



Feasibility Study

O'KELLY MEMORIAL LIBRARY

November 2021

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Executive Summary

Background

McMillan Pazdan Smith Architecture was asked to provide a Feasibility Study for the O’Kelly Memorial Library. The area that the O’Kelly Memorial Library serves has a rapidly growing population, that the library is struggling to serve within its capacity. The goal of this Feasibility Study is to address the future needs, examine the utilization of the existing space, and make recommendations for how to maximize the library’s space and site for its best and highest purpose moving into the future.

In July 2021, McMillan Pazdan Smith Architecture visited the O’Kelly Memorial Library, met with the Library board and staff, toured the library, and evaluated the existing facility. During this time the conversations focused on the quality & condition of existing spaces, how programs are affected by current library limitations, how the library could be re-envisioned, and what additional functions and programs the library should contain to meet the ongoing needs of the community and staff.

As a result of these meetings, the following programmatic goals were identified:

- Increase the Childrens area and provide dedicated program space
- Update the public restrooms to be ADA compliant
- Incorporate more meeting spaces such as study rooms, maker spaces, and video recording rooms
- Create a dedicated Young Adult area
- Define an outdoor program space in context to the site
- Enlarge the staff workroom to accommodate staff needs

The following Feasibility Study includes a high level assessment of the existing library, and documents the current shortcomings and challenges, as well as, provides a recommendation on how the library can achieve the required growth necessary to host the community needs. After conducting an analysis of the library’s existing site, and taking into account future adjacent developments, MPS recommends that the O’Kelly Memorial Library should pursue a new site to best accommodate the future needs of the library for the following reasons:

- The O’Kelly Memorial Library is currently serving a population that is larger than it can accommodate within its existing footprint. The library currently serves a population of 31,869. To determine the required square feet for that population a .6 multiplier (GPLS standard space requirement multiplier) had been applied, resulting in a conclusion that the library will need to grow to at least 19,122 SF. Therefore, the library would require an addition to accommodate this necessary growth. However the existing site does not have the available square feet necessary to allow for an expansion. Furthermore, the projected growth of the population would require an even larger facility, that the current site will not be able to accommodate.
- The library is currently located at the intersection of two major vehicular corridors, that are slated for expansion. The future plans for the vehicular expansion, significantly encroaches on the library’s site, and will further limit any potential growth on the site. In addition, the library’s proximity to this major vehicular intersection is currently a safety concern, and will be exacerbated by the expansion.



O'Kelly Memorial Library - Existing Overview

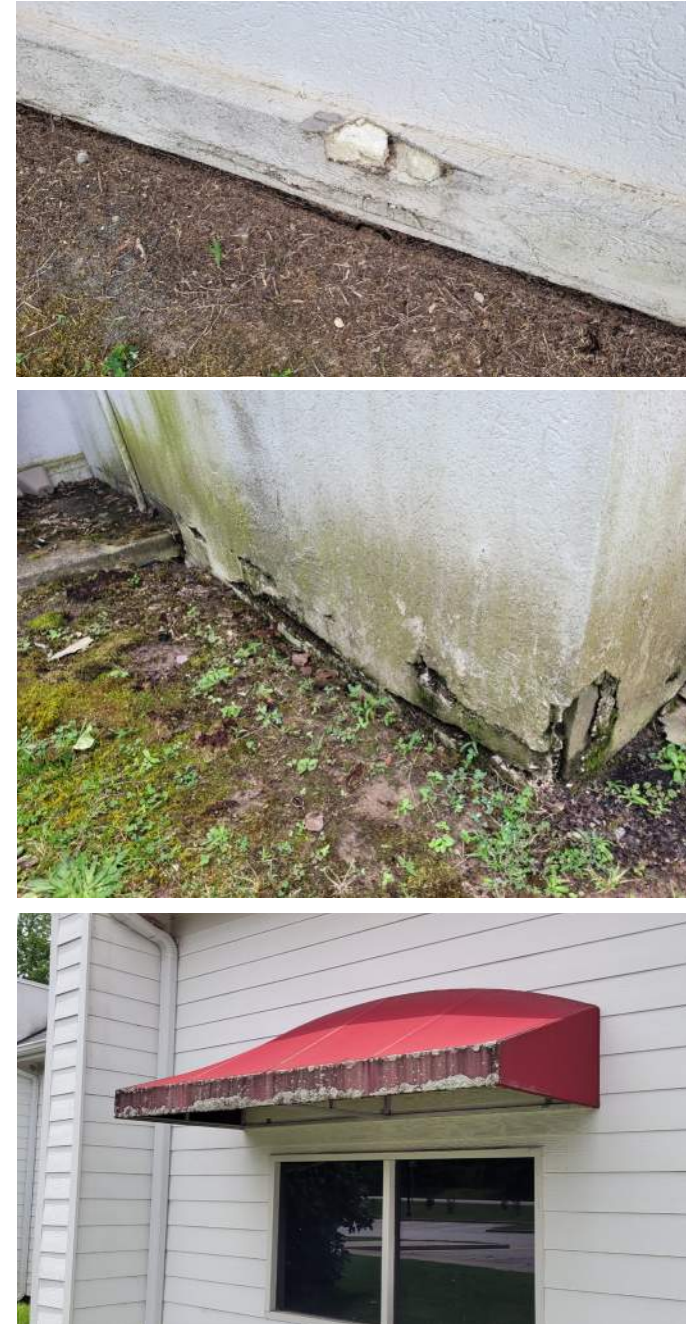
As a result of touring the Library and programmatic conversations through a library-wide engagement process that reviewed the existing conditions, utilization patterns, and strengths & weaknesses about the current library's space, the following observations were noted for consideration in the development of a new conceptual program and site study that comprises this feasibility study.

