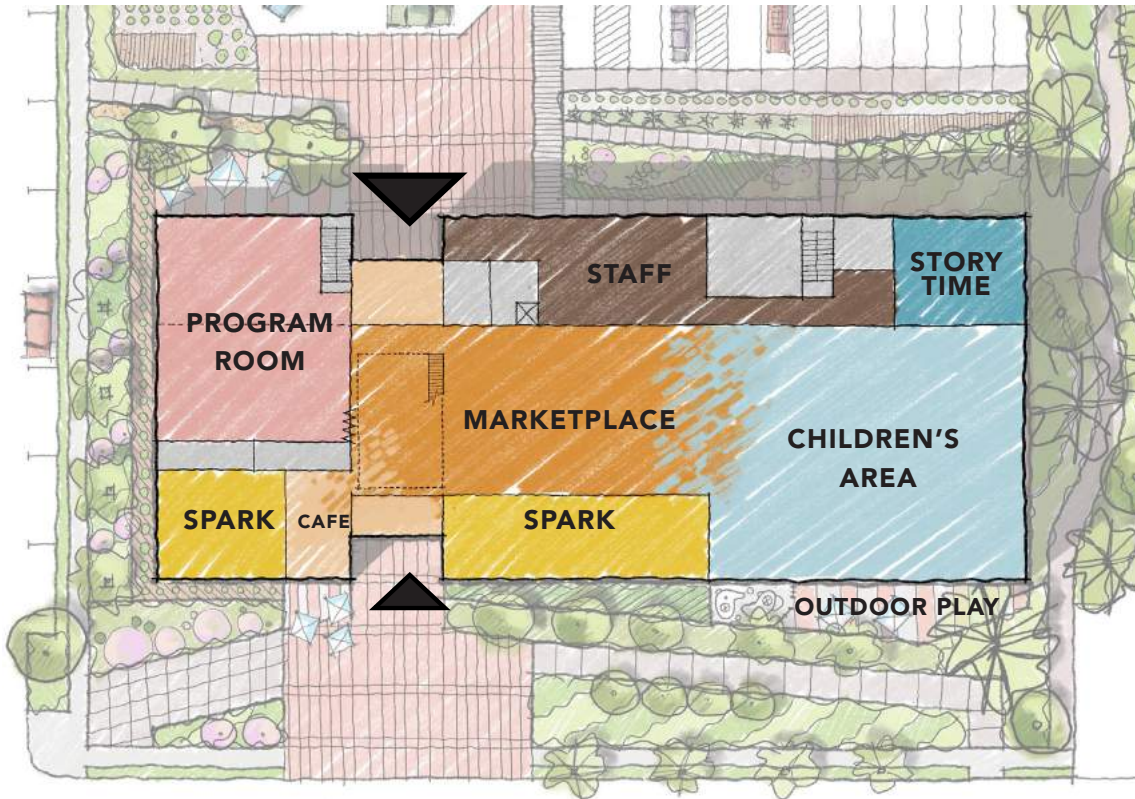
A large multipurpose program space is on the west side of the ground floor. It is very flexible, and can be operated as a single large room or divided into two smaller program spaces. It can also be opened up to the lobby, increasing its capacity for high-interest programs and events. The program room’s location in the building and proximity to restrooms and other support spaces make it possible to use it even when the rest of the library is closed.

On the opposite side of the lobby from the program room is a lively Marketplace offering new and popular materials, technology, art and information displays, and more. Two SPARK spaces – including a signature creative/DIY lab – are easily accessible from the lobby and Marketplace. At the east end of the ground floor is the Children’s Library, which has its own dedicated program space as well as access to a protected outdoor children’s garden area.

The second floor houses the adult and teen collections and technology, a suite of collaboration/group study spaces, and two additional SPARK spaces. Large windows in the great reading room bring daylight into the space and offer views of Centennial Park. An outdoor terrace on the south side of the second floor offers additional seating and view opportunities during pleasant weather.



