The Team

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• Adaheid Mestad

ST. PAUL PUBLIC LIBRARY
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• 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 online surveys and neighborhood forums.

• This Plan serves as a living guide to short-term opportunities and future capital improvement.
Process and Timeline

- **Strategic Direction**
- **Neighborhood Forums & Toolkit**
- **Survey**
- **Conditions Report & Ops Assessment**

**Recommendations for Masterplan**

- Reviewed by City Council/Library Board March 2020
- Inform and guide decisions and investments 2020-2023
- Renovation Project Engagement per budget approval Ongoing

Inform and guide decisions and investments 2020-2023
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Outdated buildings struggle to support high use.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
Voice of the Community

1680 Completed Surveys
3 Languages & 2 face-to-face translations

60 Co-Creators at Focused Branches

12 Community Connectors

Demographic Ethnicity

- White
- Black American
- Multi-Racial
- Asian
- Hispanic
- Other
- No Responses

Demographics Neighborhood Library

- Male: 22.7%
- Female: 63.1%
- Other: 1.7%
- No Responses: 22.7%
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
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
## Play and Learn Systemwide

<table>
<thead>
<tr>
<th></th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Children</strong></td>
<td>$65,000 per branch</td>
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<tr>
<td>(approx. 300 SF)</td>
<td></td>
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<tr>
<td><strong>Teen</strong></td>
<td>$105,000 per branch</td>
</tr>
<tr>
<td>(approx. 300 SF)</td>
<td></td>
</tr>
<tr>
<td><strong>Multi-generational</strong></td>
<td>$75,000 per branch</td>
</tr>
</tbody>
</table>
Play and Learn Systemwide

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

**TOTAL:** $1,320,000
Community meeting room technology

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Price Range</th>
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</thead>
<tbody>
<tr>
<td>Study Room</td>
<td>$2,500 - $5000</td>
</tr>
<tr>
<td>Small Room</td>
<td>$5,000 - $8,000</td>
</tr>
<tr>
<td>Medium Room</td>
<td>$8,000 - $15,000</td>
</tr>
<tr>
<td>Large Room</td>
<td>$20,000 - $45,000</td>
</tr>
<tr>
<td>Large Room w/ Divisible</td>
<td>$60,000 - $85,000</td>
</tr>
</tbody>
</table>

- **Flat Panel Display**
- **Loudspeakers**
- **Microphone**
- **Video Projector**
- **Control Point**
- **Input Faceplate**
- **Projection Screen**
## Technology System-wide

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

**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

<table>
<thead>
<tr>
<th>OPTION 1</th>
<th>FULL RENOVATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanical, electrical, and plumbing systems replacement; accessibility; restroom upgrades; finish materials; and furniture replacement</td>
<td></td>
</tr>
<tr>
<td><strong>COST:</strong> $2,867,900</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OPTION 2</th>
<th>NEW BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td></td>
</tr>
<tr>
<td><strong>COST:</strong> $5,835,000</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OPTION 3</th>
<th>MEP SYSTEMS REPLACEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanical, electrical &amp; plumbing systems.</td>
<td></td>
</tr>
<tr>
<td><strong>COST:</strong> $983,280</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OPTION 4</th>
<th>INTERIOR RERESH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selective upgrades, furnishings, AV.</td>
<td></td>
</tr>
<tr>
<td><strong>COST:</strong> $819,400</td>
<td></td>
</tr>
</tbody>
</table>
## Hayden Heights Library Recommendations

<table>
<thead>
<tr>
<th>OPTION 1 or 2</th>
<th>MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS REplacement; ACCESSIBILITY; RESTROOM UPGRADES; FINISH MATERIALS; AND FURNITURE REPLACEMENT</th>
<th>COST: $4,313,400</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPTION 3</td>
<td>MECHANICAL, ELECTRICAL &amp; PLUMBING SYSTEMS RPICATION</td>
<td>COST: $1,478,880</td>
</tr>
<tr>
<td>OPTION 4</td>
<td>SELECTIVE UPGRADES, FURNISHINGS, AV</td>
<td>COST: $1,231,400</td>
</tr>
<tr>
<td>OPTION 1 or 2</td>
<td>OPTION 3</td>
<td>OPTION 4</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------</td>
<td>-----------</td>
</tr>
<tr>
<td>FULL RENOVATION</td>
<td>MEP SYSTEMS REPLACEMENT</td>
<td>INTERIOR RERESH</td>
</tr>
<tr>
<td>Mechanical, electrical, and plumbing systems replacement; accessibility; restroom upgrades; finish materials; and furniture replacement</td>
<td>Mechanical, electrical &amp; plumbing systems</td>
<td>Selective upgrades, furnishings, AV</td>
</tr>
<tr>
<td>COST: $2,731,050</td>
<td>COST: $935,360</td>
<td>COST: $780,300</td>
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</table>
## Total Estimated Costs

<table>
<thead>
<tr>
<th>OPTION 1:</th>
<th>$9,912,315</th>
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</thead>
<tbody>
<tr>
<td>Full renovations at Hamline Midway, Hayden Heights, and Riverview</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>OPTION 2:</th>
<th>$12,879,450</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full renovations at Hayden Heights and Riverview</td>
<td></td>
</tr>
<tr>
<td>New building at Hamline Midway</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OPTION 3:</th>
<th>$3,389,520</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace mechanical, electrical &amp; plumbing systems.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OPTION 4:</th>
<th>$2,832,100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selective interior upgrades, furnishings, AV.</td>
<td></td>
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</table>
## Estimated Total Costs

<table>
<thead>
<tr>
<th></th>
<th><strong>Focus Branches</strong></th>
<th>System-wide Play &amp; Learn</th>
<th>System-wide Technology</th>
<th><strong>Total</strong></th>
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</thead>
<tbody>
<tr>
<td></td>
<td>$12,878,450</td>
<td>$1,320,000</td>
<td>$579,000</td>
<td>$14,778,450</td>
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*This is the maximum estimated investment for focus branches.*

**NIC remaining system-wide recommendations**
Community engagement to inform SPPL strategic direction

Launch new mission, vision, values goals through "SPPL 2022" strategic direction

Share facilities vision and recommendations with City leaders + community

Develop project proposals + seek funding

Community engagement to inform decisions on future project proposals

2018 2019 2020 2021 and beyond
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

ABOUT

Building on 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 1,880 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.

SPPL.ORG/FACILITIES-DIRECTION
Questions?