



TOPEKA & SHAWNEE COUNTY PUBLIC LIBRARY

FACILITIES MASTER PLAN

JULY 2016





TOPEKA & SHAWNEE COUNTY PUBLIC LIBRARY

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FINAL FOR APPROVAL 07.12.16

TOPEKA & SHAWNEE COUNTY PUBLIC LIBRARY – A BUILT HISTORY

Topeka in the 1870s was little more than a frontier town striving to survive. 1870 brought financial panic and a grasshopper plague worse than any could remember. Approximately 8,000 people lived in the area around the current downtown area. A hot news item was the reporting of a new iron toll bridge that linked the separate municipality of North Topeka and Topeka proper. For 10 cents there was omnibus service between 10th & Kansas and the Kansas Pacific depot.

Also in the news was the new Lincoln School. The new school was the last word in public education, and newspapers were lavish in their praise. The local government was concerned with the question of whether or not cattle should be allowed to roam at large throughout the city between sunrise and sunset. Also of concern were bogus 50 cent notes that were circulating and creating a stir with businessmen.

Whiskey was under attack by the temperance forces. In 1870-71, Lorenzo Costa's new Opera House opened to house a theatrical company. Topeka's Black population had celebrated the passage of the 15th amendment and received favorable comments from the press because of their industry and interest in the city's progress. The city street department was accused of "utter shiftlessness" because of the streets and sidewalks. If it rained, there was an over-abundance of mud in downtown Topeka. Topeka had its problems in the 1870s, but overall it was a good place to live and on its way out of its frontier childhood.

The financial climate was such that certain residents could give serious thought to cultural advancement. The stage was set and the timing right for the organization of a library association that would eventually grow into today's Topeka & Shawnee County Public Library.

Until November of 1870, there had been three attempts at starting a library in Topeka. Each had been sponsored by men's organizations. The latest was an effort by some gentlemen members of Topeka Post No. 2, G.A.R. to establish their own library. The Grand Army of the Republic's members felt this library could "be a place where young men can meet and spend their evenings in reading or social amusements to improve the mind, and help keep them from saloons and other places of vice." The Ladies of Topeka doubted the gentlemen's intentions and hurriedly organized to form their own Library in November, 1870. Only 48 hours after Topekans read about the proposed men's Library Association, they read another brief announcement about another library project proposed by some of the ladies in Topeka: *All ladies interested in forming a "Ladies' Library Association" in this city are requested to meet at the residence of Mrs. T.L. King, corner of 8th and Monroe streets.*

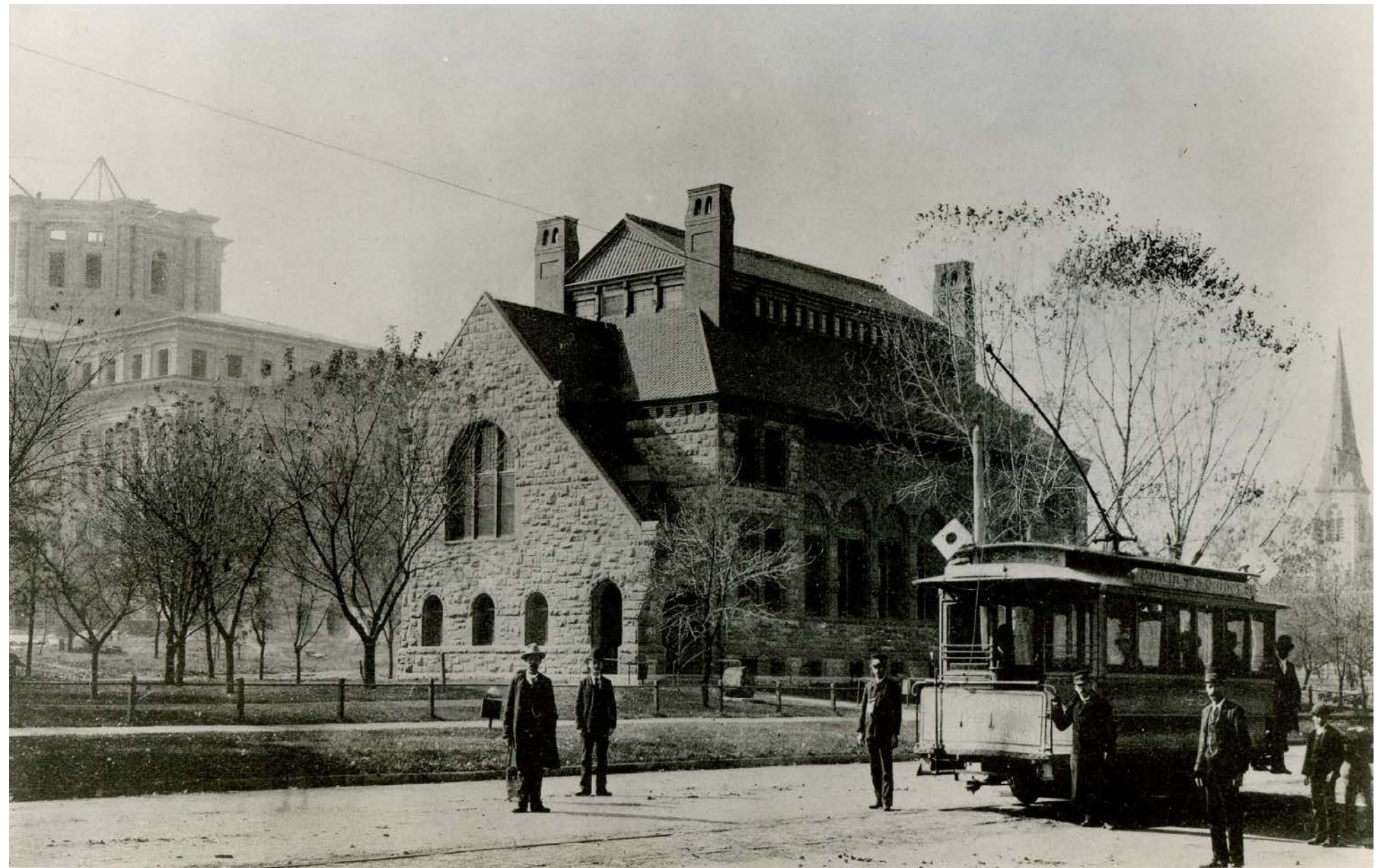
The attempts by the G.A.R. Post No. 2 failed, and the Ladies Library Association was officially organized with Mrs. Noah C. McFarland elected President, Mrs. J.M. Spencer as Vice-president, and Mrs. Henry King, wife of the editor of the Kansas State Record, Treasurer. A committee was appointed to prepare a constitution and bylaws. This historic meeting took place in a second floor lodge room over the J.W. Davis Dry Goods Store, on the east side of Kansas Avenue, between 7th and 8th streets. Following four months spent in recruiting members who were assessed \$3.00 a

year, and pouring over catalogs in view of selecting an initial stock of 150 volumes, "suitable for a ladies' library," the fifty members of the association were notified that their very own library would be opened on Saturday afternoon, March 11, 1871, for three hours, and on Saturday afternoons thereafter, from 3 to 6 p.m.

The Library moved into its first new building when Edward Wilder, Secretary-Treasurer of the Santa Fe Railroad and President of the Library Board, convinced the Union Pacific Railroad and the Santa Fe to jointly fund a building for the Library on the State House grounds. The grand dedication of this building was held on a "balmy" night in April 1883. Two years after the new library building opened on Capitol Square, an attempt was made to burn it down. Fortunately a passerby smelled the

oil smoke and rushed to the side of the building where a small blaze, near an open basement window, was in progress. The fire was extinguished and left no visible signs of damage. The Topeka Public Library remained on the State House grounds until it moved to its present quarters at Tenth and Washburn in 1953.

In 1918, a branch library system was established in cooperation with the Topeka school system. By 1932 there were branches at Curtis and Holliday junior high schools and Washington, Lafayette, Randolph and Gage Park elementary schools. But due to a lack of funds, and the inability of the board of education to help with expenses, the branch libraries were forced to close in 1942. Topeka once again was limited to the central building on the state house grounds.



1883 Library building on Statehouse grounds



Interior of the Library, 1976

Acting for a legislative commission, Governor Ben Paulen served notice on the library to vacate the state house grounds site in 1925. Plans for a new site and building, with voter approval, got underway. But the vote failed, and the library remained on the state house grounds. The Library observed 46 years at the state house grounds site in 1929.

Heirs of the estate of David W. Mulvane presented his home at 11th and Mulvane to the library for future expansion. It was determined to make this home into the children's library. After much hard work and fundraising, the Mulvane Girls' and Boys' Library was formally opened on September 16, 1939.

A Bond issue for \$650,000 was brought before the voters in April, 1947, for the construction of a new building; an overwhelming majority approved the issue. Planning for a site and new construction began. After many suggestions it was decided that the new library building would be placed on the grounds of the Westlawn Park, located at 10th and Washburn. There were some who were unhappy about this location. They felt it was just too far away from downtown, and people would not want to go "way out there" to visit the library!

The new library building opened on December 14, 1953. The rally call went out to save the old building on Capitol Square; a committee was formed and a petition drive started. Over 30,000 signatures were received in the effort, but time would not save the building. After several years, the state legislature passed a bill to raze the old structure. In 1961 it was torn down and the site cleared and leveled.

In 1956, several pin oak trees between 40 and 50 feet tall were transplanted from Gage Park to the front and west sides of the new library building. They replaced existing trees that died during the construction process.

Then, the East Topeka branch library opened at 6th and Teff December 17, 1962. "...library board considers this the first real working branch library in the city and will view it as a pilot...for possible additional branch libraries..."

In 1964, the "Tenth Year Report" of the library indicated that, since moving to the new location at 10th and Washburn, the population using the library had increased from 42 percent to 53 percent. In 1954, users averaged reading eight and a half books each. In 1963 the average was nearly 10 books each.

In 1968, planning for expansion of the library building was undertaken. "...members of the Shawnee County legislative delegation were invited to a dinner in the library basement, to view the congestion, the thousands of currently useful books exiled to the now crowded storage stacks..." Senator Pomeroy introduced legislation in the 1969-70 session to allow, with the consent of the electorate, a pay-as-you-go building expansion program.

Friends of the Topeka Public Library group was established in 1970. Formed to help with the bond issue for the bill passed by the legislature to levy a one-mill tax for five years to support the cost of expanding and remodeling the library building. The referendum passed on August 4, 1970.

In 1972, ground was broken for the Technical Services/Extension building, the first phase of the library's five-year building program. By 1974 the final phase of the TPL building program was underway. A two-story addition was built on the south and extensive remodeling was done in the rest of the library. The work included a 200-seat auditorium, a Gallery of Fine Arts, and a Topeka Room to be furnished by the Friends of TPL. The remodeling and expansion program was completed by January 1976.



South facade of expanded Library, 1976



2002 expanded and remodeled Library building by Michael Graves

In 1989, the Library and Stormont-Vail Regional Medical Center joined forces to purchase the Medical Arts building at 10th and Horne. The library was looking for parking lot expansion. Friends of the Library opened a used bookstore in the library's portion of the Medical Arts building in 1993. The Library would later purchase Stormont-Vail's half of the Medical Arts building for the expansion project.

In 1990, Bob and Hazel Lingo gave a gift of \$50,000 to the library for expansion of its children's section, resulting in The Lingo story room.

A November, 1992, ballot asked whether a county-wide library district should be formed to expand the library's tax base to include county residents. New computer showed non-Topekans use library more than those who pay for it.

The voters of the city and county approved a new Topeka and Shawnee County Library District. The library's name changed to the Topeka and Shawnee County Public Library.

A 23 million dollar bond issue was passed in 1996 to expand and renovate the Library, and internationally renowned architect Michael Graves was hired to design a landmark facility. In 1998, ground is broken for the 100,000 square foot addition. The Library remained open during the expansion project. On January 12, 2002 the Library opened its new doors to the public, giving us the library building patrons enjoy today.



THE TOPEKA & SHAWNEE COUNTY PUBLIC LIBRARY TODAY – PEOPLE, PLACE AND PLATFORM

In 2015, the Topeka and Shawnee County Public Library continued to be a **place** to residents of Shawnee County. But we also functioned as a community **platform**, showing up in many shapes and forms at workshops, planning tables, job training centers, preschool circle times and school lunch tables – all with the aim of helping, providing and enriching our city and county.

It was our skilled and friendly **people** who delivered the library to the various doorsteps of the community. Together, the library's role as **people, place** and **platform** solidified in an energetic year of working toward the collective future.

In 2015, patrons showed us that their appetite for library services and collections is growing, with no sign of slowing down. They came to the Library for entertainment, learning opportunities, resources and to meet and team up with others.

Patrons encountered us in our reliable spaces - in bookmobiles, in our building and in smiling faces ready to assist you in whatever search necessary to improve your life. But, they also encountered us when they weren't expecting it – in classrooms, workplaces, community centers, conventions, senior centers and beyond.

LEARNING WITHIN YOUR REACH

2015 was a year of broadening the library's reach and opening new connection points to learning for more and more people.

The Mobile Library

The vibrancy and whimsy of Lewis Carroll's Alice in Wonderland now flows through the streets of Shawnee County, thanks to a planned gift to the Library Foundation. "Alice," the newest bookmobile in the library's fleet is a physical representation of one couple's devotion to the library. Margaret and Hugh McCausland were longtime Friends of the Library volunteers and book lovers.



Our Library @ Work service extended books and media materials to workers at Advisors Excel, KPERS, Topeka Police and Shawnee County Sheriff's Office and Landon State Office Building - that means that people who work hard can still get free items and entertainment from the library right inside their workplaces.



Kids Library continues to thrive

Every child should be ready for kindergarten, but they're not. We want to change that. We firmly believe that we can reach that goal with our efforts to increase literacy tools for kids aged 0-5. Our fun and colorful **Kids Library** continues to be an anchor point for child literacy. 627,979 materials flew out of the Kids Library in 2015 and into the homes and hearts of Topeka children and parents.

Kansas Children's Discovery Center Passports

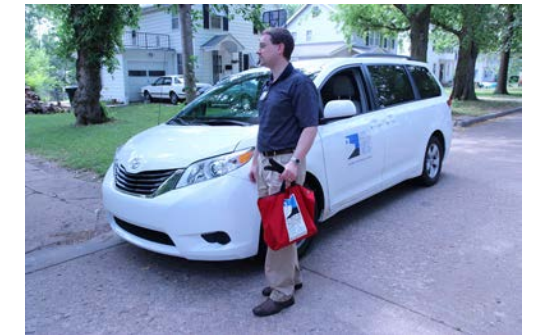
The library takes its role as lifelong educator seriously. We also think learning is silly, playful and fun! In 2015, families were able to check out a passport to visit the **Kansas Children's Discovery Center**, a fun, hands-on children's attraction with emphasis on science, technology, engineering, art and math.

Outreach storytellers and community story time

At any given time of day, library staff are criss-crossing the city and county, bringing materials and fun to local daycare centers, preschools and community centers. Outreach storytellers visit 50+ early childhood sites per month, and programming for children is now available in kids' neighborhoods at community centers.

Red Carpet service remains vital in seniors' lives

Red Carpet (senior services) visits 40 retirement and congregate living communities and delivers bi-weekly to 130 homebound customers. Our reach extends to all ages and walks of life. Lifelong learning is for everyone, and we'll bring the library to you.



Dreams take shape in Hi-Crest

On Tuesdays from 2-5 p.m., people from the Hi-Crest Neighborhood come to the Avondale East NET Center to pursue dreams for a better future. Their efforts are buoyed by four library-provided computers and software and a team of five librarians. In 2015, the library celebrated the milestone of helping people find jobs and hope in Hi-Crest.

Make-It Lab

We made technology available in our new maker space, the Make-It Lab, so that all can have access to 21st Century building tools - stuff like a 3D printer, sound boards, video equipment, and design software.

Maker space partnership

In 2015, the library showed up at 712 Innovations ready to assist entrepreneurs and inventors as they tested out their dreams in 712's fully-outfitted maker space. The library will be involved at 712 with collections and resources for turning that passion for making into a viable business. And since 712 is a membership-based model, the library will soon offer day passes for customers to try before they buy.

THERE'S NO PLACE LIKE HOME BASE

We continue to be your community hub

At 1515 SW 10th Avenue, the scene bustled with activity and library customers converged in the physical library building to check out items, attend events, meet and find resources.

- Visitors made 798,452 trips to the library (0.1% increase from 2014)
- Total circulation of our 455,547 items went up 1.3% from 2014





- We hosted 8,669 meetings
- We provided library events for over 90,000 people in 2015 (19% increase over 2014)
- We have about 100,000 borrowers



Feeding minds, feeding the hungry

Because of education budget cuts, several schools weren't able to remain open during the summer as usual sites for the United States Department of Agriculture (USDA) Summer Meal program. It became apparent to library management and staff that someone would need to step in to help fill that void. In the summer, we served meals at Lowman Hill Elementary and on our Adventuremobile. Later, we moved summer meals to the Edge, and decided to continue being a feeding site for kids in David J's with an afternoon snack program that continues to this day. Kids can now find sustenance for their brains and their stomachs at your library.

