

Burleson Public Library

City Council Committee Presentation | January 24, 2024





TALKING POINTS

- 01 Introduction
- 02 Year 1 Master Plan Findings
- 03 Project Goals & Visioning
- 04 Plan Development
- 05 Exterior Perspectives
- 06 Interior Perspectives
- 07 Cost Estimate and Schedule

01 Introduction

720 design Inc. is a boutique planning, architecture and interior design firm devoted to the development of **modern library spaces** where communities can gather to learn, play, dream, and explore.

Have completed **over 350 library projects completed** across the country.

Bring a wealth of knowledge, **lessons learned and expertise** to each unique library project.

Started working with Burleson on a Library Master Plan in January of 2022.

A Few of Our Projects



Seguin Public Library



Round Rock Public Library



Frisco Public Library

Our Team



Maureen



Sonya

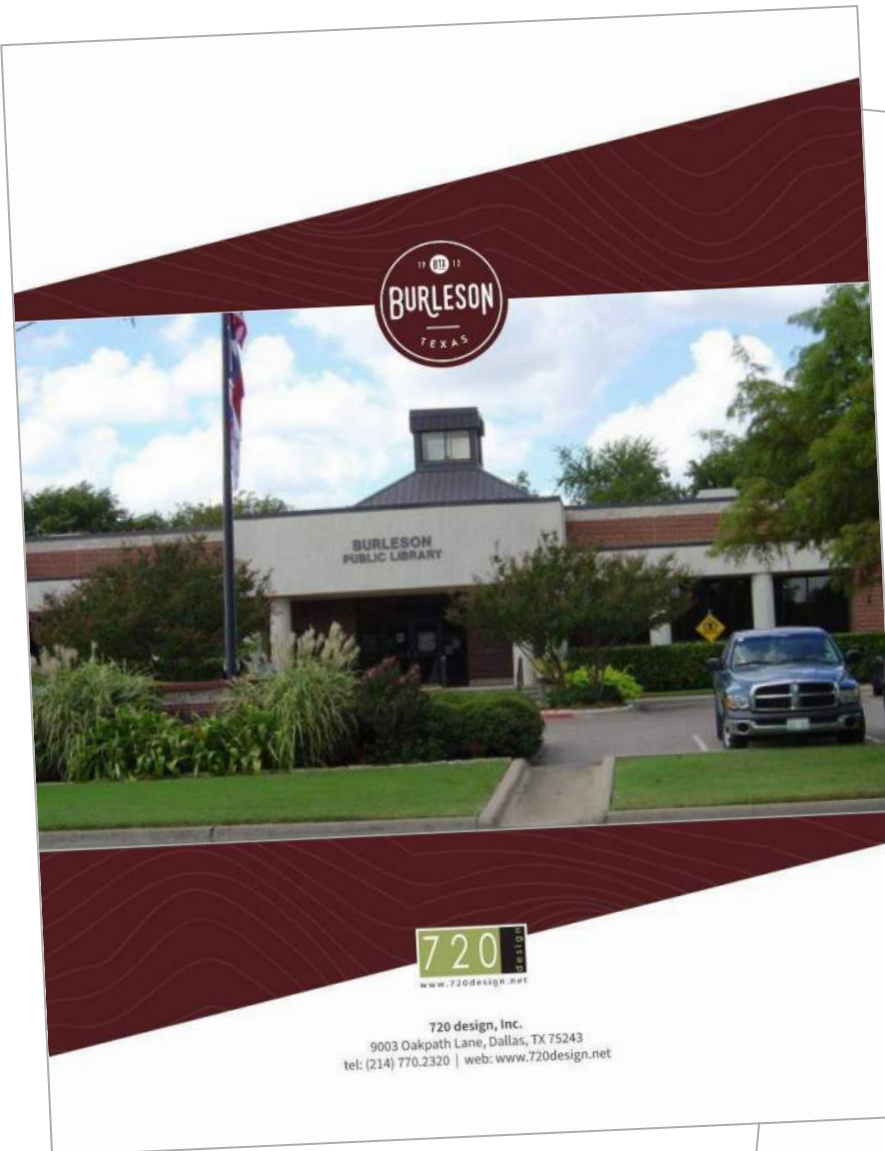


Michelle



Mia

02 Year 1 Master Plan Findings



History of the Burlleson Public Library

The Burlleson Public Library opened in 1971 in the historic Renfro-Clark House in Burlleson. Burlleson citizens approved a bond election for a larger, more modern facility that opened in March of 1980, but the library eventually outgrew that building as well.

In June of 1996, after a special election passed for the construction of municipal facilities, the library moved into a new 17,000 SF library at 248 S.W. Johnson where it is still in operation today.



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Library Discovery Tours

Prior to beginning the master plan process, library staff and consultants toured Texas libraries to evaluate best practices and new services at new and renovated libraries across the region. This gathering of information was invaluable to the planning process as staff provided pictures and images of aspirational services, systems, furniture, and layouts to be interpreted into the Burlleson Public Library culture.

Four tours were planned and embarked upon including:

- John and Judy Gay Library, McKinney, TX
- Lewisville Library, Lewisville, TX
- Flower Mound Library, TX
- Euless Public Library, TX



Existing Facility Assessment



Building Sq. Footage:
17,000 sf

No. of Parking Spaces:
67 (2 HC)

Site Size:
2.3-acres

Year Built:
1994

The library building has been well maintained but is showing wear from years of heavy community use. It has reached the time for an update/refresh to finishes and fixtures.

Parking spaces meet the City's Parking Ordinance (61) but not library best practices (85) reflecting community input that parking is inadequate for the use especially when programs are offered. The building was planned to expand to the northeast to add approximately 6,800 additional square feet to the building.

Built in 1994, it does meet the original intent of ADA but does not reflect changes and updates made to the civil right since that time. There is an exterior ramp near the two accessible parking spaces, but it is long and hidden causing those with mobility issues to take the short cut up the stairs.

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Community Input Fast Facts

- **+450 Responses** (Online and In Person)
- 92% Library Card Holders
- 63% borrow books for adults (the adult collection was listed as the most valuable resource in the library)
- 39% borrow books for kids (Children’s story time is the 4th most valuable resource)
- 76% of online survey respondents prefer **one, large, full-service library location**

Reasons given for not going to the library include:

- lack of time
- use the internet
- **library doesn’t have what they need**
- use digital materials



Top Requested Services

(in ranking order)