O'Kelly Memorial Library - Existing Site Plan and Notes

1. The exterior facade is deteriorating in multiple areas around the exterior.



1. The exterior facade is deteriorating in multiple areas around the exterior.



2. The site is positioned at the intersection of two busy streets. The existing outdoor space is located near that intersection. When Childrens programs become too large to hold indoors, the library has to utilize this space as an outdoor program space. Hosting those activities this close to the busy intersection is a safety concern. The busy intersection also acts as a deterrent for potential visitors.

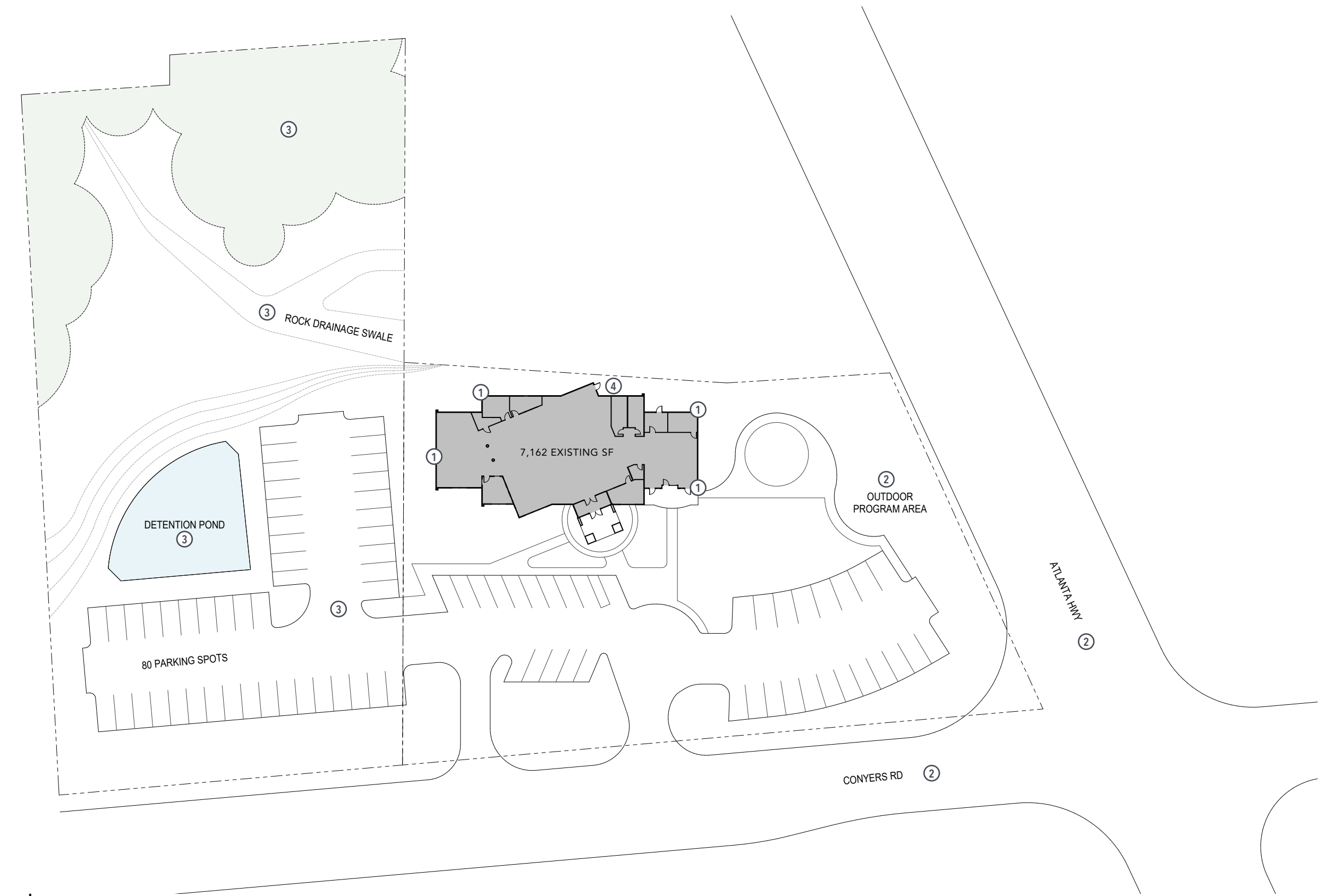


3. The lot is confined for future expansion by existing trees, a grade drop-off, and a drainage swale. If an addition to this building is pursued, there will need to be an extension to the existing detention pond as well as an increase in parking. All of which would likely not be supported with the available square feet on this existing site.

4. The storm water is not draining properly around the building and causing erosion in areas around the foundation, as well as further deteriorating the building's exterior elements.




existing site plan



O'Kelly Memorial Library - Existing Floor Plan and Notes

1. There is no dedicated program space within the library. The existing 'Multi-purpose Room' is utilized as the dedicated computer room, in addition to existing programs such as; computer classes, chess club, quilting club, reading club, etc. There is not enough space to expand on the programs the library intends to offer.



2. The existing shelving is inundated with the collection, and has little room to grow. The library recognizes a growing demand for specific collections based on community needs, and will need to increase in those areas. The existing shelving does not provide enough space to increase the collection, and the library does not have enough square feet for additional shelving units. Additionally, the required tall shelving to house the existing collection inhibits sight lines throughout the library.



3. The staff workroom is undersized, and has to accommodate 4 people at one time. The existing workroom does not have an adequate amount of space to process books and host full time employees.



4. Currently, there is no dedicated Young Adult space. There is a community presence of young adults that would benefit from having a space of their own, however, there is no current space within the library.

5. The existing public restrooms are not ADA compliant. The heavily utilized Childrens area does not have a dedicated Family restroom, and there is no dedicated staff restroom. To alleviate that need, the library has converted one of the public restrooms into a staff restroom, leaving only one restroom available to the public, further limiting the publicly available restrooms.