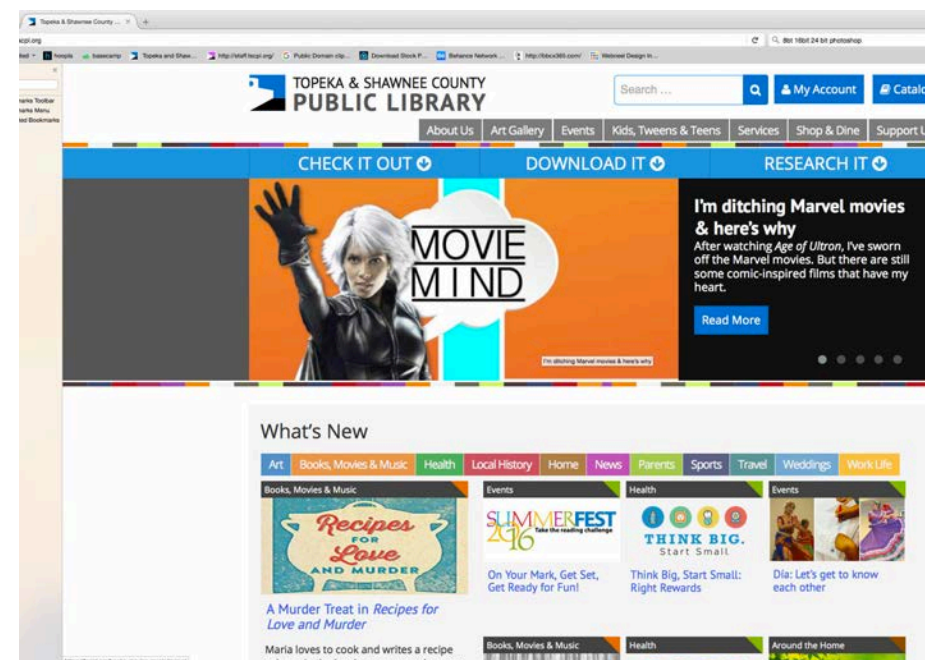
THERE'S NO PLACE LIKE THE HOME PAGE

Patrons are ravenous for digital materials, and find them on our digital branch, tsopl.org. Total digital circulation increased 29.2% from 2014 and accounted for 11.8% of all checkouts. That's a lot of downloads!

The library's bullhorn, the bi-monthly publication *Library News*, was delivered to every household in Shawnee County in 2015. It featured local people, real library users from Topeka schools, organizations and groups. With a year-long focus on educating the public about our digital offerings, *Library News* and its e-news sister publication, *Library News Update*, spread the word far and wide that the library is an essential part of your life.

Library customers continued to visit our website in record numbers, to find and place holds on items, check accounts, and read up on library news and reviews of the latest hot books. We saw use of the digital branch increase 38%.

Our social media continues to grow, and was particularly successful in April, 2015, when our library went viral internationally with our National Library Week video, ["#CheckItOut."](https://www.youtube.com/watch?v=4K8t0t24k10)



2015 HIGHLIGHTS

CIRCULATION

CIRCULATION INCREASED **1.3%** IN 2015



Digital downloads increased **29.2%** and accounted for **11.8%** of total circulation.

93.5% OF CHECKOUTS in the main library took place at a self-check kiosk.

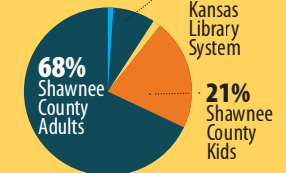


The Juvenile Fiction collection had an increase in circulation as a result of the new bin shelving in picture books.

CARDHOLDERS



At the end of 2015, **99,683** people had active library cards. An increase of 201 from 2014.



COLLECTION



We added **9,787** ebooks and audiobooks to our OverDrive collection. Hoopla added thousands of new ebooks, audiobooks, albums and movies to its selection.



PROGRAMMING

Program attendance increased **19.5%** from 2014. In 2015, programs were attended **90,841** times at the main building or at a remote location.



DIGITAL BRANCH



In 2015 there were **795,411** visits to tsopl.org. That is up **38.2%** from 2014.



14,130
like us on
Facebook.



5,911
follow us on
Twitter.

MEETING ROOMS



+ 13.7%
8,669
meeting
rooms were
booked in
2015.



+ 21.9%
49,115
meeting
room hours
werbooked in
2015.



+ 1.5%
An estimated
attendance of
147,909 at
meeting room
events.



FACILITIES MASTER PLAN PURPOSE AND GOALS

On January 12, 2002, the newly expanded and remodeled Topeka & Shawnee County Public Library, designed by world-renowned architect Michael Graves, opened its new doors to the public, giving us the library building we know and utilize today. At the time of its design and construction, the new library included many innovative concepts for the time: an in-house café, an in-house bookstore and gift shop, automated check in system (only the third in the country then,) and a whopping 175 public-use computers. The new library also included some unique spaces, such as the Business and Investment Center, the North Reading Room, and the Topeka Room.



The new library included items that were considered a necessity for a library to function at the time:

- Large service desks for staff in Reference, Periodicals, Youth Services, Circulation, and Media Center.
- Shelving for hundreds of reference books
- Shelving for hundreds of phone books
- Shelving and delivery system for thousands of old issues of magazines
- Cubicles



Since the building opened in 2002, some alterations have been completed, including:

- Creation of the New Arrivals/Media Room
- Introducing “The Edge,” a space dedicated for teens to socialize and receive assistance with academic work
- The creation of topical “neighborhoods” bringing together materials on specific topics from diverse portions of the library’s collection.
- Reorganization and redecorating of the children’s library to make the space more appealing to young children and families



- Introduction of RFID inventory control systems
- Introduction of self-check machines

At the same time, the people and culture that the library building opened to serve have undergone major change. Mobile smart phones, tablets, and e-readers have become commonplace, creating increased demand for access to wireless networks everywhere people go. The growth of mobile, wireless devices has come hand-in-hand with the proliferation of the internet. A seemingly endless stream of information and entertainment is available on-demand, anytime and anywhere. Together, these personal devices and the internet have fueled a growing demand for digital content and digital downloads rather than printed, paper materials. Today, those hundreds of reference books are not the only source of information, and people hardly use phone books to find a phone number.



Rather than those reference books and phone books, patrons are coming to today’s Library seeking maker spaces; collaborative group work spaces; hands-on, experiential learning opportunities; and engaging people spaces where they can interact with friends, family, and new acquaintances.

In response to our changing culture and the changing expectations of the Library’s patrons, the staff of the Topeka & Shawnee County Public Library have worked to develop a New Service Model, currently being implemented at the Library. The New Service Model has several key goals:

1. **Allow more meaningful interactions with customers.**

Free up librarians from tasks like retrieving newspapers and taking money for faxes to instead concentrate more on facilitating learning and creating with children and adults.



2. **Be where people need them.**

Some the biggest needs for answers to questions and the best opportunities to advise patrons occur in the stacks. Opportunities to help people exist outside of the building as well. For example, helping entrepreneurs at 712 Innovations, or helping with resumes and job applications at NetReach

3. **Align library services and librarians in support of community goals.**

4. **Empower customers and improve customer experience.**

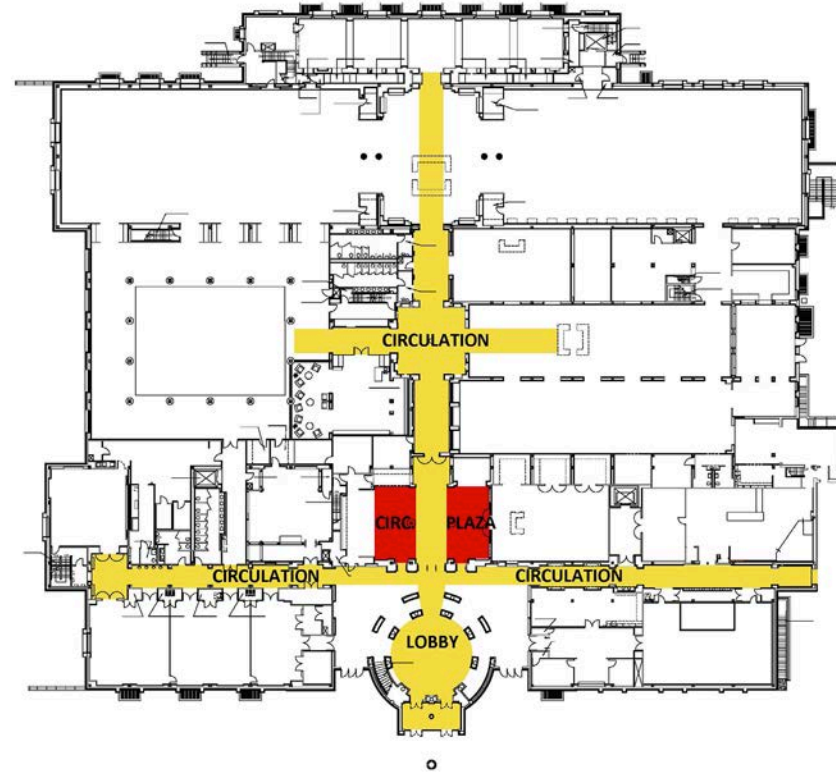
A great example of this is the success of the new self-check system. The Library installed a system that was intuitive, easy-to-use, and fun; and we had enough self-checks to meet demand. This has virtually eliminated lines and helped free up staff from a large amount of basic transactions. What other tasks that currently require staff intervention can become self-service, while at the same time still providing a high level of service?



The idea is to get staff out from behind a service desk, waiting for patrons to come to them, and rather proactively seek out ways to interact with and assist patrons.

Concurrent to this facilities effort, the Library has been preparing its new Strategic Plan to guide it in serving the community for the next ten years. As part of this strategic planning effort, the Library has developed five Community Impact Goals in response to patron input:

1. Every child will be ready for kindergarten.
2. Everyone will discover their passion for learning.
3. Everyone will continue learning new ways to live their best life.
4. Topeka and Shawnee County will be an engaged community of readers.
5. The Library will be a learning organization committed to excellence in leadership, planning, customer focus, process management, and partner focus.



Fifteen plus years of use of the building have revealed some issues with the building's current design and configuration, which impact the Library's ability to meet patron expectations and support its strategic goals:

1. **Wayfinding.** Upon entering the rotunda, one cannot see beyond into spaces. A patron cannot see a single book from the rotunda. Nor do they see the art gallery, the booktique, or the café.
2. **Circulation.** Circulation through the library is focused on the central north-south axis leading from the rotunda to the north reading room. Movement from one space directly into another is not clear, and in many cases simply does not exist.
3. **Lack of people space.** The library lacks sufficient people space, particularly space to accommodate small, collaborative, informal groups of people wishing to work, study, or socialize together.
4. **Lack of flexibility.** The library building lacks the flexibility to allow the reorganization of collections or departments in response to changing trends, user demand, or collection sizes. This results in underutilized spaces alongside overcrowded spaces. Change is difficult without employing a construction crew.
5. **Sound.** The concentration of spatial connections and people along the central circulation spine, paired with the selection of finishes in the spine, concentrates noise sources and leads to sometimes distracting noise levels.

These issues must be addressed to allow effective implementation of the New Service Model and to meet patron expectations.

Since opening in 2002, the current structure has been well-maintained. In fact, to look at the building, many find it hard to believe it is fifteen years old. The building has been kept looking new through scheduled improvements. Carpets have been replaced as they have worn out. And the parking lot was recently repaved. But, the building is now fifteen years old. In the next 1 to 5 years, critical building systems and components will reach the end of their anticipated service life and require repair, replacement, or upgrade.

In response to all of these issues, the Library's Board of Trustees approved the development of this Facilities Master Plan, with the following guidelines to define its purpose:

1. Maintain optimal conditions and operation of the building, its site, systems, furnishings, technology and other physical infrastructure.
2. Preserve and increase public space to support learning, literacy, and civic engagement.
3. Preserve the library building's architectural integrity and character.
4. Improve people's ability to use the services, programs, collections and learning experiences provided by a twenty-first century library.
5. Exercise good stewardship of public and private resources in maintaining and improving the building, its site, systems, furnishings, technology and other physical infrastructure.

The Facilities Master Plan process, summarized in this document, has:

1. Assessed the current physical condition of the building.
2. Made recommendations for a timeline for significant repairs and replacements (major maintenance) with the intention to prevent significant failures that could negatively impact library services or cause further damage to the building.
3. Examined current and anticipated space needs in the building, identifying opportunities to better leverage space utilization for the benefit of patrons.
4. Developed a series of building alterations which can be implemented in prioritized, coordinated phases to address space needs and new Library programs.
5. Provided anticipated project costs to allow coordinated, advance planning to fund both major maintenance and building renovation projects.



TOPEKA AND SHAWNEE COUNTY PUBLIC LIBRARY FACILITIES ASSESSMENT

On October 27, 2015, Robert Fincham, AIA, with Tevis Architects, and Scott McKinley, PE, with PKMR Engineers, toured the Topeka and Shawnee County Public Library (TSCPL) with John Kugler, Facilities Manager with TSCPL. The purpose of the tour, and subsequent review, is to provide an assessment of the current state of the TSCPL physical facility. This assessment will provide information on the conditions of the existing facility including, but not limited to, the following:

- site conditions
- building envelope
- structural issues
- interiors
- mechanical, electrical, and plumbing systems

The assessment will provide suggestions for repairs, upgrades, and replacement for facilities and systems over the next ten years as follows:

- Category One: Immediate – Year One
- Category Two: Two to Five Years
- Category Three: Five to 10 Years

It should be noted that this suggested phasing is still very flexible and the suggestions for repairs, upgrades, and replacement can be moved from one category to another at any time as finances or other operational factors may require.

The assessment will also provide opinions of possible construction cost for the suggested repairs, upgrades, and replacements, with the costs being broken down into the categories described above. However, it should also be noted that, in some cases, the opinions of probable construction costs are only allowances until more detailed review can be completed on the assessment items noted, and as such, at this time, are only indicated to provide a “place holder” based on a certain level of cost.

In summary, this Assessment is intended to provide information on:

- The current state of the site, facility and systems
- Suggestions for correcting issues regarding the facility and systems
- Opinions of possible construction costs for correcting those issues over the next 10 years.

Category 1 – Immediate

ITEM A-1

Exterior – Roofing

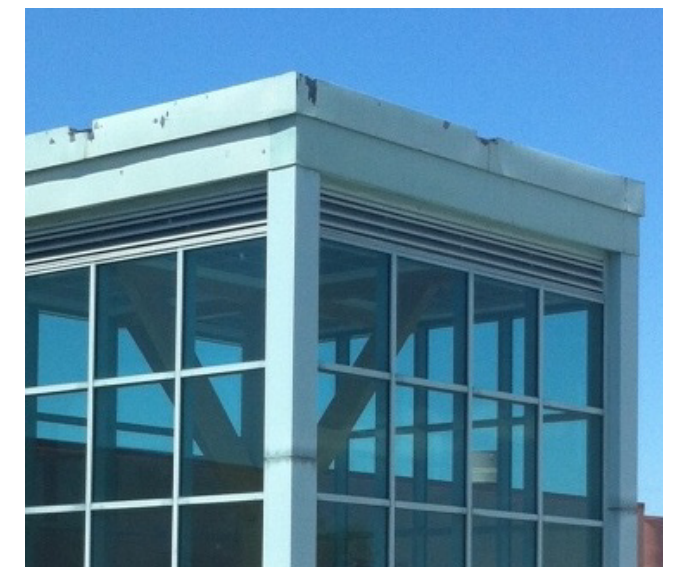
The existing roofing is beginning to deteriorate. It is suggested that the Library begin a program to replace the existing roofing membrane with new modified bituminous roof membrane, or an adhered TPO roof membrane, over a multiple year period. For this assessment we suggest a period of three phases over ten years.



ITEM A-2

Exterior – Flashing

In many locations of the roof, the membrane flashing is beginning to deteriorate. Also, in several locations the metal flashing is in need of repair. It is suggested that the membrane flashing be reviewed and repaired, as necessary, until it can be replaced. In many locations of the roof, the membrane flashing is beginning to deteriorate. Also, in several locations the metal flashing is in need of repair. It is suggested that the membrane flashing be reviewed and repaired, as necessary, until it can be replaced as part of the roof membrane replacement phased projects. The metal roof flashing, including the Atrium roof edge flashing, should be reviewed and repaired, and/or replaced where necessary.





ITEM A-3
Exterior – Sealant at Parapets

The sealant on and around the parapet cap stones is cracking. This will lead to future deterioration. We suggest a review and repair/replacement of the sealant soon to avoid water migration into the wall below which will cause further damage.



ITEM A-4
Exterior – Doors, Windows and Atrium Window Framing

Several exterior doors are exhibiting extreme corrosion, which will lead to further deterioration. Also, at several locations, the finish on the windows is in need of review and repair. Additionally, the window framing at the Atrium is in need of review with potential subsequent repair. We suggest replacement of the deteriorating doors and frames, repair of the window finish, and review of the Atrium window framing for potential repair or replacement.



