

CONCEPT DESIGN REPORT SUMMARY

October 20, 2021



Deschutes County residents passed a significant bond measure in the fall of 2020 supporting renovations to existing library branches, centralized operations and the construction of new library facilities in Redmond and Bend. Taken as a whole, these bond measures represent a once-in-a-lifetime opportunity to affect the role of libraries—and the experience of them county-wide.

The expectation is that these libraries will become dynamic reflections of their community as social, intellectual, and technological hubs. They will welcome a diversity of users; each person seeking something different and being greeted with respect, equity and inclusivity. To truly serve all, a wide variety of activities need to live amicably under one roof: quiet reading, animated story-time sessions, focused afterschool homework sessions, training classes, technology access, and popular community events.

As significant long-term community investments, these buildings are expected to bring decades of use to the evolving communities of Deschutes County. Decisions made regarding space, building systems, and operations should reflect this long-term ownership goal. The renovated branches will provide expanded space and services within the existing structures—already well-loved in their individual communities. The Redmond Library will make a civic contribution to the downtown core, while the new Central Library will serve as a notable county-wide destination, with unique amenities and specialty programming.



Fort Vancouver Library, Miller Hull

EXECUTIVE SUMMARY

Outreach is essential in developing a vision for a new public library, one that meets the hopes and dreams of all Deschutes County residents. Gathering input from critical stakeholders can help steer design recommendations and help build supportive champions for the project along the way.

To accomplish this, the team has begun a robust public outreach plan that will build upon outreach conducted during earlier phases of work leading up to the Bond Measure vote and continue through the forthcoming design phases, informing the development of the projects.



PUBLIC ENGAGEMENT

DPL LIBRARIES DESIGN GOALS

- Invigorate/open up entry experience
- Reconfigure staff space
- Create connection between meeting room and library
- Create better acoustics
- Incorporate creative spaces and co-working spaces
- Create ability to host more programs

PROJECT GOALS



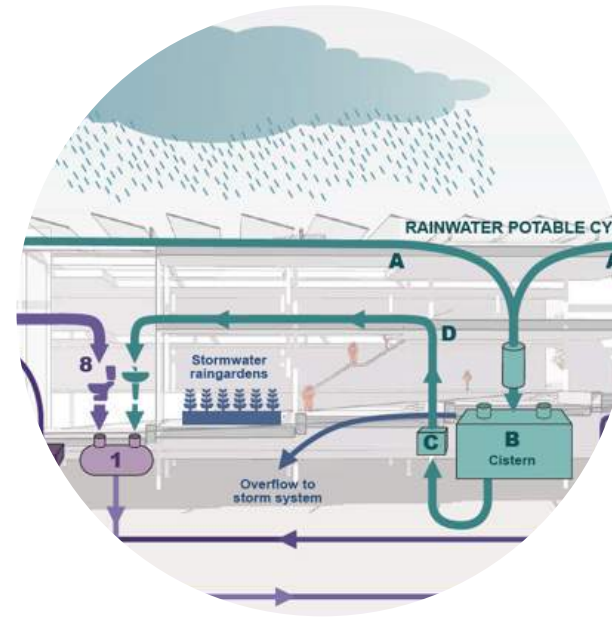
SITE AND LANDSCAPING

- Minimize site disturbance (cut and fill)
- Utilize native and natural landscape species
- Reduce irrigation demand by 50%
- Study reuse rainwater, stormwater and grey water for landscape irrigation
- Design landscaping to shade parking



ENERGY

- Reduce Greenhouse Gas Emissions (operational and embodied energy)
- Use of mass timber
- Reduce whole-building energy consumption by 50% over 2019 baseline.
- Study use of photovoltaics to achieve net-zero energy
- High performance building envelope



WATER

- Treat stormwater onsite
- Reduce indoor potable water by 30% with low-flow fixtures
- Use of all electric equipment for water heating when possible
- Include separate water metering for indoor and outdoor use



BUILDING MATERIALS AND OCCUPANT HEALTH

- Procure local and sustainable building materials with Environmental Product Declarations (EPDs) and Healthy Product Declarations (HPDs)
- Divert at least 65% construction & demolition waste from landfills
- Utilize sustainably harvested wood products as primary structure
- Design spaces to optimize natural daylight, view and operable windows
- Use of materials with no or low VOCs
- Provide wellness and lactation rooms for staff
- Study providing all-gender restrooms

SUSTAINABILITY

An estimate has not yet been prepared to reflect the scope of work defined in the Concept Design Document. An updated estimate that reflects the conceptual designs and confirms that the current scope aligns with the total program budget will be completed based on this document and published separately.

The Program Budget Document, published on 6/25/2020 was used as a guide to develop the Concept Design with a few amendments. Since the Program Budget document was published, DPL was able to add \$2 million to the branch construction budgets as a result of how the bond was structured. That additional amount will be distributed among the small branch renovations.

A renovation to the East Bend branch has been added to the program. Escalation figures, particularly for the smaller branches, do not reflect the current Master Development Schedule and actual completion dates will result in larger escalation numbers in the Concept Design estimate that will follow.

SUMMARY PROGRAM BUDGET

Deschutes Public Library

6/25/2020

2020 Conceptual Design Projects	With Escalation to Bid/GMP		Escalated to Year:
	Low	High	
Downtown Bend Library Renovation	\$20,180,000	\$19,600,000	2025
La Pine Library Renovation	\$2,020,000	\$1,950,000	2023
Sisters Library Renovation	\$2,000,000	\$1,950,000	2022
Sunriver Library Renovation	\$2,680,000	\$2,600,000	2022
New Redmond Library (40-45 KSF)	\$42,460,000	\$46,000,000	2022
New Central Library (95-115 KSF)	\$99,120,000	\$113,350,000	2023
Projects Total	\$168,460,000	\$185,450,000	
Program Contingency	\$8,540,000	\$9,550,000	
Total Program	\$177,000,000	\$195,000,000	

Deschutes Public Library Summary Program Budget

COST / BUDGET

Site Context, Building Project and Goals

The site selected for the new Central Library is an undeveloped 13-acre parcel at the north edge of Bend, OR., just west of Highway 20 and Robal Lane. Its central location provides easy access from Highway 20 for all of Deschutes County. The site provides convenient adjacencies to residential neighborhoods, schools, retail stores, and grocery stores. Multi-family housing and large box stores are planned across the highway. Bike and pedestrian trails, as well as scheduled bus service, will be provided on the Central Library's site.

The new Central Library will be the county-wide destination for library services as well as system operations. A wide variety of indoor and outdoor spaces will be provided to serve residents now and for decades to come, including the following: expanded collection and seating areas, flexible creative and coworking spaces, youth program and collections areas, event spaces and outdoor seating and convening areas. Centralized staff areas and an Automated Materials Handling (AMH) system will enable staff to operate more efficiently as they provide increased services to users of this growing county.

The size of the building will continue to be refined over the coming design phases and meet the criteria established by the goals of the bond measure, approved by voters in the Fall of 2020.

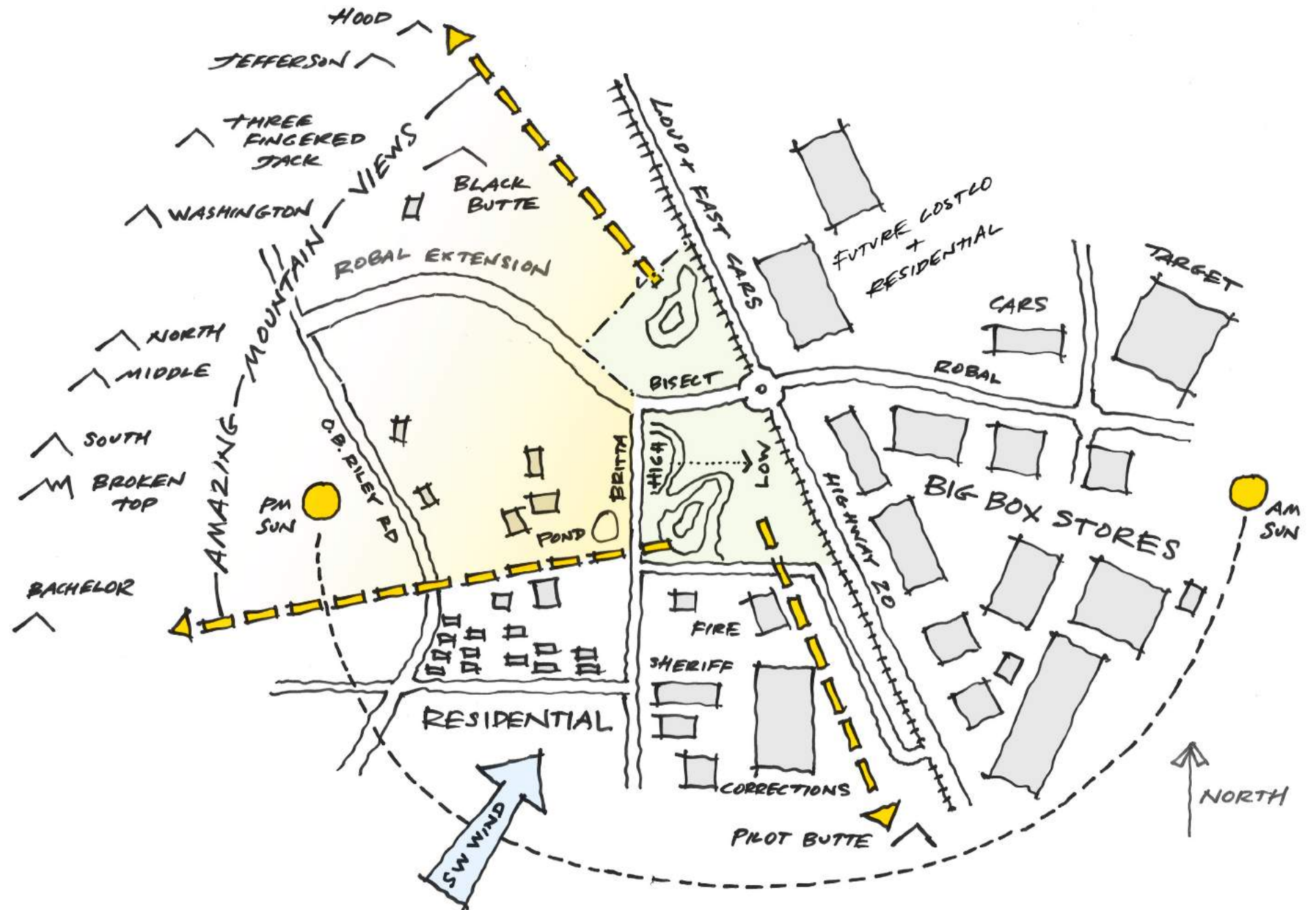
The Deschutes Public Library System plans to use this new facility to centralize library services that are currently spread out over several locations.