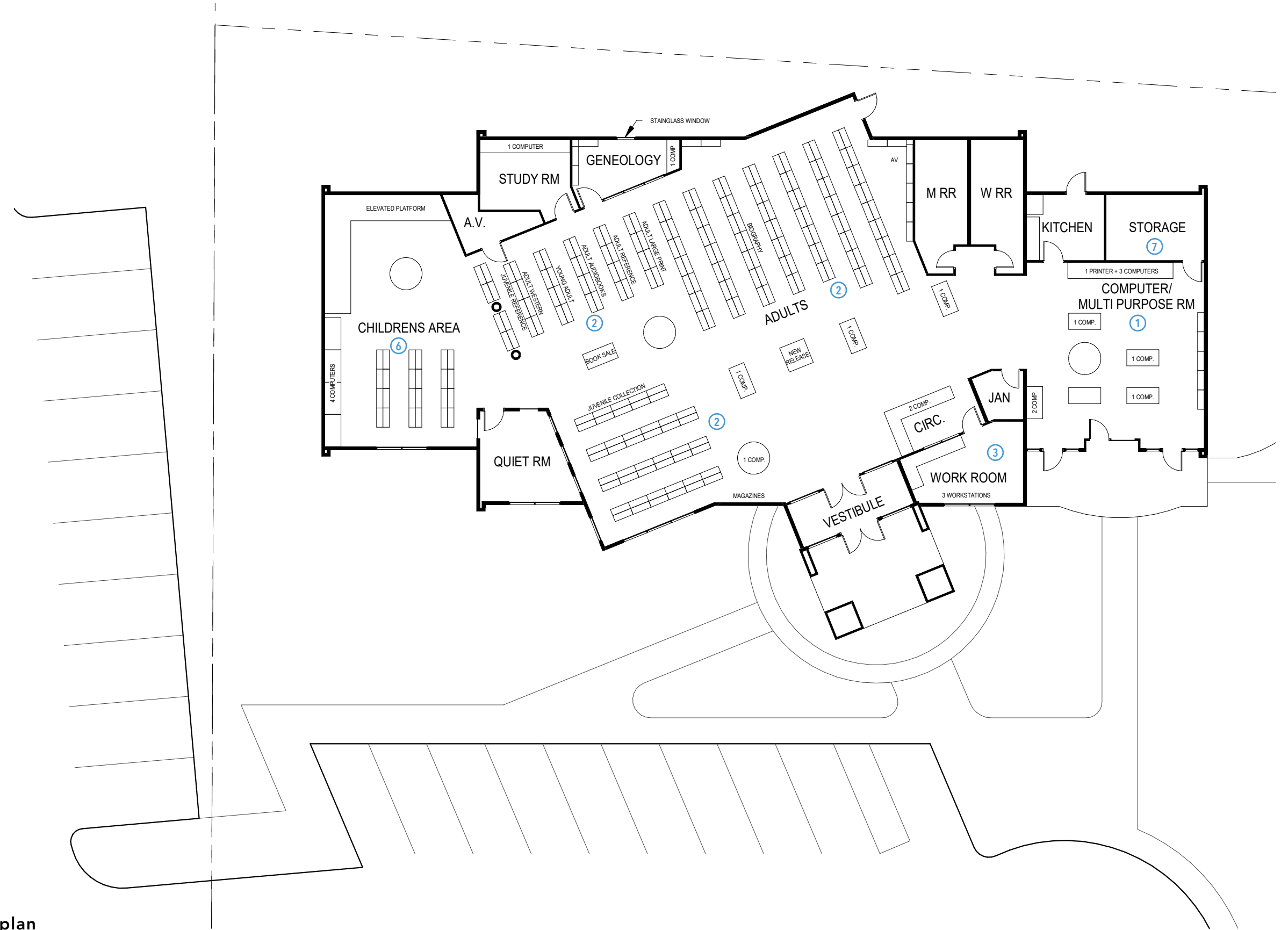
6. The Childrens area's existing space is too small to host programs. The existing space is open to the rest of the library and does afford any acoustical separation of spaces for nosier programs.



7. Books for sale are currently housed in a storage room and not readily accessible for patrons. This storage room comprises of the total storage space available to the library and is over utilized.



 existing floor plan



O'Kelly Memorial Library - Existing Floor Plan and Notes

8. There are only two meeting/study spaces available for public use. Both are not adequately sized for their intended use. The existing meeting room is too small to meet with more than 4-6 people, and there is only one existing study space. The library would benefit from more study spaces at various sizes.



9. The current Genealogy room is consistently utilized, however, would benefit from more space to allow that program to grow and be more widely utilized.



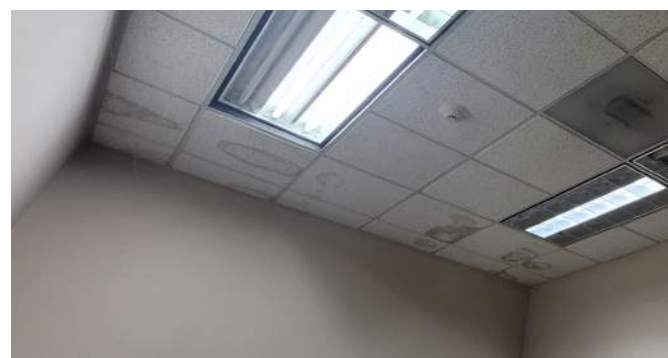
10. There are various light fixtures throughout the library that would need to be addressed in a renovation. Electrical work will need to be conducted to update the library's light fixtures throughout the building.