ITEM A-5
Exterior – Brick and Concrete Vehicular Paving

The brick paving at the south end of the main, central axis, vehicular entrance to the Library parking lot is in serious need of repair. The longer the repairs are delayed, the more the brick paving will deteriorate. In some locations the brick pavers are a safety issue. We also suggest that alternative methods of installation be considered when affecting the repairs, such as: a recessed concrete slab to which the brick pavers could be adhered and then the brick paver joints filled with mortar.



The concrete paving in the service drive to the loading dock area is spalling and should be repaired or selectively removed and replaced to prevent future deterioration. Other areas of paving throughout the parking lots should also be reviewed and replaced.



ITEM A-6.1
Exterior/Interior – Water Migration

Water is migrating into the Lower Level at the southeast corner of the building. After discussing this issue with Library staff and reviewing the area of water migration, we suspect that the storm water system does not have adequate capacity and becomes overwhelmed in heavy rains. This issue is somewhat complicated and will require more detailed study in order to determine a satisfactory solution.



ITEM A-6.2
Exterior/Interior – Water Migration

Similarly, water is migrating into the Lower Level at the west entry/exit. After discussing this issue with Library staff and reviewing the area of water migration, we suspect that, in heavy rains, storm water backs up against the curved wall and enters the building through the weep holes, or base flashing, in the brick masonry and migrates down into the Lower Level. An immediate solution would be to remove some of the lower courses of brick, grout the cavity full up to new weep holes installed at a higher elevation. However, as described in A-6-1, a more detailed study of the site storm water system should also be undertaken. This project could also be included in a larger project to modify the entry paving to eliminate the curbs and curb ramps and provide more slope at all locations at the main entry.



ITEM A-7
Exterior – Foundation

At the bottom of the east center exterior stair well, the concrete is spalling and at the south jamb of the door, the concrete has cracked to the extent that the reinforcing is exposed. We suggest cleaning and treating the spalled areas to prevent future spalling; and repairing the cracked concrete with proven methods of concrete repair to prevent further deterioration of the reinforcing.



ITEM A-8
Exterior – Loading Dock Area

The loading dock and service area has experienced serious flooding. It appears that the storm water system becomes overwhelmed during heavy rains. This may be occurring at the on-site storm water system, or at the city public storm water system; or a combination of both. We suggest that this issue be reviewed as soon as possible to determine the cause and a solution.



Category 2 – Two to Five Years

ITEM A-9
Exterior – Masonry

Overall, the exterior masonry is in very good condition with just few items of note. At the northwest exterior corner of the Telephone/Reference Room, a stress crack has appeared. We suggest that this crack be monitored for a period of time to determine severity and repair options. At the flag pole brackets, the bracket hardware appears to be reacting with rainwater and staining the brick. We suggest removing the bracket, installing a gasket and then reinstalling the bracket with sealant. This work could be completed by the TSCPL Maintenance and Engineering staff.



ITEM A-10
Exterior – Masonry: Mortar and Sealant

Overall, the masonry mortar and sealant is in very good condition. However, there are locations where the mortar and sealant require attention. We suggest establishing a maintenance program to review the mortar and sealant over a period of time to be established. This work could be completed by the TSCPL Maintenance and Engineering staff.



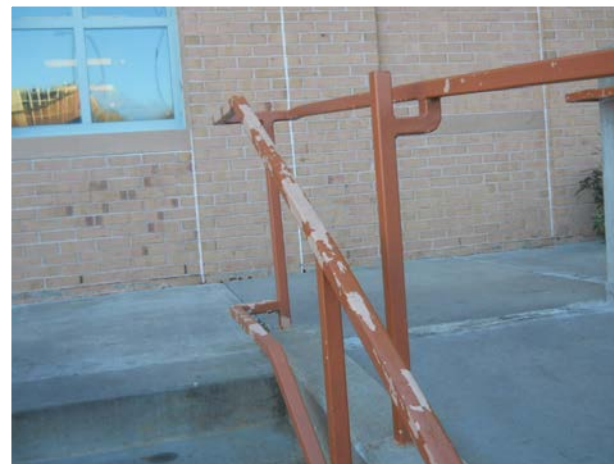
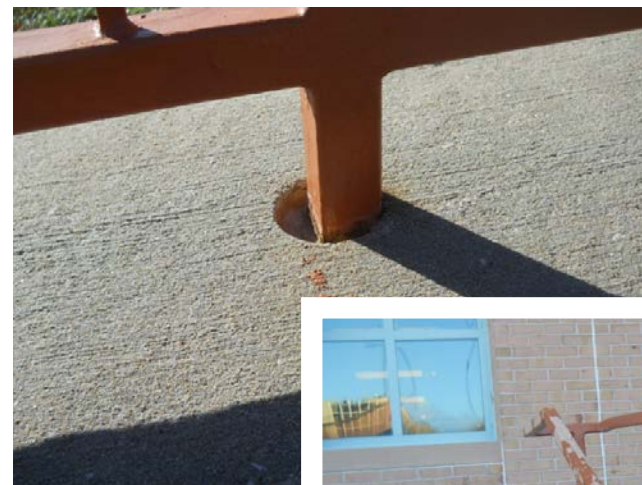
ITEM A-11
Exterior – Pedestrian Paving

At the area of the northeast exterior stair, the sidewalk is settling and cracking; and the joints are widening and the joint sealant is separating and cracking. We suggest further review and assessment to determine a time frame for repair to the sidewalk(s) in this area based on public safety and mitigation of further future deterioration. This work could be completed by the TSCPL Maintenance and Engineering staff.



ITEM A-12
Exterior – Railings

The handrails and guardrails on the exterior of the building are in need of painting in several locations. However, the most serious issue is that many of the railing posts are set in concrete without the recesses filled in with grout and/or sealant. In several locations the posts are deteriorating due to oxidation caused by the posts sitting retained water. We suggest repair of the posts, where necessary, and then filling the recesses with a combination of grout and sealant to prevent retention of water in the recesses.



ITEM A-13
Interior

During the facility review several interior issues were noted, including, but not limited to the following:

- Meeting Room Finishes and movable partitions.
- Interior Finishes Throughout:
 - Ceilings
 - Wall finishes
 - Flooring
- Restroom layout and finishes.





ITEM A-14
Interior -- Wood Paneling

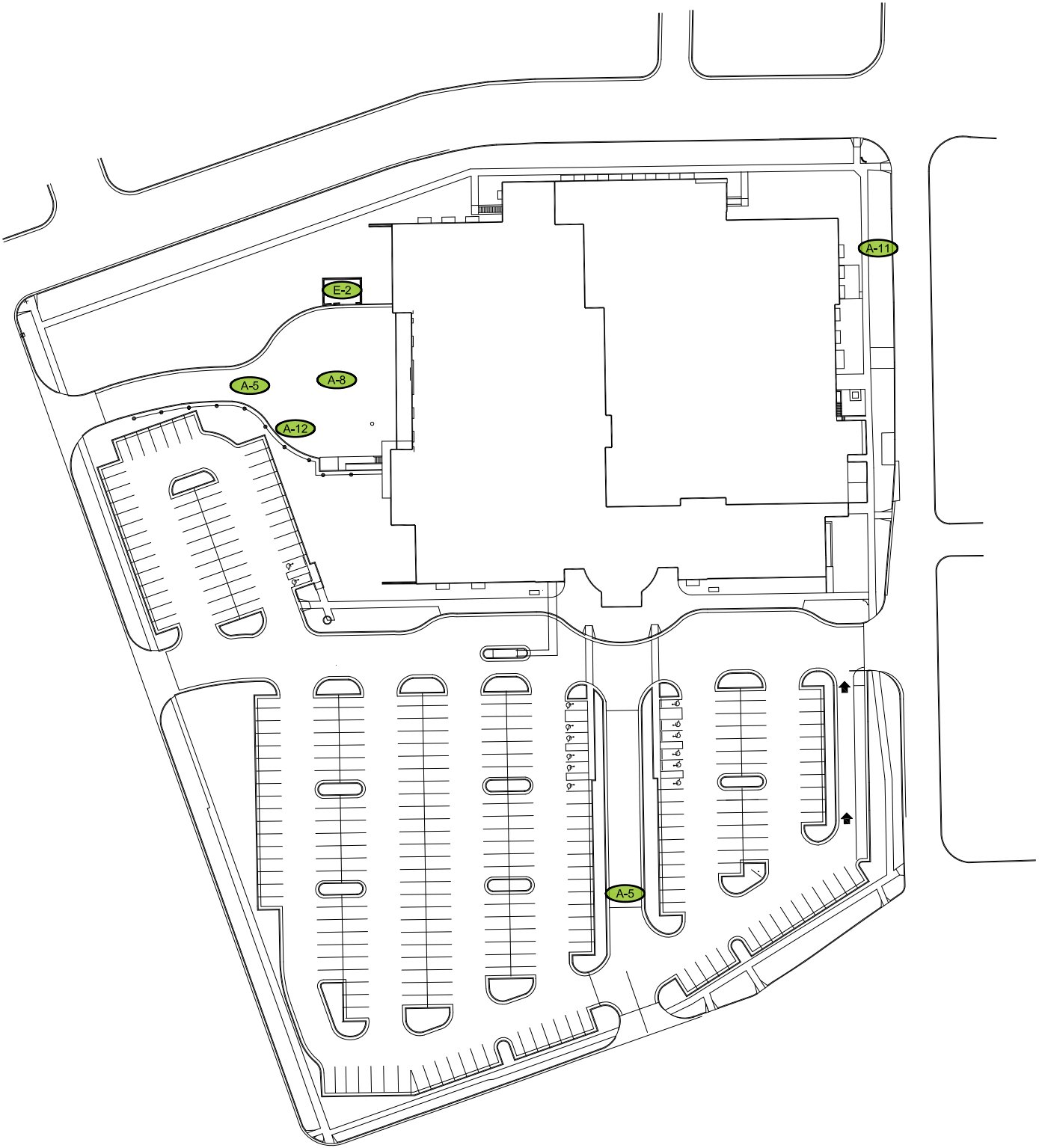
The wood paneling in the Main Lobby and Atrium is in need of realignment and reattachment and general maintenance.



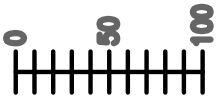
ITEM A-15
Interior -- Floor in Youth Area

The floor in the Youth Area has buckled at the approximate location of column row 7.5 between column rows Q and V. This issue has been reviewed previously by a structural engineer without determination of cause or solution. This issue should continue to be reviewed with a goal to determine the cause of the floor buckling with a solution to remedy the issue.