CENTRAL LIBRARY - PROJECT DESCRIPTION

Site Context Plan Diagram

The illustrative analysis shown at right describes the site influences and informed the team's placement of usages on the site. Surrounding vehicular access, with future road extensions bound the site. Large scale retail lives on the east side of the highway, with lower-scale civic and residential structures to the south and west. Mountain views are possible to the west and northwest, as well as toward Pilot Butte to the southeast. Solar orientation will be an important consideration in order to maintain access to daylight and views while mitigating heat gain and glare.



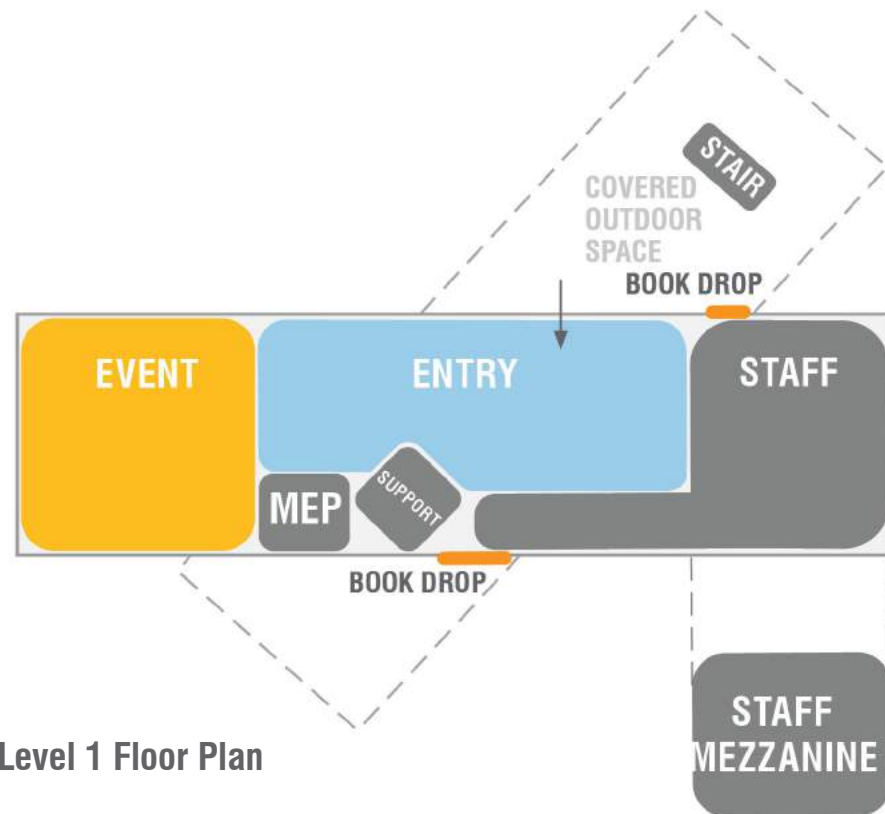
CENTRAL LIBRARY - SITE ANALYSIS

PROGRAM LEGEND

A	AMPHITHEATER	80 PEOPLE
BD	BOOK DROP	
BR	BIKE RACK	27 TO 54 BIKES
BS	BUS STOP OPTION	
ENTRY	COVERED ENTRY PLAZA	4,700 SF
EVENT	EVENT	3,500 SF
XERISCAPE	XERISCAPE VEGETATED ROOF	16,700 SF
PARKING	PARKING	244 TO 271 CARS
PLAY	PICNIC/PLAY ETC	1,500 SF
OC	OUTDOOR CLASSROOM	2,700 SF
TER	FL2 READING TERRACES	2,700 SF
	PRIMARY PED. ACCESS	
	OPTIONAL PED. ACCESS	
	ODOT MULTI USE TRAIL	



CENTRAL LIBRARY - SITE PLAN

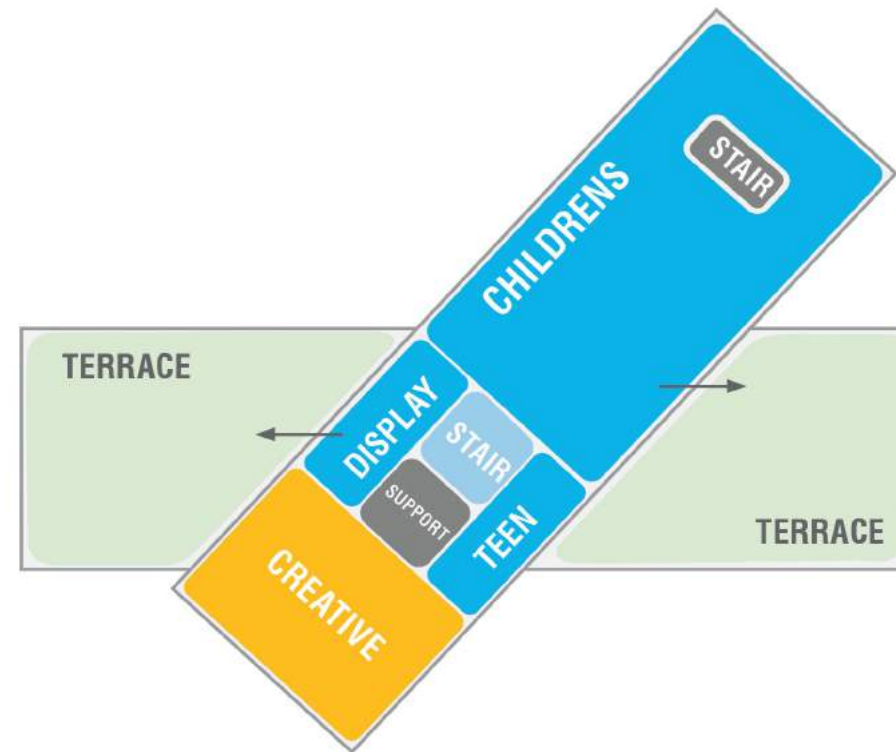


Level 1 Floor Plan

At Level 1, visitors are welcomed to the main entry of the building via a large covered outdoor space. The entry will be a dynamic space where people can get excited about their visit. It will include display areas, a clear route to other areas of the library, Holds, Book Drop, and much more.

Near the center of the building will be the stair and elevator core that extends up through all levels of the building. The restrooms will always be near this area, giving visitors easy wayfinding as they move through the building. West of the entry will be the event spaces.

East and south of the entry, Level 1 is dedicated to Staff and Support. This includes spaces such as: workspace for sorting, the automatic materials handler, enclosed offices, open work stations, meeting spaces, the drive-up library service window, access to the service elevator, staff break room, staff restrooms and showers, facilities and maintenance areas, mechanical/electrical/plumbing spaces.



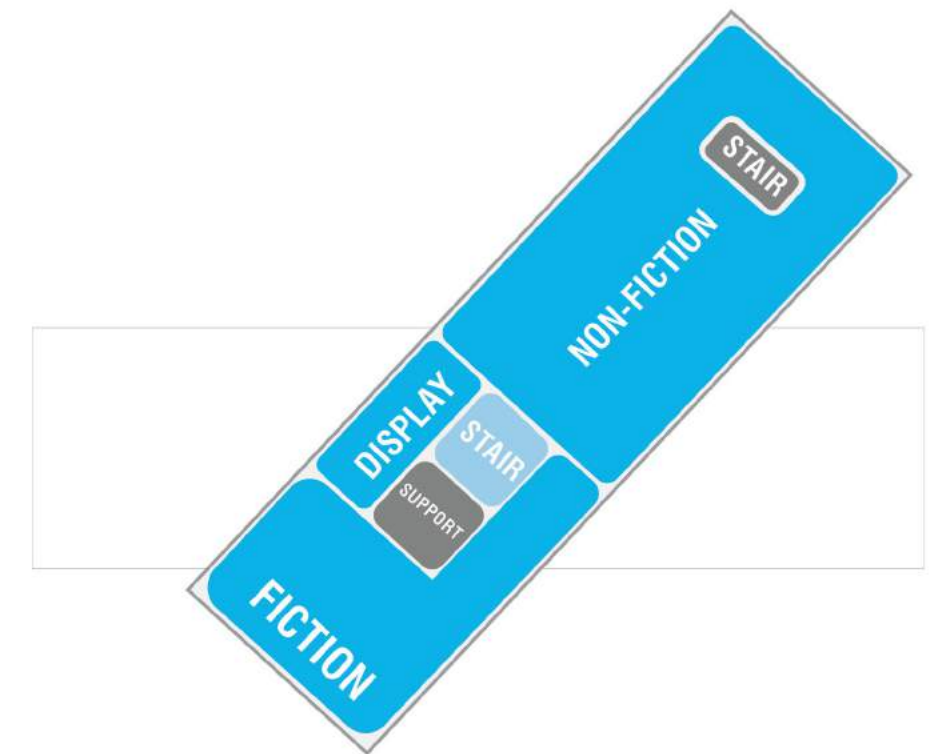
Level 2 Floor Plan

Level 2 enjoys attributes of both the upper volume and the lower volume. It has the orientation to great views of the upper volume and also has adjacency to roof terrace and xeriscape green roof that will cover the top of the lower volume.

North of the central core area will be the Childrens collection, including a dedicated storytime area.

Close to the central core will be a display area and Teens.

A creative zone is planned south of the core housing space for classes, maker space, tech spaces, etc.



Level 3 Floor Plan

Level 3 will get the visitor up to a height above grade to maximize the great views that the upper volume is oriented towards (Refer to Section B Site Analysis - Mountain Views) Level 3 is planned to be a quieter floor for reading, study, and contemplation.

North of the central core area will be Nonfiction and study areas.