Quiet Reading Area

Outdoor Study/ Work Space

Multi-Purpose Activity Room

Community Gathering and Performance Spaces

Teen Activity Area

STE(A)M Learning Area

Mobile Demonstration Kitchen

Group Study/Tutoring Room

Outdoor Learning

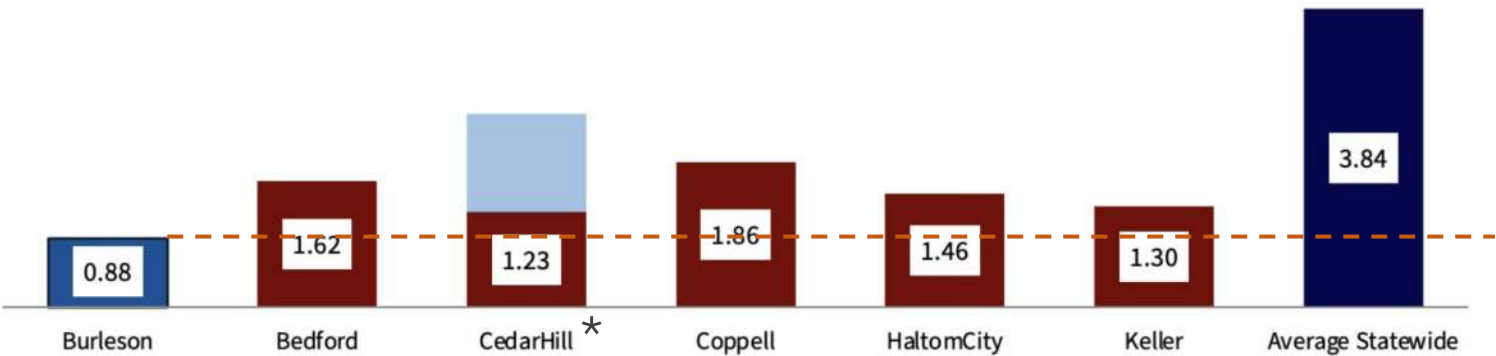
Coffee / Vending

Craft Room / Makerspace

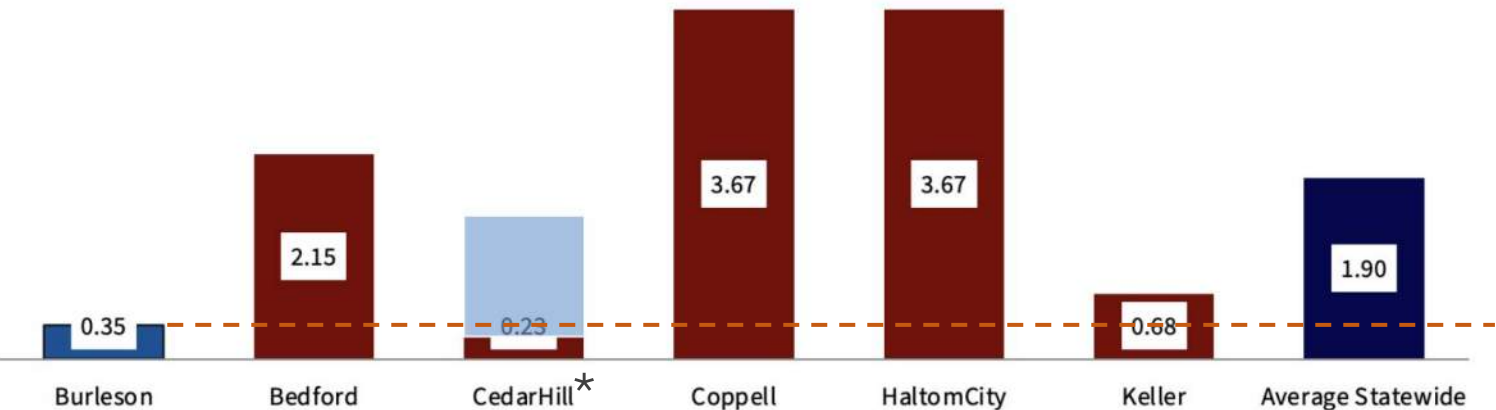
Computer Lab / Technology

Peer Comparison Fast Facts

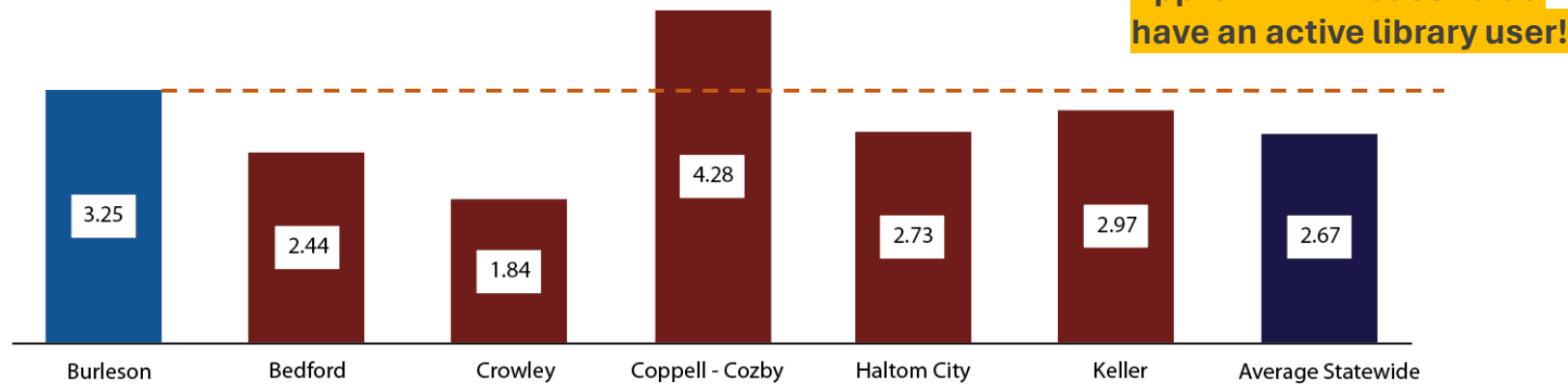
BOOKS IN PRINT PER CAPITA LFY 2020



LIBRARY SQUARE FOOTAGE PER CAPITA LFY 2020



LIBRARY VISITS PER CAPITA LFY 2022



* Cedar Hill Library is in construction, blue indicates numbers once project is complete

Library Square Foot per Capita and Standards

Year	Population	Existing Gross Square Feet	Gross Square Feet Per Capita
2023	60,771	17,000	0.28
2035	78,445	17,000	0.22
Build Out	103,662	17,000	0.16

Based on current conditions, the chart above shows the serious decline in square feet per capita if the library does not expand.

Library Square Feet Against Texas State Library Standards

Year	Population	Square Feet @ .51 SF Per Capita (Texas Overall Average)	Square Feet @ 0.6 SF Per Capita (ALA Basic Standard)	Square Feet @ 0.8 SF Per Capita (ALA Mid-Level Standard)	Square Feet @ 1 SF Per Capita (ALA Exemplary Standard)
2020	49,692	25,343	29,815	39,754	49,692
2023	60,771	30,993	36,463	48,617	60,771*
2028	66,864	34,101	40,118	53,491	66,864
2035	78,445	40,007	47,067	62,756	78,445
Build Out**	103,662	52,868	62,197*	82,930	103,662

* Exemplary for 2023 population, sufficient for buildout population

** Build out population as defined by City Engineering team

Based on current conditions, the chart above shows the serious decline in square feet per capita if the library does not expand.

Building Program Summary

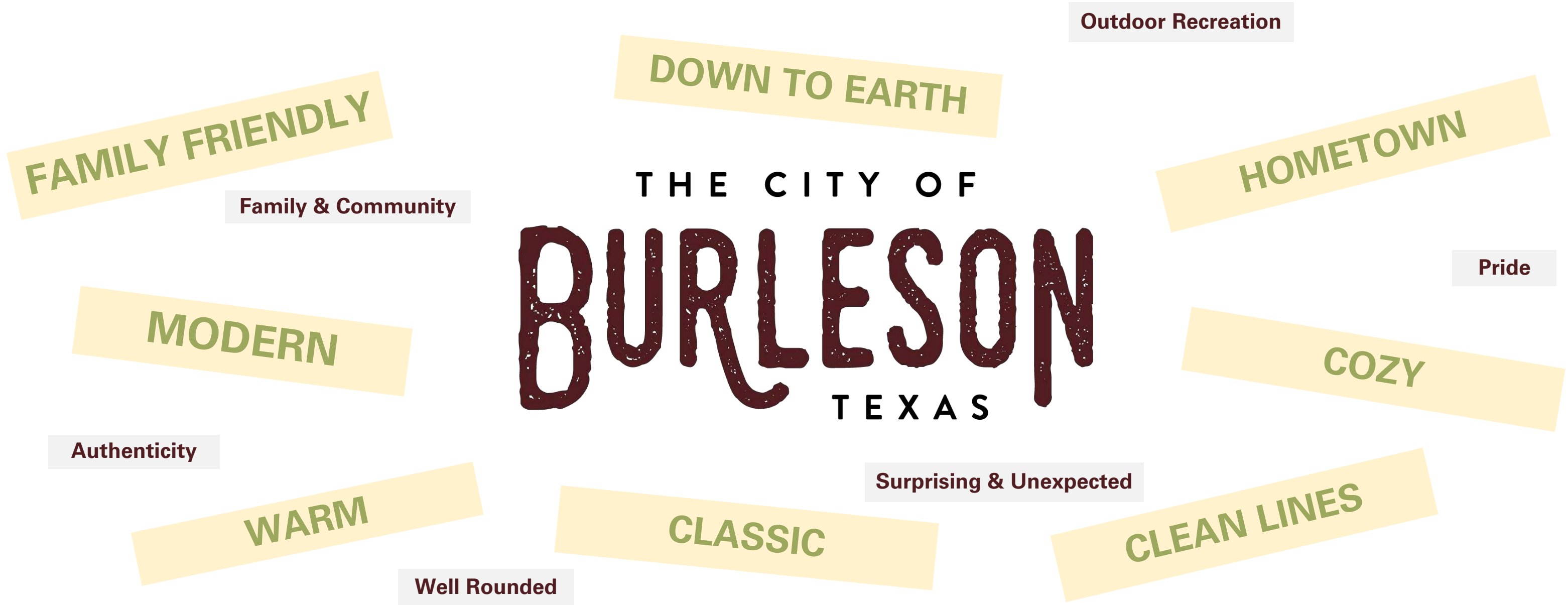
BURLESON PUBLIC LIBRARY	
A. Lobby	3,586 SF
B. Gathering Spaces	8,325 SF
C. Browsing and Technology	1,560 SF
D. Circulation/Main Info Service Desk	460 SF
E. Adult Services/Reference	10,439 SF
G. Youth Services - Play and Learn	9,076 SF
J. Tween Services - Middle Zone	1,108 SF
I. Teen Services Room	2,560 SF
K. Administration	1,370 SF
L. Youth Programming Staff Workroom	1,504 SF
M. Adult Programming Staff Workroom	1,048 SF
O. Collection Development	658 SF
P. Circulation and Volunteer Work Area	2,048 SF
P. Library Staff Support	1,561 SF
R. Building Support	3,100 SF
TOTAL ASSIGNABLE SQUARE FEET	48,404 SF
Gross Square Footage (75%)	60,505 SF

