



FACILITIES MASTER PLAN

March 4, 2020

HGA

The Team

HGA

- Jane Dederling
- Craig Mertes
- Adaheid Mestad

ST. PAUL PUBLIC LIBRARY

- Chase Maxwell
- Catherine Penkert
- Barb Sporlein

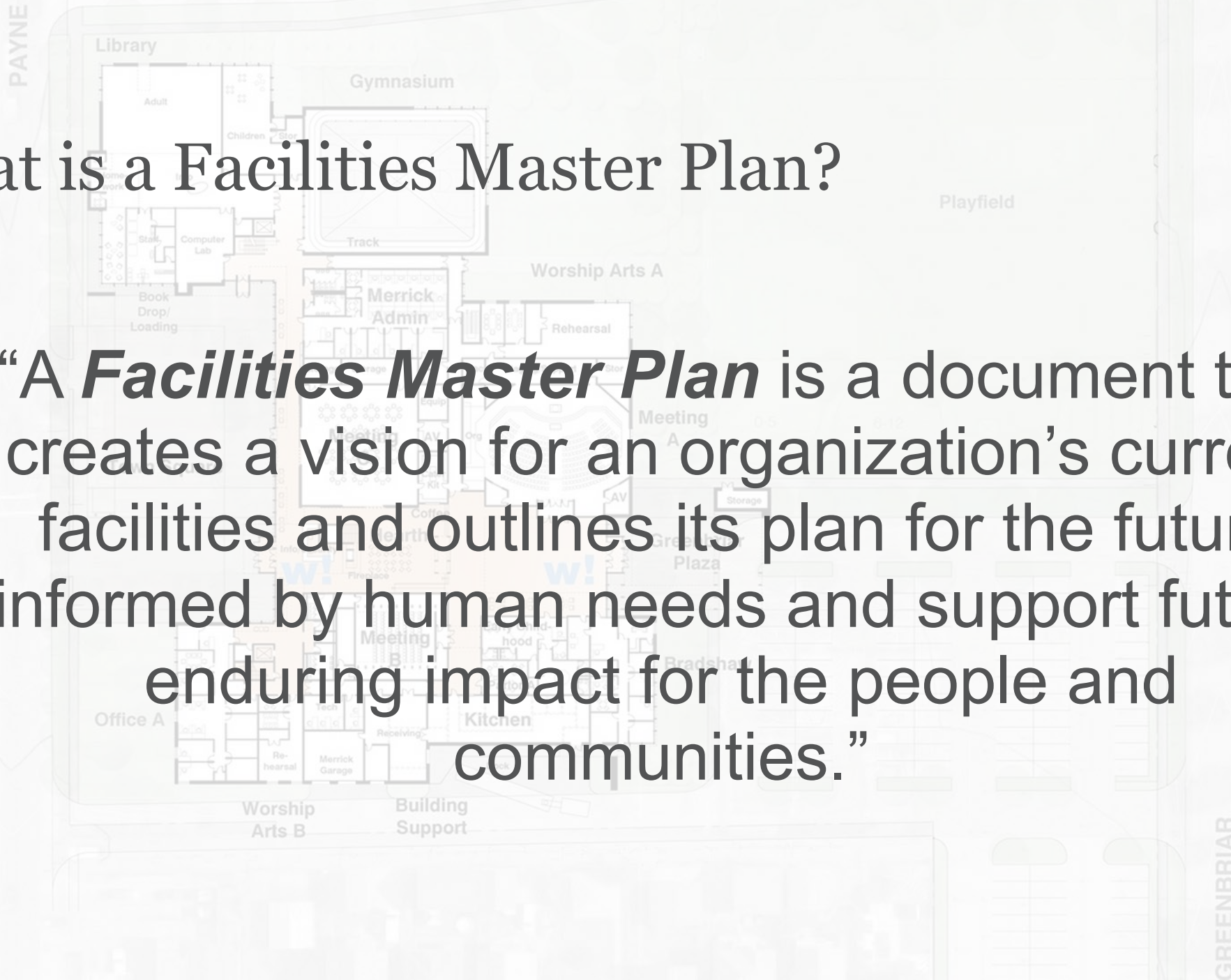
ENGAGEMENT TASKFORCE

- Barb Sporlein
- Jennifer Brannen
- See Vang
- Carlos Espitia
- Buddy Ferrari
- Betsy Hunter
- Adriana Galvan
- Bella Mendoza
- Adaheid Mestad
- Chase Maxwell
- Rose Oyamot
- Matt Privratsky
- Taina Maki



What is a Facilities Master Plan?

“A *Facilities Master Plan* is a document that creates a vision for an organization’s current facilities and outlines its plan for the future informed by human needs and support future enduring impact for the people and communities.”