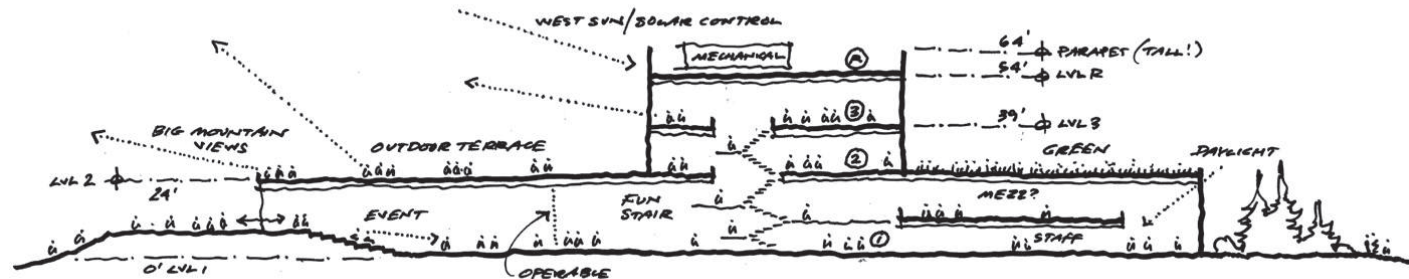
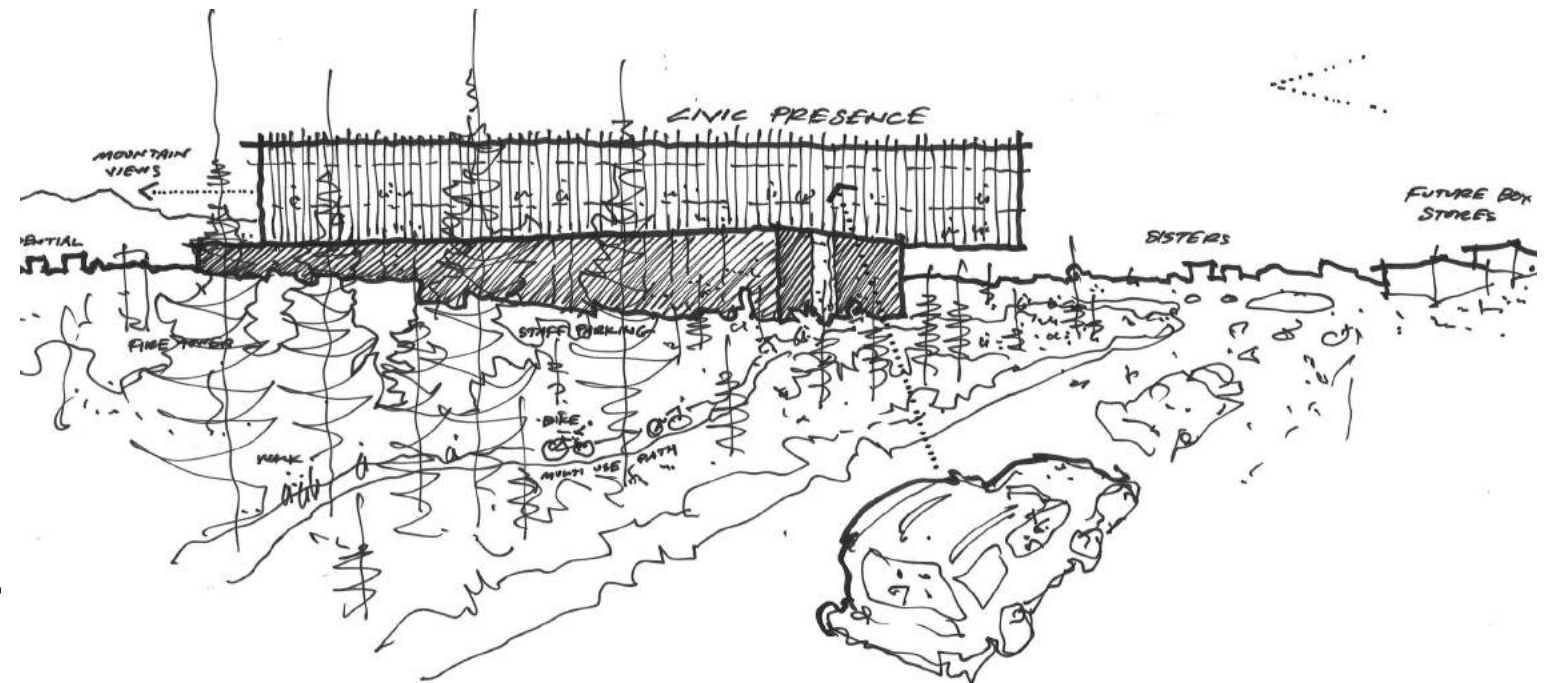
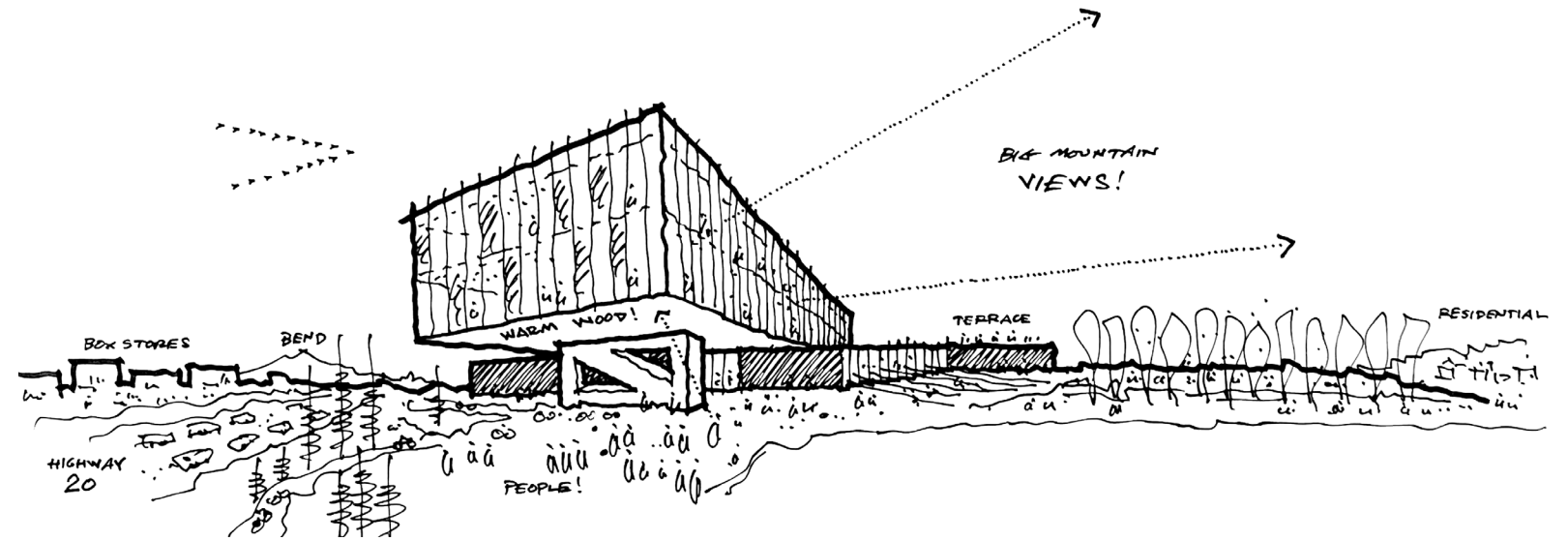
Wrapping the central core will be a display area and Fiction.

CENTRAL LIBRARY - FLOOR PLANS

As library visitors head from the parking lot toward the building entry they will see the outdoor gathering space and gently terraced amphitheater to the right. The dramatic covered porch provides respite from the weather as well as another potential gathering space. Library activities are visible within on both the ground and upper levels.

The building section shows preliminary opportunities for interconnectivity within the future library via a central open stair. A tall ground floor program allows for event space and staff mezzanine option. Outdoor terraces are shown on top of the ground floor, for expanded programming or quiet reading. This section indicates three stories of library program to fit below the required building height limit with the option for mechanical equipment above on the roof.

The view, taken from Highway 20 driving north, shows the future library. The lower portion of the building nestles into the topography, and the upper floors will put library activities and energy on display for all who travel Highway 20.



Building Section

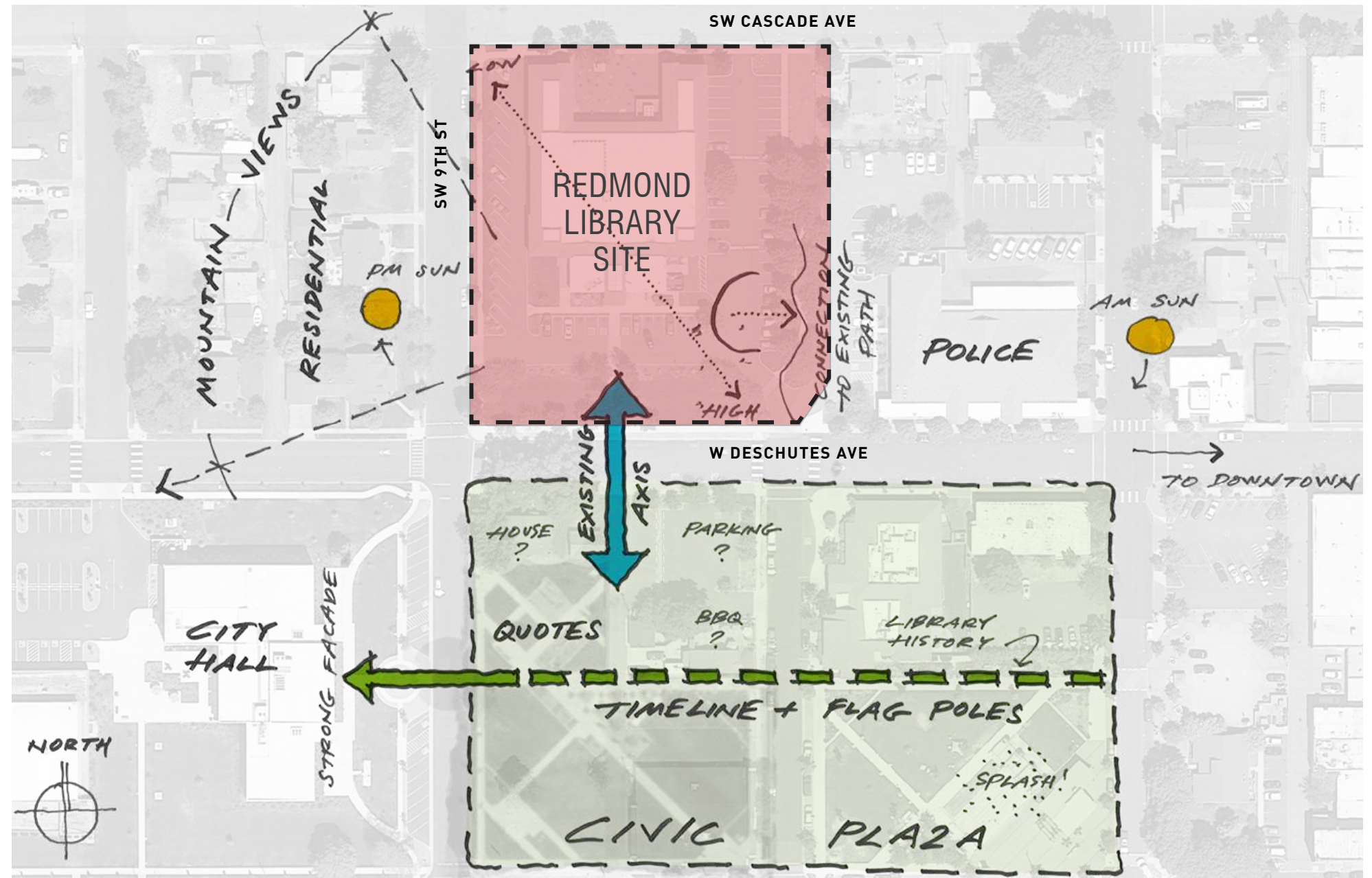
Exterior Perspective from Highway 20

CENTRAL LIBRARY - BUILDING SKETCHES

Site Context, Building Project and Goals

The library site is located as an anchor between the downtown core to the east and a residential neighborhood to the west of the site. Its civic presence creates a duality between the public (downtown core) and the private (residential neighborhoods). The current library sits back from W Deschutes Ave with extensive off-street parking that wraps three sides of the building. There are four vehicular entrances into the site. With the building set back, an extensive green space is created off W Deschutes Ave with a public transportation drop-off and pick up.