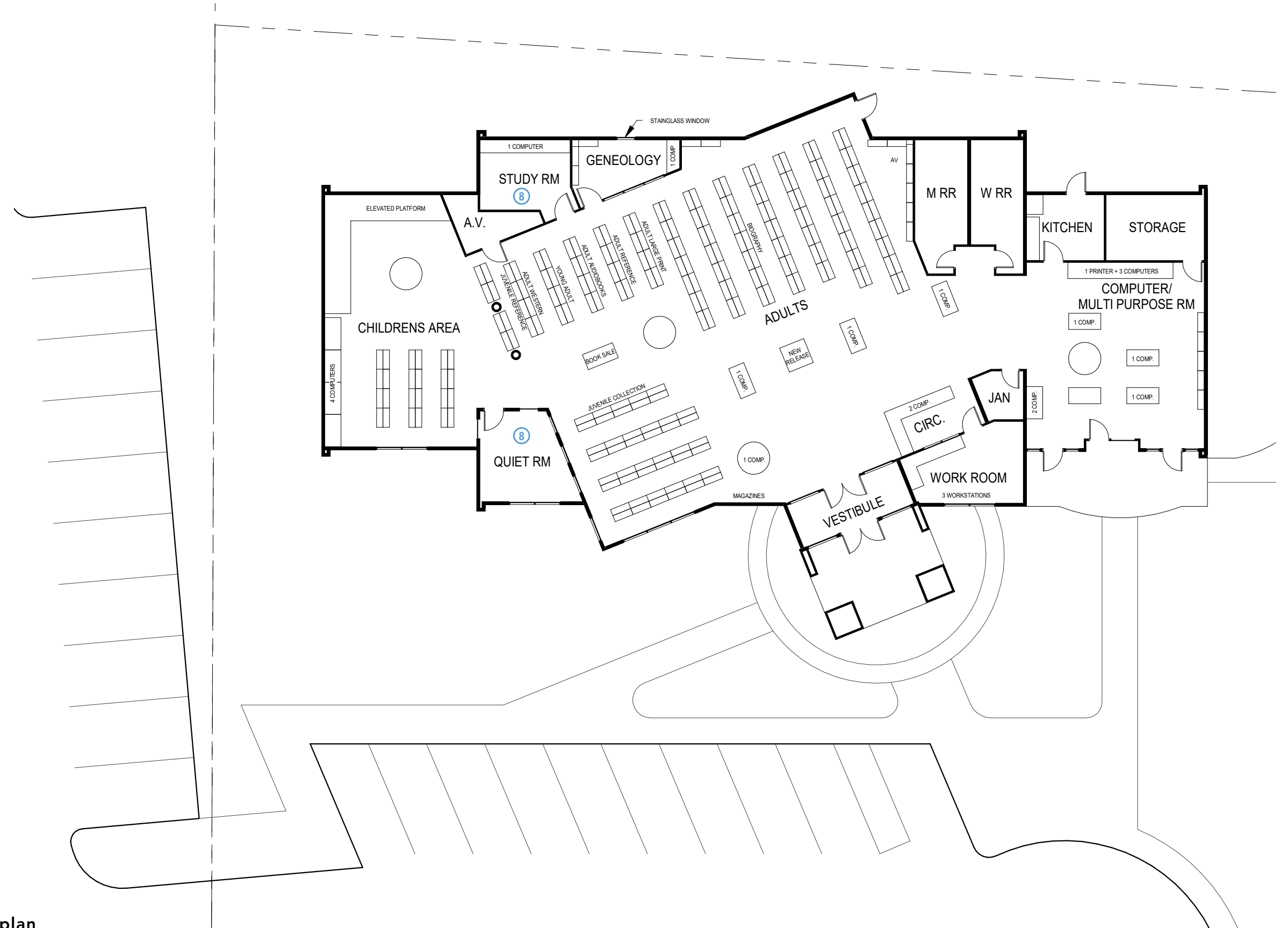
11. There have been concerns regarding the efficiency and function of the existing HVAC system. Access to the HVAC system is located in an attic space, which is not ideal for routine maintenance.



12. There is evident water leakage, as documented in these images throughout the interior ceilings. The roof would require significant repairs to mitigate any continuing water damage.



 existing floor plan





O’Kelly Memorial Library Proposed Summary

The following chart describes the projected population growth for Walton County, and the percentage of that growing population served by the O’Kelly Memorial Library. In addition, this chart provides a required square feet needed to provide for that population, based on a .6 multiplier (GPLS standard space requirement multiplier). In a twenty year outlook, the O’Kelly Memorial Library is projected to serve a population of 41,488, resulting in a need for at least 24,893 SF of space. The O’Kelly Memorial Library is currently 7,162 SF and will need to expand to accommodate the growing population.

This study will analyze the allowable space for an addition to the existing library on its current site. In addition, this study has provided a new site diagram that reflects a phased approach in pursuit of the full 24,900 SF facility. The initial phase including the construction of a 15,000 SF facility, and a later phase including an expansion to achieve the required 24,900 SF. A program summary, collection summary, and a site allowance summary have been created to describe the components of both a 24,900 SF and a 15,000 SF library.

A brief description of each of the documents, located on the following pages (pg 22-23), and the findings below:

Collection Summary

This document quantifies the library’s existing collection and applies an anticipated growth or reduction, to provide a space requirement solely for the collection. Due to the community’s growing population, an increase for the entire collection was determined necessary as substantiated by circulation data.

Program Summary

This document provides an enumeration of spaces and sizes of those programs required by the library. The spaces listed in the summary were established through initial conversations with the library board and staff, and deemed necessary by existing utilization and anticipated future usage. The proposed program amounts to a larger aggregate of space than the existing library is equipped to host, and would require a renovation/addition of the existing site or new construction on a new site.

Site Allowance Summary & Site Studies

Based on the space requirements described in the program summary for the library, a site allowance summary was estimated. This estimation includes allowances for land planning elements such as; the building gross square feet, a drop off zone, outdoor program space, parking, storm water drainage, a future expansion, and a space contingency for potential zoning regulations that will need to be adhered to. The site allowance summary reflects a need for a larger site to host the growth of the library. The existing site study provided, demonstrates the inability to achieve the programmatic needs on the current site, and that a new site will need to be pursued to host the initial phase of the 24,900 SF facility.