Strategic Direction

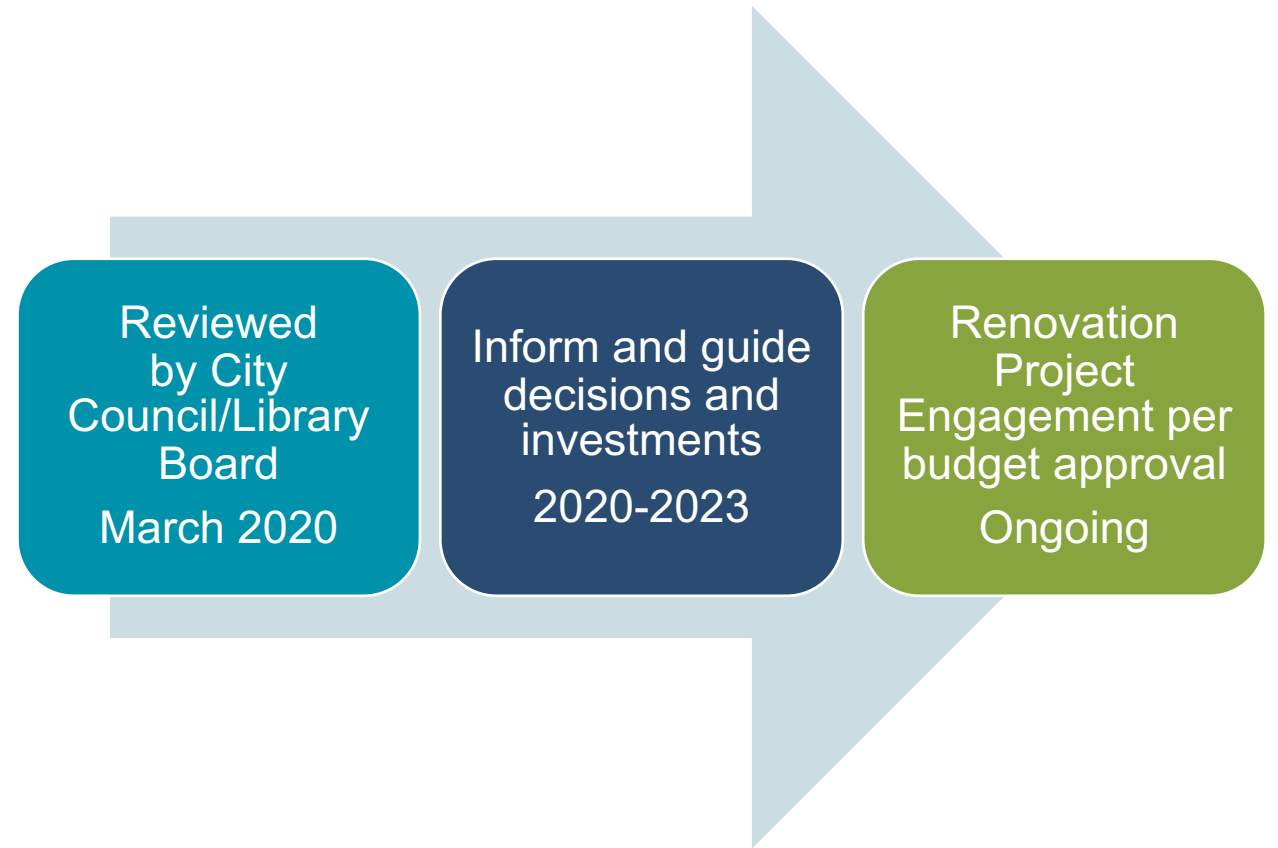
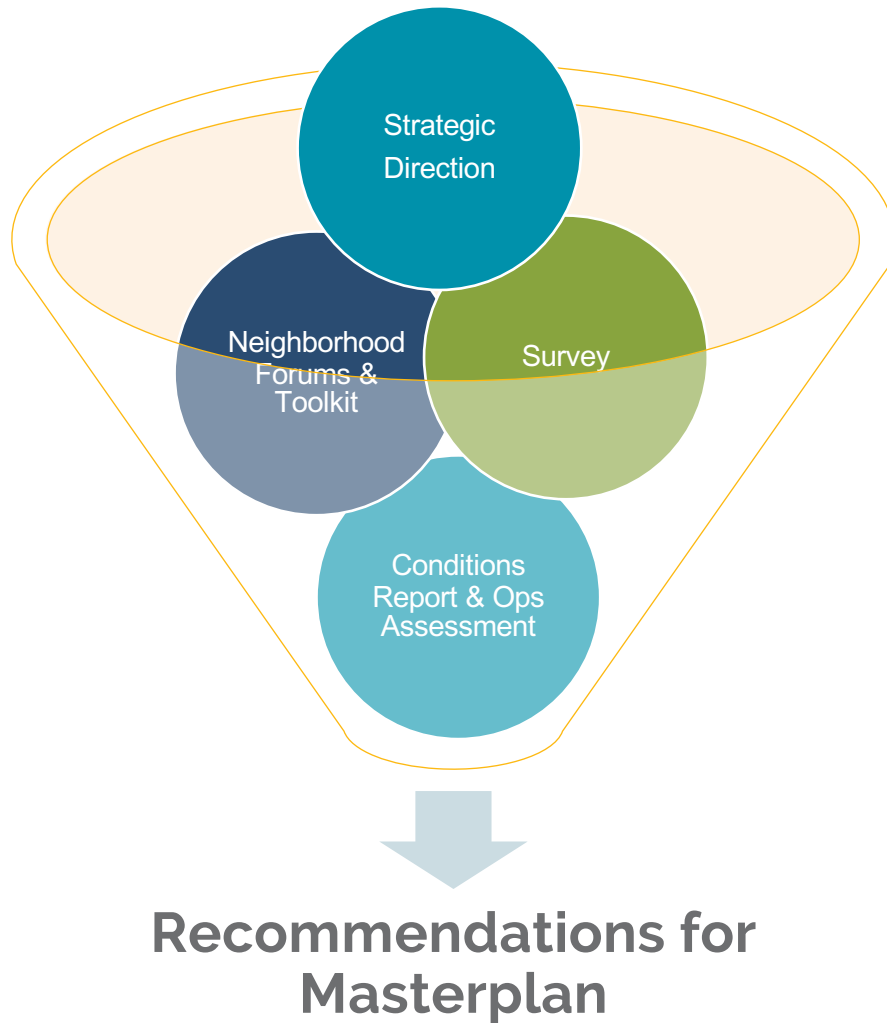
- Need for family spaces and intergenerational play
- Increase interactive learning
- Technology is a significant intention of visiting the library (knowledge, connections, creations and enjoyment)
- People (staff and users) are instrumental in making library feel welcoming
- Neighborhoods want their library to have a “sense of place”



