Branch Capital Projects Feasibility Study

Mission Branch Library

Chinatown Him Mark Lai Branch

Ocean View Branch Library
Outline:

• Feasibility Study
• Guiding Principles
• Potential Concepts
• Preliminary Budget
• Findings
• Recommendations
• Next Steps
What is a Feasibility Study?

Definition
• An assessment of the practicality of a proposed plan or method

Purpose
• Determine feasibility of various design options prior to engaging the community
• Inform the community regarding the possibilities for their branch

Goal
• Give all stakeholders a better understanding of possible project scope, timeline, and budget
• Identify design opportunities and challenges
Guiding Principles:

- Service and patron engagement for the library of the 21\textsuperscript{st} century
- Designs that enable flexibility and adaptability
- Provide multifunctional community program areas
- Transparency and ease of wayfinding
- Preservation of historic reading rooms
Mission Branch [Built in 1915, Seismic Retrofit 1999]

Built 1915, picture 1950's

Original main entry on 24th Street

Existing main entry

Original main entry on 24th Street

Building Design & Construction
Mission Branch
Mission Branch

Ground Floor Interior 1960's

Existing Ground Floor Interior
Mission Branch - Test Fit Scheme A

Historic entry and stair
Visual transparency
New program room
More restrooms
New addition adds space
Mission Branch - Public vs. Service Space

Level 2

Level 1

Existing Plan

Concept
Mission Branch Library

Preliminary Scope:

- Optimize service points
- Provide flexible community room
- Increase square footage with addition
- Restore original entrance and main stairs
- Improve circulation and transparency
- Upgrade and add restrooms
- Replace building mechanical systems
Chinatown Branch [Built in 1921, Seismic Retrofit 1996]

Built 1921, picture 1960's

Original ground floor entry

Existing ground floor entry

Existing
Chinatown Branch

Built 1921 (Photo from 1970's)

Existing Interior
Chinatown Branch - Test Fit Scheme A

Level 1
- Reading/Collections
- Children's Room
- Staff Work
- Lobby Breakout
- Exit Path

Level 2
- Reading/Collections
- Teen Zone
- Mezzanine Above
- Staff Work
- Quiet Reading/Collections

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Chinatown Branch - Public vs. Service Space

Mezzanine

Level 2

Level 1

Existing Plan

Concept
Building Design & Construction

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Chinatown Branch Library

Preliminary Scope:

- Optimize service points
- Increase size and flexibility of program room
- Restore original entrance
- Improve circulation and transparency
- Restore historical reading room
- Enhance access to roof garden
Ocean View Branch [Built in 2000]

June 2000

Existing
Ocean View Branch

Reading Room
San Francisco Public Library Commission
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January 18, 2017

Building Design & Construction

Existing Level 2
4,300 SF  2,150 SF/Floor

Existing Level 1
Ocean View Branch - Test Fit Scheme A
Ocean View Branch - Public vs. Service Space

Level 2

Level 1

Existing Plan

Concept
Ocean View Branch - Section and Elevation Concepts
Ocean View Branch Library

Preliminary Scope:

• Optimize service points
• Remodel main stair to provide open concept
• Create dedicated teen area
• Provide large flexible program space
• Provide additional restroom
• Improve circulation and transparency
Budget Summary

Ocean View Branch Library
$6,600,000 to $8,500,000

Mission Branch Library
$15,700,000 to $19,800,000

Chinatown Him Mark Lai Branch Library
$24,100,000 to $29,400,000

Total: $46,400,000 to $57,700,000
Findings:

Mission Branch

- Library lacks a community meeting room
- Teen space does not meet community demand
- Single occupancy restrooms are inadequate
- Service points are inefficient and limit patron experience
- Building systems are at the end of service life
- Circulation is cramped and confusing
Findings:

Chinatown:

- Program room is too small and inflexible
- Wasted space for underutilized mezzanine
- Confusing entrance and circulation
- Underutilized and inaccessible roof garden
- Reading room compromised by mezzanine and seismic bracing
Findings:

Ocean View:

• Building size is small for community needs
• Program room is too small and inflexible
• Building is not easily recognized as a library
• Two-story building poses operational challenges
• Current site limits renovation and/or expansion
Recommendations – Phased Approach

• Mission Branch

This library has the most serious limitations to service provision and quality of patron experience. It is also the most heavily worn, with building systems at the end of their service life. Therefore, library staff recommend that Mission Branch Library should be the first project in this renewal program.

• Chinatown and Ocean View Branches

These two branches are very different in age, size, and design and many design options are possible. Both have community rooms and teen areas and are in better condition than Mission Branch. Further exploration through community meetings will provide insight on project scope, sequence, and timeline for these two projects.
Next Steps:

Final feasibility report – February 2018

Commission approval of project sequence and anticipated timeline – February 2018