The new library design will emphasize and create a more civic library presence by locating the two-story building closer to W Deschutes Ave. This design move is informed by the edges created by City Hall that faces Centennial Park. This allows for a stronger visual connection between the library and Centennial Park and creates an inviting presence into the library. Existing mature street trees along W Deschutes Ave and SW 9th St will be preserved. Parking will be located at the rear of the building, near SW Cascade Ave and be accessed from and be accessed from SW 9th St and SW Cascade Ave. There is a desire for a drive thru book window to the east of the building that will allow library patrons to quickly drop off and pick up holds. The one-way drive thru book drop will be accessed off W Deschutes Ave. This drive aisle will need to work with the vacated 8th Ave Easement that separates the library site from the police station site. There are future plans for the Police Station to be relocated.



Site Analysis Diagram

REDMOND LIBRARY - PROJECT DESCRIPTION

Illustrative Site Plan

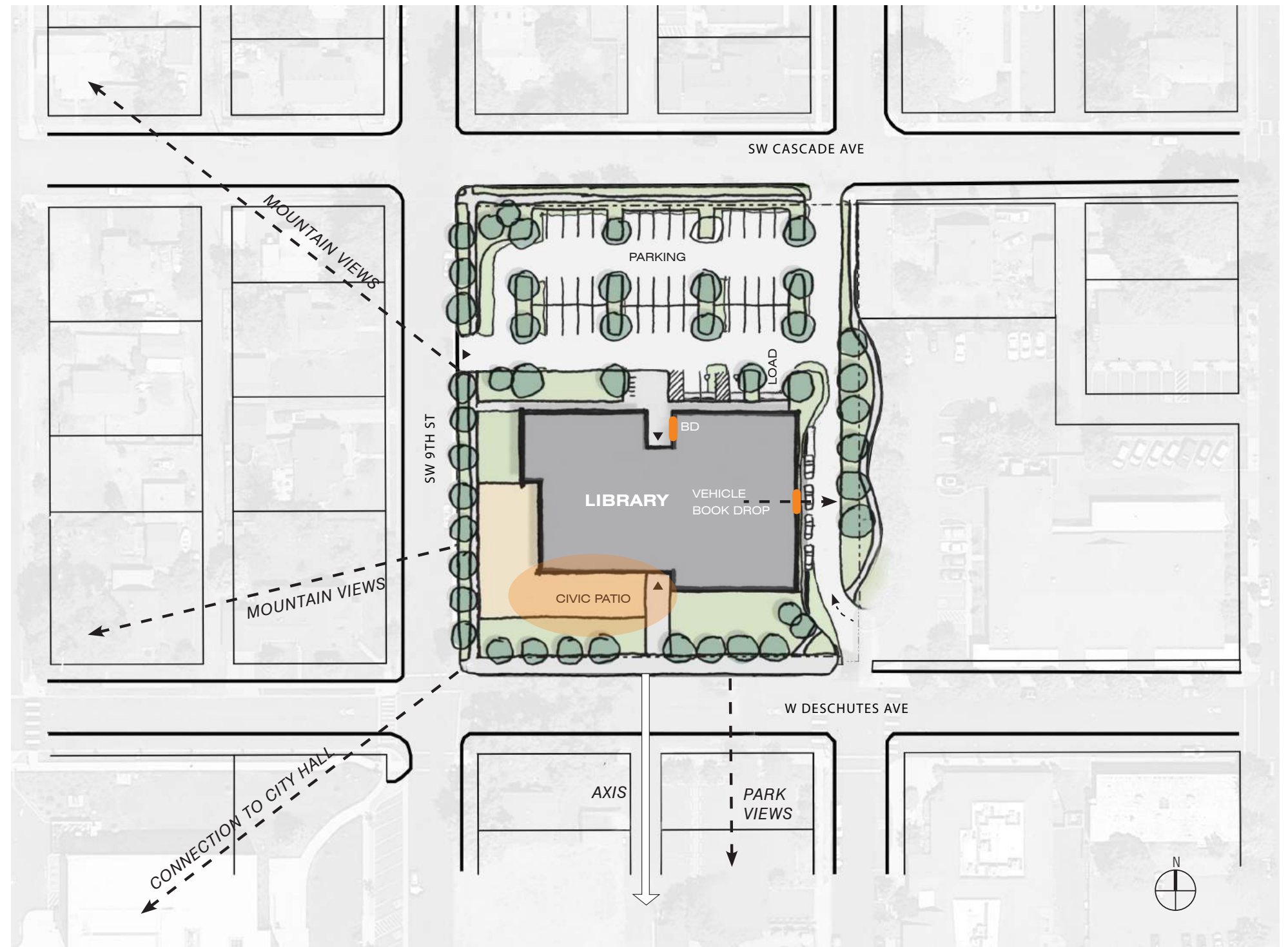
The new library building will be located on the current site but its building location within the site as well as vehicular access will be changed. The site program elements have been arranged to create an intuitive and cohesive experience for the user that takes advantage of views, solar orientation, adjacencies to other prominent surrounding buildings and complies with city requirements.

Access

Visitor parking is in the north area of the site, and can be accessed from existing two curb cuts off of SW Cascade Ave. There will be a new curb cut along SW 9th Ave. A one-way vehicle access aisle will be located to on the east part of the site and be accessed from W Deschutes Ave. This two-way vehicle access drive will serve vehicles that are dropping off and picking up library materials.

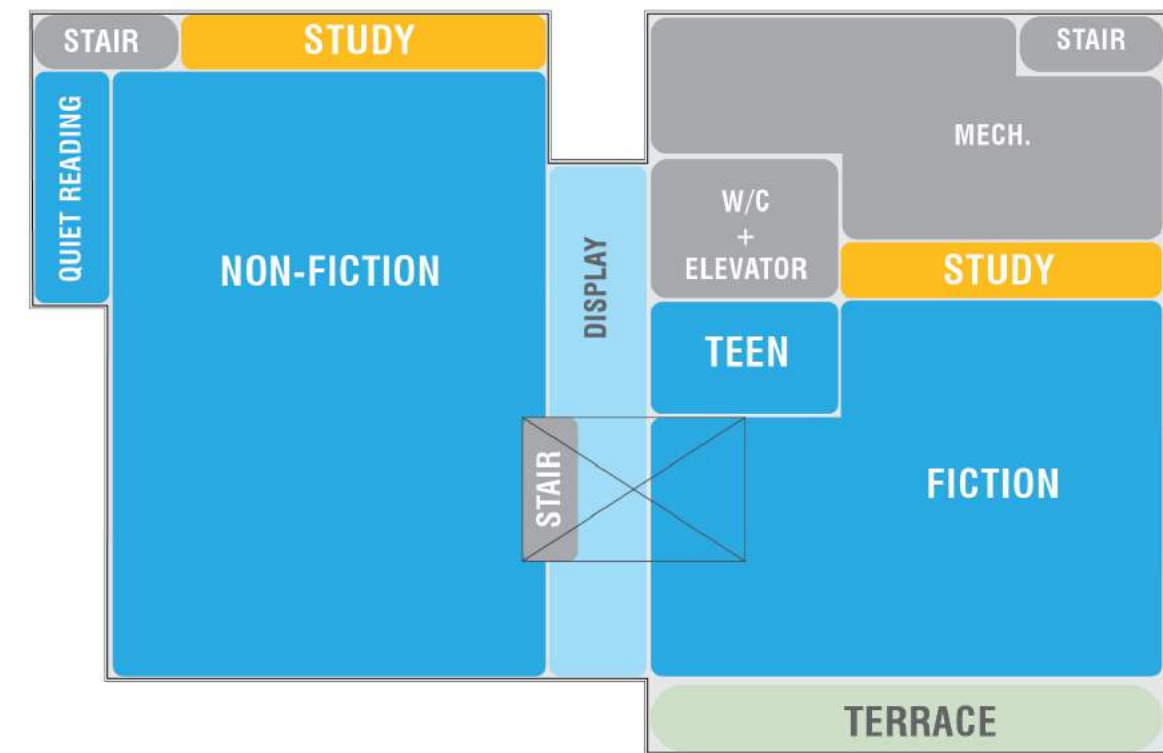
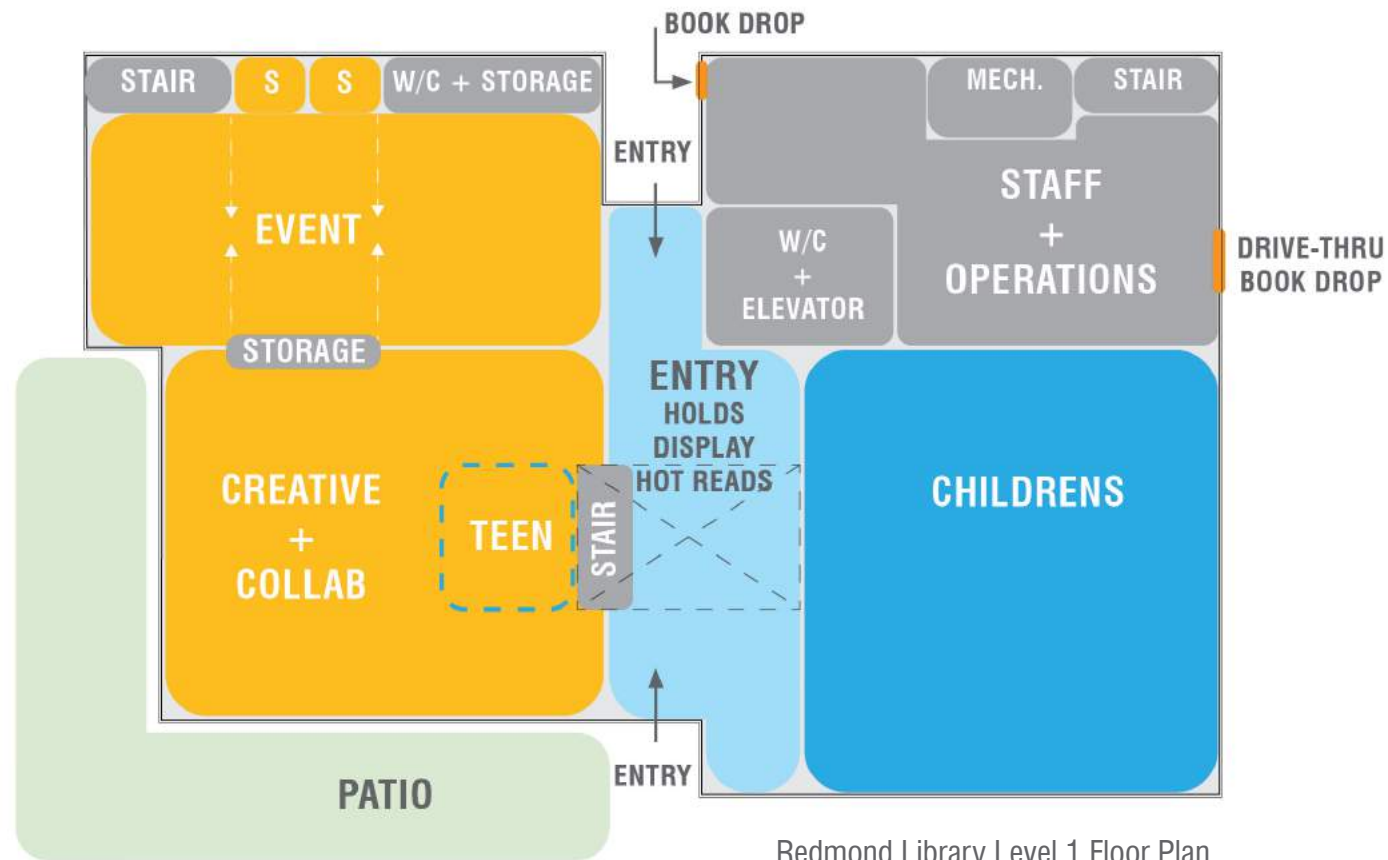
Entries