WALTON COUNTY	2021 (Current)	2031 (Projection in 10 years)	2041 (Projection in 20 years)	2051 (Projection in 30 years)
Total Population:	96,985	110,652	126,256	143,859

MONROE-WALTON

Percentage Distribution	Population Distribution	Population Distribution	Population Distribution	Population Distribution
46.68%	Capita: 45,273	Capita: 51,652	Capita: 58,936	Capita: 67,153
Existing Square Feet	Standard SF/Capita:	Standard SF/Capita:	Standard SF/Capita:	Standard SF/Capita:
12,539 SF	Square Feet (SF): 27,164	Square Feet (SF): 30,991	Square Feet (SF): 35,362	Square Feet (SF): 40,292

O’KELLY MEMORIAL

Percentage Distribution	Population Distribution	Population Distribution	Population Distribution	Population Distribution
32.86%	Capita: 31,869	Capita: 36,360	Capita: 41,488	Capita: 47,272
Existing Square Feet	Standard SF/Capita:	Standard SF/Capita:	Standard SF/Capita:	Standard SF/Capita:
7,162 SF	Square Feet (SF): 19,122	Square Feet (SF): 21,816	Square Feet (SF): 24,893	Square Feet (SF): 28,363

W.H. STANTON MEMORIAL

Percentage Distribution	Population Distribution	Population Distribution	Population Distribution	Population Distribution
15.64%	Capita: 15,168	Capita: 17,306	Capita: 19,746	Capita: 22,500
Existing Square Feet	Standard SF/Capita:	Standard SF/Capita:	Standard SF/Capita:	Standard SF/Capita:
10,279 SF	Square Feet (SF): 9,101	Square Feet (SF): 10,384	Square Feet (SF): 11,848	Square Feet (SF): 13,500

WALNUT GROVE

Percentage Distribution	Population Distribution	Population Distribution	Population Distribution	Population Distribution
4.82%	Capita: 4,675	Capita: 5,333	Capita: 6,086	Capita: 6,934
Existing Square Feet	Standard SF/Capita:	Standard SF/Capita:	Standard SF/Capita:	Standard SF/Capita:
6,600 SF	Square Feet (SF): 2,805	Square Feet (SF): 3,200	Square Feet (SF): 3,651	Square Feet (SF): 4,160

Proposed Collection Summary

Collection	Collection By Occupied LF of Shelving					Total LF Required
	J	K	L	M	N	
ADULT	2,487					3,581
Western	33	0%	20%	1.20		48
Classics	18	0%	20%	1.20		26
Adult Reference	18	0%	20%	1.20		26
Large Print	629	0%	20%	1.20		906
Audiobooks	162	0%	20%	1.20		233
Biographies	1,525	0%	20%	1.20		2,196
DVD	102	0%	20%	1.20		147
YOUNG ADULT	327					471
Non Fiction	126	0%	20%	1.20		181
Fiction	162	0%	20%	1.20		233
Audiobooks	39	0%	20%	1.20		56
JUVENILE	597					860
Juvenile Reference	18	0%	20%	1.20		26
Juvenile	579	0%	20%	1.20		834
CHILDREN	239					344
AV	23	0%	20%	1.20		33
Spanish	27	0%	20%	1.20		39
Picture	189	0%	20%	1.20		272
SPECIAL COLLECTION	26					37
Heritage Collection	26	0%	20%	1.20		37

Shelving noted to be 5 shelves per side shall be a standard height of 66". 90" single faced units may be used along walls but are not desirable as open ranges. Shelving noted to be 3 shelves per side shall be 42" or 45".

Shelving Configuration		Area	
O	P	Q	R
2 = 42"/45"			
3 = 42"/45"			
4 = 66"			
5 = 66"-90"			
6 = 84"/90"			
7 = 84"/90"			
# of DF Units			
SF per DF Unit			
20SF/DF regular			
10SF/DF compact			
103			2,060
6	2	20	40
6	1	20	20
6	1	20	20
6	26	20	520
6	7	20	140
6	61	20	1,220
6	5	20	100
17			340
5	7	20	140
5	8	20	160
5	2	20	40
47			940
3	2	20	40
3	47	20	940
21			420
3	2	20	40
3	3	20	60
3	16	20	320
2			40
6	2	20	40

Proposed Program Summary

Area/Space	Quantity	Area		Notes
		SF of Occupants Length	ANSP per Person	
STAFF/CIRCULATION			2,219	
Offices	2	0	120	240
Work Stations	12	0	48	240
AMH Room	1	0	144	144
Work Processing Area	1	0	400	400
Storage	1	0	225	225
Staff Lounge	1	0	225	225
Staff Restroom	1	0	48	96
Shipping/Receiving	1	0	225	225
Custodial Storage	1	0	80	80
Circulation Desk	1	0	144	144
Lobby/Display	1	0	200	200
CHILDREN			4,086	
Program Room	1	0	625	625
Program Room Storage	1	0	80	80
Collection	1	0	1,360	1,360
Children's Computers	1	0	30	180
Open Seating Area	1	65	1,625	1,625
Family Restroom	1	0	48	48
Mother's Room	1	0	48	48
Family Quiet Room	1	0	120	120
YOUNG ADULT			1,285	
Teen Center	1	0	225	225
Open Seating Area	1	20	500	500
Storage	1	0	100	100
Collection	1	0	340	340
Computers	1	0	30	120
ADULT			3,892	
Open Seating	1	56	1,400	1,400
Computers	1	0	30	360
Collection	1	0	2,060	2,060
Copier/Printer	1	0	72	72
HERITAGE ROOM			230	
Collection	1	0	40	40
Computers	3	0	30	90
Seating	1	4	100	100
PROGRAM SPACES			4,098	
Meeting Room/Multi purpose	1	150	2,250	2,250
Kitchenette & Storage	1	0	300	300
Group Study Spaces	6	0	120	960
Digital Media Studio	1	0	180	180
Book Sales	1	0	168	168
Creation Studio/Maker Space	1	0	240	240

Net Total	15,810
5% Space Contingency	791
Sub Total	16,601
Net Multiplier	1.5
Gross Total	24,901

(includes restrooms, mech, elec, data, IT, circulation, wall thicknesses)

Existing Site Study

The following are challenges in configuring the required program on the site.