PROPOSED SECOND FLOOR PLAN 



PROPOSED GROUND FLOOR PLAN 





DOWNTOWN BEND LIBRARY

The Downtown Bend Library was opened in 1998 and is currently the largest library in the Deschutes Public Library system. In the 1990s the city experienced tremendous growth due to relocation and annexation of surrounding unincorporated areas and the community needed to increase the public library. The need to build a library to serve this quickly growing community was evident and the current 38,855 building was completed. The population of Bend has almost doubled in the past 20 years, putting tremendous pressure on the existing library to support the expanding public demand.

EXISTING BUILDING

The two-story structure is constructed of wood-laminated beams and columns along with masonry exterior walls. The library has durable interior finishes of slate and ceramic floor tiles, cast terrazzo stair treads, and wood paneling, all of which have performed well over the past 20 years. The exterior material palette includes brick masonry, stone veneer, glass curtain wall, and pre-cast concrete panels, and reflect the local colors of the Central Oregon high desert environment.

The Children's Services (including Early Learning space), Brooks Resources Meeting Room, and Library Services staff areas are organized on the first floor around the main lobby and central stair. Displays for current topics, library material holds, and self-checkout equipment are the primary elements in the lobby. Public amenities including elevator, restrooms and drinking fountains are in the central core.





The Adult and Teen Collection, computer resources, classroom, reading areas, spaces for individual and group study and staff areas are currently located on the second floor. This level is filled with natural light from perimeter window and an overhead clerestory in the tall central spine.

While the current library has served the community well, the City of Bend has continued to be one of the largest growing areas in the country. Spaces within the Downtown Bend Library are not meeting demand, such as the limited size of the current Brooks Resources Room for community events, Children's Services programming areas for story time, availability of general meeting rooms for community use, and space to adequately expand the library collection and develop additional library programs.

CONCEPTUAL DESIGN

To create space in the Downtown Bend Library for new expanded programs, the development of a new Central Library is necessary to relocate staff and select library materials that serve all the Deschutes Public Libraries out of one location. Relocation of staff and reconfiguration of physical library lending material and stacks would open approximately 1,350 sf of space for alternate programming.

Library programming and technologies have dramatically changed over the past 20 years since the Downtown Bend Library opened the doors. Understanding how children develop and learn during early years has expanded programming in Children's Services areas. Young adults learning to develop their independence and identity while thinking cognitively and critically need spaces where they can engage with peers safely. Intergenerational adults have a spectrum of needs that support inquiry from access to computer technologies to diversity of books and materials for learning and recreational use. All of these users will benefit from changes proposed for the Downtown Bend Library.

The activities in the lobby will evolve to a Marketplace and have more active uses while continuing to provide services for material checkouts and hold pickups. The Marketplace will change the lobby from a static transitional space to a gathering space similar to a neighborhood bookstore that offers materials to browse informally based on current topics, comfortable seating to review materials or use Wi-Fi connections, and perhaps an opportunity to purchase refreshment.