There will be two entries into the library. The primary entry will be accessed from the South and will be visible from W Deschutes Ave and the civic patio. A secondary entry will be located on the north side of the building, serving patrons entering from the parking lot. A small, designated loading area will be located near the building in the parking lot that will have separate entry into the building.



Redmond Library Site Plan

REDMOND LIBRARY - SITE ANALYSIS



The program layout of Level 1 is intended to be an active and vibrant space that offers a small taste of the many programs, activities and spaces the library offers. The Redmond Library is a destination for multi-generational families, and it is important that all feel welcome upon arrive. The building layout is designed with a central pavilion like hall that incorporates a tall ceiling, open sightlines and expansive views onto the patio and beyond.

As patrons enter through either the north or south entries, they will be greeted with a feature stair that is atmospherically open to Level 2. The main lobby will serve as the connecting spine between programs on Levels 1 and 2. Connected to the hall are three masonry volumes that are differentiated by a change in material on the exterior but on the interior, these spaces will feel connected to the adjacent hall.

On the north, the event space and administration program are located. A small masonry volume is located on the south façade and will be part of the childrens space.

The program layout for Level 2 is intended to invoke a more traditional library setting with a mixture of collection/stacks and seating with tables and chairs.

There will also be small study rooms which can accommodate up to 6 people. Upon arrival from either the feature stair or elevator, patrons will enter a pavilion like hall, similar to Level 1 but the ceiling will be taller, and a horizontal ban of skylights will run in the east-west axis. In the southwest corner, expansive glazing will overlook the exterior patio with views towards City Hall and the mountains.

Similar to Level 1, three masonry volumes connected to the hall will be located on the north and south facades. The masonry volume to the south will be an exterior reading terrace that can be programed for multiple functions.

REDMOND LIBRARY - FLOOR PLANS

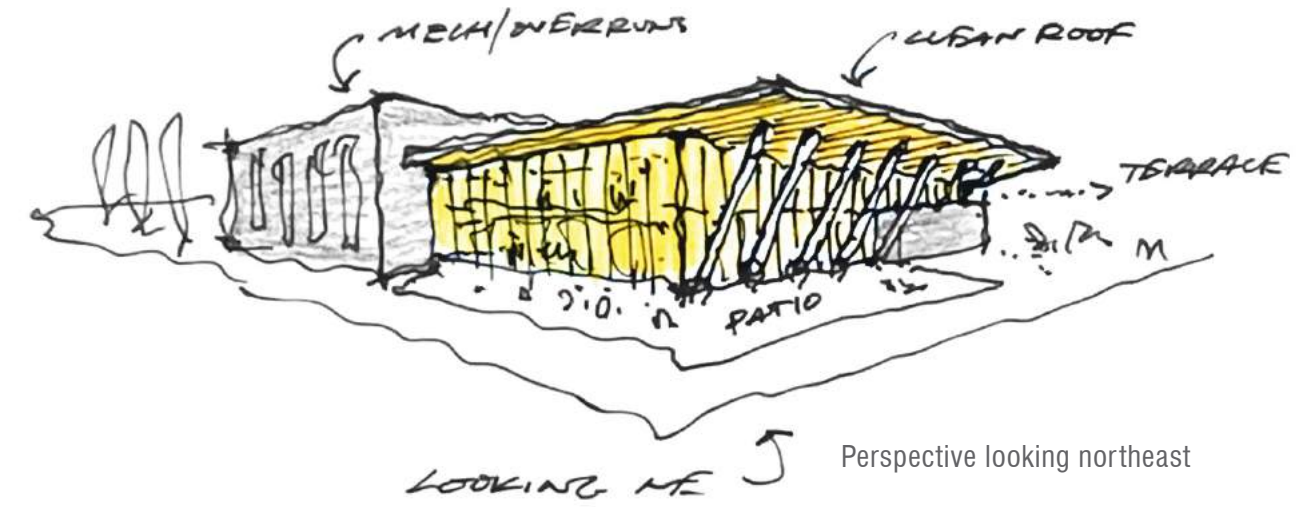
The section diagram begins to convey major architectural features throughout the building. As library patrons arrive at the primary entry off Deschutes, they are greeted under a generous two-story overhang with a warm wooden soffit that appears continuous from inside to outside. The entry doors are located along an extensively glazed wall that gives patrons a sneak peak into the bustling library. Upon entering the library, patrons who entered from both the north and south entries will be greeted in a double-height space with a feature stair that connects Levels 1 and 2. The pavilion like hall on either side of the lobby will be flushed with natural light from the south and west and will have long uninterrupted spans due to steel beams and a cross laminated timber (CLT) ceiling. These large spans will create added flexibility for spaces to serve a variety of functions.

A more solid two-story volume has been added to the north of the Hall. As patrons ascend the stairs or ride the elevator to the second floor, they will enter a hall like space with a generous ceiling height that is also flushed with natural light. The ceiling will be constructed from CLT and the structural system will be glue laminated wood beams with a delicate queen post truss that gives a sense of lightness to the roof as well as creates long spans with limited columns. Skylights along the east-west axis separate the Hall from the two-story north masonry volume adding visual separation.

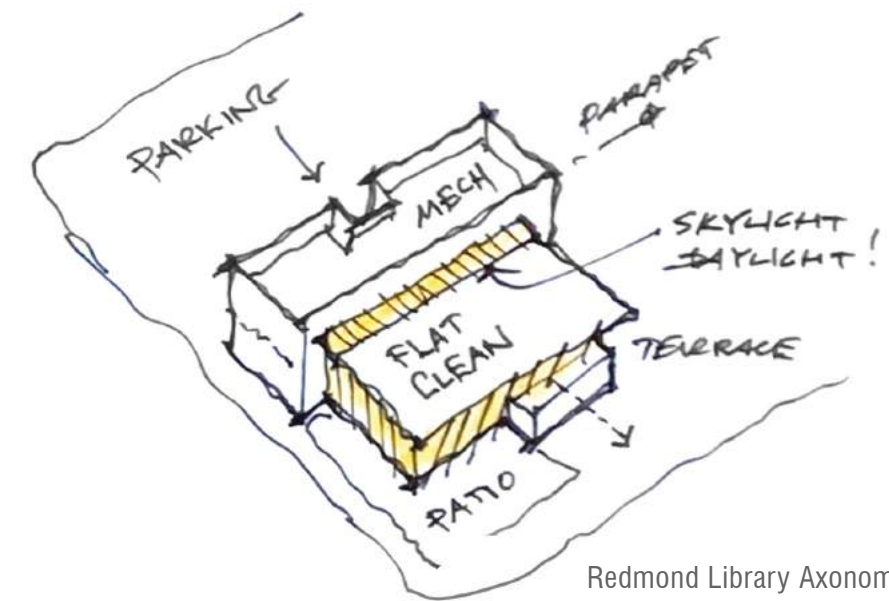
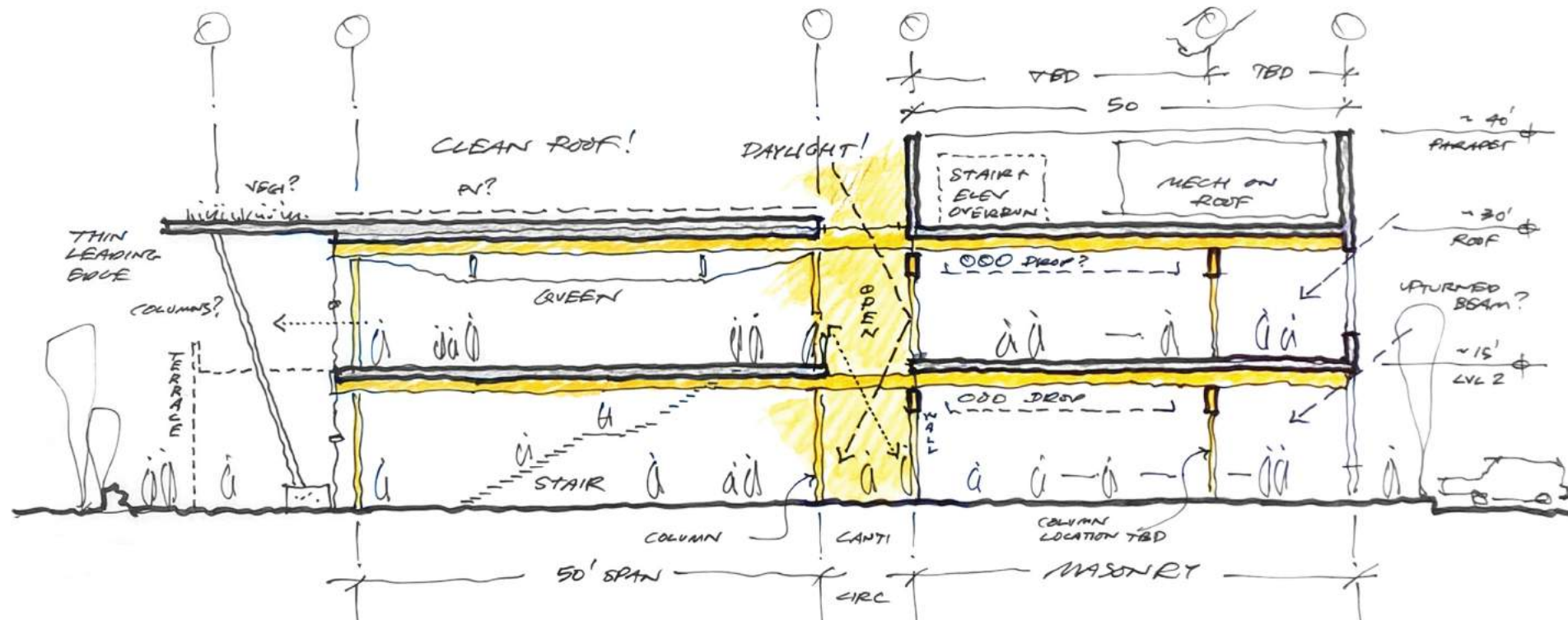
These perspective views, taken from the southeast and northeast corners of the site, shows the open and transparent views into the library, bracketed by masonry forms. The civic patio in the foreground will provide flexible covered outdoor space for library programming.