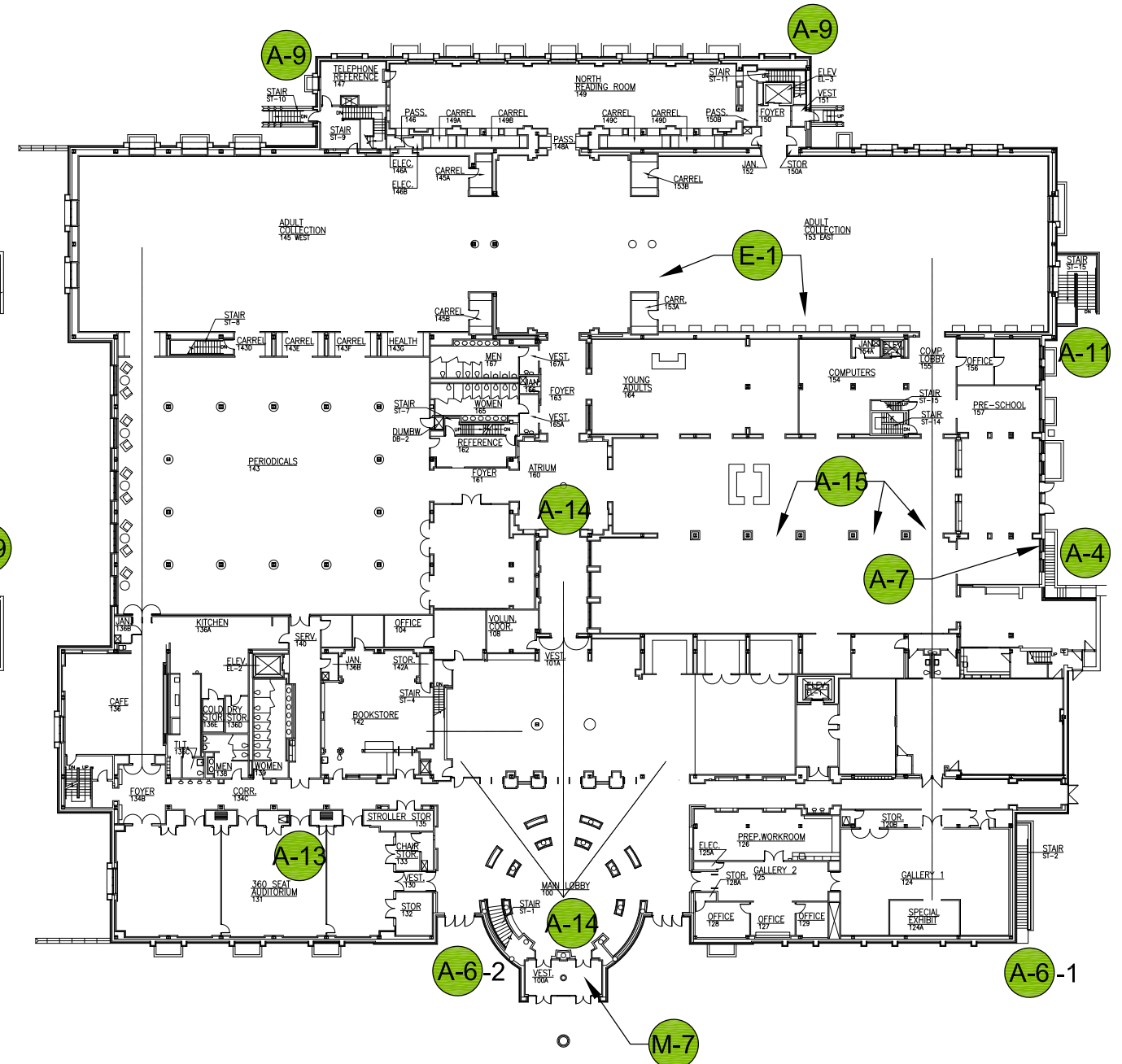


 SITE PLAN

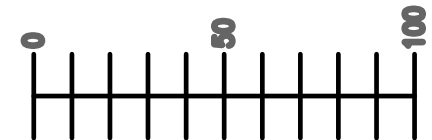


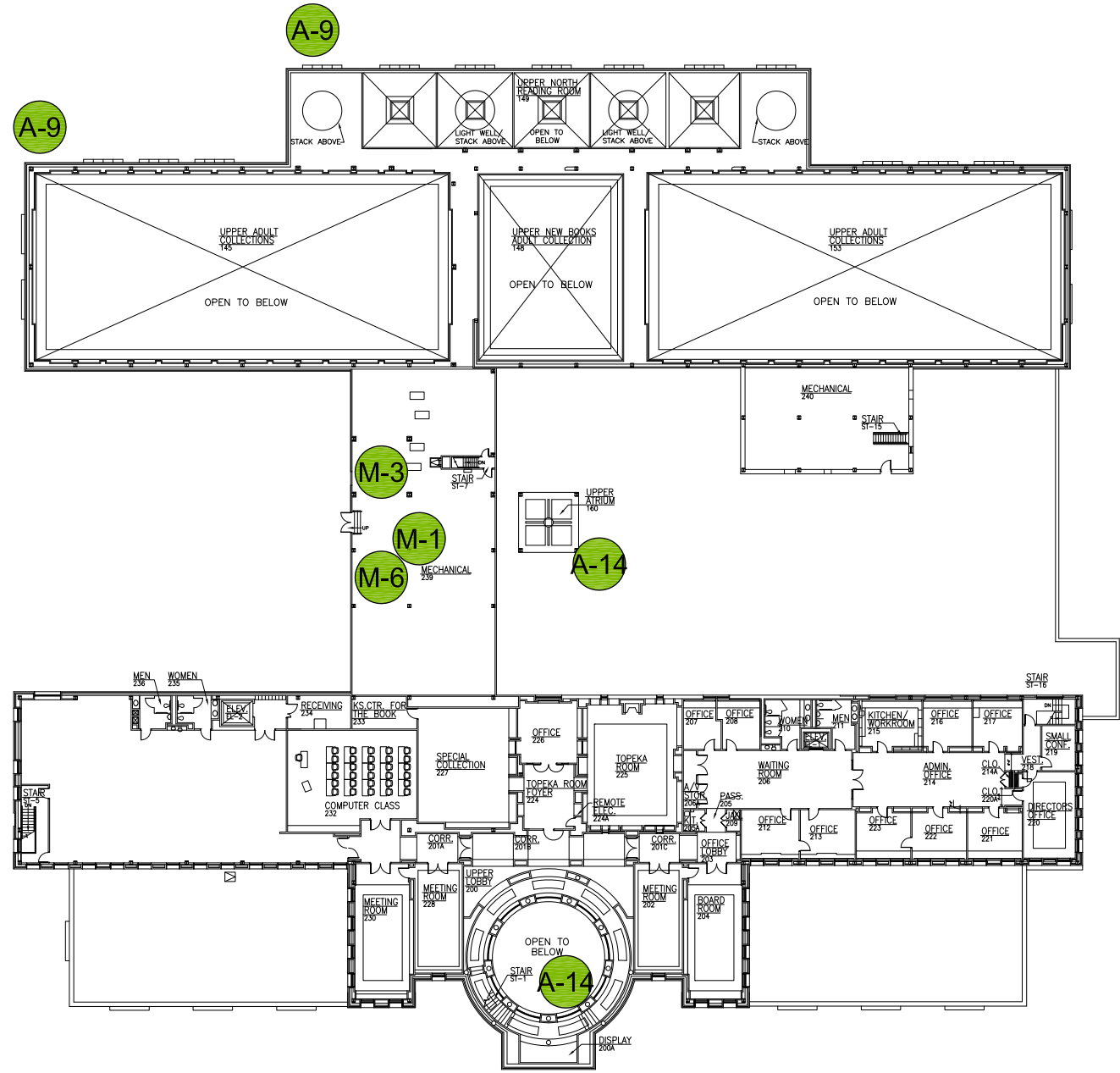


 BASEMENT FLOOR PLAN

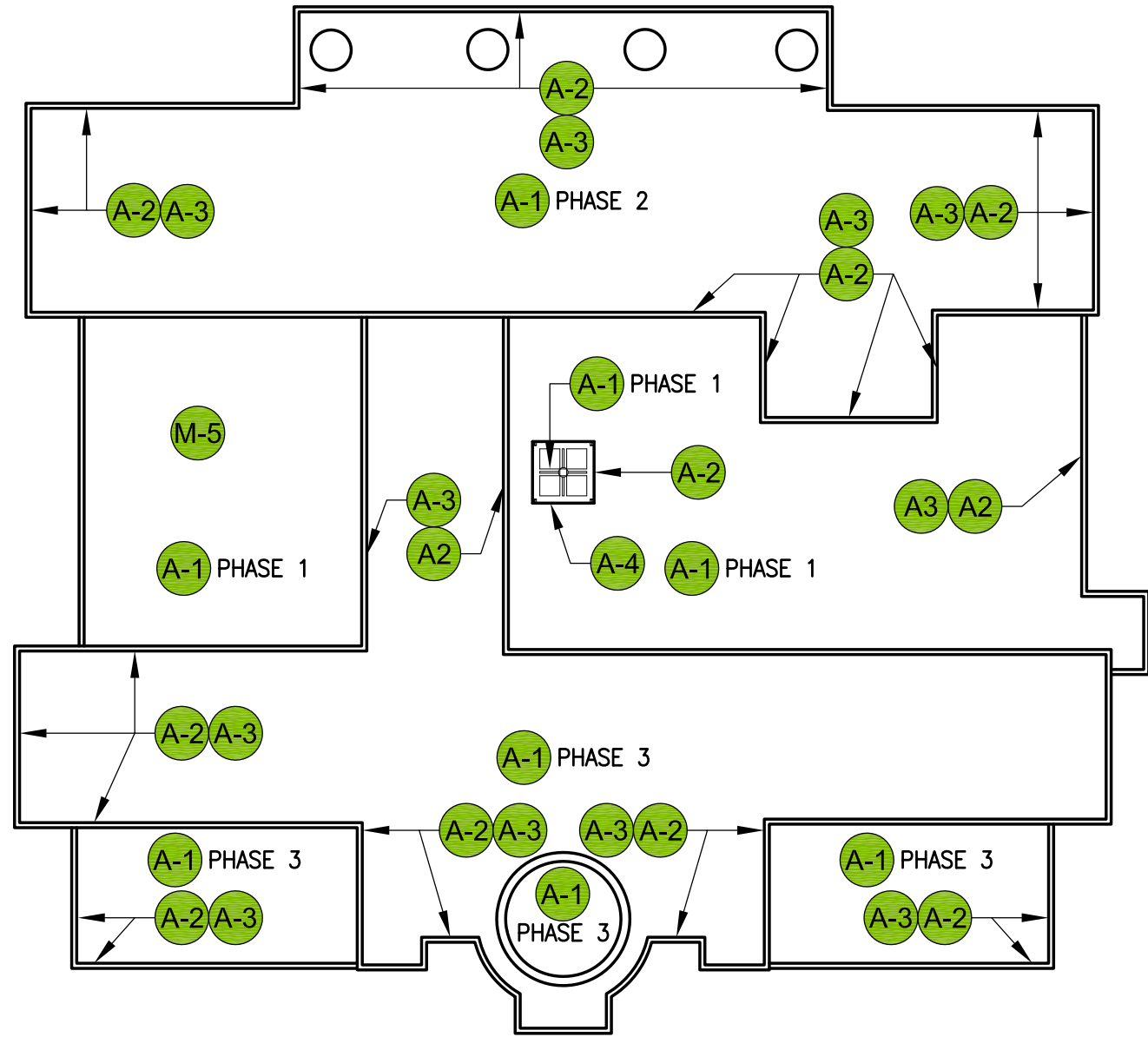


 FIRST FLOOR PLAN

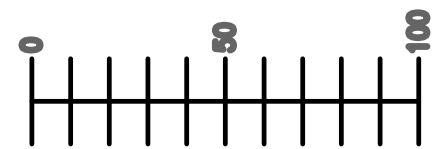




 SECOND FLOOR PLAN



 ROOF PLAN



MEP Facility Assessment

On October 27, 2015 Scott McKinley, PE visited the building with Robert Fincham, AIA, Architect with Tevis Architects, and John Kugler of the TSCPL, to gather data and review the existing HVAC, plumbing, electrical and lighting systems at the library. We were asked to review these existing systems and provide recommendations for life cycle replacements and energy upgrades to the building.

This assessment will look at defining the existing conditions of these mechanical, electrical, and plumbing systems with some options for upgrades in the next year, few years, or several years.

Plumbing

There are sixteen existing restrooms that range in size from single user up to eight user stalls. The plumbing fixtures were redone in the 1999 building remodel, at seventeen years old, they are showing some age, but are still functional. We recommend they be replaced with water saving fixtures as part of any restroom renovations. The domestic water piping that was visible was copper piping that was in good condition.

The domestic hot water comes from five electric water heaters spread around the building. Some have been replaced; the others can be replaced as they wear out. There are seven sump pumps spread around the building, and one sewage ejector. These appear to be well maintained, but will be wearing out over the next ten years.

HVAC

The heating for this building comes from two 1999, 3,500,000 BTUH Rite Boilers that are approximately 78% efficient. These are located in the basement on the north side of the building; the combustion air requirements for these boilers have caused freezing issues in the past in the boiler room. These boilers are functional, but not very efficient. We recommend that these boilers be replaced with high efficient modular boilers that are able to load and unload based on the outdoor air temperatures and the loads on the building.

The air conditioning comes from two 1999, Trane 220 ton packaged chillers located on the roof. These chillers have the chiller barrel included on the roof. They are both functional for now, but should be planned to be replaced at around 20 to 25 years of age which is in the next ten years.

Air is distributed around the building with twenty-two air handling units, five fan coil units, and six unit heaters. These were all installed in 1999. They all are well maintained and should last another fifteen years with routine maintenance. Seven of the air handling units have humidifiers, these have rusted the bottoms in the air handling units downstream of the humidifiers. These bottom sections should be removed and sloped stainless steel drain pans installed in these locations. We recommend that this be done soon. These humidifiers have had scaling issues that leads to a lot of maintenance so we recommend better water softeners to prevent a large part of this scaling. The air from the air handling units is controlled by forty eight variable air volume

boxes that are a combination of cooling only and hot water reheat boxes. The HVAC controls are a Johnson Metasys control system that has been maintained, but needs periodic upgrades. These all appear to be in decent condition, but should be planned for replacement in the next ten to fifteen years.

The room that houses the air compressors for the book return system gets very hot, especially when the book return is running a lot in the summer. We recommend that this room be ventilated or cooled to decrease this temperature.

Electrical

The electrical service comes from a 3,000 amp capacity, 480Y/277 volt, three phase electrical service that is in good condition. These electricity is fed to sixty-six different electrical panelboards spread around the building. There are eight different 480V to 120/208 volt transformers spread around the building that feed the low voltage panelboards. The vast majority of all these panelboards and transformers were new in 1999 and are in good condition. With regular maintenance they should last another twenty years or more.

There is a 600 amp automatic transfer switch fed by a diesel engine generator that is functional, and should last another 15 years or so with routine maintenance.

Lighting

Most of the lighting is still the 1999 fluorescent lighting. John Kugler has been working to implement some LED lighting upgrades. The parking lot lighting has already been upgraded to LED. He has started some stack lighting mock-ups for LED lighting comparisons.

The library is on the right track here, the LED lighting has come down in cost considerably in the past few years. As lighting is in need of replacement LED should be implemented for energy savings and long life of the lamps. But there is no rush to replace the fluorescent lighting that is still functioning fairly well in the building.

Fire Alarm

There is a Simplex fire alarm system in the building that is functioning but does need regular maintenance and the main panels should be upgraded in the next several years.

Category 1 - Immediate

ITEM M-1

Add drain pans in the air handling units under and downstream from the steam humidifiers. Attached are some photos that show the deterioration inside the AHU's since they do not have any existing drain pans.



ITEM M-3

Upgrade the water softeners and the humidifiers so they don't have as much scaling in the humidifiers. Because of the age and condition of the humidifiers, we recommend they be replaced at this time as well.



Category 2 - Two to Five Years

ITEM M-2

Replace the two 80% efficient boilers with high efficient condensing style boilers. The higher efficiency boilers will save money on utilities, and they will no longer need the combustion air dumping into the boiler room that could cause piping to freeze in that room.



ITEM M-4

Ventilate or cool the air compressor room.



ITEM M-7

Add additional dehumidification for the Rotunda and add HVAC units to the main entry doors to help reduce the humidity entering the Rotunda. The excess humidity in this area has caused warping of the wood in this area.

ITEM E-2

Upgrade generator.



Category 3 - Five to Ten Years

ITEM M-5

Replace the two air conditioning chillers.





ITEM M-6

Replace the chilled and hot water pumps that have not already been replaced.



ITEM P-1

Upgrade plumbing fixtures in areas where other remodeling or upgrades are planned.



ITEM E-1

Upgrade lighting to LED.



ITEM E-3

Upgrade fire alarm control panel.





TOPEKA SHAWNEE COUNTY PUBLIC LIBRARY
MASTER PLAN - FACILITIES ASSESSMENT
TOPEKA, KANSAS

OPINION OF PROBABLE CONSTRUCTION COST

COMPLETED BY KEY:
TSCPL - Completed by the Topeka and Shawnee County Public Library through the use of their own forces and/or by contracting with outside company.
CONT - Completed by contracting with outside company through a Request for Proposal (RFP) or bidding process by selection process or RFP.
Note: Items to be completed by TSCPL may also require professional design and support services.

DESCRIPTION	UNITS	QUANTITY	UNIT COST	EXTENSION	COMPLETED BY
CATEGORY ONE - YEAR ONE					
A-1 & A-2 - Replace Roof Membrane, Membrane Flashing & Metal Flashing (including Atrium roof edge flashing) - Phase 1 - Central East Roof	SQ	237	\$ 650	\$154,050	CONT
A-3 - Replace Sealant at Masonry Parapet Cap Stones	LF	2165	\$ 5	\$11,042	TSCPL
A-4 - Repair/Replace Select Windows, Doors and Atrium Framing	Allow	1	\$ 22,500	\$22,500	TSCPL
A-5 - Repair Brick and Concrete Paving	Allow	1	\$ 30,000	\$30,000	TSCPL
A-6-1 - Review/Repair Stormwater Drainage Issue at SE Corner	Allow	1	\$ 50,000	\$50,000	CONT
A-6-2 - Repair Stormwater migration issue at West Main Entrance	Allow	1	\$ 15,000	\$15,000	CONT
A-7 - Repair Spalling/Damaged Concrete at East Center Stairwell	Allow	1	\$ 5,000	\$5,000	TSCPL
A-8 - Review Loading Dock Area Drainage System	Allow	1	\$ 50,000	\$50,000	CONT
M-1 - Provide Drain Pans at Air Handling Units	Est.	1	\$ 23,200	\$23,200	TSCPL
M-3 - Replace Humidifiers and Water Softeners	Est.	1	\$ 96,800	\$96,800	TSCPL
Category One Subtotal				\$457,592	
Contingency	10.0%			\$45,759	
Category One Total				\$503,351	
CATEGORY TWO - YEARS TWO through FIVE					
A-1 & A-2 - Replace Roof Membrane & Flashing - Phase 2 - North Roof	SQ	252	\$ 600	\$151,200	CONT
A-9 - Masonry Review and Repairs	Allow	1	\$ 3,500	\$3,500	TSCPL
A-10 - Masonry Mortar and Sealant Repair/Replacement	Allow	1	\$ 10,000	\$10,000	TSCPL
A-11 - Repair/Replace Pedestration Paving	Allow	1	\$ 7,500	\$7,500	TSCPL
A-12 - Repair/Repaint Handrails & Guardrails	Allow	1	\$ 15,000	\$15,000	TSCPL
A-13 - Replade Interior Finishes and Equipment	Allow	1	\$ 45,000	\$45,000	TSCPL
A-14 - Repair/Replace Interior Wood Paneling	Allow	1	\$ 15,000	\$15,000	TSCPL
A-15 - Review/Repair Buckling in Floor of Chidrens Area	Allow	1	\$ 12,500	\$12,500	TSCPL
M-2 - Replace Two Existing 80% Efficient Boilers with Four High Efficiency Condensing Style Boilers	Est.	1	\$ 284,300	\$284,300	TSCPL
M-4 - Ventilate or Cool Air Compressor Room	Est.	1	\$ 12,600	\$12,600	TSCPL
M-7 - Review the Rotunda for Additional Dehumidification and HVAC	Est.	1	\$ 36,800	\$36,800	CONT
E-2 - Upgrade Generator	Est.	1	\$ 240,000	\$240,000	TSCPL
Category Two Subtotal				\$556,600	
Contingency	10%			\$55,660	
Category Two Total				\$612,260	
CATEGORY THREE - YEARS FIVE through TEN					
A-1 & A-2 - Replace Roof Membrane & Flashing - Phase 3 - South Roof	SQ	325	\$ 600	\$195,000	CONT
M-5 - Replace Two AC Chillers on West Central Roof	Est.	1	\$ 432,000	\$432,000	TSCPL
M-6 - Replace Chilled and Hot Water Pumps (not previously replaced)	Est.	1	\$ 10,000	\$10,000	TSCPL
P-1 - Upgrade Plumbing Fixtures	Allow	1	\$ 7,500	\$7,500	TSCPL
E-1 - Upgrade Lighting to LED Fixtures	Allow	1	\$ 15,000	\$15,000	TSCPL
E-3 - Upgrade Fire Alarm Control Panel	Est.	1	\$ 125,000	\$125,000	TSCPL
Category Three Subtotal				\$784,500	



TOPEKA AND SHAWNEE COUNTY
PUBLIC LIBRARY
BUILDING RENOVATIONS

The Library Rotunda is the front door to the Library, welcoming patrons to *their* Library. The Facilities Master Plan targets to improve the patron’s initial orientation and wayfinding experience upon entering the Library. From their first steps into the Library, patrons should be visually oriented to the following:

- where to go
- where to exit
- where to seek assistance
- what programs and features the Library has available.