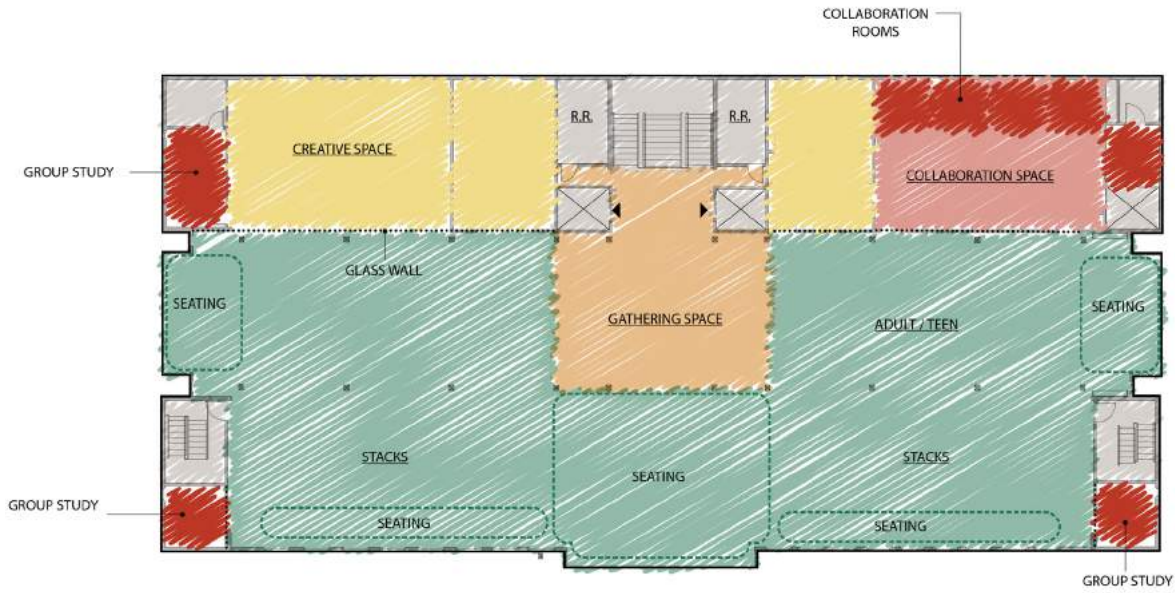


On the north side of the lobby will be operable glass panels that connect to a larger community room. The operable panels will allow flexibility for use of the room depending on size and type of room performance required. The space will have current IT and AV technology to meet a broad type of presentation needs with the potential for broadcasting to a remote audience. A connection to a secured, outdoor patio on the north will provide additional space for events or reception to expand when weather permits. Room for storage of furniture and equipment will be directly adjacent to allow setup for a variety of events.

The Children's Service area on the south side of the lobby will be expanded to include the current Brooks Room. The wall between the meeting room and children's service area will be opened with an operable partition to allow easy flow between spaces. The dedicated space will support Story time, early literacy programs, music and singalongs, and holiday programming that previously competed with other library and public events. Access to a secured, outdoor patio to the south will provide opportunity for families to take learning exploration outside when weather permits.

Improvements on the second floor will include a Collaboration space with a series of small meeting rooms, an additional classroom, SPARK spaces, and increased variety of seating areas and public computer access points. The Collaboration space will be a quieter environment for those who need to access resources to support project research, professional development, or focused activities. The SPARK spaces will be flexible environments that have a variety of equipment to support hands on learning. The furniture and material display shelving will allow for reconfiguration to create different zones for a variety of library users. Lower stacks will increase visibility and natural daylight throughout the space to promote ease of wayfinding and security.

Building system improvements of the mechanical systems, lighting, information technology, and audio-visual equipment may be upgraded if life-cycle analysis indicates need based on functionality or needed based on reconfiguration of spaces. Energy efficiency will be a primary criterion in selection of replacement systems.