Perspective looking southeast



Perspective looking northeast

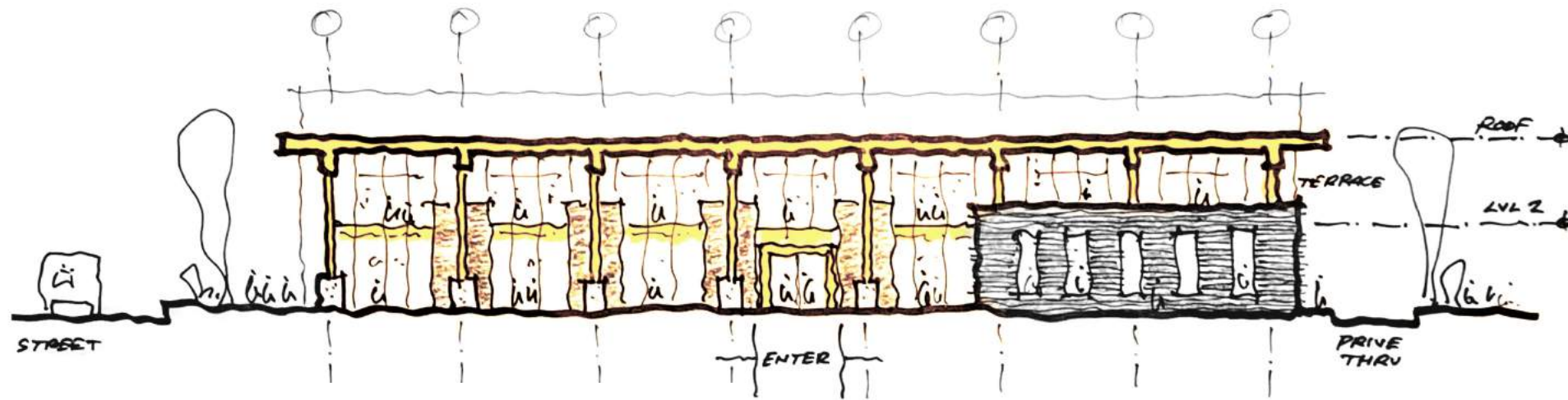


Redmond Library Axonometric

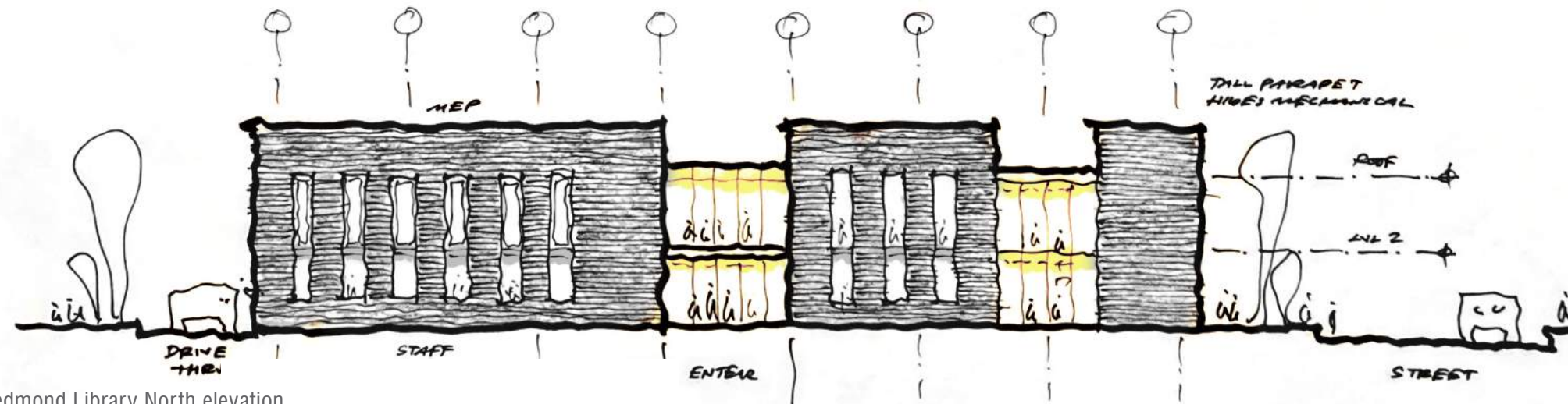
REDMOND LIBRARY - BUILDING SKETCHES

The new Redmond Library represents a long-term investment in the downtown civic campus, near the historic City Hall and commercial buildings. To sit gracefully within this context—yet convey a sense of innovation and energy within-- the expression of the new library will incorporate the following:

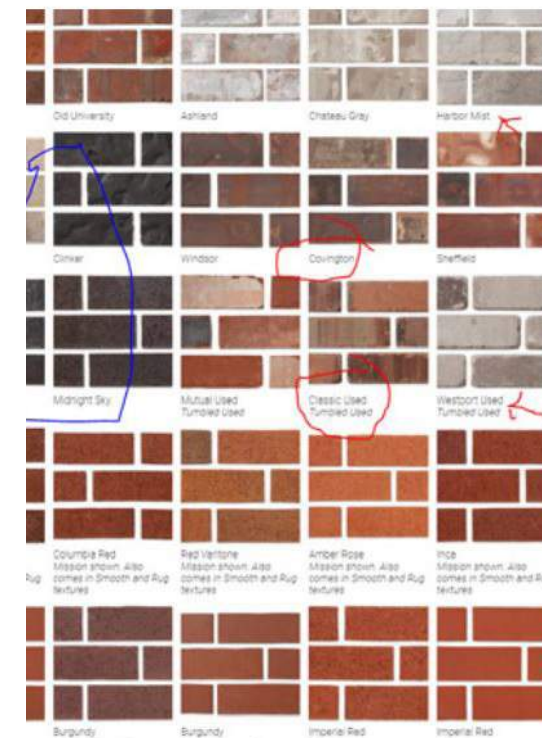
- Simple grounded massing with a clear entry facing Deschutes Avenue.
- Brick masonry parapet forms surrounding glazed views to the interior
- Exposed wood and steel structure, with a cantilevered roof providing expansive cover for a civic patio.



Redmond Library South elevation



Redmond Library North elevation



Brick masonry precedents

REDMOND LIBRARY - EXTERIOR MATERIALITY

Site Context, Building Project and Goals

The existing Downtown Bend Library was designed by Thomas Hacker and opened in 1998. Over the past twenty plus years it has been a well-loved and heavily used branch that also houses DPL central operations. Even with the opening of the new Central Library, this branch is intended to continue being an important branch for serving Bend's population.

Located across the street from the civic square and within the walkable downtown core, the library is a community anchor for Bend. To the west is the DPL administration building, housing functions that will also relocate to the new Central Library. Parking is provided adjacent to this facility, as well as on the surrounding streets and alley.



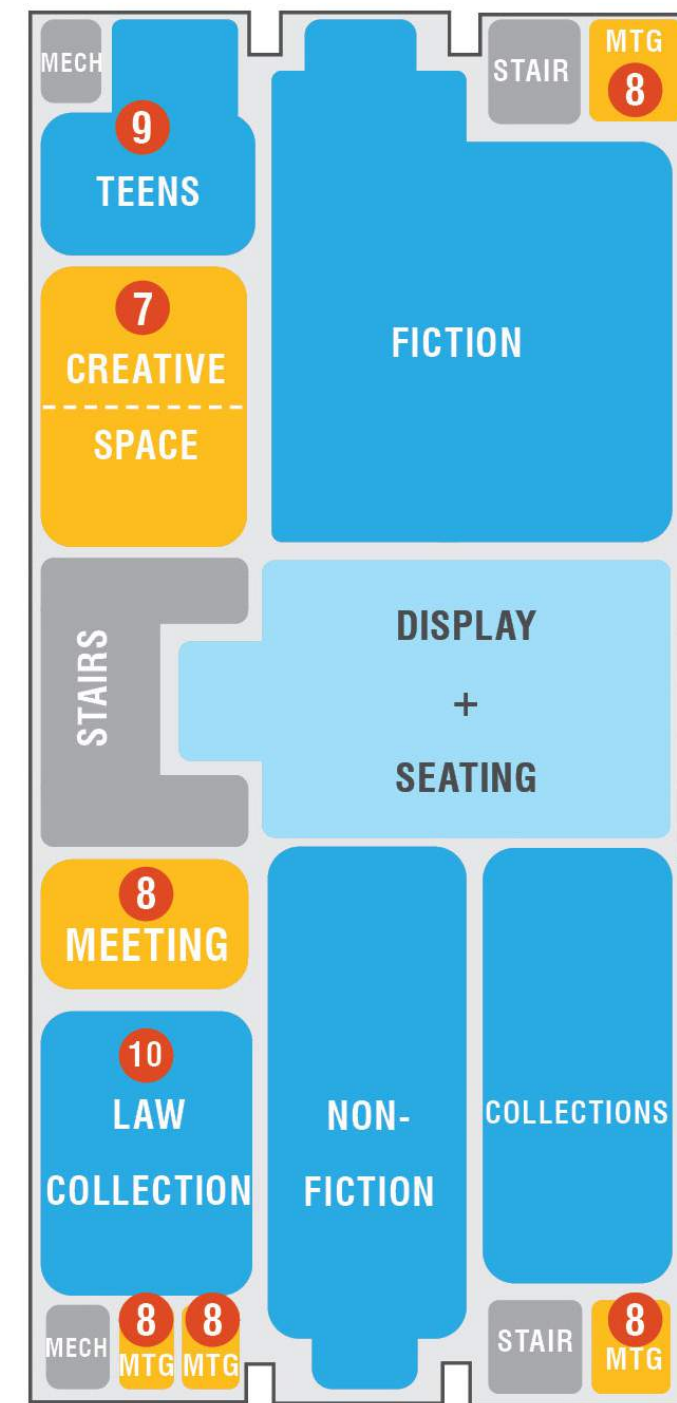
DOWNTOWN BEND LIBRARY - PROJECT DESCRIPTION

