A. **CALL TO ORDER - WORK SESSION MEETING (6 P.M.)**

A.1 **20-278** Discuss Manske Library Renovation Options

B. **CITIZEN COMMENTS**

This agenda item provides an opportunity for citizens to address City Council. Anyone wishing to address the City Council should complete a Citizen Comments Registration Card prior to the start of the meeting and provide it to the City Secretary or Mayor. There is a three minute time limit for each citizen to speak with a reasonable limitation on speakers on one topic or item with a maximum of fifteen total minutes on the same topic item. Anyone wishing to speak shall be courteous and cordial. The City Council is not permitted to take action on any subject raised by a speaker during Citizen Comments and may have the item placed on a future agenda for action; refer the item to the City Manager and/or City Administration for further study or action.

C. **ADJOURNMENT**

The City Council may convene into executive session at anytime during the meeting pursuant to Texas Government Code Section 551.071(2) for the purpose of seeking confidential legal advice from the City Attorney on any agenda item.

Farmers Branch Manske Library is wheelchair accessible. Access to the building and special parking are available at the main entrance. Persons with disabilities planning to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.
Certification

I certify that the above notice of this meeting was posted at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Posted by: _________________________
          City Secretary

Date posted: _________________________
Discuss Manske Library Renovation Options

BACKGROUND:
The goal of this item is to identify a pathway for the future of the Manske Library at its existing location. To fulfill Council’s direction, the City of Farmers Branch entered into a contract for professional services with M. Arthur Gensler Jr. & Associates Inc. (Gensler). Gensler’s team is responsible for the developing a needs assessment and implementation process, and will discuss the results in detail.

Public feedback was gathered through multiple public engagement processes including:
- Survey to all Library cardholders with 561 responses. These survey results were used to frame the first focus group meeting.
- Three focus group meetings were held through Zoom and featured a combination of residents, a Youth Council applicant, Councilmembers Retana and Blackson, Brookhaven College, Metrocrest Services, Firehouse Theatre/P&Z, Farmers Branch Chamber of Commerce, Metrocrest Chamber of Commerce, CFBISD, Director of Parks & Recreation, City Management, and the Library Board.
- Future public engagement meetings will be part of any next steps in the process to implement Council’s direction.

DISCUSSION:
City Council will have the opportunity to review the results from the Manske Library needs assessment and implementation plan. The recommendations are all derived from the public engagement processes and reflect the diversity of values and ideas for the future of the Library. All of the ideas are conceptual in nature and will require Council direction to move from the conceptual phase to the design phase. The review will primarily focus on the options that will be tiered including no change, internal rehab, external rehab, low impact/cost, medium impact/cost, to high impact/cost. This will allow Council to identify their preferred recommendations for moving forward in correlation to budget impact.

FISCAL IMPACT:
The presentation will group the results of the needs assessment and implementation plan into three cost tiers: low, medium, high. These ranges reflect the conceptual nature of the project.
1. No change: $0
2. Internal Rehab: Less than $1M
3. External Rehab: Less than $2M
4. Low Intervention (includes internal rehab): From $4.25M up to $6.25M
5. Medium Intervention (includes internal and external rehab): From $9M up to $11M
6. High Intervention: From $16M up to $18M

The City is pursuing a grant that has the potential to provide up to $2.5M in funds to help with the common and technology areas that were identified as part of the needs assessment and implementation plan process and are part of the Medium Intervention.

**STAFF RECOMMENDATION:**
Staff seeks direction from City Council in order to meet the FY21 budget timeline. Based on the public engagement process, staff recommends the internal and external rehab options or the medium intervention, which includes both rehab options.

**ATTACHMENT(S):**
1. Library Council Presentation 6-16-20

**STRATEGIC ALIGNMENT:**
CBO4 - Plan for, build, and maintain high quality public assets
Want to help us plan the future of the Farmers Branch Public Library?

This survey is open to library users of ALL AGES: youth, teen, adult, you name it! We need your help answering a few questions.

A few things before we begin:
- Click the orange buttons to proceed through the survey.
- Questions with an *asterisk* are required questions. Anything without an asterisk is an optional question; feel free to scroll past these if you prefer.

Let’s go!
What We Heard

...Libraries fuel innovation... focus on natural light and color... maintaining a full and diverse book collection is the core around which a library is built.

To me, the library must walk a fine line between classic/timeless and postmodern/innovative... our library must be equipped to handle both ends of the spectrum.

The current library is something special. Please make the new library in the same vision. NOT another generic box.

Enhance the outdoors and inspire people to want to come in.

The library should be a source of inspiration and provide me with more than I can do at home or by myself.

The library is a place for inspiration. It belongs to each of us, and should make us feel welcome, comfortable, and personally connected.

An attractive Library should be a first priority of the City of Farmers Branch, and a center for our citizens and our community. A source of city pride.