PROPOSED SECOND FLOOR PLAN 



PROPOSED GROUND FLOOR PLAN 



LA PINE LIBRARY

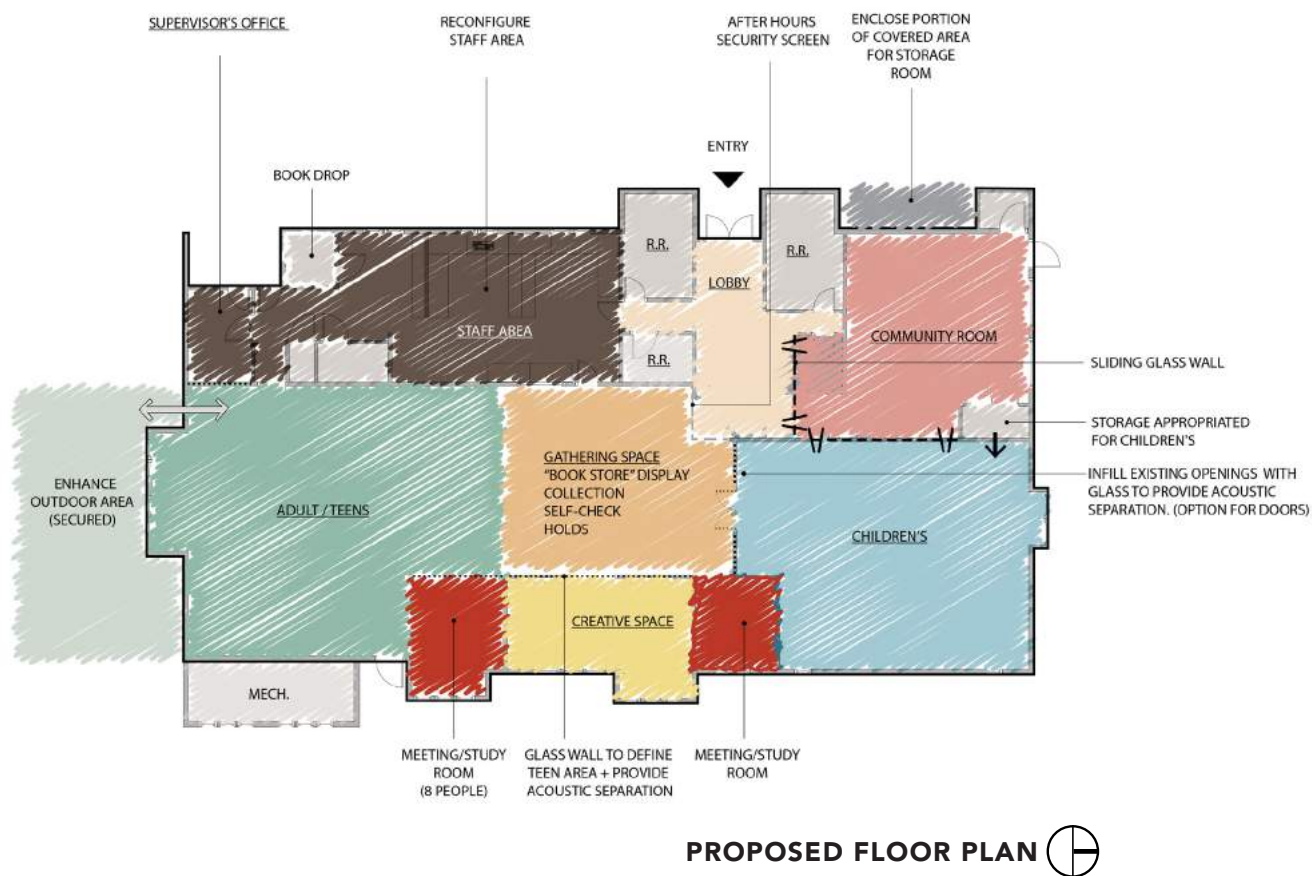
Deschutes Public Library provides services to the southern region of Deschutes County at the La Pine Library. Opened in the year 2000, the 8,100 square-foot library is centrally located and adjacent to businesses, schools, and parks in the community of approximately 1,900 residents.

The library is well maintained and provides important programs in the existing space but has organizational issues that need improvement to increase effectiveness and maximize programming opportunities. The La Pine Library and Sisters Library have similar space configurations and have functional issues that include poor visibility and supervision of the entry lobby, limited visibility and connection to the community room, an outdated and oversized service desk, lack of study and small meeting rooms, lack of connection to outdoor spaces, limited flexibility to reconfigure spaces for special programming and an unbalanced quantity of patron services to staff areas.

The proposed improvements will create cohesive spaces throughout the library that improve the visitor experience with clear wayfinding to program areas. Increased visibility from the entry lobby into the central gathering area, community room, and children's services



La Pine Library today



allows activities to flow, if needed, over the course of the day. Moveable glass panels can be opened or closed to maintain definition of spaces and control sound transmission if active programming is occurring.

Enclosing exterior space adjacent to the community room provides the opportunity to relocate storage and provides a direct connection to Children’s Services. Story time and other children’s programming could easily expand between the two rooms with minimal disruption. The center of the library is filled with natural light from a high clerestory window and vaulted ceilings. As the “heart” of the library this area will be developed as a Marketplace to provide resources to all library visitors and host special exhibits, musical events, and holiday activities.

Small meeting rooms and program areas along the east wall will support specialty programs and provide quiet areas away from the larger spaces. Operable panels can open these smaller spaces to the gathering space for larger events. The adult and teen area will provide a variety of seating areas and types of furniture among shelving and library material displays.

After-school programs for young adults and children are significant due to the location directly adjacent to the La Pine Elementary, Middle School, and High School. Providing spaces that make younger visitors have a sense of place is important to attract them to use the library as a resource and source of exploration.