Legend

- 1 Renovate Staff Area
- 2 Renovate Entry Area
- 3 Expand Community Meeting Rooms
- 4 Expand Childrens Area
- 5 Add Co-Working Area
- 6 NOC Remains Operational
- 7 Add Creative Space
- 8 Repurpose / Add Small Meeting
- 9 Add Teens Area
- 10 Add Legal Area



Level 1 Floor Plan



Level 2 Floor Plan



DOWNTOWN BEND LIBRARY - FLOOR PLANS

Site Character

The existing East Bend Branch exists in a leased space that is conveniently located on the east side of the Bend community. The library has a high use of holds and returns. While not currently able to expand the size of this branch, there are several improvements that can be made to improve functionality of this heavily used location.

The branch is located within a commercial development that is very convenient for users. As such it is a very heavily used branch in terms of holds and returns. Ample parking—and building entry is available on both the south and north sides of the library space.



Aerial site photo

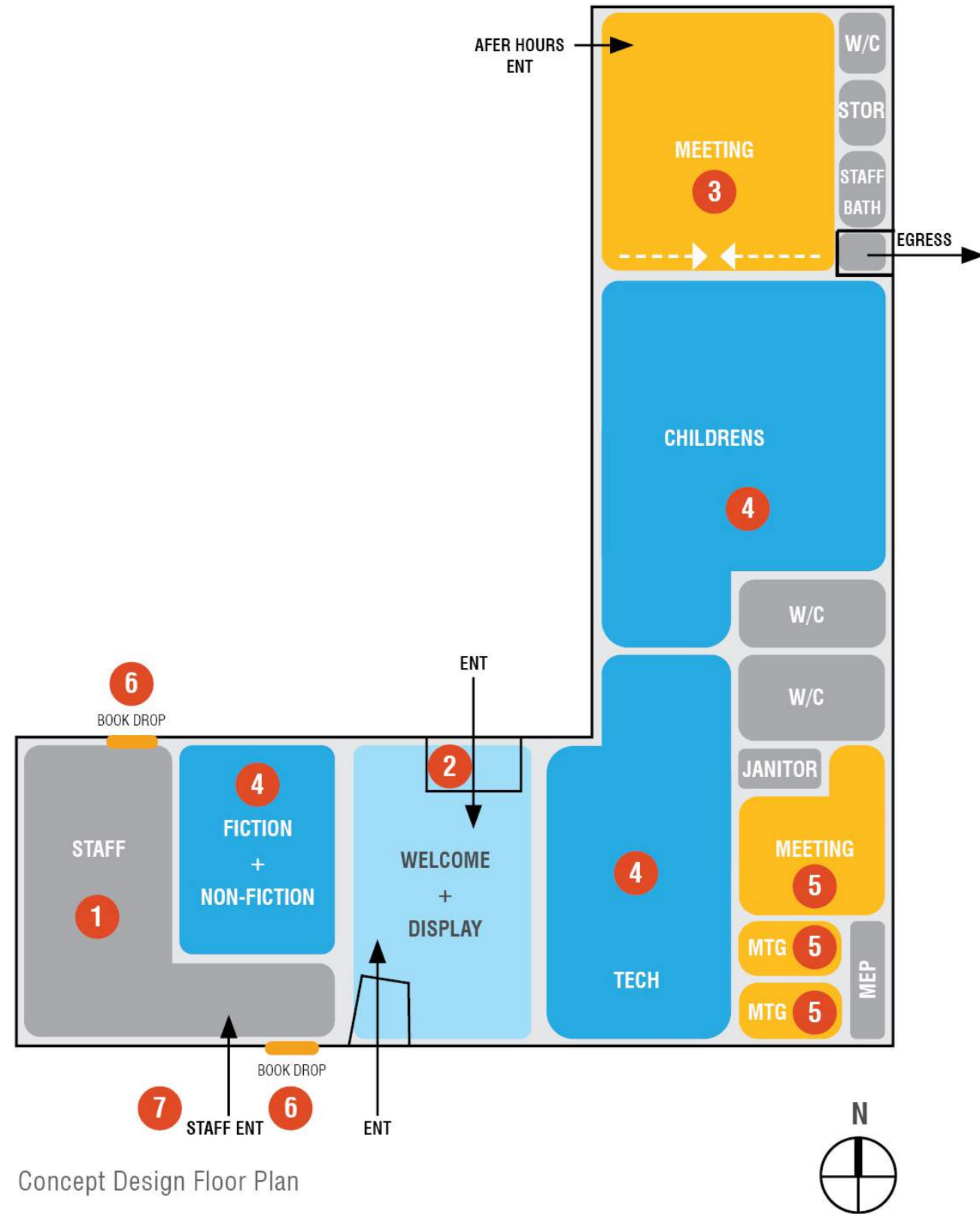


Library main entrance

EAST BEND LIBRARY - PROJECT DESCRIPTION

Legend

- 1 Relocate Staff Area
- 2 Renovate North Vestibule
- 3 Expand Community Meeting Room
- 4 Enhance Interiors
- 5 Expand Small Meeting Rooms
- 6 Relocate Book Drops
- 7 New Staff Entry



Concept Design Floor Plan

EAST BEND LIBRARY - FLOOR PLAN

Site Character

The existing La Pine Branch is a single-story structure that is centrally located and near schools. As a result of its proximity, it is a very popular destination for school age youth after school. While the exterior of the branch library is to remain in its current condition, there are several interior improvements envisioned to enhance the interior experience of the library, delivering upon the aspirations of the bond measure for its community.

The branch is located just southeast of southeast of the La Pine schools and immediately west of the highway. Off street parking is available on site, with visibility to the main entry of the library. On the south side of the site is an enclosed play area—a popular destination for caregivers and children.



Aerial site photo

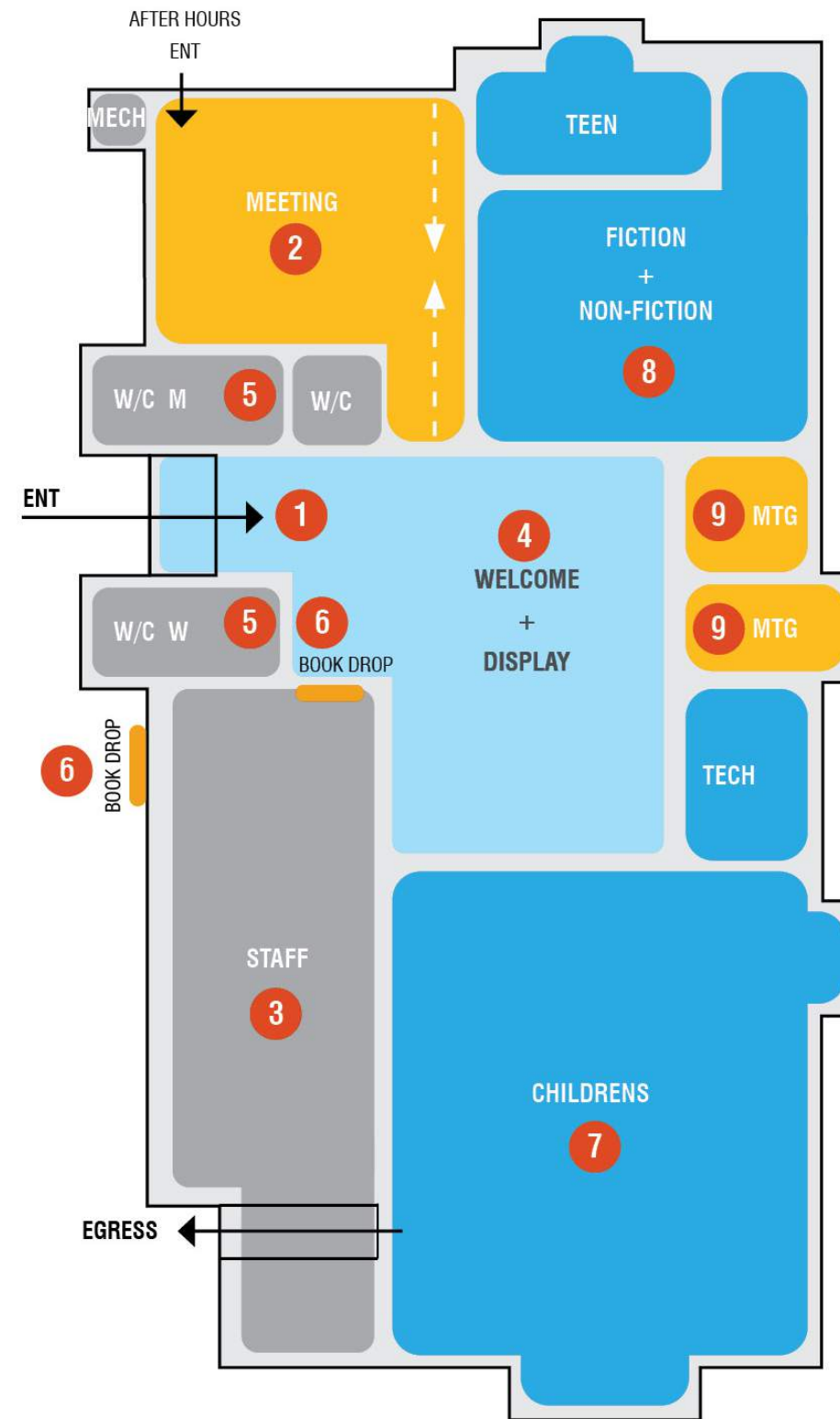


La Pine Library main entrance

LA PINE LIBRARY - PROJECT DESCRIPTION

Legend

- 1 Open Up Entry Lobby
- 2 Open Up Community Meeting Rooms
- 3 Renovate Staff Area
- 4 Add Welcome + Display
- 5 Renovate W/C Entry
- 6 Relocate Book Drops
- 7 Relocate Childrens Area
- 8 Relocate Fiction and Non-Fiction
- 9 Add Small Meeting Rooms



Concept Design Floor Plan



LA PINE LIBRARY - FLOOR PLAN

Site Character

The existing library is surrounded by parking on the south and west and shares the site with the City Hall to the east. The library is set back from the main highway to the north which provides for a generous green space. The exterior of the building is in relatively good shape—with the exception of the roof. It is expected to be replaced soon, outside the scope of this project. Aside from that, there are no significant exterior renovations planned.