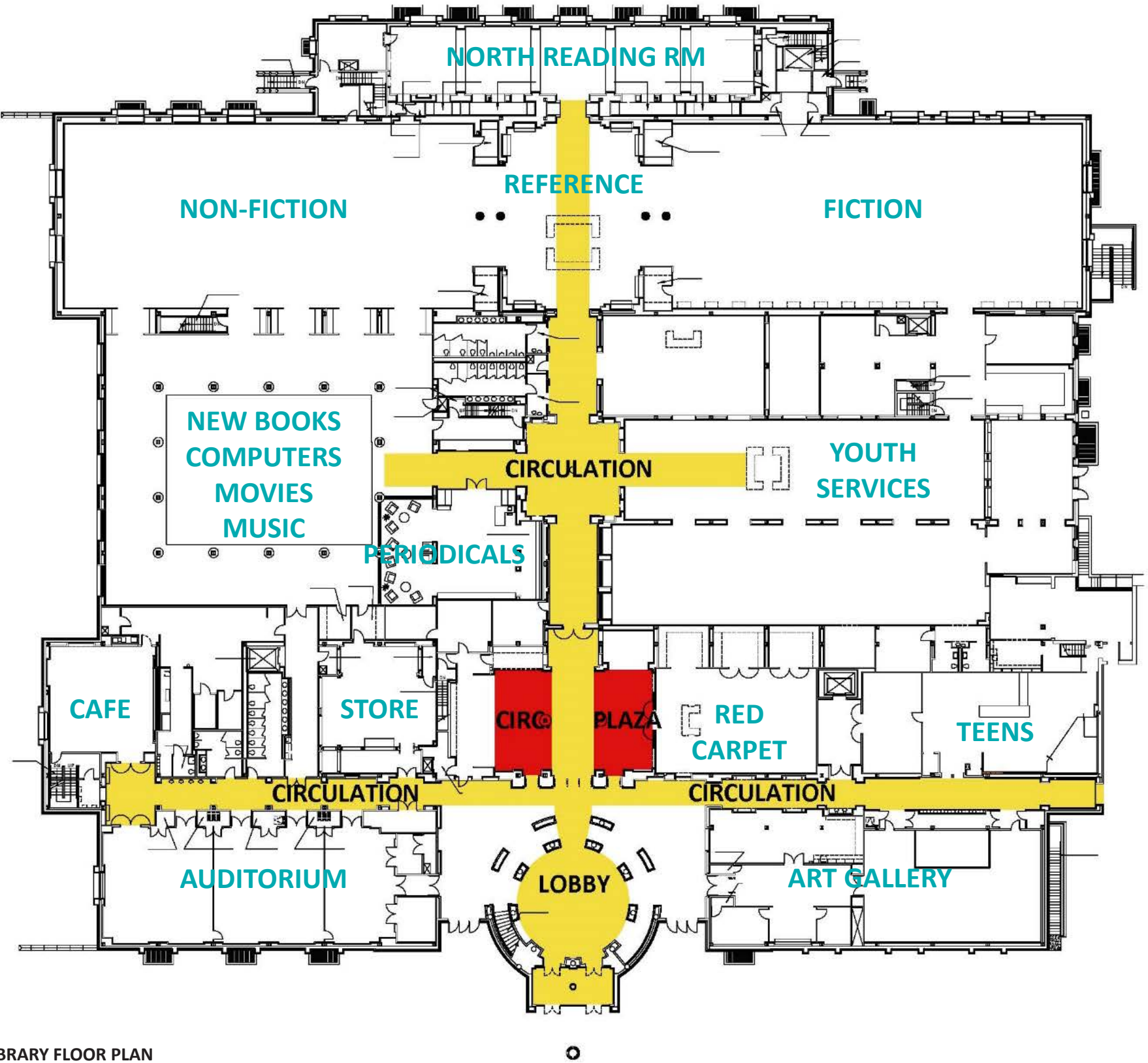
To promote this effort, existing partitions between the entrance and the Circulation Lobby will be removed, replaced with additional secure openings and a highly visible information desk.

Presently, the Library presents a single primary circulation path into the Library - along the central axis from the rotunda north towards the Reference Room and North Reading Room. Each space and department is accessed from this central spine. Patrons then return to the spine to move to other spaces within the Library. Secondary connections between spaces are limited and obscured.

Present dead-end corridors will be replaced with circulation paths that connect the Library’s different spaces and features, promoting self-directed discovery within the Library via multiple paths. Additional interior windows will be added, expanding sightlines to advertise programs and give people an idea of the spaces beyond. Improved signage and use of color will also be addressed to give added wayfinding clues.

Following are a series of Design Concepts intended to increase patron space, support the new service model, and improve circulation and wayfinding. While presented individually, Design Concepts may be phased together for execution depending upon financial and scheduling criteria.

(Recommended budget ranges presented are for building construction costs only. Cost of furnishings and equipment are not included in these figures. Equipment would include self-check kiosks, security gates, monitors, computers, etc.)



EXISTING LIBRARY FLOOR PLAN

DESIGN CONCEPT #1A & #1B
CAFE CONNECTIONS

DESIGN CONCEPT #1A
The Café is a notable asset of the Library, but it is often overlooked due to location and lack of visibility. Currently it is located at the end of a long, effectively dead-end corridor with no connections to other areas of the Library. To increase patronage, the Facilities Master Plan proposes an additional entry connection to gain access into the Library’s collections. A connection between the cafe and New Collections Area will be opened up. This new connection allows the cafe to become a space along a primary circulation route to and from multiple spaces within the Library. New seating along the west side of the New Collection Area will give users the opportunity to concurrently enjoy the cafe offerings, reading materials, exterior views, and daylight. The self-check system and RFID security system will allow the added access point with minimal impact on staffing.

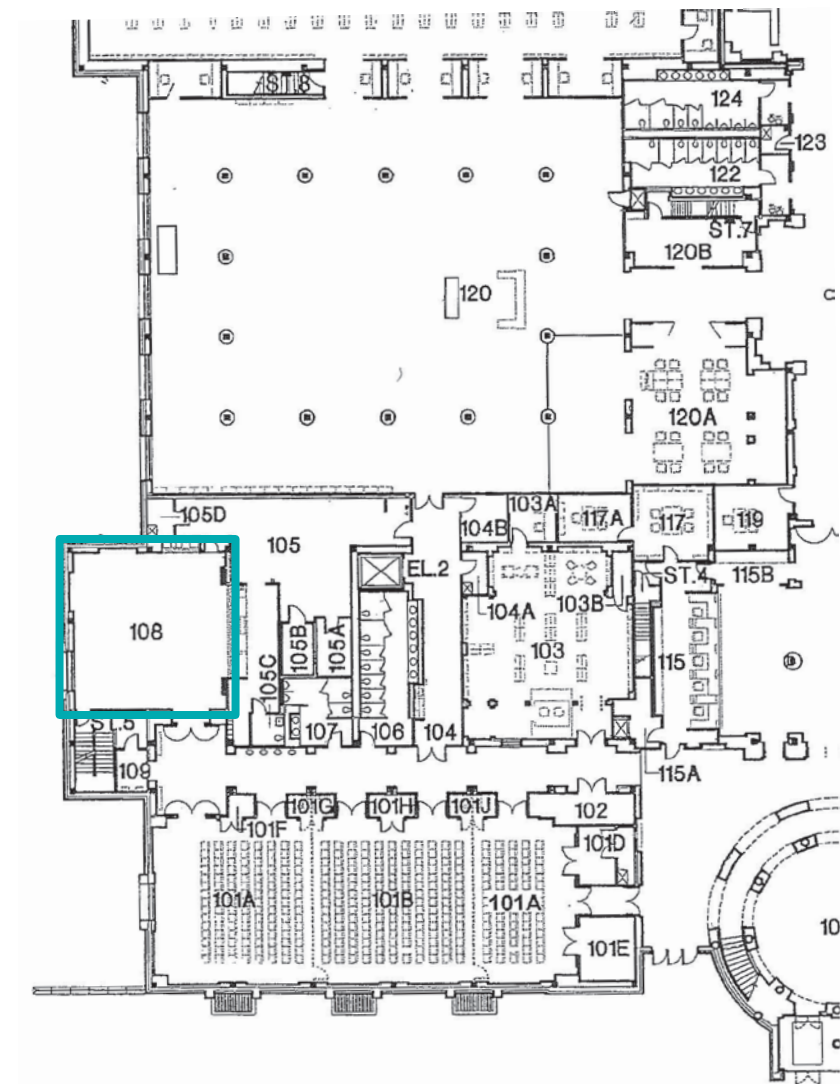
Updated finishes, furnishings, and lighting in the cafe to create a more contemporary ambience will be considered as part of this renovation.

The creation of this new circulation path and entry minimizes the impact on access and circulation when the central circulation lobby will be remodeled.

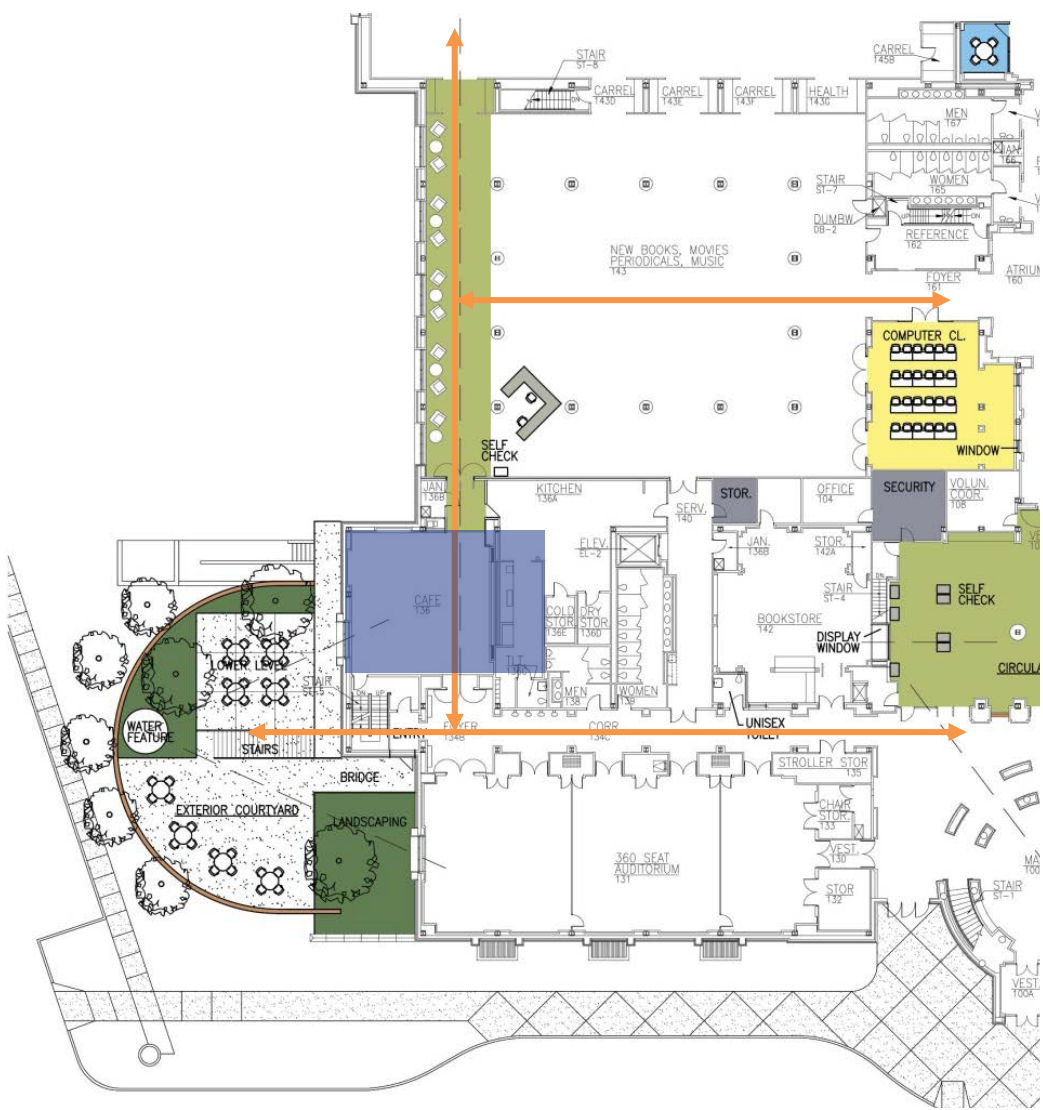
Recommended Construction Budget:
\$75,000 to \$150,000

DESIGN CONCEPT #1B
A future phase proposes an enclosed outdoor courtyard space to the west of the Library building, with landscaping and a water/sculptural feature, as well as seating. This location on the site controls sound from adjacent streets, navigates the grade change between main level and the lower service dock area, and captures both daylight & shade. The location will also give easy access from the adjacent Café and Auditorium spaces.

Recommended Construction Budget:
\$350,000 to \$500,000



EXISTING CAFE

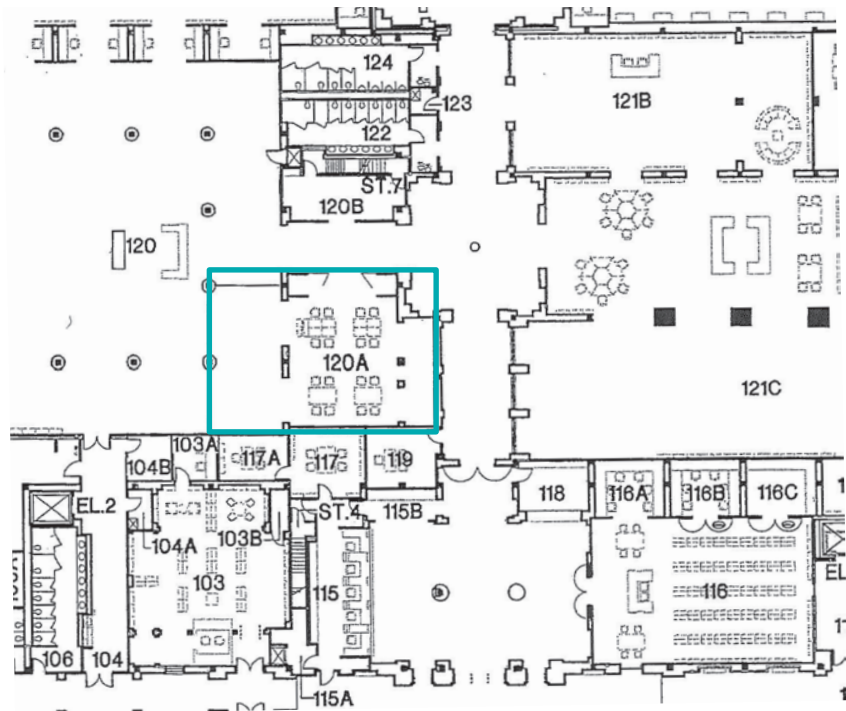


PROPOSED CAFE CONNECTIONS

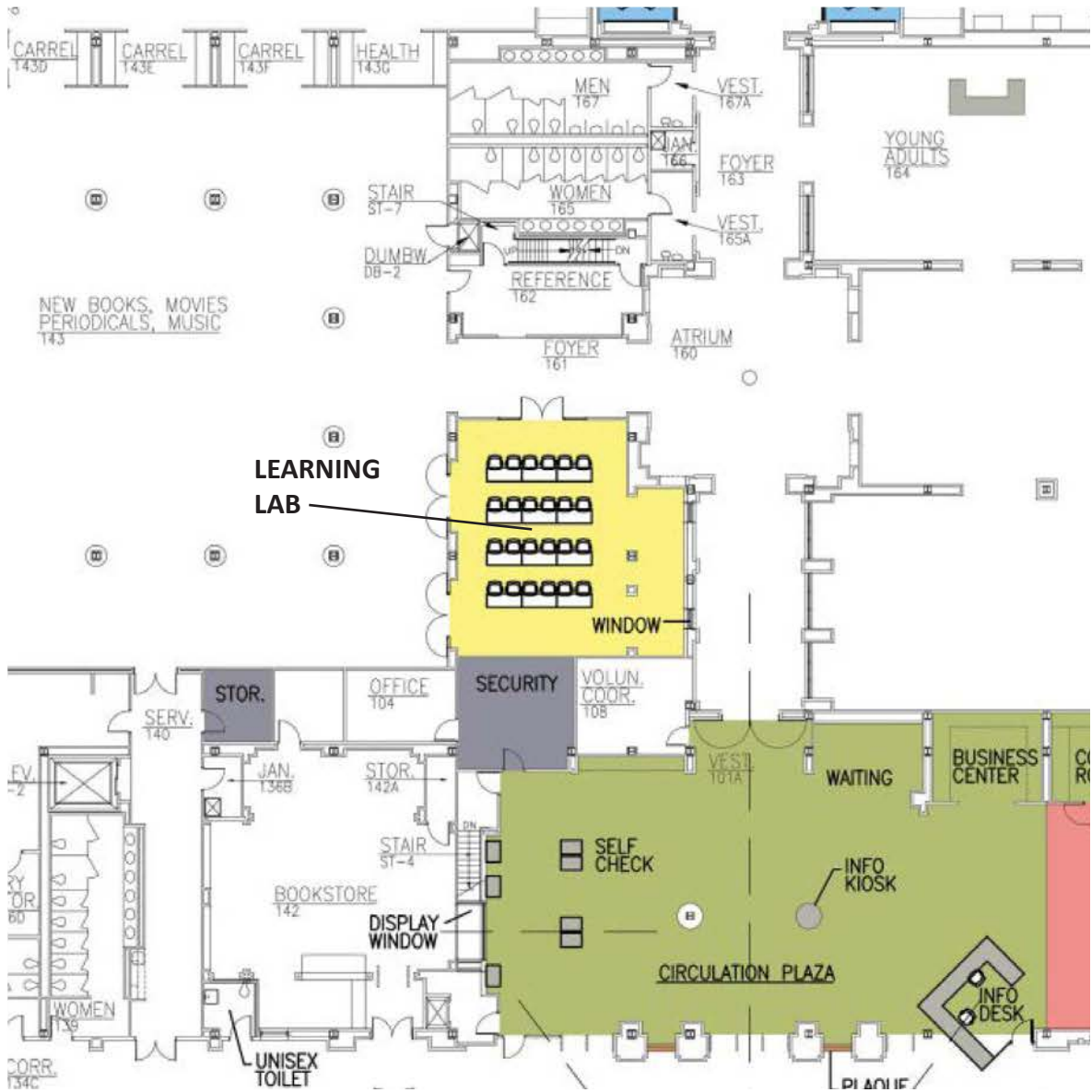
DESIGN CONCEPT #2
NEW LEARNING LAB

The proliferation of internet publications has reduced the number of periodicals in the Library collection. The present space has become oversized for the need. The Facilities Master Plan proposes that the New Collections Area will be reconfigured to incorporate the periodicals into the main space, or periodicals will be incorporated into the North Reading Room. The current periodical room will then be remodeled into a **Learning Lab**, replacing the current computer classroom, but being available for other educational events as well. Operable glass doors will allow this space to be separated from the main space for instructional classes, or opened to allow individual use of the computers and tables at other times. Windows between the Computer Room and the central circulation spine, as well as New Collections, will make the Learning Lab's presence prominent.