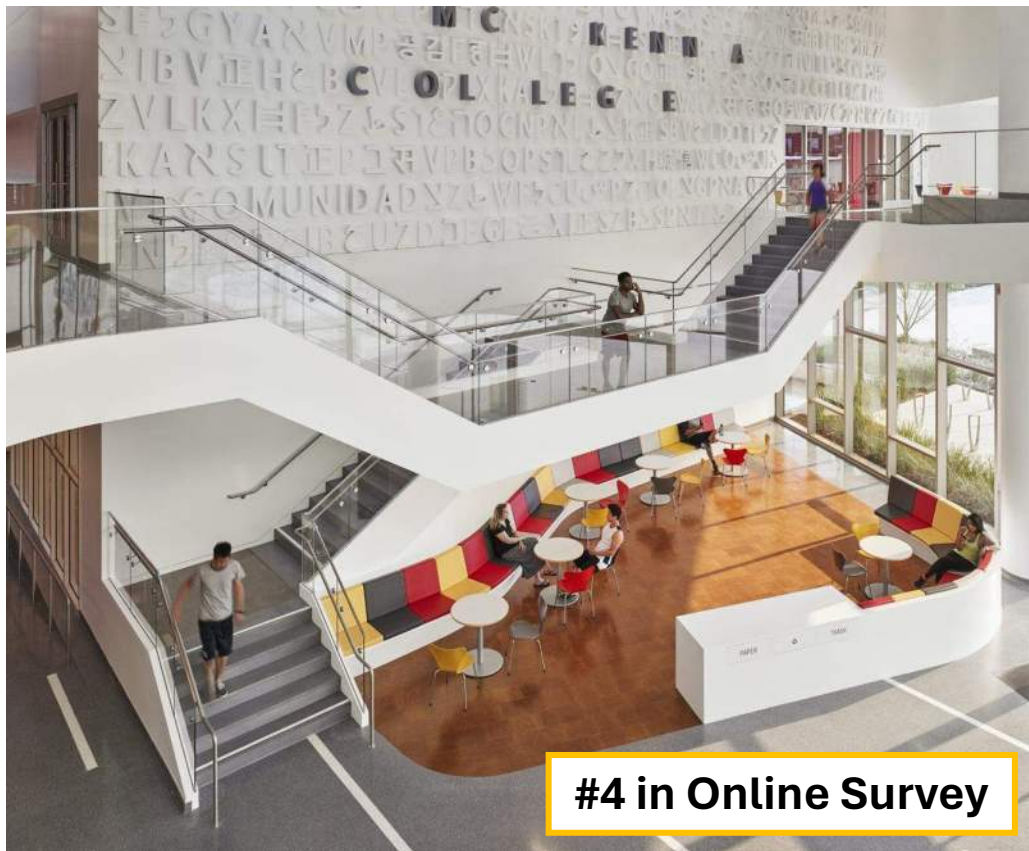
Existing Library Photos



02 Project Goals & Visioning

Themes from staff and community feedback.