Aerial site photo

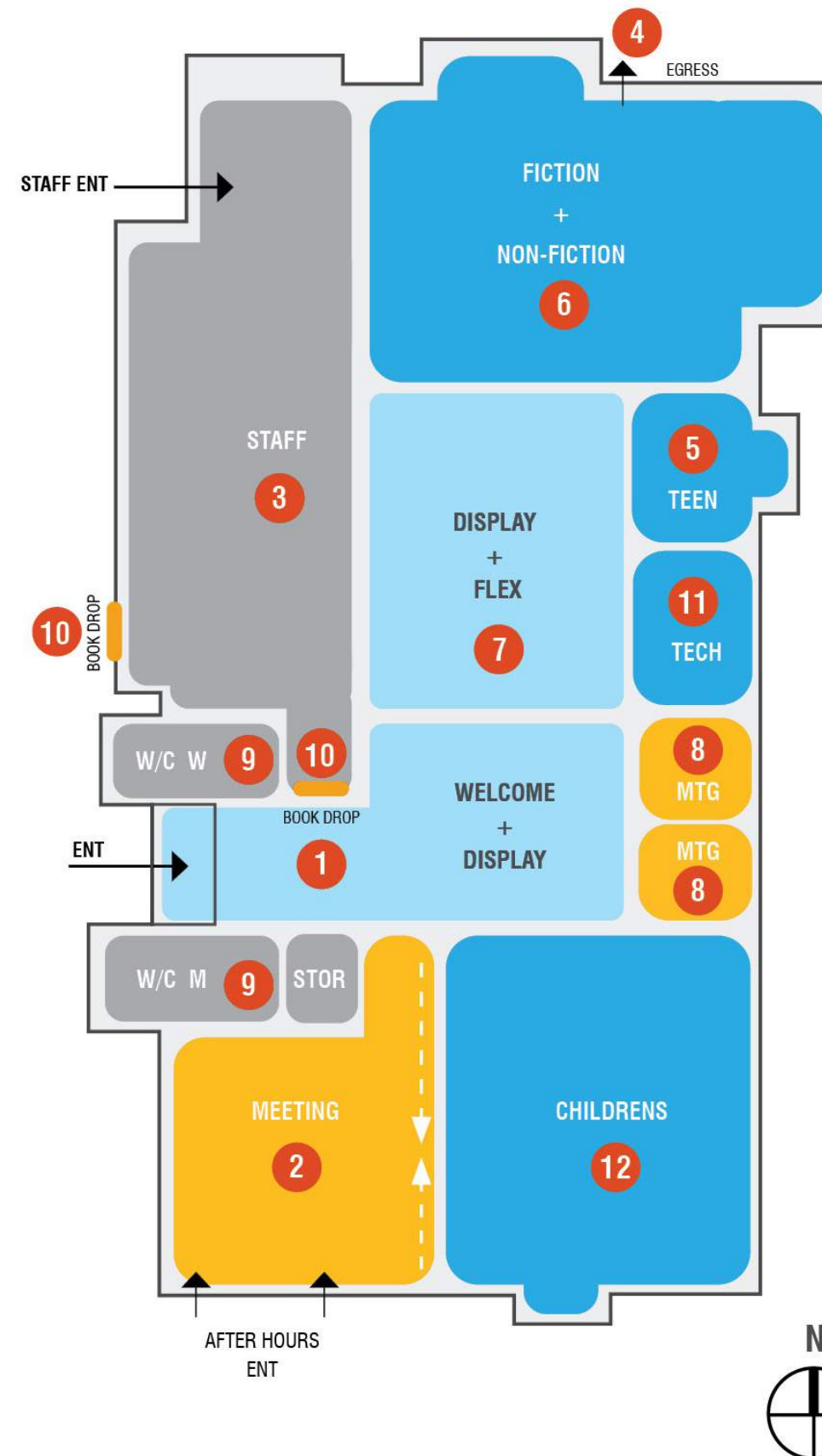


Sisters library main entrance

SISTERS LIBRARY - PROJECT DESCRIPTION

Legend

- 1 Open Up Entry Lobby
- 2 Open Up Community Meeting Room
- 3 Renovate Staff Area
- 4 Add Exterior Egress Path
- 5 Enhance Teens Area
- 6 Enhance Fiction and Non-Fiction
- 7 Add Display and Flex
- 8 Add Small Meeting Rooms
- 9 Renovate W/C Entry
- 10 Relocate Book Drop
- 11 Enhance Tech Room
- 12 Enhance Childrens Area



Concept Design floor plan

SISTERS LIBRARY - FLOOR PLAN

Site Character

Sunriver is known for being a planned residential community characterized to a certain extent by resort visitors and retired residents (built upon the former site of Camp Abbott). It is also an area of the county that can get heavy snowfall in the winter. To better serve this area now and into the future, the renovation of the Sunriver Library will focus on providing meeting space that is better connected to the rest of the library, increased 24hour access and a right-sized staff area.

The surrounding trees give a semi-wooded feel inside and outside the library. Parking is ample and located on-site. A drive-up book drop is located in the parking lot for convenient (winter weather) use by library patrons. The existing building entry is partially visible and located at the inside corner of the L-shape building.



Aerial site photo

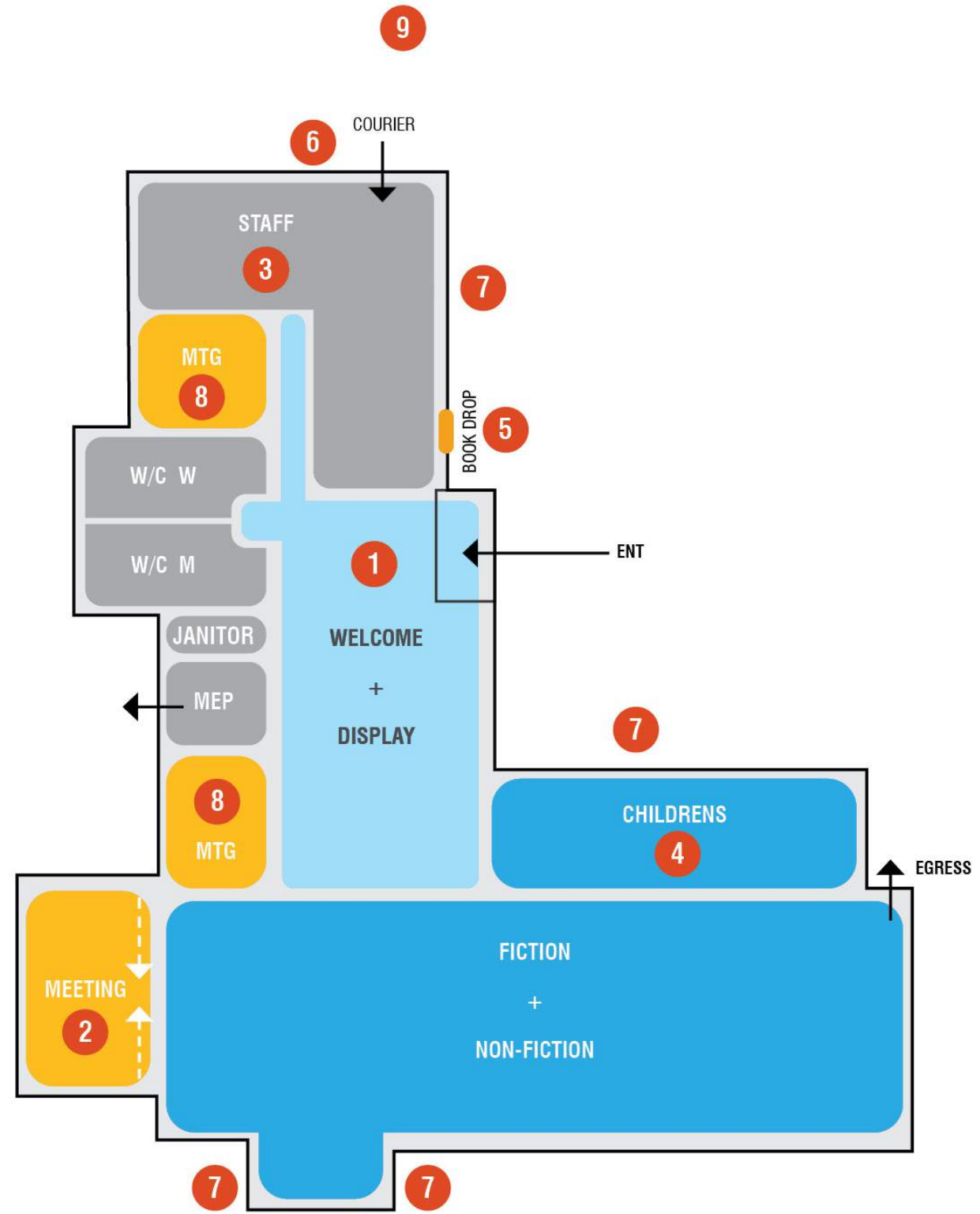


Sunriver Library - Existing main entrance

SUNRIVER LIBRARY - PROJECT DESCRIPTION

Legend

- 1 Enlarge Entry Area
- 2 Relocate Community Meeting Room
- 3 Relocate Staff Area
- 4 Relocate Childrens Area
- 5 Relocate Drive-Through Book Drop
- 6 Rework Landscape
- 7 Additional Windows
- 8 Add Small Meeting Rooms
- 9 Relocate Drive Thru Bookdrop



SUNRIVER LIBRARY - FLOOR PLAN

Deschutes Public Library - Concept Design Report Summary

Concept Design Floor Plan



10.20.2021 The Miller Hull Partnership | Steele Associates