Recommended Construction Budget:
\$100,000 to \$125,000



EXISTING PERIODICALS ROOM



PROPOSED LEARNING LAB



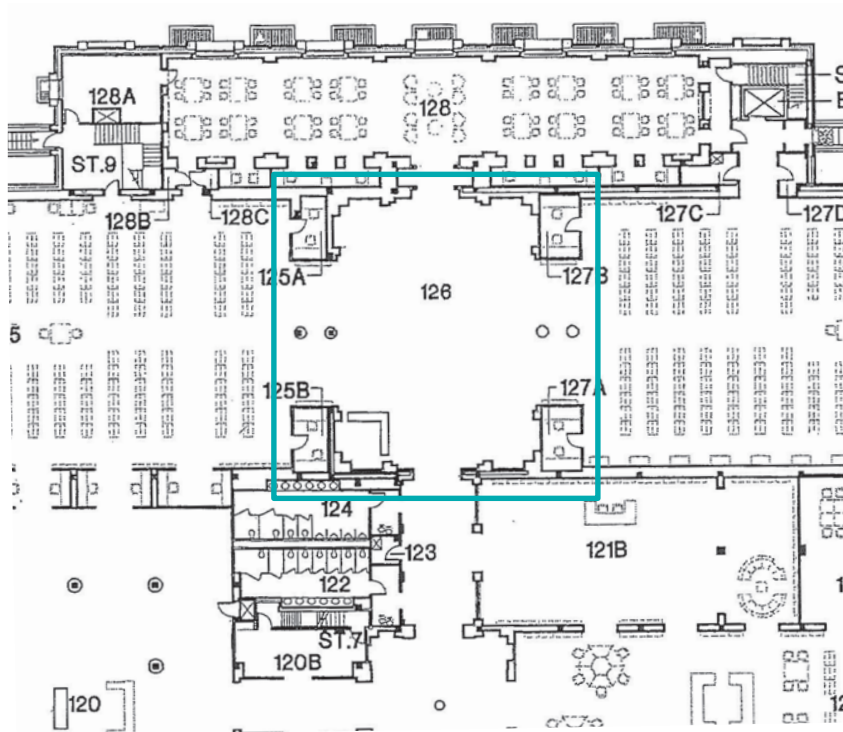
DESIGN CONCEPT #3
SMALL GROUP MEETING SPACES

The current Library building includes individual study carrels and public meeting rooms that accommodate groups from approximately twelve up to hundreds. However, the Library presently lacks spaces for small groups of 3 to 6 to meet in a “right-sized” space. Recent years have seen a growing demand for spaces to accommodate groups this size.

Also, when the current building was designed, a large reference area to contain a large collection of phone books, maps, encyclopedias, and other reference materials was necessary. But the ready availability of information on the world wide web today has made such materials obsolete and reduced the necessary size of a reference room.

The Facilities Master Plan proposes to reduce the current Reference Room size and better utilize the space by constructing small group spaces for four to six people in the corners of the current space (blue). The new rooms will be enclosed with glass partitions to provide acoustical privacy but allow patrons to easily recognize if spaces are available or occupied. The four existing carrels located on the back side of the new rooms (green) will also be expanded and reconfigured to similarly accommodate four to six. Doors will also be added to minimize sound transmission from the Reference Room into the North Reading Room.

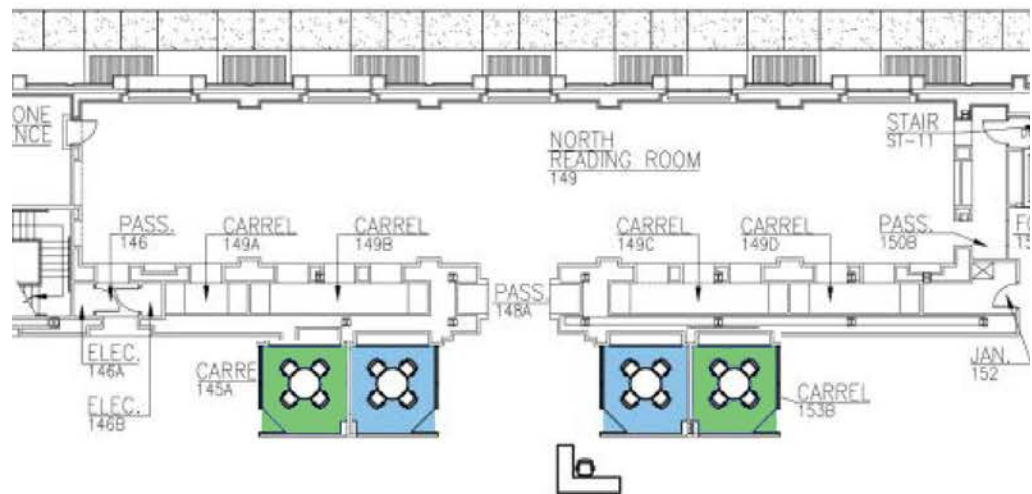
Recommended Construction Budget:
\$120,000 to \$150,000



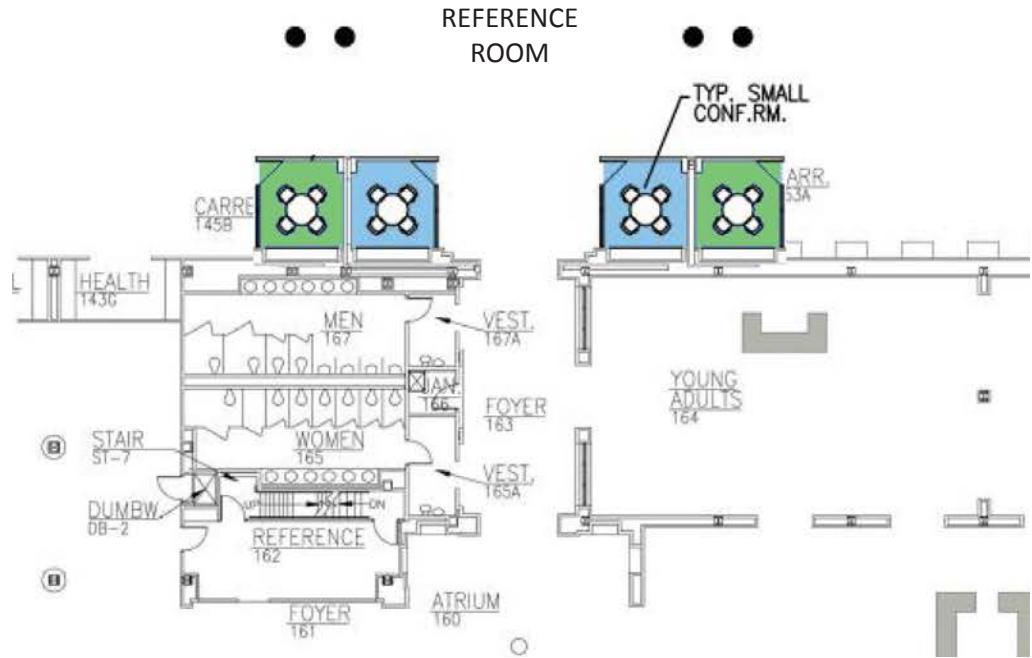
EXISTING REFERENCE ROOM



SMALL GROUP SPACE CONCEPTS



REFERENCE ROOM



PROPOSED SMALL GROUP SPACES

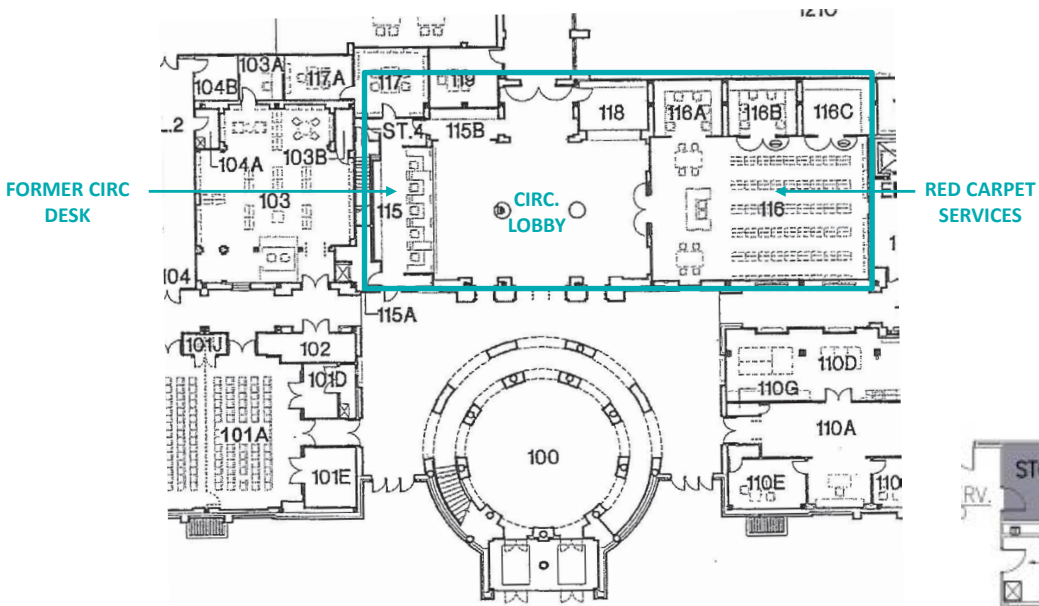
DESIGN CONCEPT #4
EXPANDED CIRCULATION PLAZA

The Library Rotunda is the front door to the Library, and the Circulation Lobby is the main portal into the Library’s collections and programs. The Facilities Master Plan concept proposes to increase visual and physical connectivity between the Rotunda and the Circulation Lobby, address functions that promote self-directed discovery and utilization of the Library, and promote self-reliance with the library’s check-out system. Digital displays, improved signage, and improved sightlines will promote better orientation and awareness. The new service model gives staff more time to interact with patrons, thus reinforcing a “welcome” feeling. Recapturing space at the defunct circulation desk, in addition to reorganizing the Red Carpet Services Area, will increase the available space to create a new “Circulation Plaza”, a “one –stop” service area planned to feature a staffed information desk, business center, small conference room, cart and mobility aid storage, digital information kiosks, collection displays, card registration, book check-out, and patron seating areas. New interior windows into the booktique & children’s library will be added to promote discovery of spaces and programs beyond. The new Circulation Plaza is envisioned to become the bustling heart of the Library, much like a busy town square.

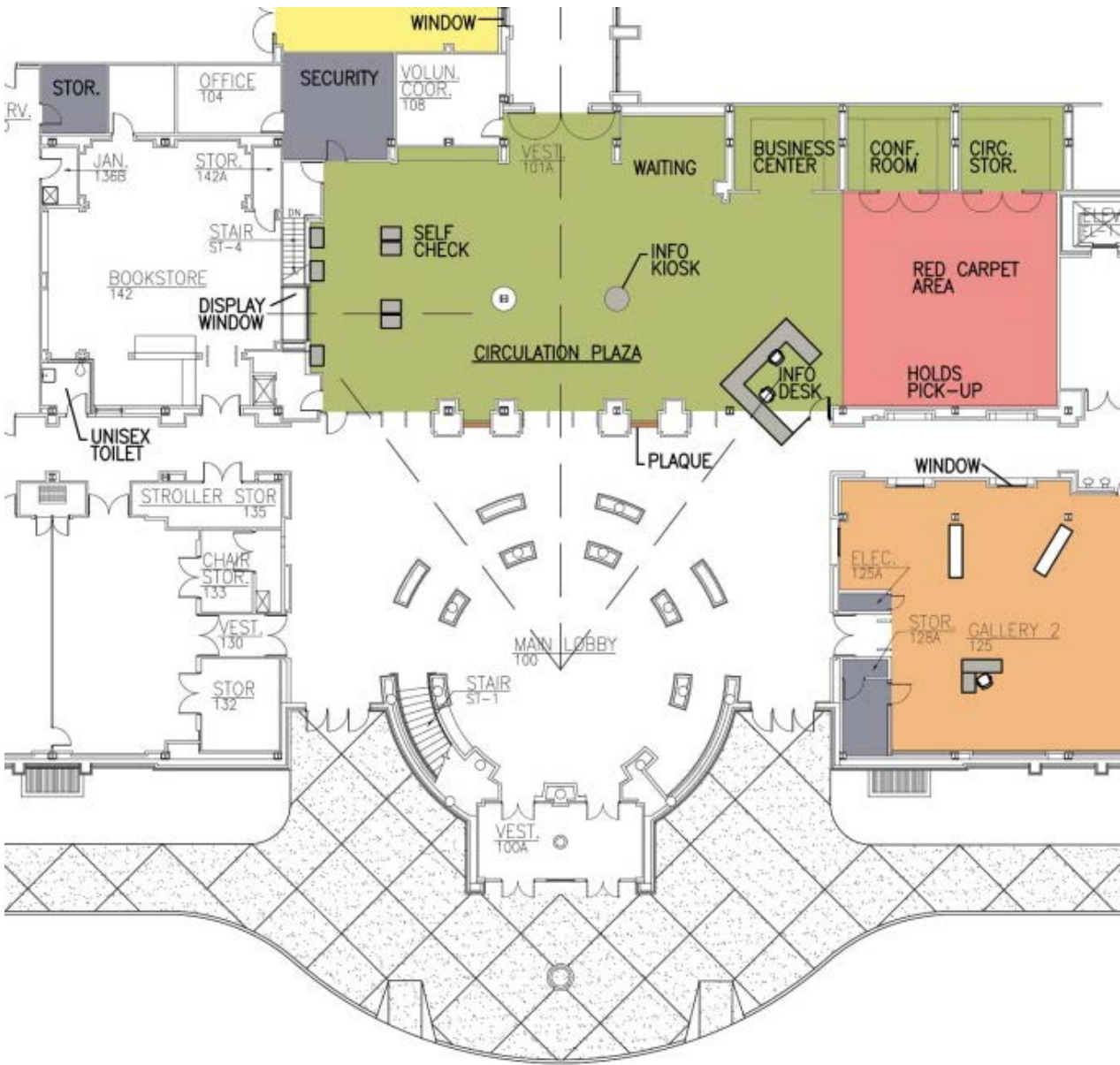
Recommended Construction Budget:
\$600,000 to \$750,000