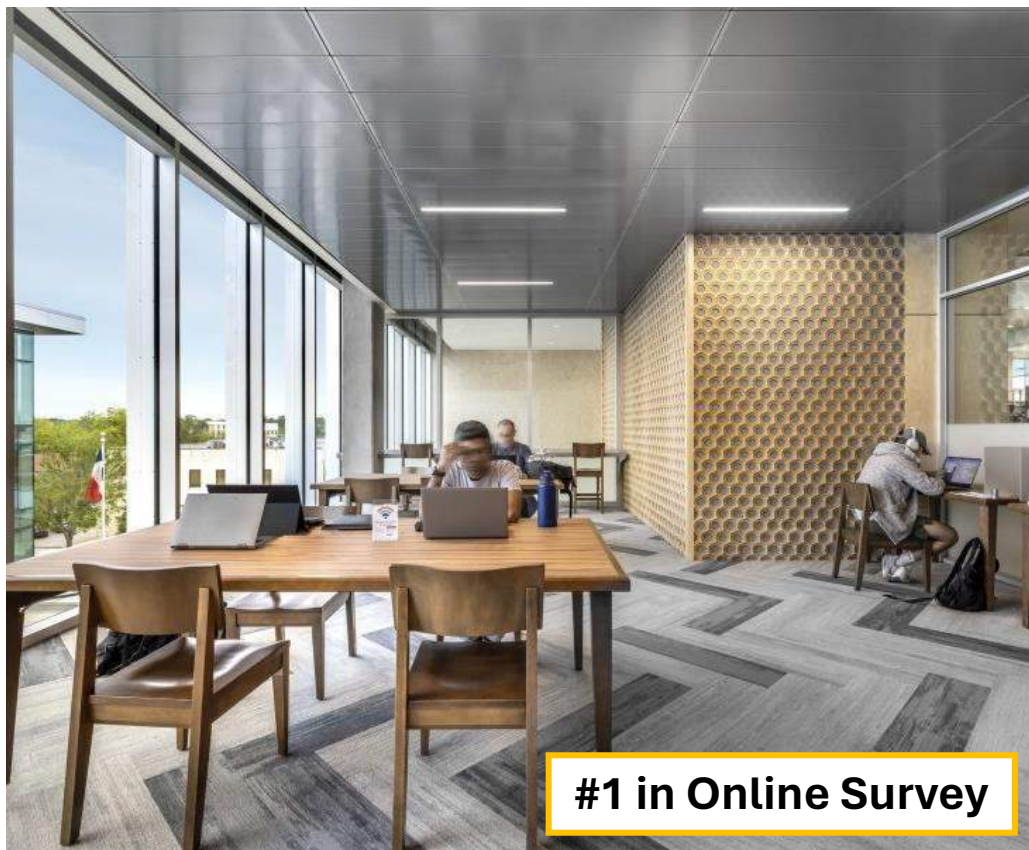
Communicating Stair



Variety of Adult Seating



Outdoor Reading Areas



Quiet Reading Room



Children's Reading Area

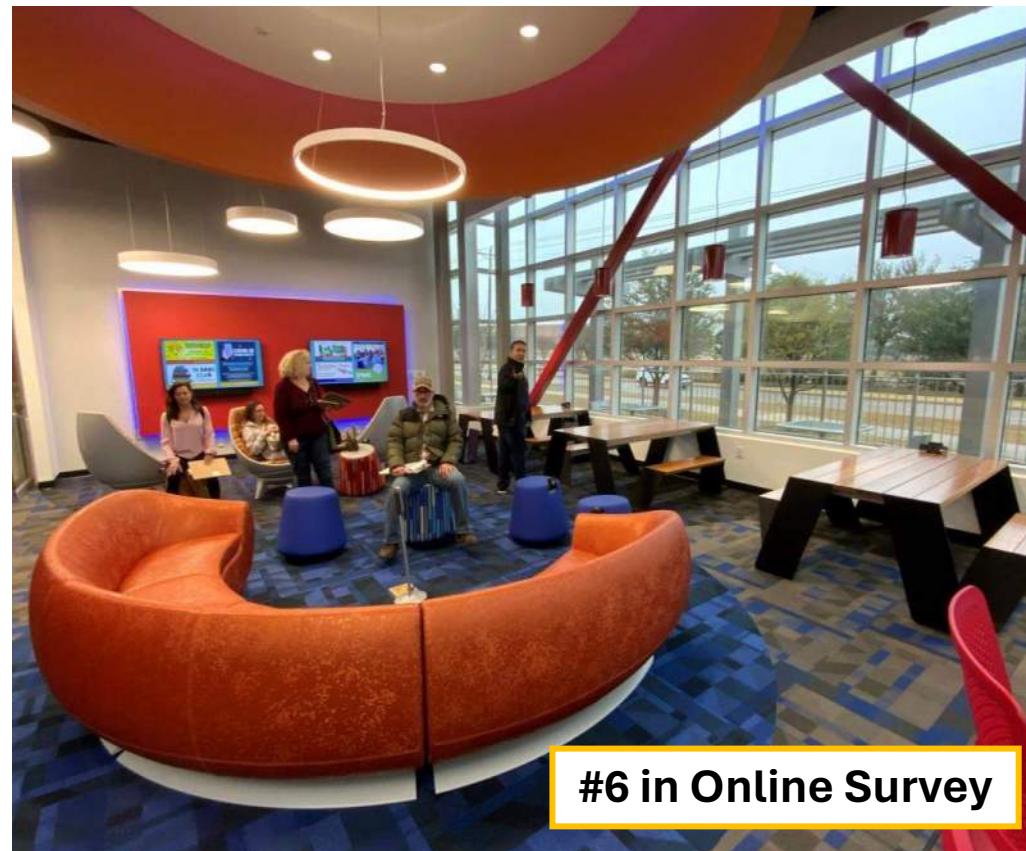


Children's and Youth Variety of activity



#4 in Online Survey

Community and Gathering Spaces



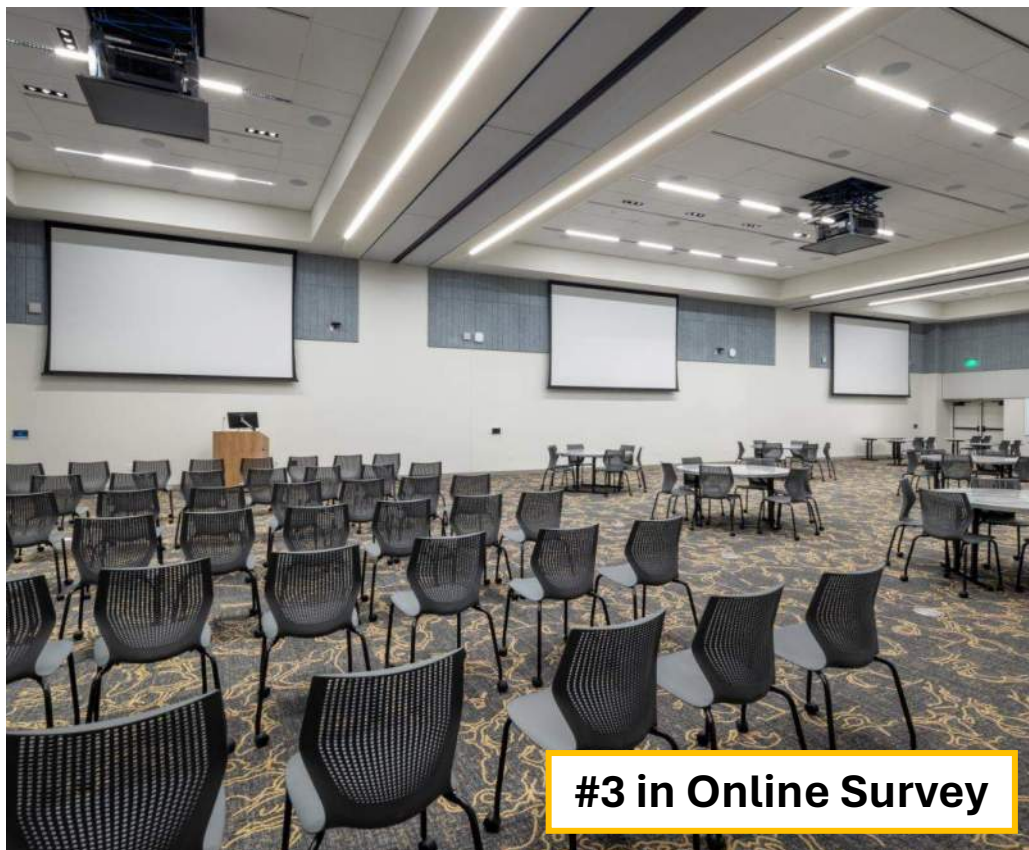
#6 in Online Survey

Teen Area



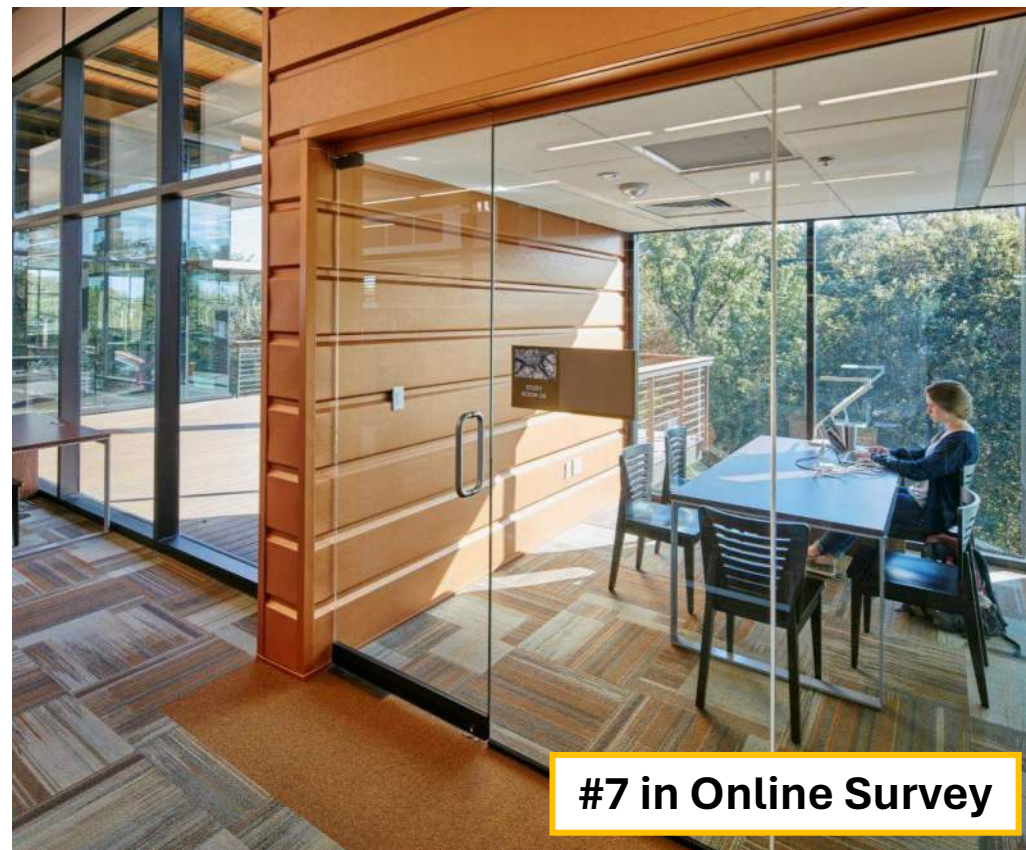
#4 in Online Survey

Community and Gathering Spaces



#3 in Online Survey

Meeting Rooms



#7 in Online Survey