Goal and Scope of Facilities Master Plan

- The Plan builds off the library's 2022 Strategic Direction to present a vision and recommendations for SPPL's facilities
- Includes recommendations for system-wide technology and play-based learning.
- The Plan focuses on three branches
 - Hamline Midway, Hayden Heights and Riverview
- A community engagement process to reach and work with local communities via on-line surveys and neighborhood forums.
- This Plan serves as a living guide to short-term opportunities and future capital improvement.

Process and Timeline



Process and Research

Branch by Branch

- Architectural, MEP Assessment
- Assessment Questionnaire
- Building Evaluation Observations
- Conduct onsite “stress test”

System-wide

- Meet with Facility staff
- Facility MEP Condition Assessment
- Maintenance Equipment Needs by Branch

Usage

- Gather and analyze big data: collections, visits, programs, attendance, numerical internet use
- Compare usage trends to national and local peers

Key Findings



Community members feel pride for their neighborhood library. The average rating for neighborhood libraries was 7.68 out of 10.



Outdated buildings struggle to support high use. While circulation and visits remain strong technology is falling behind, surfaces are worn, and the buildings are in serious need of investment.



Across demographic and age groups, the library is viewed as a place for exposure to new things and people and as a place to have connections with other people.



SPPL facilities are falling behind their peers. Interior spaces are inflexible and are challenged to provide consistent, quality learning and play spaces

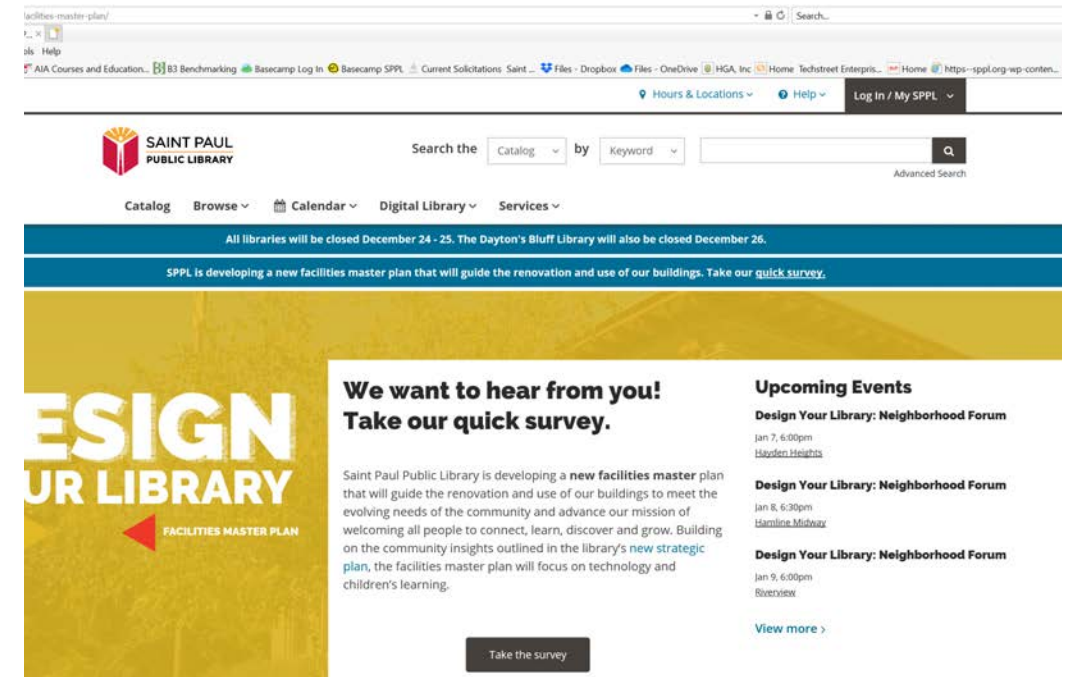
People – Community Engagement

Community Engagement Scope & Goals

- Library users' barriers and needs
- How users feel connected to the library—social cohesion
- Define play & learn and technology to understand their current and future needs
- Cultural opportunities to build equitable and welcoming sense of place
- Diverse touchpoints to support access and inclusivity
- Deep engagement with Hamline Midway, Hayden Heights & Riverview neighbors
- Work with networks and connectors

Community Engagement Methods

- Engagement Taskforce
- Interactive mobile and paper survey translated into Somali and Spanish. Face to face translation in Karen.
- Hands on, co-design neighborhood forums at Hamline Midway, Hayden Heights and Riverview libraries.
- Take-Home Engagement Kits



Hayden Heights Library, SPPL (St. Paul, MN)