The views to the outside are awesome! We use the outdoors as a family – it would be great to be able to take the library outside.

A community needs to be proud of its library, not an old, outdated building with a shabby interior. The building needs to reflect the wonderful opportunities that await inside.

If the atmosphere of the library was as beautiful as its setting, it would be a world-class facility.

We have to maintain equity and meet stakeholders where they are... provide a variety of materials and services.
WHAT SURPRISED US

The library could be a space for entrepreneurs - provide resources for small businesses and function as a business center or alternative to a coffee shop.

Borrow principles from coworking spaces - variation, on-demand individual space, spaces to gather.

Opportunities to leverage relationships with local arts community and academic institutions to strengthen the library’s community connection.
“The library is a place for inspiration. It belongs to each of us, and should make us feel welcome, comfortable, and personally connected.”
EXISTING

horizontality
books
skylights
views to nature
brick
mid-century details
varying scales of space

NEW

bring in the nature
more transparency
balance of new and old
warmth
clarity
comfort
daylighting
UPPER LEVEL OPPORTUNITIES

1. potential expansion area
2. recapture roofed area
3. “clear zone” for views
4. shift elevator +
5. celebrate the stair
6. rewild and rework the drive-up
LOWER LEVEL OPPORTUNITIES

1. potential expansion area
2. park access
3. “clear zone” for views
4. shift elevator +
5. celebrate the stair
6. outdoor reading room
existing conditions
extent of demo
extended skylights

2,200sf expansion
200sf expansion

extend living room into landscape
extend elevator to roof

1,000sf expansion
extend the park up the building
UPPER LEVEL PROGRAM

1 line of existing building
2 entry
3 living room
LOWER LEVEL
PROGRAM

1. line of existing building
2. entry
3. living room
EXISTING RECOMMENDATIONS

+ REHAB

Internal

Hard Costs  <$1 million
Soft Costs  $45,000 – $60,000
FF&E Budget  TBD

Components

• Paint
• Carpet
• Move circulation desk
• Shelving move
EXISTING RECOMMENDATIONS

+ REHAB

External

<table>
<thead>
<tr>
<th>Component</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Hard Costs</td>
<td>$1 million – $2 million</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>$90,000 – $150,000</td>
</tr>
<tr>
<td>FF&amp;E Budget</td>
<td>TBD</td>
</tr>
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Components

- Includes internal rehab
- Entry feature plaza
TIERED INTERVENTIONS

Low Intervention

Hard Costs $3 – $5 million
Soft Costs $450,000 – $500,000
FF&E Budget $750,000

Components

- Keep the library footprint, roof, and amenities as-is
- Consolidation of electrical, data, utilities
- Light refresh (estimated $54/SF)
- Mitigate flood plain
- Shift collections for best use of space
- Address security system
- ADA accessibility and building code compliance
**TIERED INTERVENTIONS**

- **Medium Intervention**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Hard Costs</td>
<td>$7 – $9 million</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>$750,000 – $850,000</td>
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<tr>
<td>FF&amp;E Budget</td>
<td>$1.25 million</td>
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**Components**

- Front level new entry and public use spaces
  - Addition of 2,200 sf
  - Possible adaptive re-use of gallery space and large meeting room but keep footprint
  - External rehab

- Skylights and living room element as incubator for local businesses and local economy

- Living room
  - Includes 200 sf expansion
  - Full connectivity within living room from front door to park

- Raised floor in strategic spaces

- Includes Low Intervention scope
## Tiered Interventions

### High Intervention

<table>
<thead>
<tr>
<th>Component</th>
<th>Cost Range</th>
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<tbody>
<tr>
<td>Hard Costs</td>
<td>$11 – $13 million</td>
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<tr>
<td>Soft Costs</td>
<td>$950,000 – $1.1 million</td>
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<tr>
<td>FF&amp;E Budget</td>
<td>$3.9 million</td>
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### Components

- Includes everything in Low and Medium Interventions plus:
  - 5,100 sf expansion of the lower level into the amphitheater
  - 2,500 sf roof expansion with second floor outdoor seating
  - Park elements in all new spaces
  - 1,000 sf 3rd floor expansion with event center
  - Reimagining the park space behind the building
  - Extending living room into the landscape
  - 50-year solution
  - Fully flexible solution with raised floor (power/data)
  - Highest energy efficiency levels
  - Plan is most conducive to phasing of construction
  - 3rd level offers revenue generation possibilities
  - Award-winning intervention – great advertising for facility and park
NEXT STEPS

Design Competition
Schematic Design Phase
Design Development Phase
Bid Support
Construction Document Phase

JULY 2020 - DECEMBER 2020

Construction Administration — ESTIMATED DURATION: 14 MONTHS

Ribbon-Cutting Ceremony — MARCH 2022
THE BUILDING: PAST + FUTURE