Study Rooms



#10 in Online Survey

Makerspace

Neutral & Natural Adult Spaces



Bright & Bold Children's Spaces





Amphitheater



Shaded Reading Areas



Organic Seating



Literary Park Inspiration



Interactive Art & Play



Book Drop and Service Window



Burleson Aesthetic



Clean Lines



Pops of Color



Statement Outdoor Spaces



Recognizable as a Civic Building

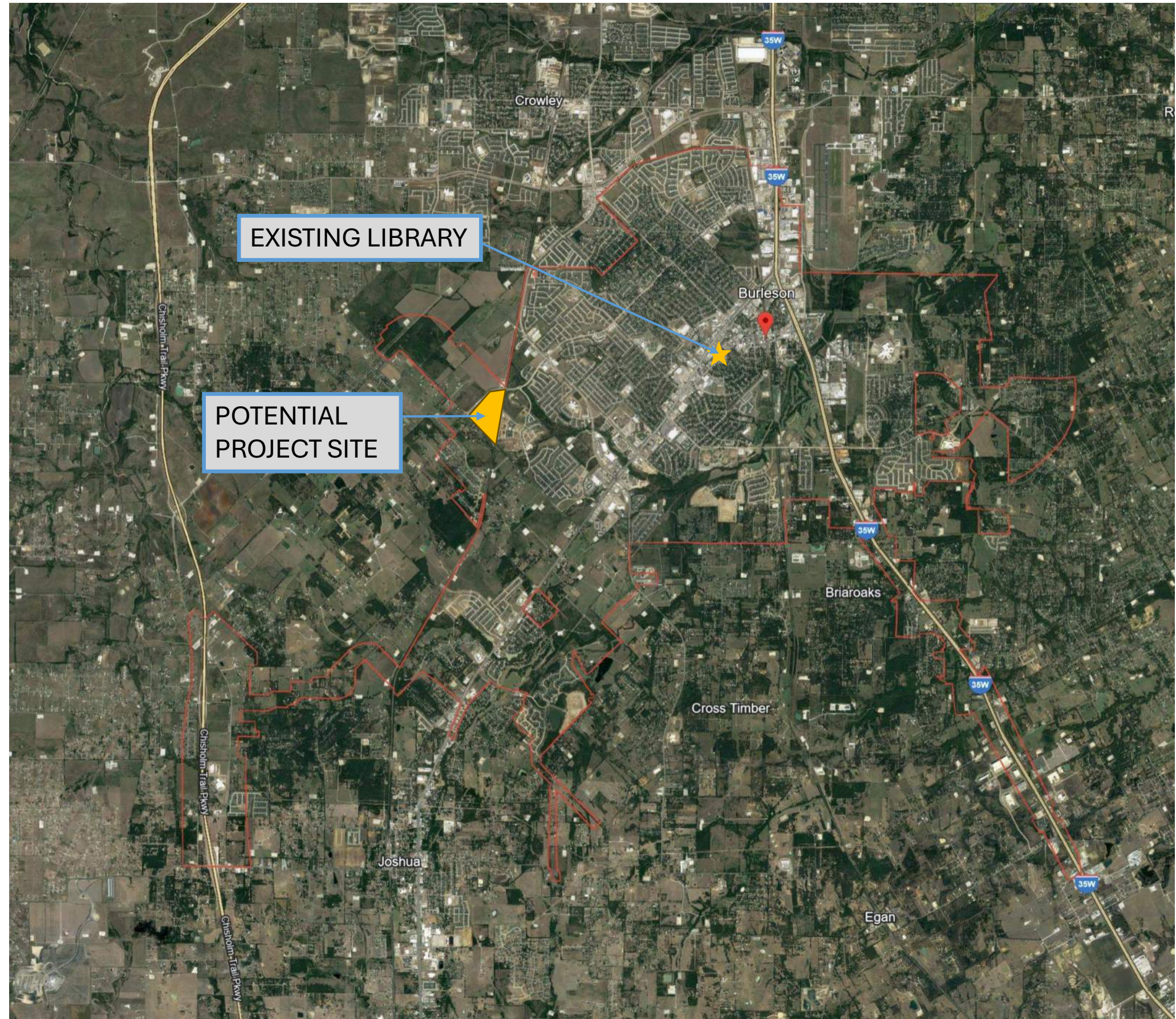


Referential to Historic Context

03 Potential Project Site & Plan Development

Site for Study:

- Land City already owns
- Enough space for the library
- Previously discussed as a potential location for a library
- Beautiful site with natural features

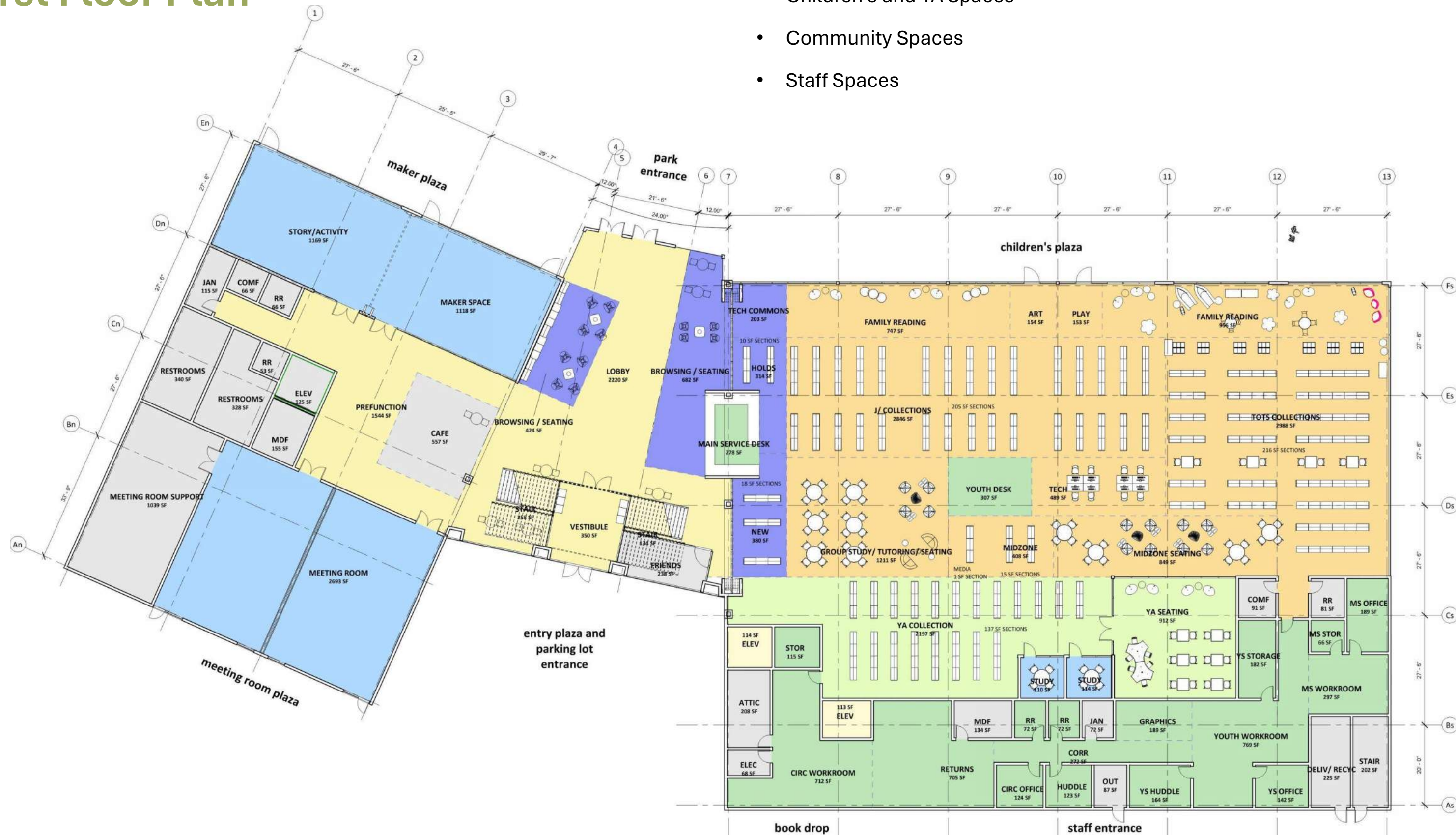


Library Site Plan



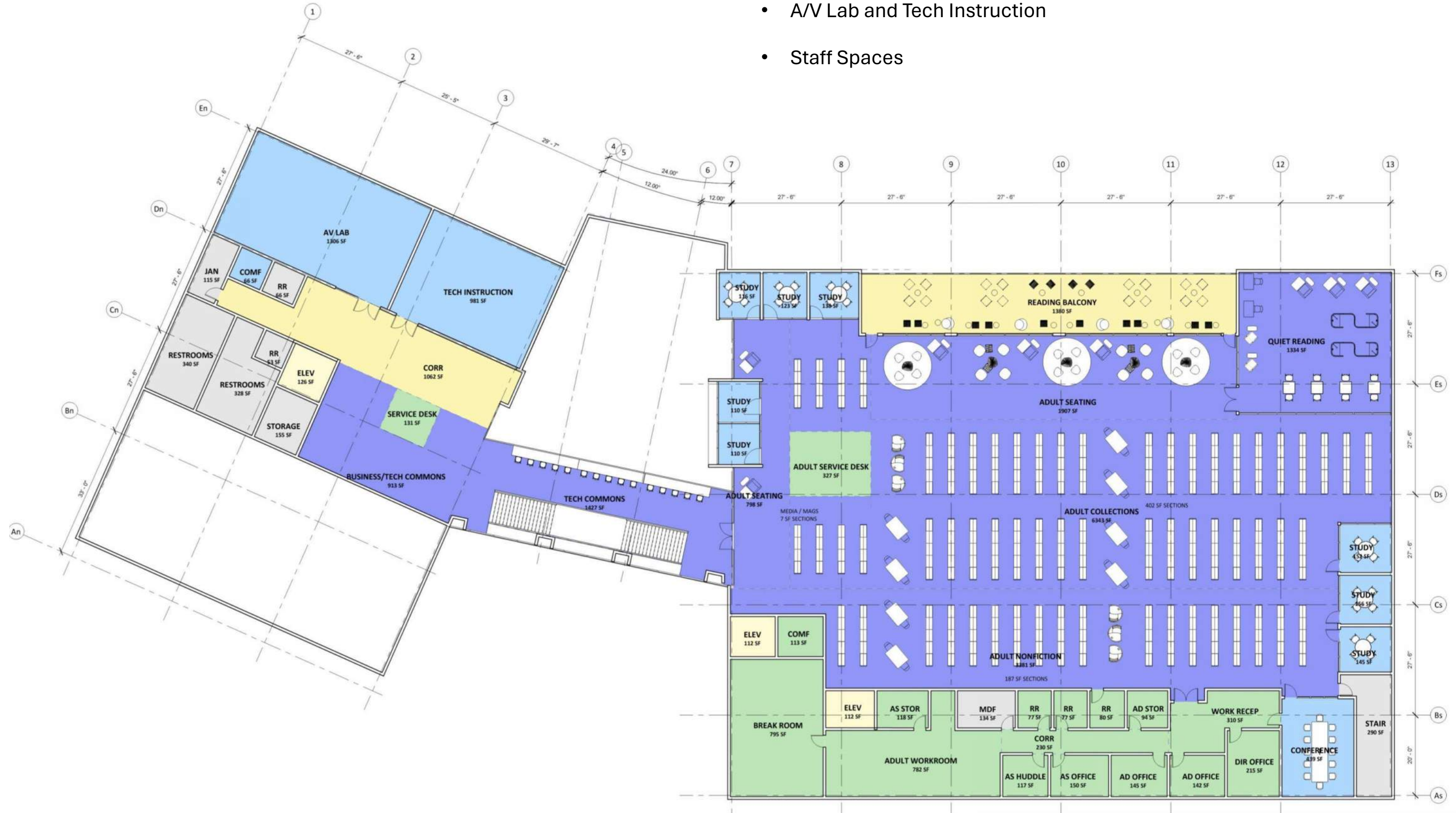
First Floor Plan

- Children's and YA Spaces
- Community Spaces
- Staff Spaces



Second Floor Plan

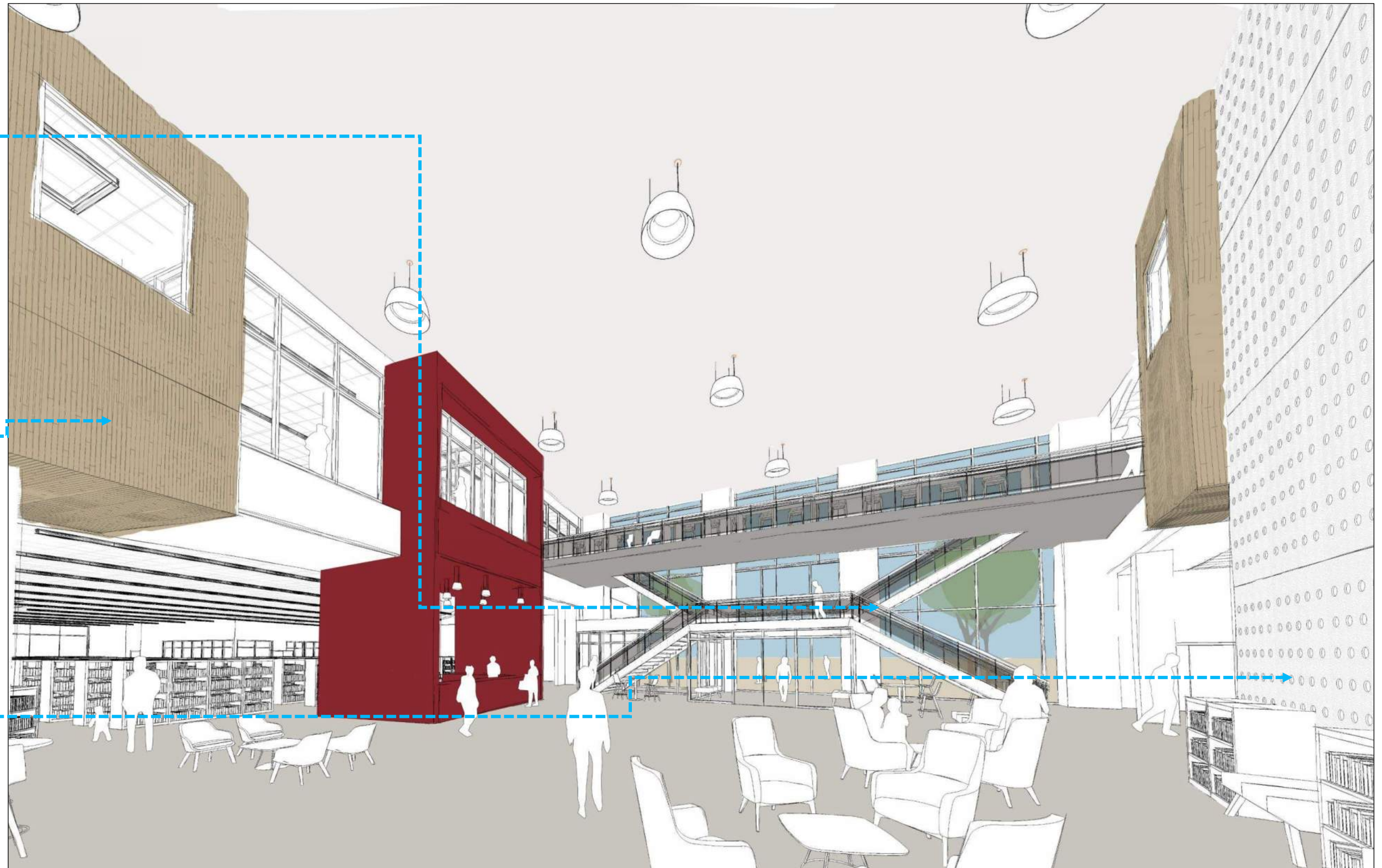
- Adult Collections and Seating
- A/V Lab and Tech Instruction
- Staff Spaces