Voice of the Community



1680 Completed Surveys

3 Languages & 2 face-to-face translations



60 Co-Creators at Focused Branches



12 Community Connectors



MALE

22.7%



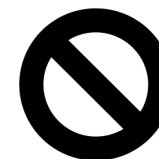
FEMALE

63.1%



OTHER

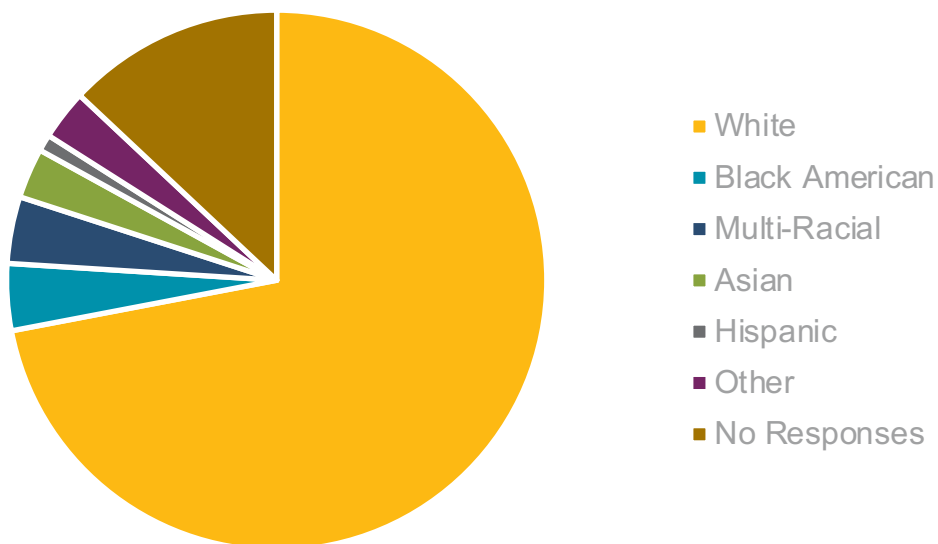
1.7%



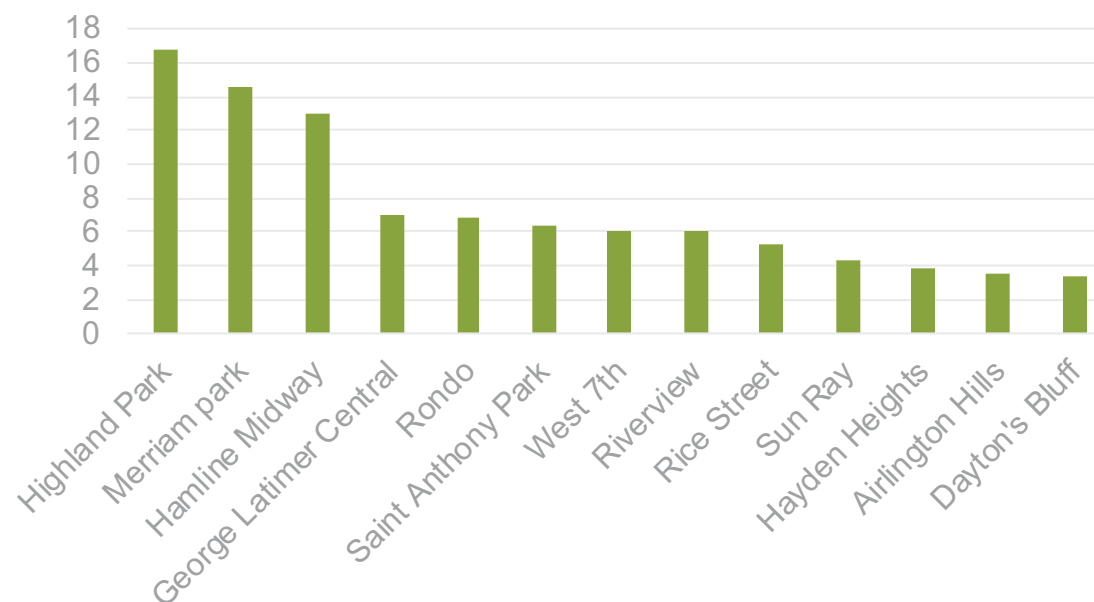
NO RESPONSES

22.7 %

Demographic Ethnicity



Demographics Neighborhood Library



Key Findings

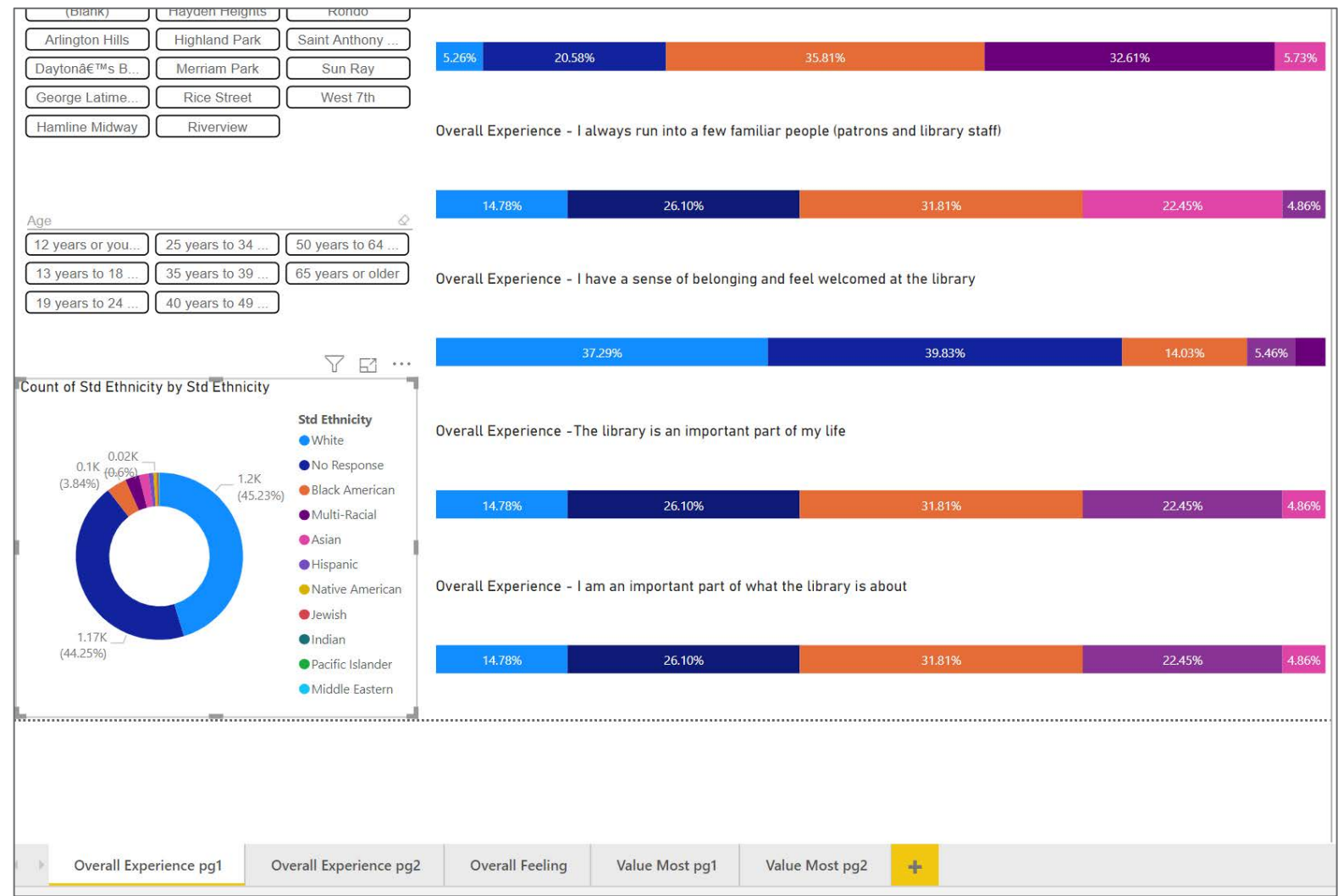
- Cultural nuances and perceptions affect sense of belonging. Cultural including generational, ethnic, family structure, and economic
- Not all users understand how libraries are evolving and can create clashing “norms”