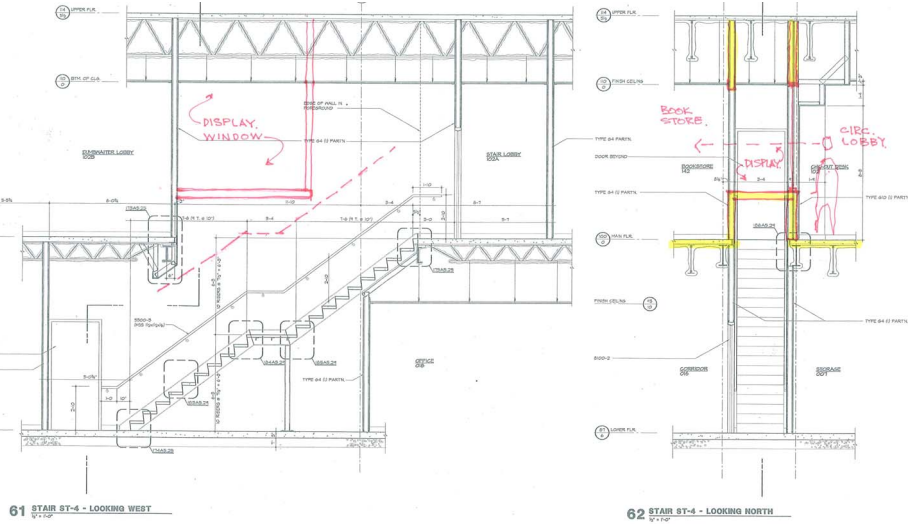
INFORMATION KIOSK CONCEPT



EXISTING FLOOR PLAN



PROPOSED CIRCULATION PLAZA PLAN

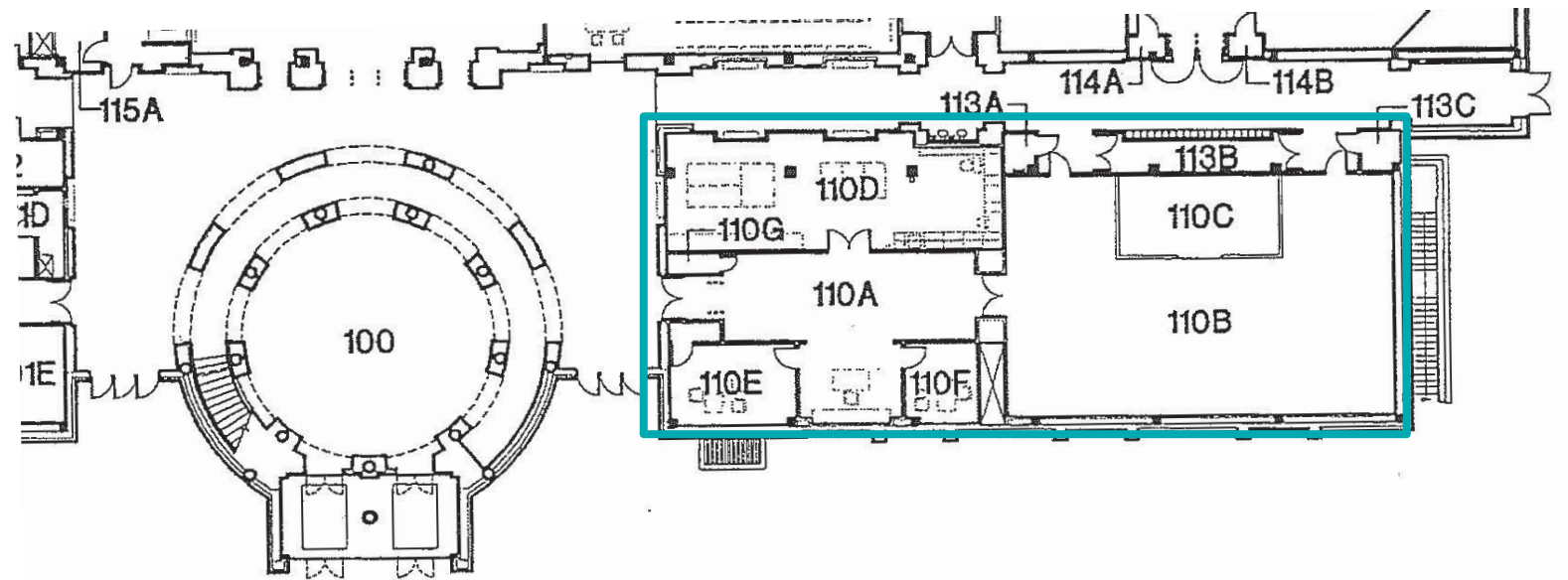


BOOKTIQUE DISPLAY WINDOW CONCEPT

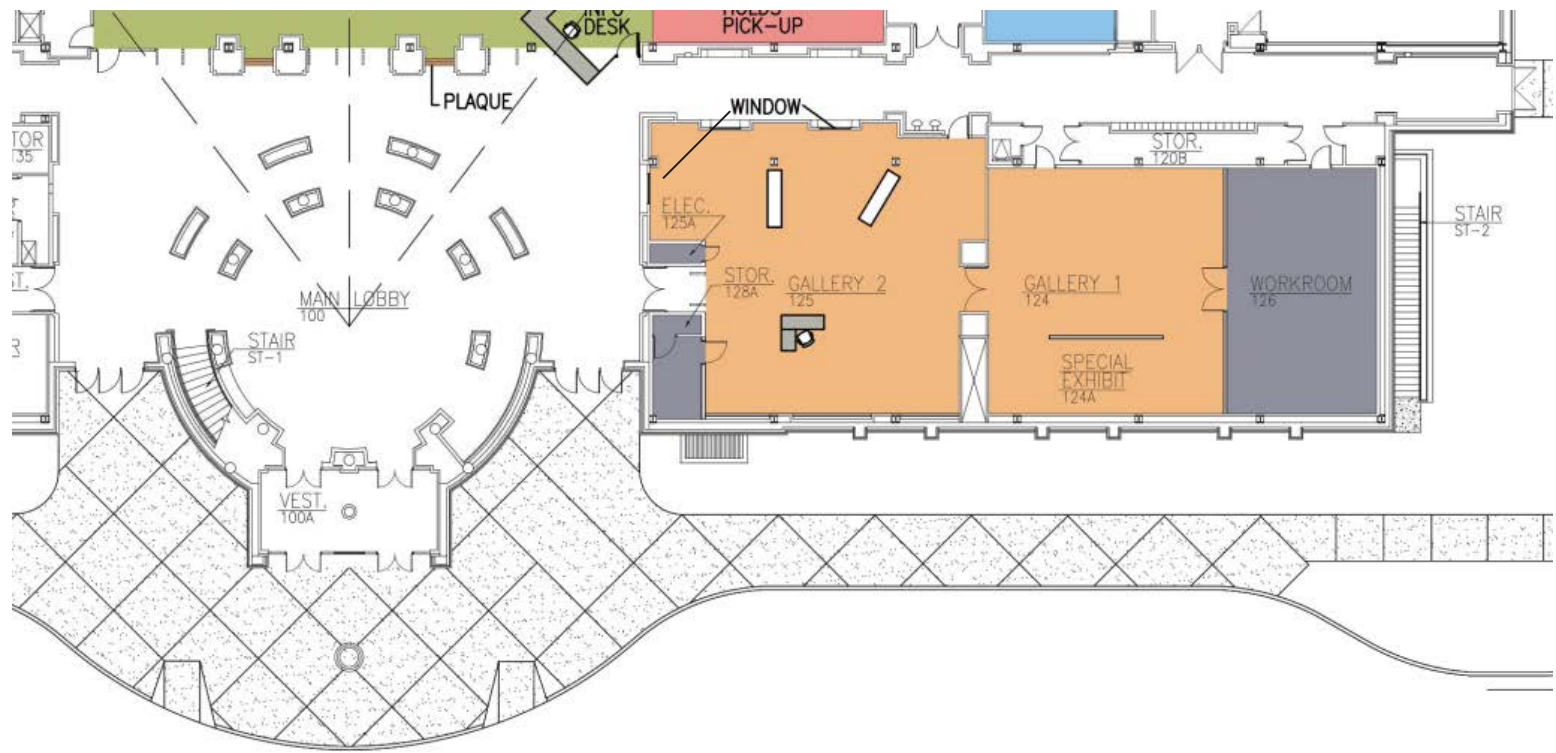
DESIGN CONCEPT #5
ART GALLERY REORGANIZATION

The Alice C. Sabatini Gallery is a truly hidden gem at the Library. Despite a prominent location just off the entry rotunda, many patrons are unaware the Library has an art gallery due to a lack of visibility from the rotunda. The Facilities Master Plan proposes to increase the exposure to patrons in the lobby and corridors. The gallery space will be reconfigured to relocate the exhibition galleries to the west, adjacent to the Rotunda. This provides the opportunity to add interior windows to promote viewing into the galleries from the rotunda and corridor. The storage and work area would be repositioned to the east, thus having access to the corridor for service.

Recommended Construction Budget:
\$350,000 to \$400,000



EXISTING GALLERY



PROPOSED GALLERY RENOVATION

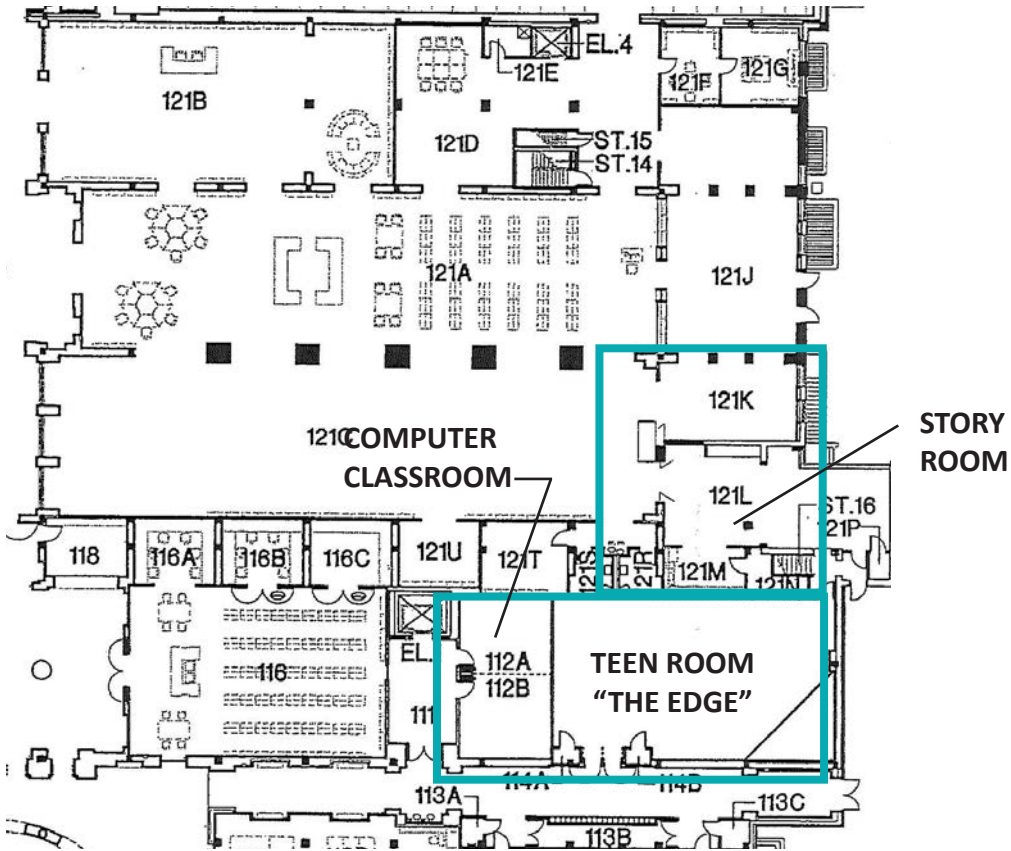


DESIGN CONCEPT #6
EXPAND TEEN ROOM &
CHILDREN’S STORY ROOM

The Teen Room, or “The Edge,” will be expanded to utilize the space left available by the relocation of the computer classrooms (shown in blue) to the new Learning Lab (See Concept #2.) The space will be used to accommodate either the teen collection, freeing up space in the children’s room, and/or a study center. The Teen Room will also receive updated finishes and improved ventilation as part of this renovation.

The Children’s Story Room will be expanded to accommodate larger groups of families for the very popular children’s programs. A small portion of the children’s collection will be relocated within the children’s library to allow this expansion. The story room will continue to have direct access to a sink (for easy clean-up) and adjacent restrooms.

Recommended Construction Budget:
\$300,000 to \$375,000



DESIGN CONCEPT #7A
RELOCATE TECHNICAL SERVICES

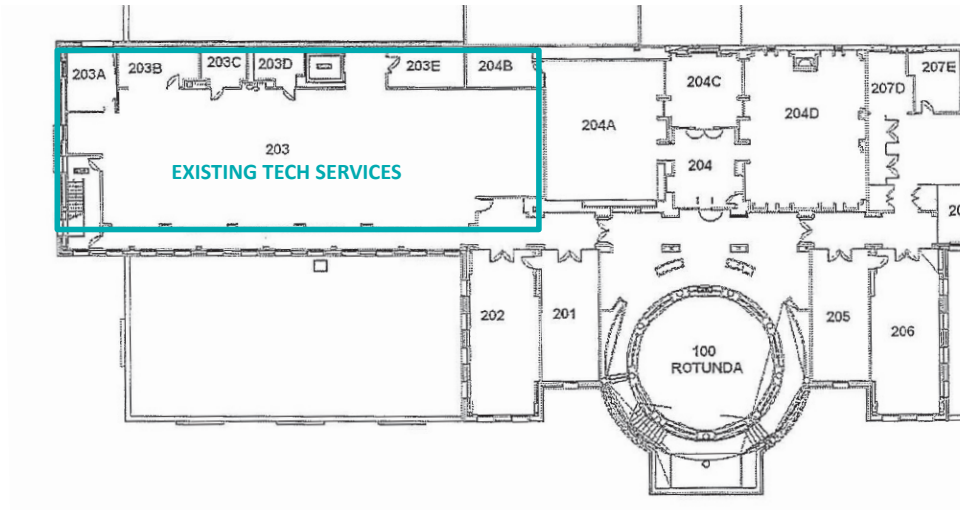
The single greatest opportunity to increase “people space” within the existing Library building is to repurpose the west wing of the second floor. Presently the second floor west wing houses the Technical Services Department, responsible for processing incoming and outgoing materials from the Library collections. This currently requires that materials are moved vertically within the building from the loading dock, to second floor for processing, back to the basement to be placed into circulation, then finally to first floor to be shelved. Advances in technology and streamlining of internal processes have also resulted in the current space becoming larger than required.

Likewise, advancements in digital media have made the need for large storage spaces to house special media collections obsolete. As a result, there are underutilized spaces at the basement level.

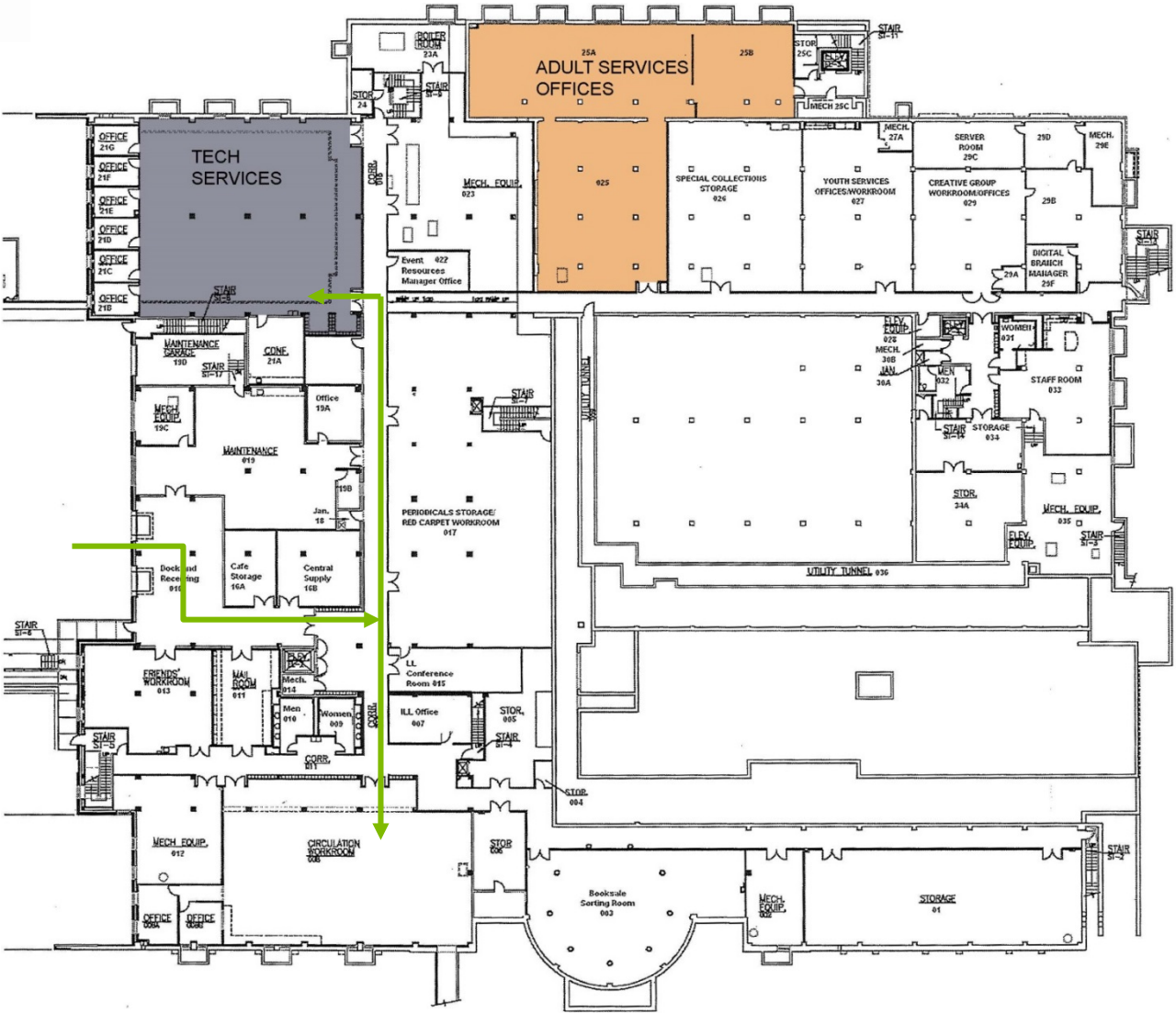
The Facilities Master Plan proposes to relocate Technical Services to the basement where they can be adjacent to the loading dock and Circulation workroom. They also join their fellow staff on this level. This new location increases efficiency in the handling of materials and reduces reliance on a mechanical elevator to convey materials between three levels.

Adult Services staff will relocate to former media storage areas adjacent to the Children’s Services staff. Consolidating all staff office areas will allow existing staff break rooms, restrooms, and support spaces to be used by all and promote collaboration among departments. Offices will be located to areas receiving daylight from area wells. New furniture systems to promote collaboration, team use, and efficiency will be explored.