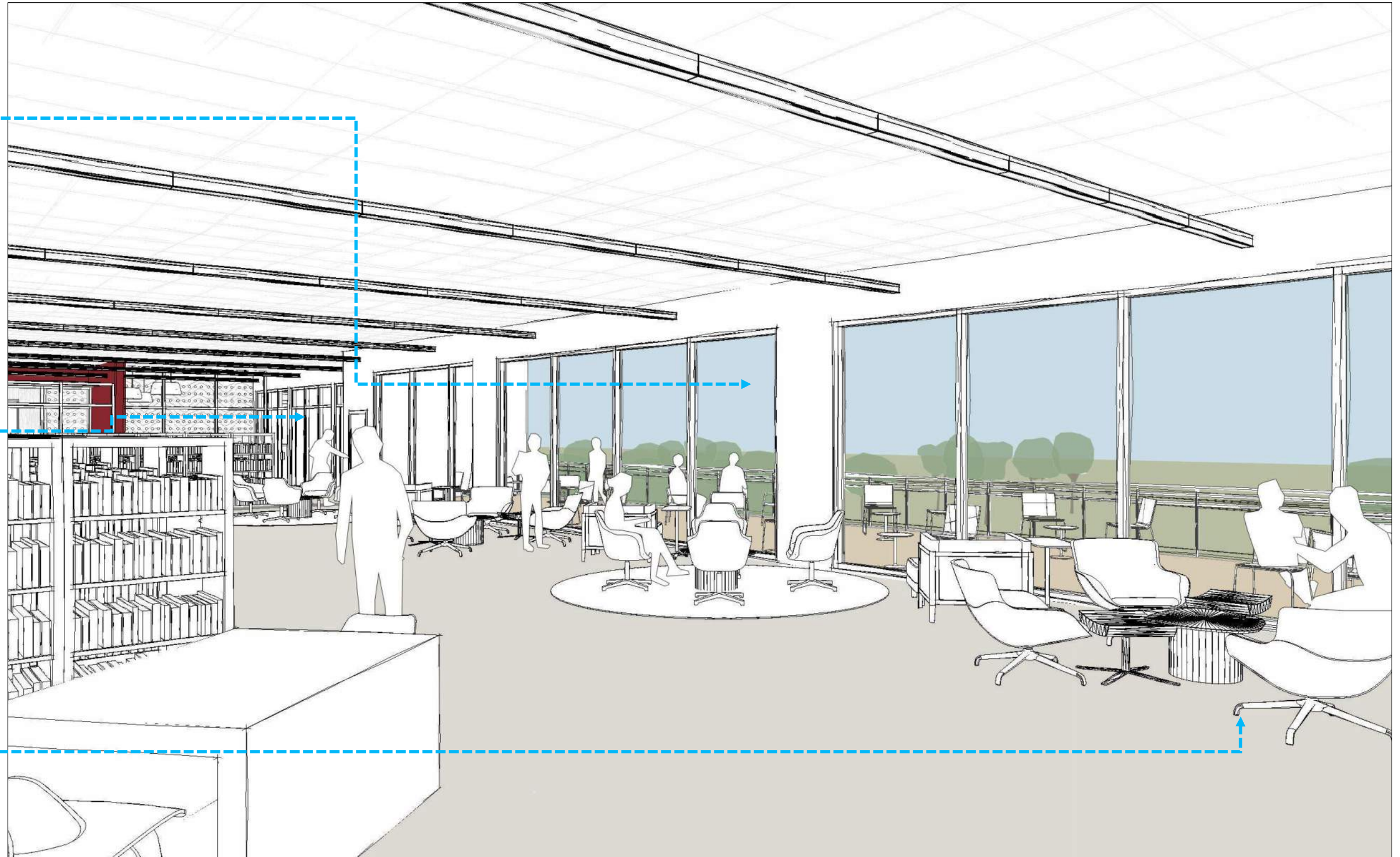
04 3D Interior Development



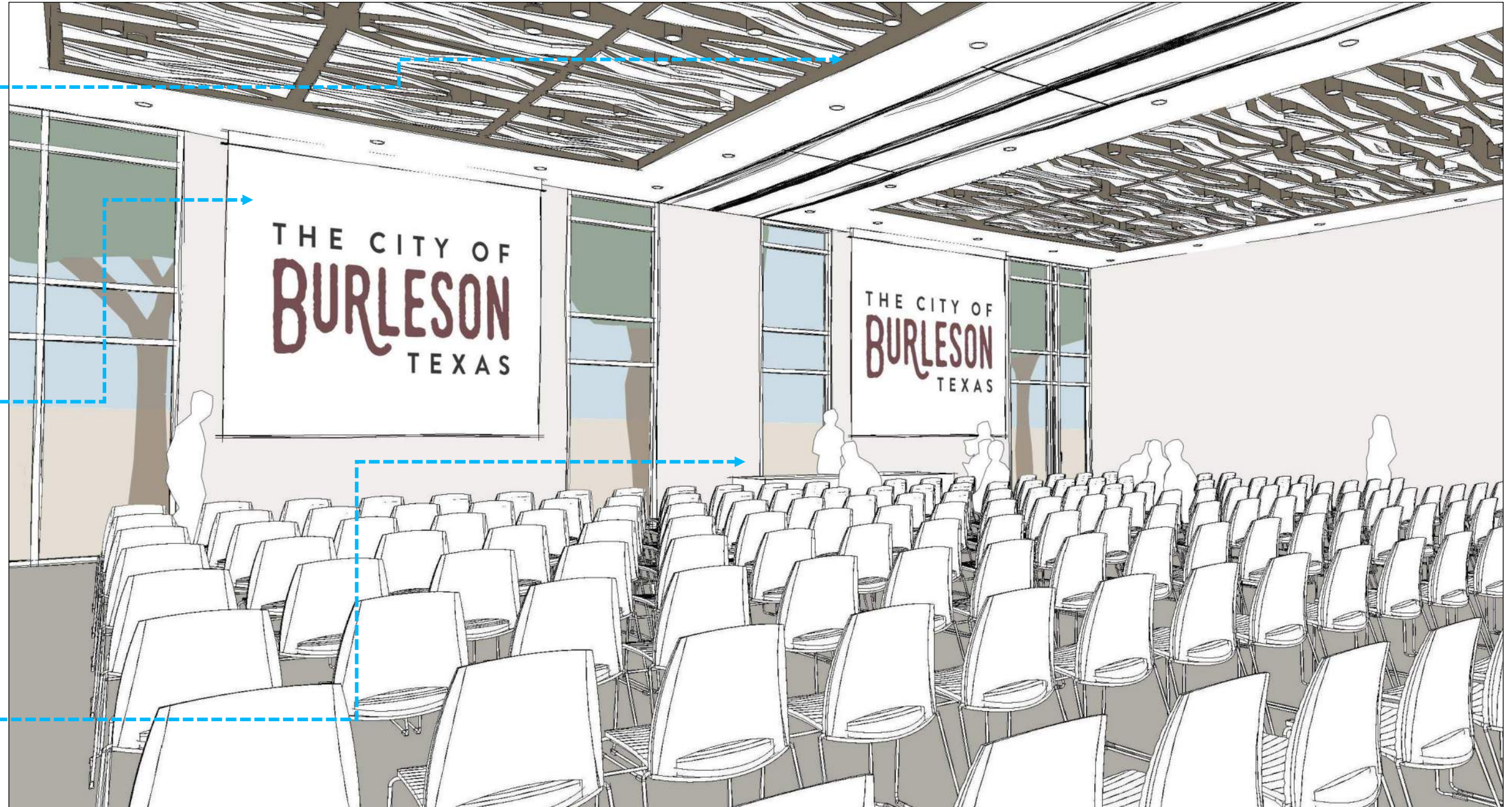
Lobby



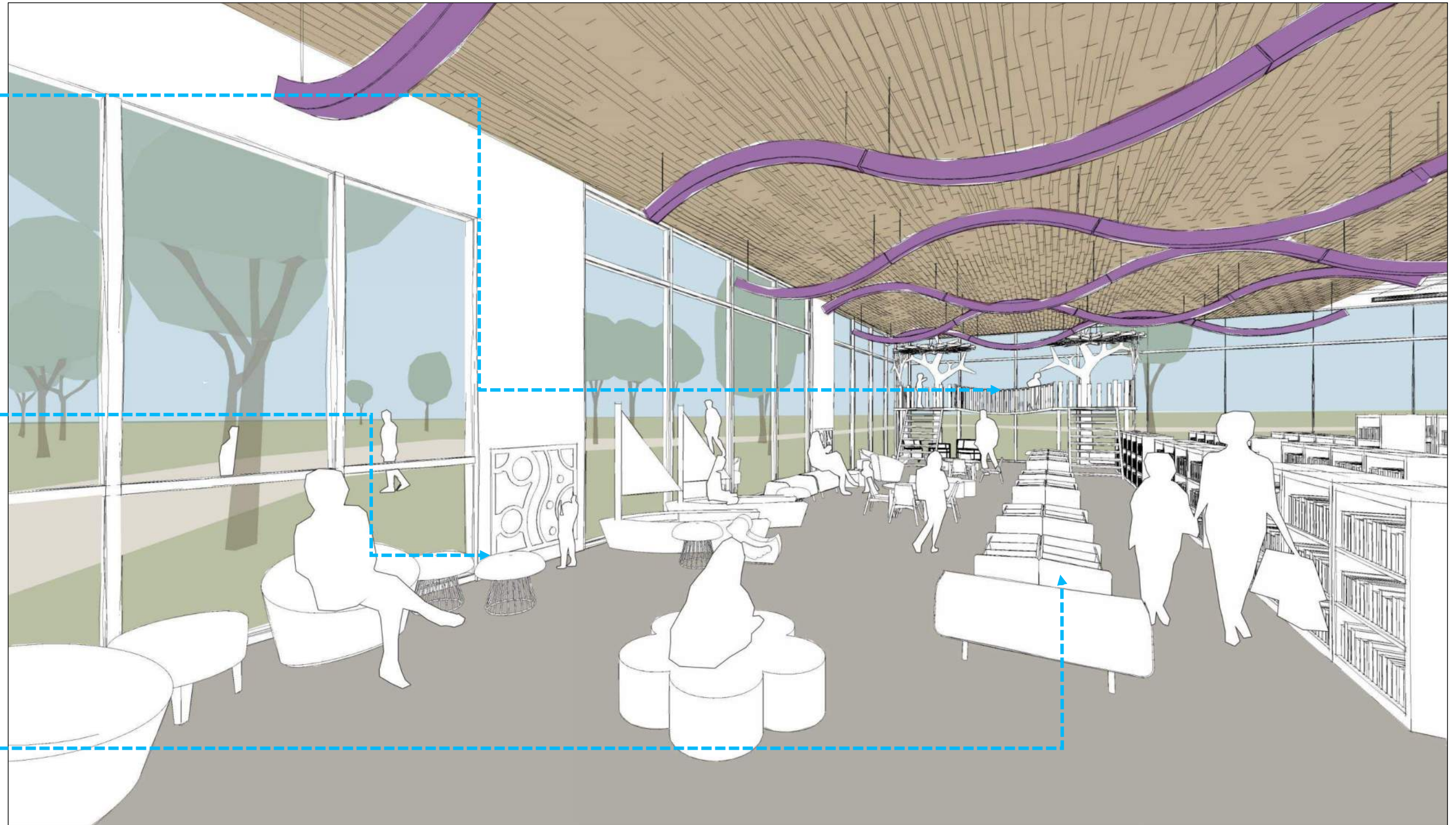
Adult Reading Area



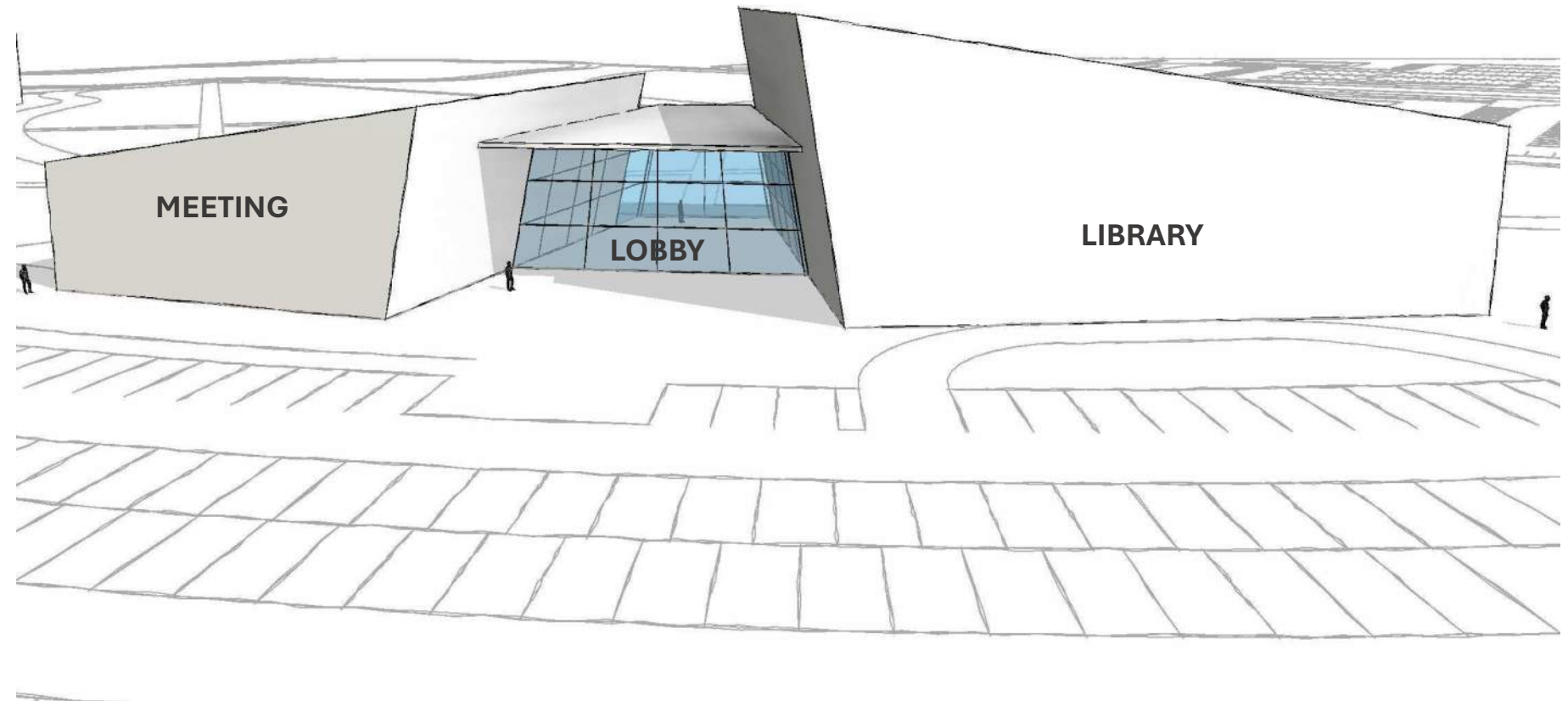
Multipurpose Room



Children's Area



03 3D Exterior Development



Exterior Option A



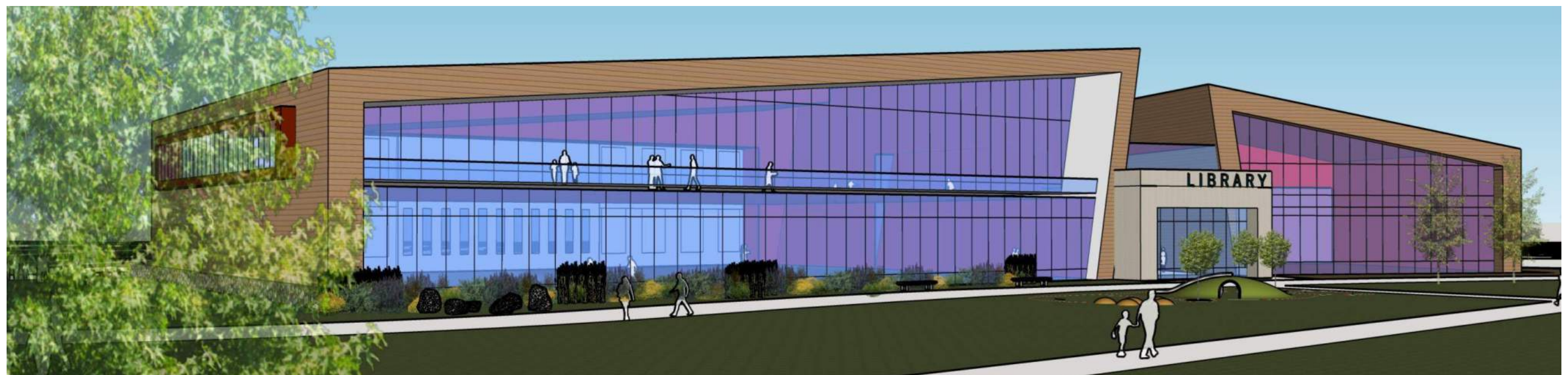
- Rustic / industrial
- Transitional style ties into historical context
- Brick and metal, with wood accents and pops of color
- Natural light and park views
- Grand outdoor terrace facing park



Exterior Option B



- **Iconic and Civic**
- Traditional materials with a modern form
- Geometric shapes, raw textures, and simple materials (wood, corten steel, masonry)
- Natural light and park views
- Grand outdoor terrace facing park



Exterior Option C



- **Bold and playful**
- Dynamic, eye-catching façade
- Geometric shapes, vibrant colors, and simple materials
- Natural light and park views
- Grand outdoor terrace facing park



04 Cost Estimate

Summary of Costs for 2024