- Patrons look to have higher quality settings and experiential subtleties (inside and outside) that match their pride
- Redesign space that is accessible and inclusive for variety modes of use
- Engage teen space to meet their needs to grow, connect, and play
- Activate the front and create a sense of welcome
- Create initiatives to bring the neighborhoods together
- Program intergenerational transition space
- Create space and systems to support staff interacting with patrons



Highland Park Library, SPPL (St. Paul, MN)

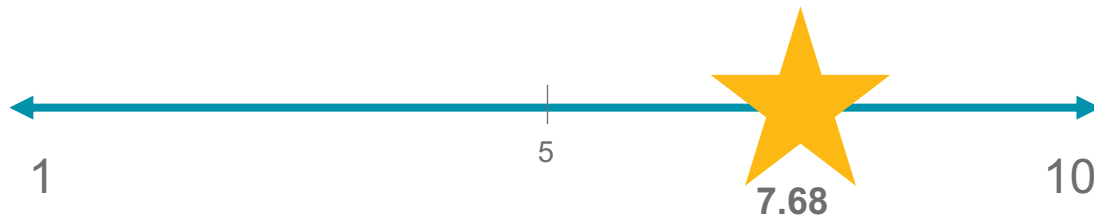
Well Loved
Well Used
Well Worn

Well Loved...



Well Loved...