The southern end of the library can be opened into a secured, outdoor patio to provide additional space for library events.

Building system improvements of the mechanical systems, lighting, information technology, and audio-visual equipment may be upgraded if life-cycle analysis indicates need. Energy efficiency will be a primary criterion in selection of replacement systems.



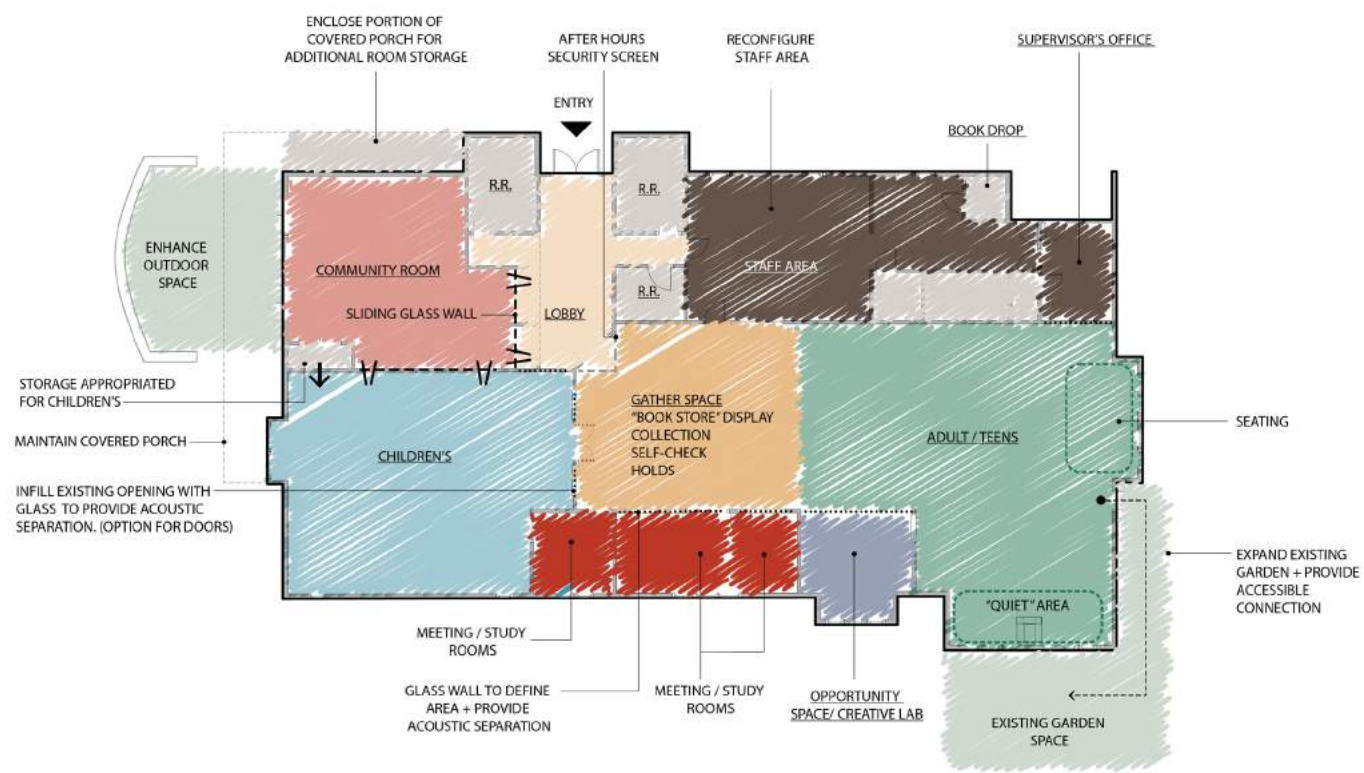
Sisters Library today

SISTERS LIBRARY

The 8,300 square foot Sisters Library was built in the heart of this art- and music-focused community in 2005. The library is conveniently located on the east side of the downtown area next to the Sisters City Hall. Over the past decade, the community has seen tremendous growth; in 2019, Sisters was the fastest growing city in Deschutes County, with 9.5% growth in one year as estimated by Portland State University.