Site Costs* (Parking):	\$ 500,000
Construction Costs:	\$39,232,490
New Furniture:	\$ 3,412,220
Summary of A/E Fees:	\$ 5,587,521
Owner Direct Expenses:	\$ 3,791,625
TOTAL:	\$52,523,855

*Site costs only include parking required for library, additional site development not included

Escalation at 6%/year

2025:	\$55.67 m
2026:	\$59.02 m
2027:	\$62.56 m
2028:	\$66.31 m
2029:	\$70.29 m

*Based on current construction costs – assume 6% increase per year for escalation

Comparative costs

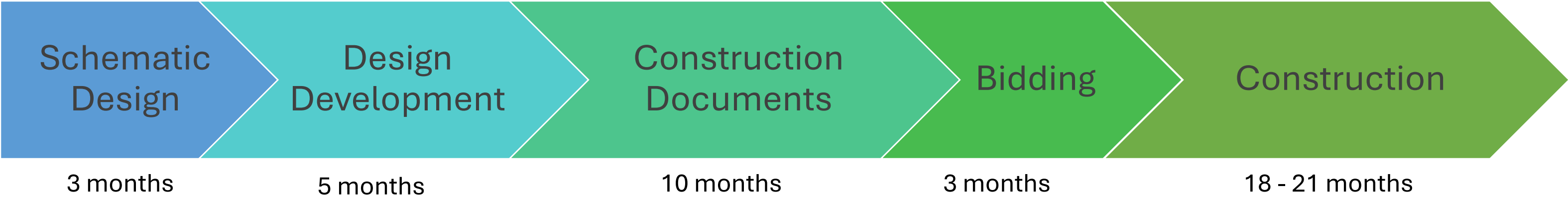
Burleson est.:	\$860/sf*
Anna**:	\$707/sf*
Dripping Springs:	\$1018/sf*
Cedar Hill**:	\$747/sf*

*Variations reflect differences in project scope, quality of materials, etc.

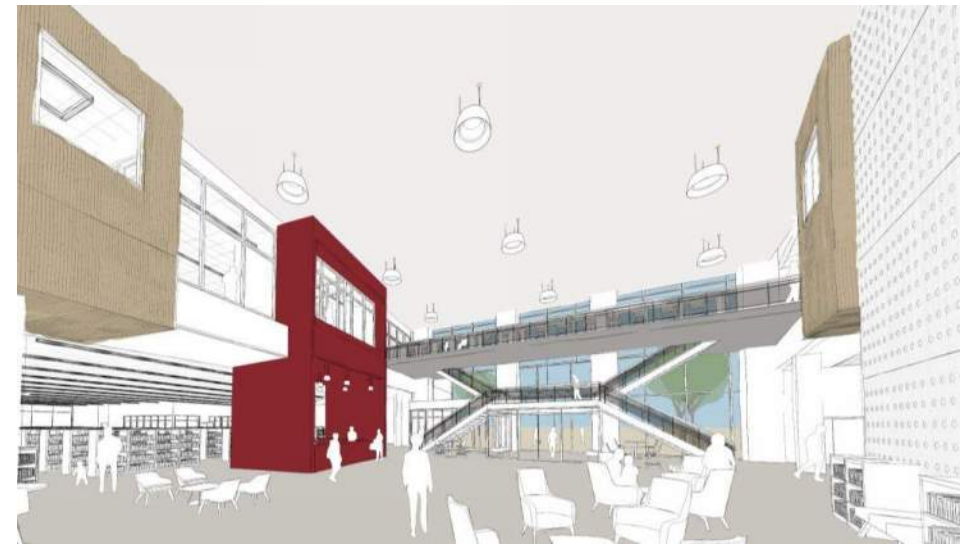
**Escalated to 2024 costs assuming 6% increase per year

Conceptual Project Schedule

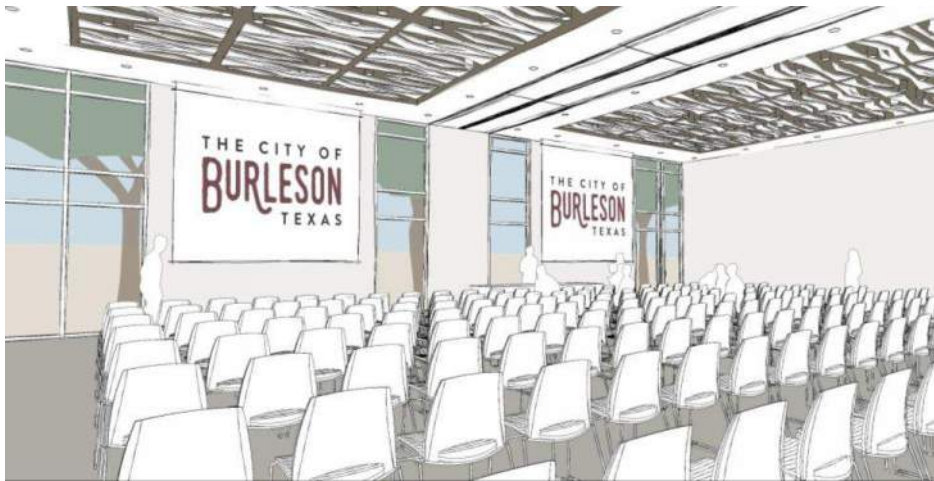
The construction of a new library is not currently included in the city’s five-year capital plan.



+/- 42 months total
from design kickoff to construction completion



Thank you!



Questions?