- Pride

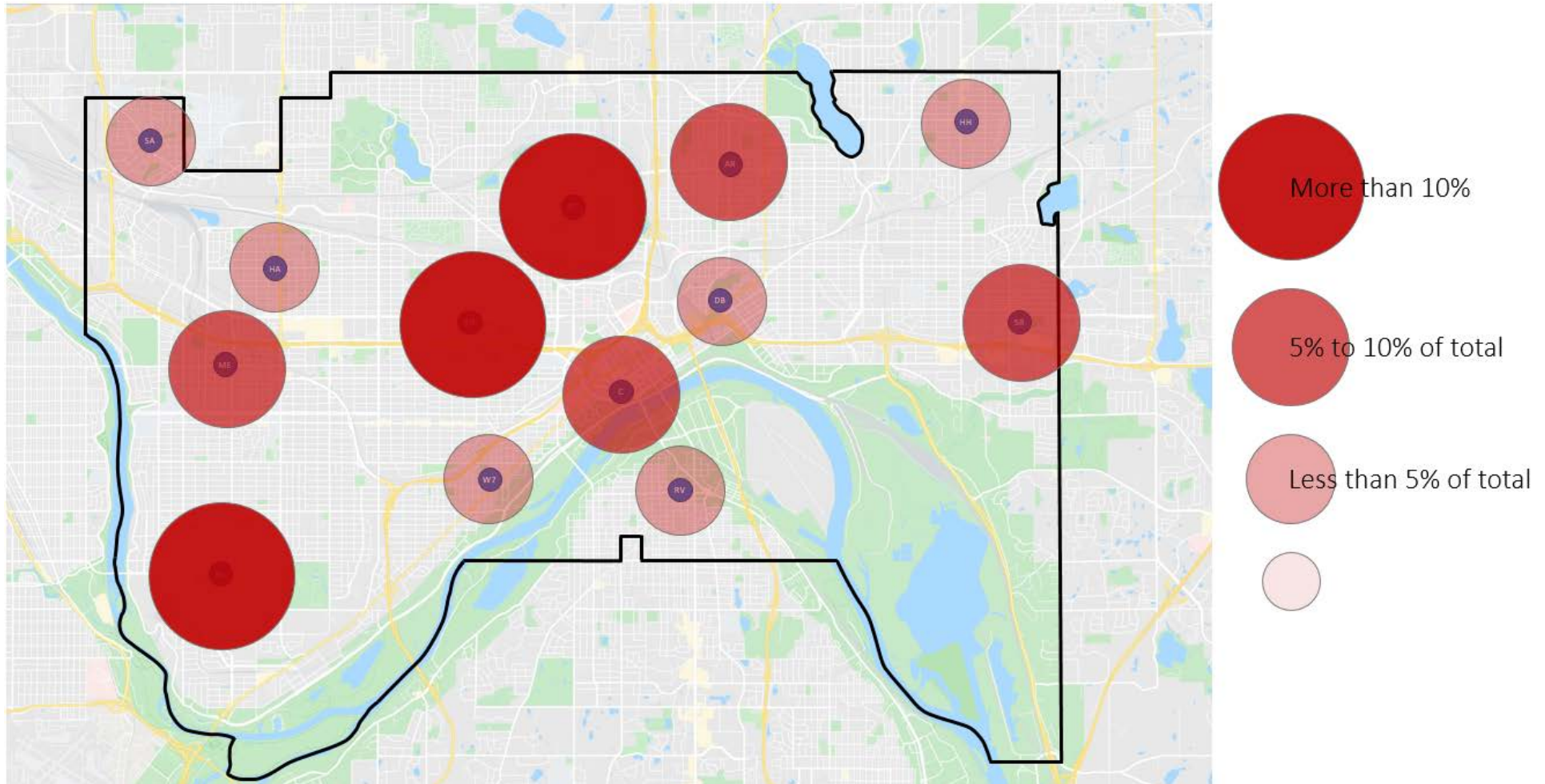


- ½ of Respondents
 - “I am willing to help make the library better”
- Shared Values
 - Access to diverse resources
 - Place to explore new things
 - Place to connect with others