1. Accounting for a typical commercial setback of 15' from the property line initially limits the development available on this existing property.

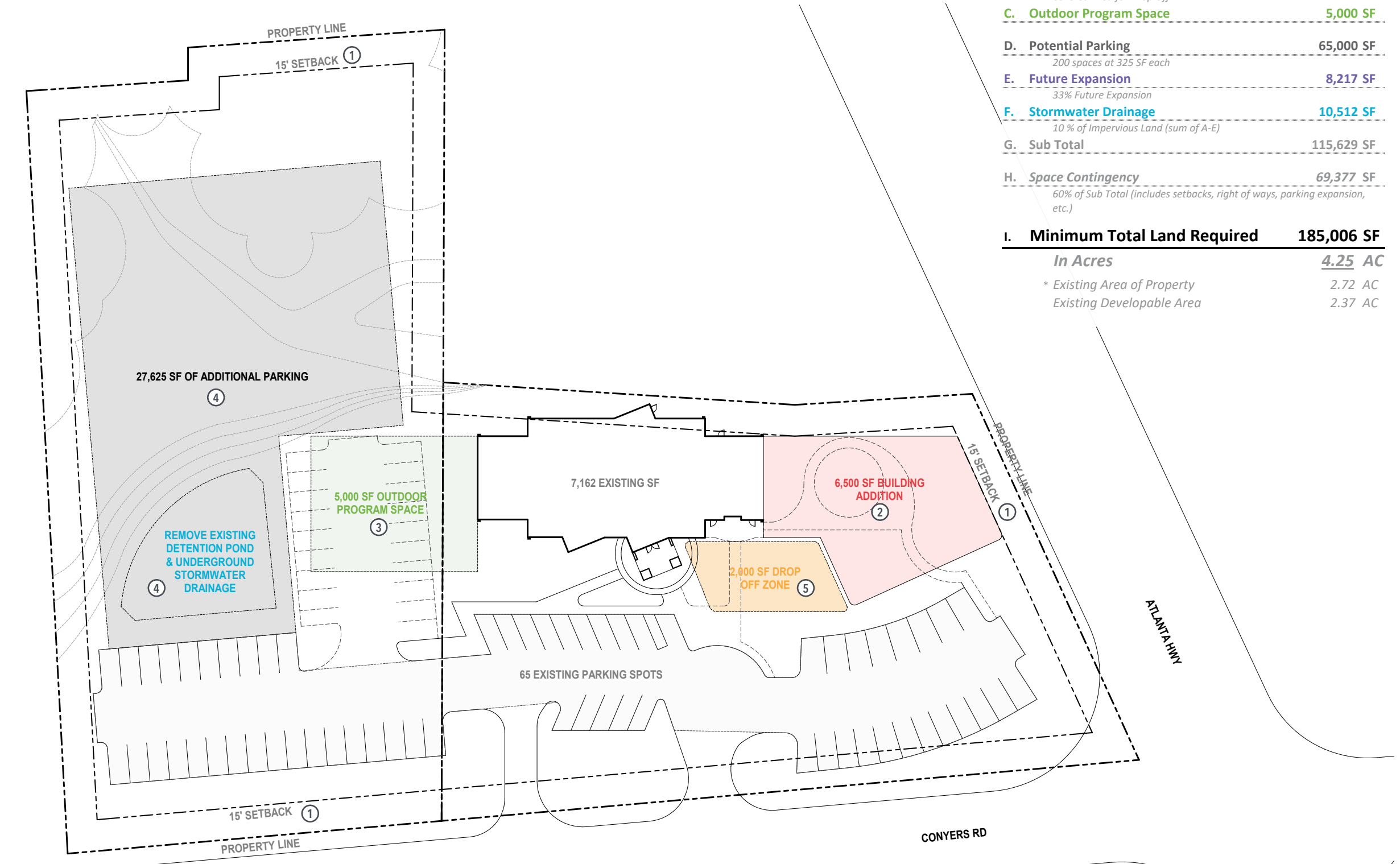
2. In addition, the most feasible location for an addition would be an extension to the west side of the existing building. However, due to a likely required setback, and to maintain a distance from the property line and Atlanta Highway, the square footage available for an addition is limited to 6,500 SF. This addition would elongate the floor plan of building, and would not be an ideal configuration to maintain sight lines. This would also only provide a total of 13,662 SF, which is less than the required program needed.

3. The location of the new addition would displace the area currently used for outdoor program space. This study would propose to remove a portion of the parking and relocate the outdoor program space in its place.

4. To support the additional program on the site, the available parking will need to be expanded. The existing detention pond inhibits the growth of the parking, and could be removed and storm water drainage could be accounted for underground. The parking lot can then be extended north on the existing site. The appropriate amount of parking could be hosted on this site, however, not effectively. The majority of the parking would be disconnected from the building and its entrance and would not be ideal for visitors.

5. A new drop off zone could be located between the existing and new addition.

6. In addition to not having adequate space to effectively construct the required addition, there would be no available space for future growth and expansion on the current site.