Recommended Construction Budget:
\$720,000 to \$960,000



EXISTING TECHNICAL SERVICES
SECOND FLOOR, WEST WING



PROPOSED TECHNICAL SERVICES - BASEMENT

DESIGN CONCEPT #7B
SECOND FLOOR PATRON SPACE

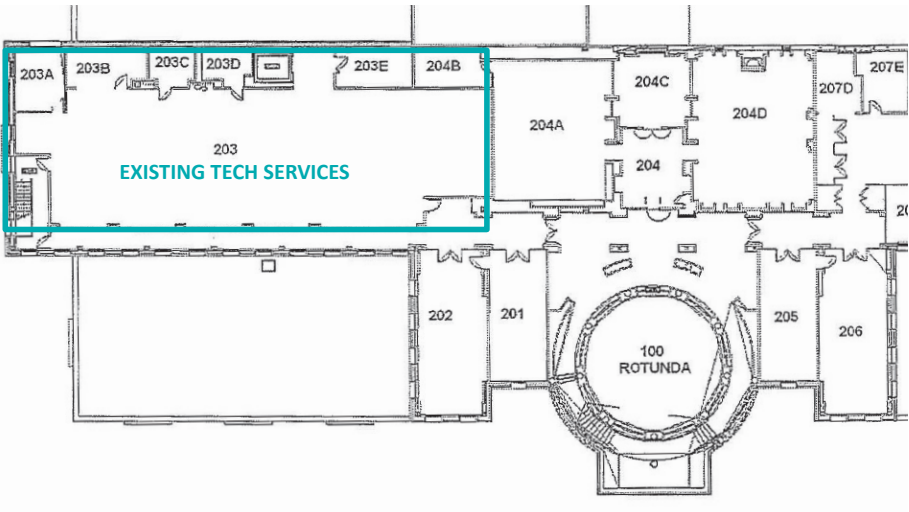
The Facilities Master Plan proposes to then repurpose the second floor space vacated by the relocation of Technical Services into additional public space including a Reading Lounge, four additional small group meeting rooms, and an expanded Make-It Lab.

Materials and equipment for the Make-It Lab can be easily delivered via the existing service elevator. The Make-It Lab can be supervised by staff from the Special Collections area, minimizing the impact on staffing requirements.

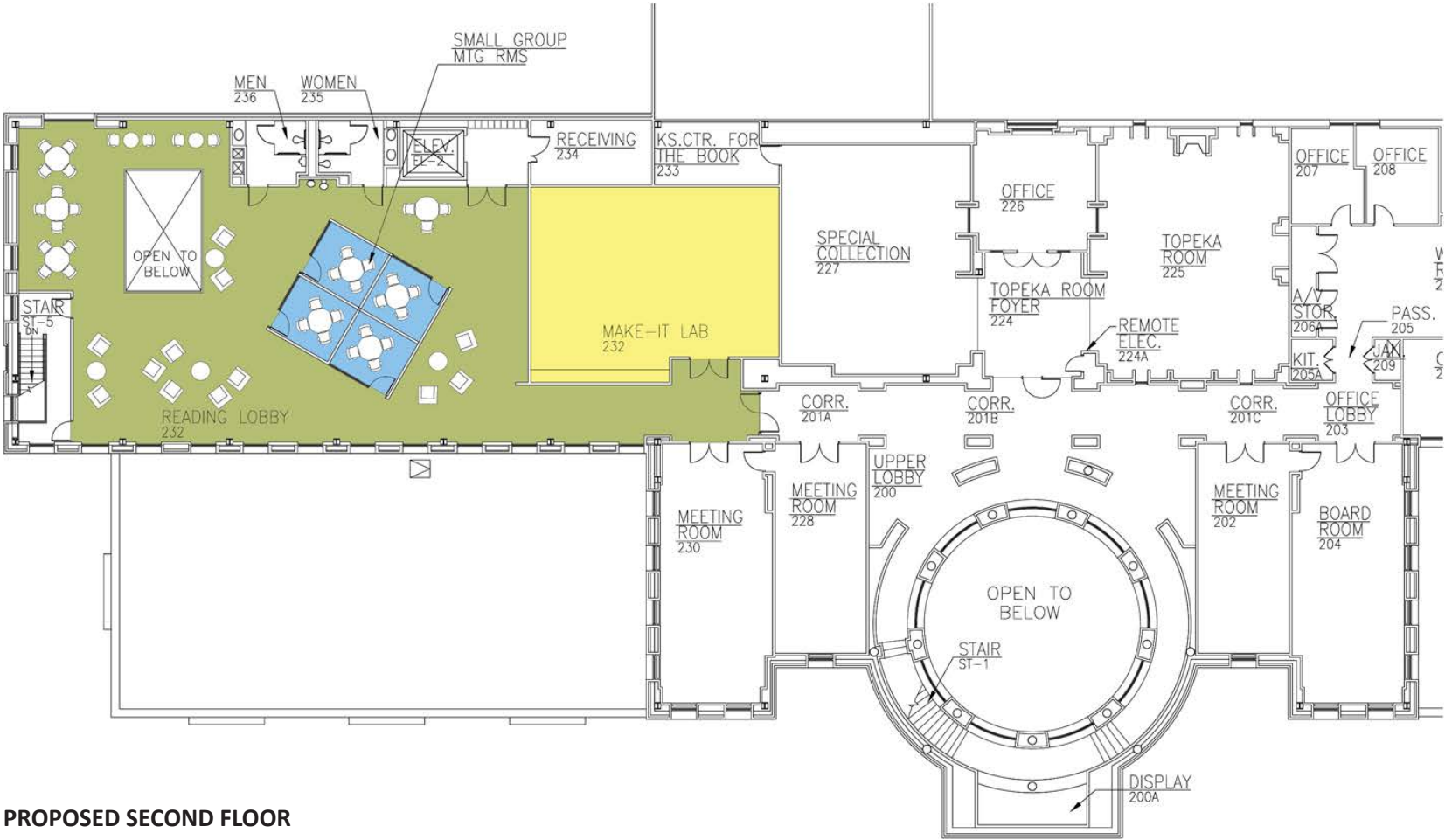
The design concept proposes to cut an opening into the floor-ceiling between the Reading Lounge and the Cafe below. This opening will create a physical and visual connection between the first and second floor spaces and increase patron awareness of the presence of the second floor space. The stair in the southwest corner will be renovated to be either open or glass-enclosed to increase visibility and create another vertical link between the first and second floor spaces.

The proposed reconfiguration allows the elimination of an underutilized exit corridor, increasing usable area and allowing ample daylighting from south-facing windows.

Recommended Construction Budget:
\$750,000 to \$950,000



EXISTING TECHNICAL SERVICES
SECOND FLOOR, WEST WING

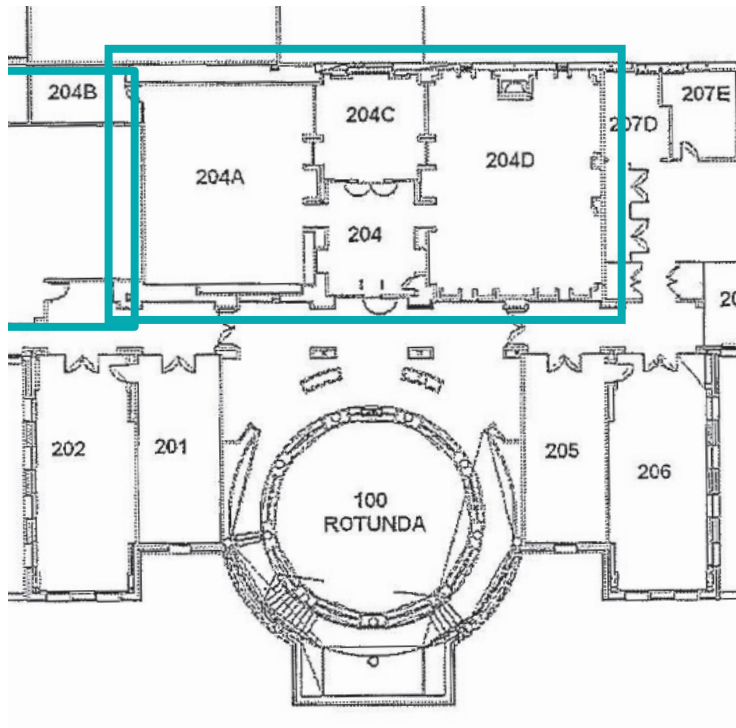


PROPOSED SECOND FLOOR

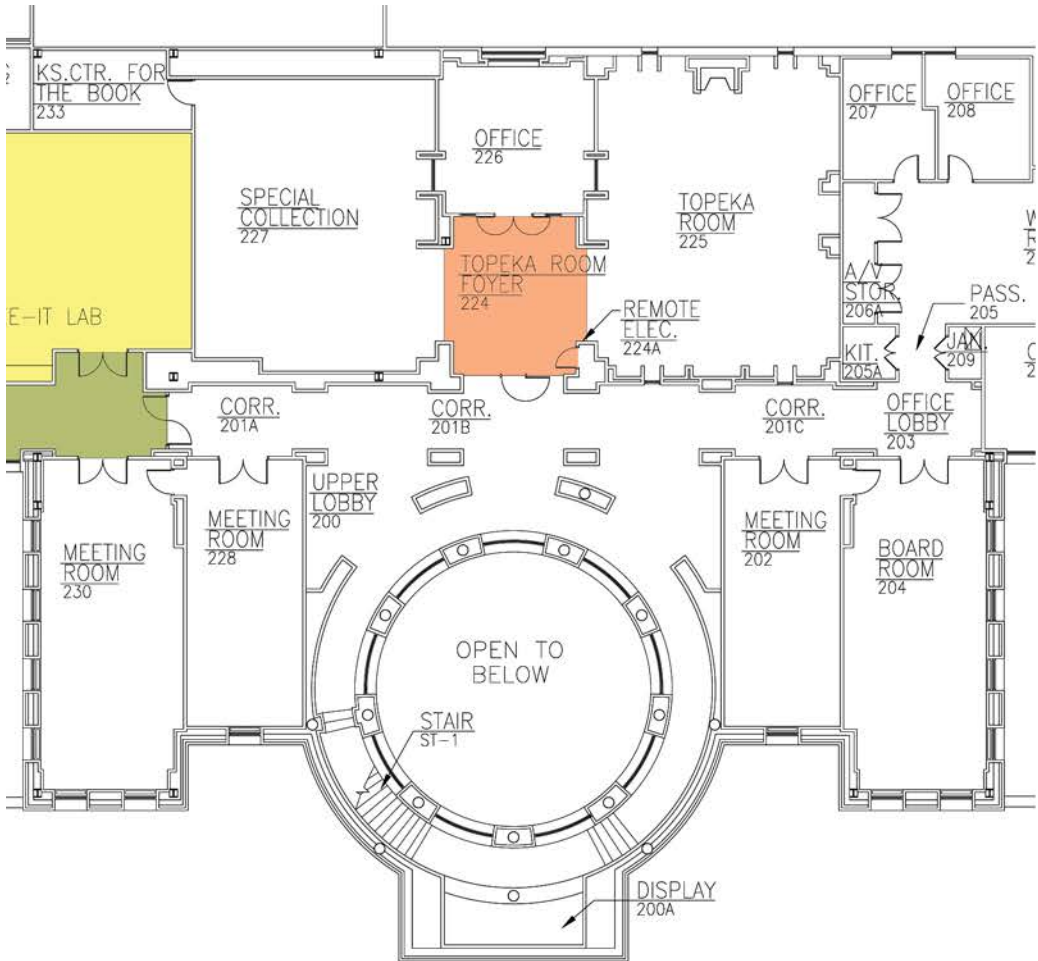
DESIGN CONCEPT #8
TOPEKA ROOM & SPECIAL COLLECTIONS
RENOVATIONS

The entrance to the Topeka Room & Special Collections area will be renovated to provide a glass entry to improve visibility of the Topeka Room and collection resources available within. Other renovations will increase sightlines and circulation paths between the foyer, the Topeka Room, and Special Collections.

Recommended Construction Budget:
\$50,000 to \$75,000



EXISTING SECOND FLOOR,
TOPEKA ROOM & SPECIAL COLLECTIONS



PROPOSED SECOND FLOOR,
TOPEKA ROOM & SPECIAL COLLECTIONS

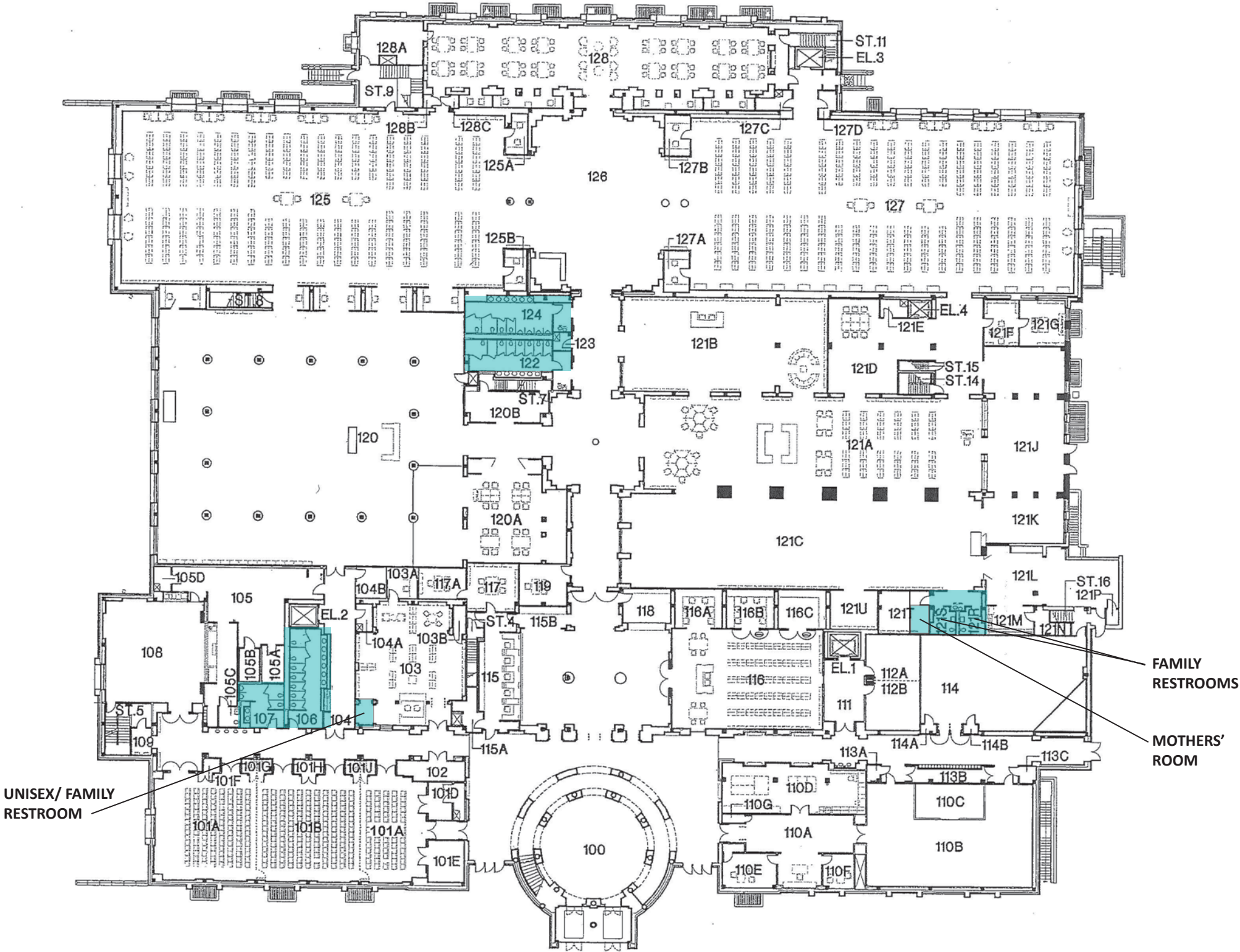
DESIGN CONCEPT #9
RESTROOM RENOVATIONS

Public restrooms throughout the building will be renovated to improve patron comfort and safety. Ease of access for those with disabilities will be improved. New plumbing fixtures to decrease water consumption will replace existing fixtures. Configuration of vanities and placement of accessories will be considered to minimize standing water, improve sanitation, and improve patron convenience. Finishes will be updated to provide a contemporary aesthetic, better durability, and better water resistance.

In addition, unisex/family restrooms and a mothers' room will be provided in the library as well.

Restrooms will be renovated in phases and in coordination with other proximate renovations as funding will allow.

Recommended Construction Budget:
\$150,000 to \$200,000



EXISTING FIRST FLOOR PLAN



CONCLUSION

The contemporary library is no longer merely a repository for knowledge where patrons come to check out books and look up information. Today's library patrons come to socialize, work, create, build, eat, learn new skills, spend quality time with family - and still find a good book to read! Technological changes, especially the proliferation of the internet and personal digital devices, have drastically changed how and where people can find information, changing what people need from their library.

The Topeka and Shawnee County Public Library has done well to recognize these cultural shifts and adapt to the changing needs of its patrons. Such awareness and responsive is what has allowed the Topeka and Shawnee County Public Library to excel and be named the **2016 Library of the Year**.

However, after fifteen years, it is time for the building to undergo some substantive changes to address these changing functions and better support both staff and patrons. Fifteen years also is a time that many building systems and components reach their anticipated service life. The design concepts presented seek to increase public space, foster self-discovery and self-reliance for patrons, and increase spatial flexibility within the building to more readily address future change, which is certain to come. A proactive repair and replacement strategy, as outlined in this Facilities Master Plan, will help assure the building remains in prime condition and continues to serve the Topeka and Shawnee County community well.

Implementation of the maintenance projects and design concepts outlined in this Master Plan will help insure that the Topeka & Shawnee County Public Library can continue to be *your place*, with the *stories you want*, the *information you need*, and the *connections you seek*.