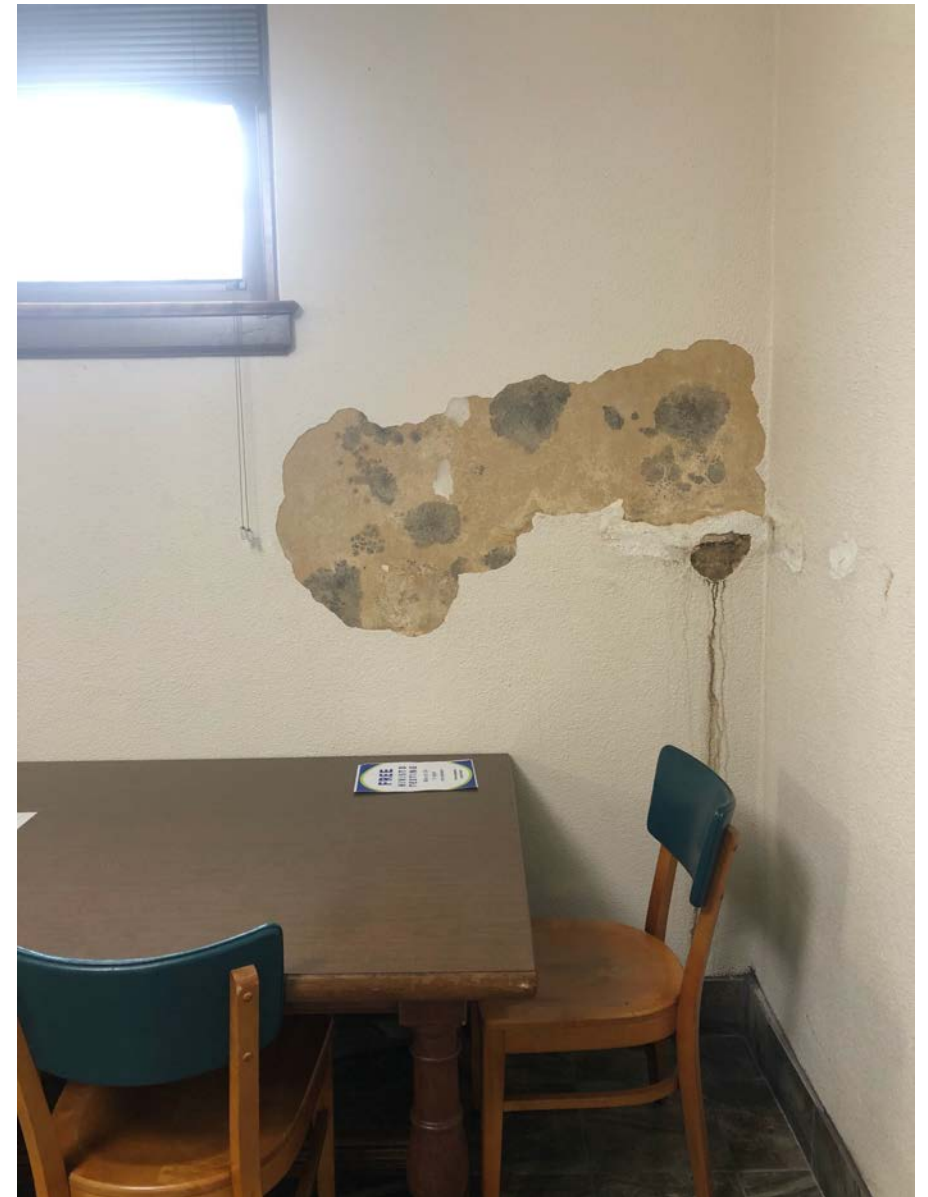


Well Used...

Saint Paul Public Library / Visits (Share of System Total)



Well Worn...



System-wide Recommendations

System-wide Recommendations

- Building MEP Systems
- Flexible Infrastructure
- Lighting
- Accessibility
- Gardens and Maintenance



System-wide Recommendations

- Redesign Entry Experience and Service Desk
- Signage and Wayfinding
- Enhance Program Rooms
- Furniture Update and Mobility
- Shelving and Displays



System-wide Recommendations

- Create Dedicated Teen spaces
- Evaluate Material Drops and sorter
- Redesign Staff spaces
- Maintenance and Refurbishment



System-wide Recommendations



Strategic Plan Priorities & Recommendations

Play and Learn Systemwide

Children (approx. 300 SF)
\$65,000 per branch

Teen (approx. 300 SF)
\$105,000 per branch

Multi-generational (approx. 300 - 500 SF)
\$75,000 per branch

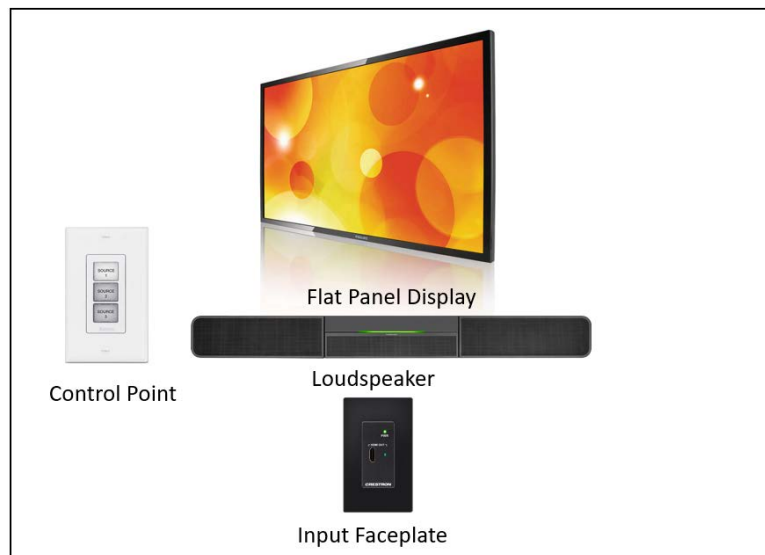


Play and Learn Systemwide

Library	SF	Children (approx. 300 SF)	Teen (approx. 300 SF)	Multi-generational (approx. 300 - 500 SF)	Total
Arlington Hills	10,281			\$75,000	\$75,000
Dayton's Bluff	6,664			\$75,000	\$75,000
Highland Park	29,083	\$65,000	\$105,000	\$75,000	\$245,000
Merriam Park	16,923		\$105,000	\$75,000	\$180,000
Rice Street	12,846		\$105,000	\$75,000	\$180,000
Rondo	34,720	\$65,000	\$105,000	\$75,000	\$245,000
St. Anthony Park	10,590			\$75,000	\$75,000
Sun Ray	15,530		\$105,000	\$75,000	\$180,000
West 7 th	1,371	\$65,000			\$65,000
Central	-	\$65,000	\$105,000	\$75,000	\$245,000+
Hamline Midway	8,194	Focus Branch – Information Above in Section IX			
Hayden Heights	12,324	Focus Branch – Information Above in Section IX			
Riverview	7,803	Focus Branch – Information Above in Section IX			
TOTAL:					\$1,320,000

Community meeting room technology

Study Room	Small Room	Medium Room	Large Room	Large Room w/ Divisible
\$2,500 - \$5000	\$5,000 - \$8,000	\$8,000 - \$15,000	\$20,000 - \$45,000	\$60,000 - \$85,000



Technology System-wide

Library	Study Room (\$2,5K – 5K)	Small Room (\$5K - \$8K)	Medium Room (\$8K - \$15K)	Large Room (\$20K - \$45K)	Large Room w/ Divisible (\$60K - \$85K)	Total
Arlington Hills	\$6,000			\$20,000		\$26,000
Central	\$3,000		\$18,500			\$21,500
Dayton's Bluff		\$8,000				\$8,000
Hamline Midway				\$45,000		\$45,000
Hayden Heights				\$25,000		\$25,000
Highland Park	\$10,000			\$20,000	\$45,000	\$75,000
Merriam Park	\$10,000					\$10,000
Rice Street	\$10,000				\$75,000	\$85,000
Riverview					\$75,000 (Auditorium)	\$75,000
Rondo	\$3,000	\$12,500		\$45,000	\$60,000	\$120,500
St. Anthony Park			\$12,000	\$20,000		\$32,000
Sun Ray	\$6,000		\$15,000	\$20,000		\$41,000
West 7 th			\$15,000 (Computer Lab)			\$15,000
TOTAL:						\$579,000