Site Allowance Summary

A. Gross Building Square Feet	24,900 SF
Total Square Feet from Program Summary	
B. Drop Off Zone	2,000 SF
Covered Area for Drop Off	
C. Outdoor Program Space	5,000 SF
D. Potential Parking	65,000 SF
200 spaces at 325 SF each	
E. Future Expansion	8,217 SF
33% Future Expansion	
F. Stormwater Drainage	10,512 SF
10% of Impervious Land (sum of A-E)	
G. Sub Total	115,629 SF
H. Space Contingency	69,377 SF
60% of Sub Total (includes setbacks, right of ways, parking expansion, etc.)	
I. Minimum Total Land Required	185,006 SF
<i>In Acres</i>	
	4.25 AC
* Existing Area of Property	
	2.72 AC
Existing Developable Area	
	2.37 AC

Site Allowance Summary

A. Gross Building Square Feet	24,900 SF
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<i>33% Future Expansion</i>	
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<i>10% of Impervious Land (sum of A-E)</i>	
G. Sub Total	115,629 SF
H. Space Contingency	69,377 SF
<i>60% of Sub Total (includes setbacks, right of ways, parking expansion, etc.)</i>	
I. Minimum Total Land Required	185,006 SF
<i>In Acres</i>	4.25 AC
<i>* Existing Area of Property</i>	2.72 AC
<i>Existing Developable Area</i>	2.37 AC

New Site Study

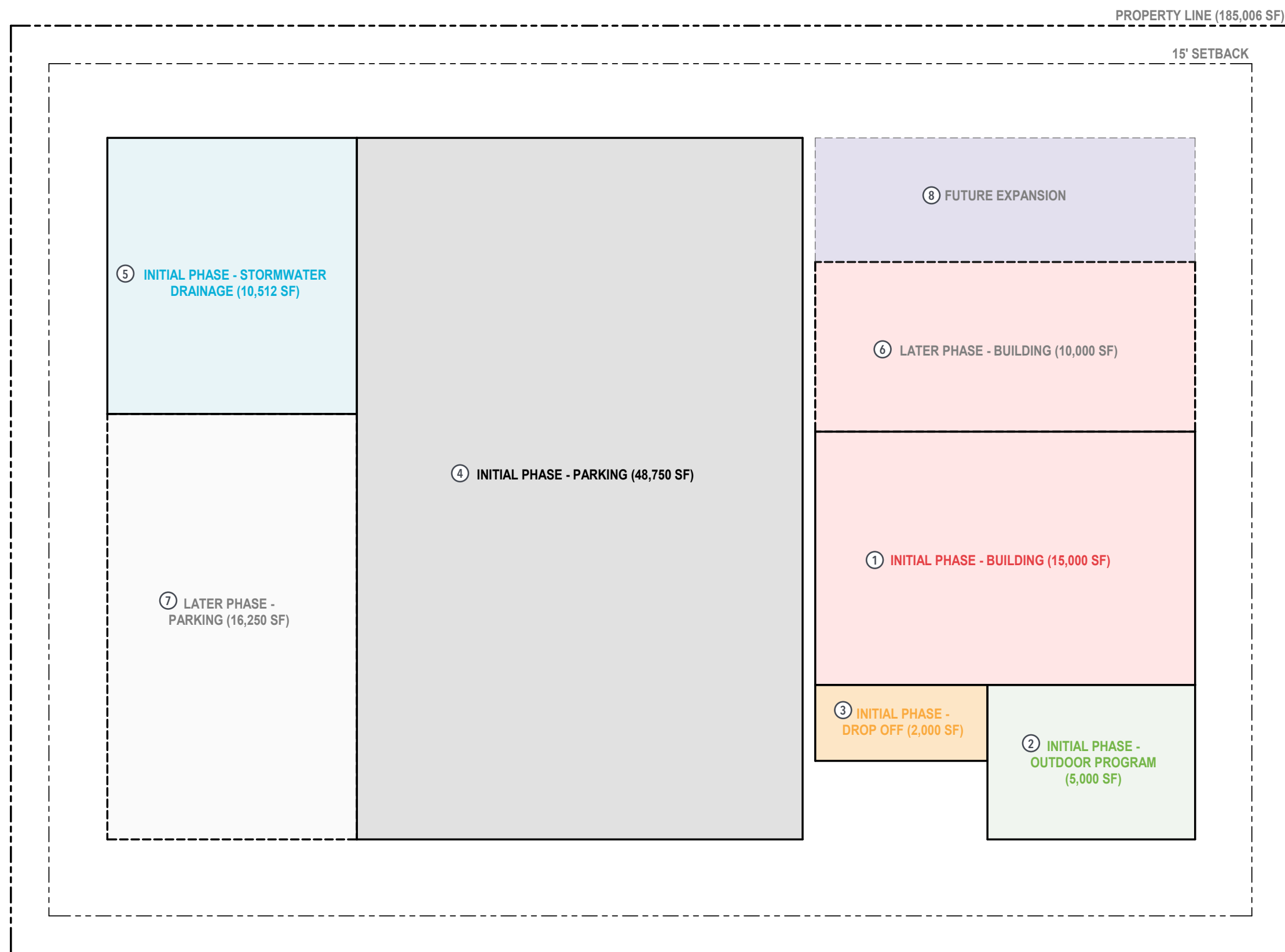
The following diagram represents the proposed minimum area recommended for a new site. This diagram reflects the site components described in the site allowance summary, as a phased approach. The initial phase aims to construct a portion of the full proposed program, including the construction of a 15,000 SF facility with the appropriate site components. This diagram also describes future phases that can be implemented to achieve the full proposed facility at 24,900 SF.