The La Pine Library and Sisters Library have very similar space configurations and face similar issues that can be improved to provide greater flexibility and programming, for the growing community. The library is well maintained and provides important programs in the existing space but has organizational issues that need improvement to increase effectiveness and maximize programming opportunities. The issues include poor visibility and supervision of the entry lobby, limited visibility and connection to the community room, an outdated and oversized service desk, lack of study and small meeting rooms, limited connection to outdoor secured spaces, limited flexibility to reconfigure spaces for special programming and an unbalanced quantity of patron services to staff areas.

The proposed improvements will create cohesive spaces throughout the library that improve the visitor experience with clear wayfinding to program areas. Increased visibility from the entry lobby into the central gathering area, community room, and children's services allows activities to flow, if needed, over the course of the day. Moveable glass panels can be opened or closed to maintain definition of spaces and control sound transmission if active programming is occurring.



PROPOSED FLOOR PLAN 

The library has an extensive wraparound porch on the south and southwest corner, which supports the design standards established in Sisters. Enclosing a portion of the exterior space adjacent to the community room provides the opportunity to relocate existing storage and provides a direct connection to children’s services. Story time and other children’s programming could easily expand between the two rooms with minimal disruption.

The center of the library is filled with natural light from high clerestory windows with vaulted ceilings and exposed structure giving character and opportunity for quilt displays. Locations to display art throughout the library will be maintained to reflect an essential aspect of the community. The center of the library will be developed as a Marketplace to provide resources to all library visitors including locations for material holds, a self-check kiosk, and staff service stations. The flexibility of the surrounding spaces will adjust as needed for special exhibits, musical events, and holiday activities.

Places for people to come together for meetings is in high demand in Sisters. Small meeting rooms and program areas along the east wall will support specialty programs and provide quiet areas away from the larger spaces. A SPARK space will also be developed to support active discovery and creativity with equipment and programming for the community to use. Operable panels can open these smaller spaces to the gathering space for larger events. The adults and teen areas will provide a variety of seating areas and types of furniture among shelving and library material displays including the public access computers.

Building system improvements of the mechanical systems, lighting, and information technology and audio-visual equipment may be upgraded if life-cycle analysis indicates need based on functionality and as required for space reconfiguration. Energy efficiency will be a primary criterion in selection of replacement systems. Evaluation of alternate energy source from the current propane is under consideration.