Focus Branches

Hamline Midway Recommendations

- ADA Accessibility:

- Entry
- Lift to lower level Auditorium

Repair water infiltration on west wall of Auditorium

- Replace majority of Mechanical and Plumbing systems
- Update restrooms on Lower level
- Review structure and spalling concrete at room in basement; repair concrete
- Add convenience power and data
- Reorganize and refresh staff work room, break room and restroom spaces



Hayden Heights Recommendations

- Resurface parking lot
- Rework entry sequence, service desk
- Reallocate interior spaces
- Enhance existing Teen space
- Create study rooms
- Reorganize staff workroom
- Designate storage room for Program room items
- Replace plexiglass window panels
- Add additional windows



Riverview Recommendations

- Entry is not ADA accessible
- Replace restrooms
- Rework entry sequence and service desk
- Upgrade Community Room
- Remove shelves; Rediscover existing windows and natural light
- Reorganize for acoustical separations
- Reorganize and refresh work room and staff spaces



Focus Branches Recommendations & Costs

Hamline Midway Library Recommendations

OPTION 1 FULL RENOVATION	OPTION 2 NEW BUILDING	OPTION 3 MEP SYSTEMS REPLACEMENT	OPTION 4 INTERIOR RERESH
Mechanical, electrical, and plumbing systems replacement; accessibility; restroom upgrades; finish materials; and furniture replacement	New building (one-story) with high sustainability goals (net zero) on same site. Site capacity may be maxed out to accommodate a one-story library of approximately 10,000 – 12,500 GSF	Mechanical, electrical & plumbing systems.	Selective upgrades, furnishings, AV.
COST: \$2,867,900	COST: \$5,835,000	COST: \$983,280	COST: \$819,400

Hayden Heights Library Recommendations

OPTION 1 or 2 FULL RENOVATION	OPTION 3 MEP SYSTEMS REPLACEMENT	OPTION 4 INTERIOR RERESH
Mechanical, electrical, and plumbing systems replacement; accessibility; restroom upgrades; finish materials; and furniture replacement	Mechanical, electrical & plumbing systems	Selective upgrades, furnishings, AV
COST: \$4,313,400	COST: \$1,478,880	COST: \$1,231,400

Riverview Library Recommendations

OPTION 1 or 2 FULL RENOVATION	OPTION 3 MEP SYSTEMS REPLACEMENT	OPTION 4 INTERIOR RERESH
Mechanical, electrical, and plumbing systems replacement; accessibility; restroom upgrades; finish materials; and furniture replacement	Mechanical, electrical & plumbing systems	Selective upgrades, furnishings, AV
COST: \$2,731,050	COST: \$935,360	COST: \$780,300

Total Estimated Costs

OPTION 1: \$9,912,315

Full renovations at
Hamline Midway,
Hayden Heights, and
Riverview

OPTION 2: \$12,879,450

Full renovations at
Hayden Heights and
Riverview

New building at Hamline
Midway

OPTION 3: \$3,389,520

Replace mechanical,
electrical & plumbing
systems.

OPTION 4: \$2,832,100

Selective interior
upgrades, furnishings,
AV.

Estimated Total Costs

*Focus Branches	System-wide Play & Learn	System-wide Technology	**Total
\$12,878,450	\$1,320,000	\$579,000	\$14,778,450

**This is the maximum estimated investment for focus branches.*

***NIC remaining system-wide recommendations*

timeline



next steps: 2020

- Discuss facilities findings and recommendations with community stakeholders
- Systemwide LED lighting upgrade
- Exterior fixes to preserve condition and safety at George Latimer Central Library
- Address water infiltration issues at Hamline Midway

2021-2025

- 2021 Funding Secured:
 - Design work for Hayden Heights renovation
 - Boiler replacements at 3 locations
- Work with The Friends + City partners on capital fundraising strategy
- 2021, 2023: Submit project proposals for CIB funding
- 2022, 2024: Earliest possible construction, pending fundraising success

FACILITIES DIRECTION

A vision and recommendations for Saint Paul Public Library's facilities

Fact Sheet

FAQs

ABOUT

Building off the library's 2022 Strategic Direction, the Facilities Direction presents a vision and recommendations for Saint Paul Public Library's facilities.

- The Facilities Direction includes recommendations for system-wide technology and play-based learning.
- The Facilities Direction focuses on three branches that have not been renovated in more than 30 years: Hamline Midway, Hayden Heights, and Riverview libraries.
- A community engagement process reached 1,680 people by online survey and over 53 community members at three neighborhood forums.
- The Facilities Direction is not a detailed implementation plan or branch-by-branch facility design.

FACILITIES DIRECTION FACT SHEET

SPPL.ORG/FACILITIES-DIRECTION



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PUBLIC LIBRARY

What is the Facilities Direction?

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- The Facilities Direction focuses on three branches that have not been renovated in more than 30 years: Hamline Midway, Hayden

Libraries in Saint Paul are well loved, well used, and well worn.



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[SPPL.ORG/FACILITIES-DIRECTION](https://sppl.org/facilities-direction)

Questions?