Initial Phase

- 1,15,000 SF new building
- 5,000 SF outdoor program space
- 2,000 SF drop off zone
- 48,750 SF parking (150 parking spaces)
- 10,512 SF storm water drainage

Later Phase

- 10,000 SF building expansion
- 16,250 SF parking expansion (50 additional parking spaces)
- Area available for future expansion



Reduced Proposed Collection Summary

Collection	Collection By Occupied LF of Shelving					Total LF Required	Shelving Configuration			Area
	J	K	L	M	N		O	P	Q	
ADULT	2,487					2,984				1,720
Western	33	0%	0%	1.20		40	6	2	20	40
Classics	18	0%	0%	1.20		22	6	1	20	20
Adult Reference	18	0%	0%	1.20		22	6	1	20	20
Large Print	629	0%	0%	1.20		755	6	21	20	420
Audiobooks	162	0%	0%	1.20		194	6	6	20	120
Biographies	1,525	0%	0%	1.20		1,830	6	51	20	1,020
DVD	102	0%	0%	1.20		122	6	4	20	80
YOUNG ADULT	327					392				300
Non Fiction	126	0%	0%	1.20		151	5	6	20	120
Fiction	162	0%	0%	1.20		194	5	7	20	140
Audiobooks	39	0%	0%	1.20		47	5	2	20	40
JUVENILE	597					716				780
Juvenile Reference	18	0%	0%	1.20		22	3	2	20	40
Juvenile	579	0%	0%	1.20		695	3	39	20	780
CHILDREN	239					287				340
AV	23	0%	0%	1.20		28	3	2	20	40
Spanish	27	0%	0%	1.20		32	3	2	20	40
Picture	189	0%	0%	1.20		227	3	13	20	260
SPECIAL COLLECTION	26					31				20
Heritage Collection	26	0%	0%	1.20		31	6	1	20	20

Shelving noted to be 5 shelves per side shall be a standard height of 66". 90" single faced units may be used along walls but are not desirable as open ranges. Shelving noted to be 3 shelves per side shall be 42" or 45".

Reduced Proposed Program Summary

Area/Space	Quantity	Area		Total	Notes	
		Occupied Length	Per Person			
STAFF/CIRCULATION				1,272		
Offices	1	0	12	120	120	
Work Stations	15	0	6	8	48	
Admin Room	10	0	12	0	120	
Work Processing Area	11	0	12	0	15	180
Storage	11	0	10	0	10	100
Staff Lounge	11	0	10	0	15	150
Staff Restroom	11	0	6	0	8	48
Shipping/Receiving	11	0	10	0	15	150
Custodial Storage	11	0	8	0	8	64
Circulation Desk	11	0	12	0	10	120
Lobby/Display	11	0	10	0	10	100
CHILDREN				3,050		
Program Room	1	0	20	0	20	400
Program Room Storage	1	0	8	0	8	64
Collection	1	0	0	0	0	1,120
Childrens Computers	4	0	6	0	5	30
Open Seating Area	1	50	0	25	0	1,250
Family Restroom	1	0	6	0	8	48
Mother's Room	1	0	6	0	8	48
Family Quiet Room	1	0	10	0	12	120
YOUNG ADULT				774		
Teen Center	1	0	10	0	15	150
Open Seating Area	1	8	0	25	0	200
Storage	1	0	8	0	8	64
Collection	1	0	0	0	0	300
Computers	2	0	6	0	5	30
ADULT				2,968		
Open Seating	1	36	0	25	0	900
Computers	10	0	6	0	5	30
Collection	1	0	0	0	0	1,720
Copier/Printer	1	0	6	0	8	48
HERITAGE ROOM				150		
Collection	1	0	0	0	0	40
Computers	2	0	5	0	6	30
Seating	1	2	0	25	0	50
PROGRAM SPACES				1,805		
Meeting Room/Multi purpose	1	75	0	15	0	1,125
Kitchenette & Storage	1	0	10	0	10	100
Group Study Spaces	4	0	10	0	12	120
Digital Media Studio	1	0	20	0	10	200
Book Sales	1	0	10	0	10	100
Creation Studio/Maker Space	10	0	12	0	20	240
Net Total				10,019		
Net Multiplier				1.5	(includes restrooms, mech, elec, data, IT, circulation, wall thicknesses)	
Total				15,029		



Total Estimated Project Cost

			Renovation & Addition	New Construction	New Construction
			Total (13,662 SF)	24,900 SF	15,000 SF
			<i>*Available square feet is less than recommended initial phase of 15,000 SF</i>		
I. TOTAL ESTIMATED CONSTRUCTION COST			\$5,490,560	\$10,607,400	\$6,390,000
A.1 Renovation	(7,162 SF)	\$380 per SF	\$2,721,560		
A.2 New Construction	(6,500 SF)	\$426 per SF	\$2,769,000	\$10,607,400	\$6,390,000
			<i>*includes a 15% design/estimating contingency and a 10% escalation contingency</i>		
II. Fixtures & Furnishing Costs			\$505,494	\$921,300	\$555,000
B.1 Furniture		\$30 per SF	\$409,860	\$747,000	\$450,000
B.2 Shelving		\$5 per SF	\$68,310	\$124,500	\$75,000
B.3 Signage		\$2 per SF	\$27,324	\$49,800	\$30,000
III. A/V and Miscellaneous Equipment Allowance			\$262,200	\$373,500	\$225,000
C.1 A/V, Technology, & Security Access Controls		\$15 per SF	\$204,930	\$373,500	\$225,000
IV. Professional Compensation Allowances			\$464,520	\$894,657	\$538,950
D.1 Architecture and Engineering Design Services					
a. Basic Services		8% of I. (Total Est Construction Cost)	\$439,245	\$848,592	\$511,200
D.2 FF&E Design Services					
a. Furniture, Shelving, and Signage Design		5% of II. (Fixtures & Furnishing Costs)	\$25,275	\$46,065	\$27,750
V. Owner's Administrative Costs/Allowances			\$35,000	\$35,000	\$35,000
E.1 Pre-Design Phase Expenses					
a. Site Survey			\$15,000	\$15,000	\$15,000
b. Environmental Studies			\$20,000	\$20,000	\$20,000
c. Hazardous Material Assessments & Abatement			TBD	\$0	\$0
E.2 Contingency					
a. Construction Contingency		8% of I. (Total Est Construction Cost)	\$439,245	\$848,592	\$511,200
E.3 Post Construction Expenses					
a. Moving Costs			TBD	TBD	TBD
VI. TOTAL ESTIMATED PROJECT COST			\$6,757,774	\$12,831,857	\$7,743,950