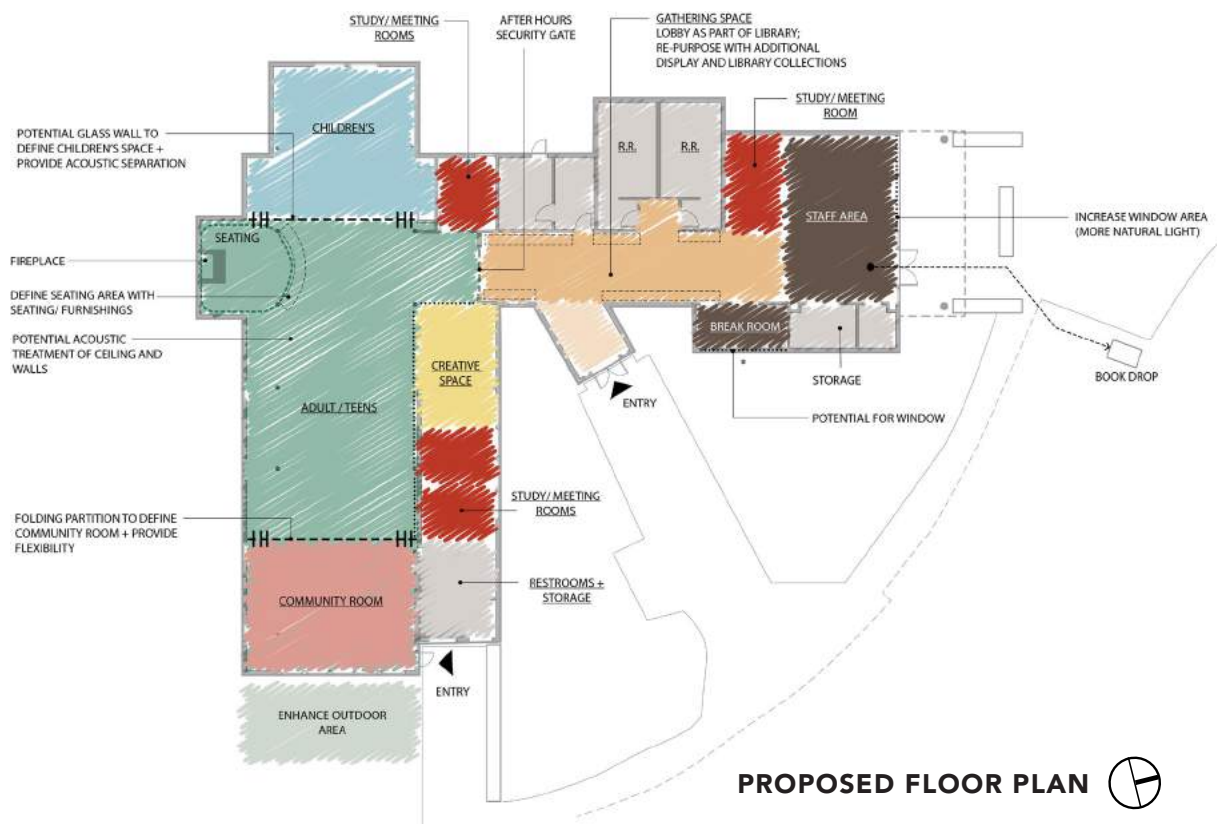


SUNRIVER LIBRARY

Sunriver is a unique, planned residential and resort community for both full-time and part-time residents. Located 19 miles south of Bend, the 6,800 sf library was opened in 1998 to serve this community in south Deschutes County. The L-shaped library provides resources of the Deschutes Public Library in a cozy, vaulted ceiling room that includes exposed structure, natural daylight at perimeter and overhead clerestory windows and a cozy fireplace. A community room is separated from the main library reading room by the entrance lobby which has art and book displays.

While the small library provides a variety of programming there are challenges with organization of the library, including poor visibility and connection to the community room which makes oversight difficult for library staff from the service desk, limited area for library services, lack of study and small meeting rooms, limited flexibility to reconfigure space, limited connection to secure outdoor areas, and inefficient use of lobby space due to location outside current security boundary.

To maximize program opportunity, the interior spaces are going to be reorganized to improve space adjacencies and allow additional program spaces to be developed. The community room will relocate to the southeast corner of the library and enclosed with operable glass partitions to open into the library reading room and out to a secure, exterior patio when weather permits for expansion capabilities when needed. A secondary entrance from the parking area and adjacent restroom will be provided for convenience to after-hour events.



Staff areas will be relocated to provide space for small meeting rooms and SPARK space directly adjacent to the reading room. The staff area is enclosed in glass to provide maximum oversight and allow through-views to outdoors and daylight from the reading room and service desk. These spaces will be ideal for after-school programming for students for the nearby K-8th grade school.

The Children's area and Early Learning space will be enclosed by operable partitions at the west end of the reading room. Depending on programmed activities, the Children's area can be open to the main reading room for maximum flow and oversight by family members of all ages.

The staff area will relocate north of the entrance lobby and be adjacent to a medium sized meeting room available for the public.

Building system improvements of the mechanical systems, lighting, information technology, and audio-visual equipment may be upgraded if life-cycle analysis indicates need. Energy efficiency will be a primary criterion in selection of replacement systems.



The program room at the Kenton Library in Portland, OR is an example of a space that can be opened for informal use and additional seating when not in use for group events.



EAST BEND LIBRARY

The East Bend Library is DPL's only leased facility. It originally opened in 2011, and the lease will be renewed in 2020. Because it is relatively new and has been well maintained, the Conceptual Design process did not include analysis or design recommendations for the East Bend Library.

That said, as the recommended capital program is implemented and DPL's systemwide collection capacity increases, there may be opportunities at that time to revisit the balance of shelving and space for people in the East Bend Library.