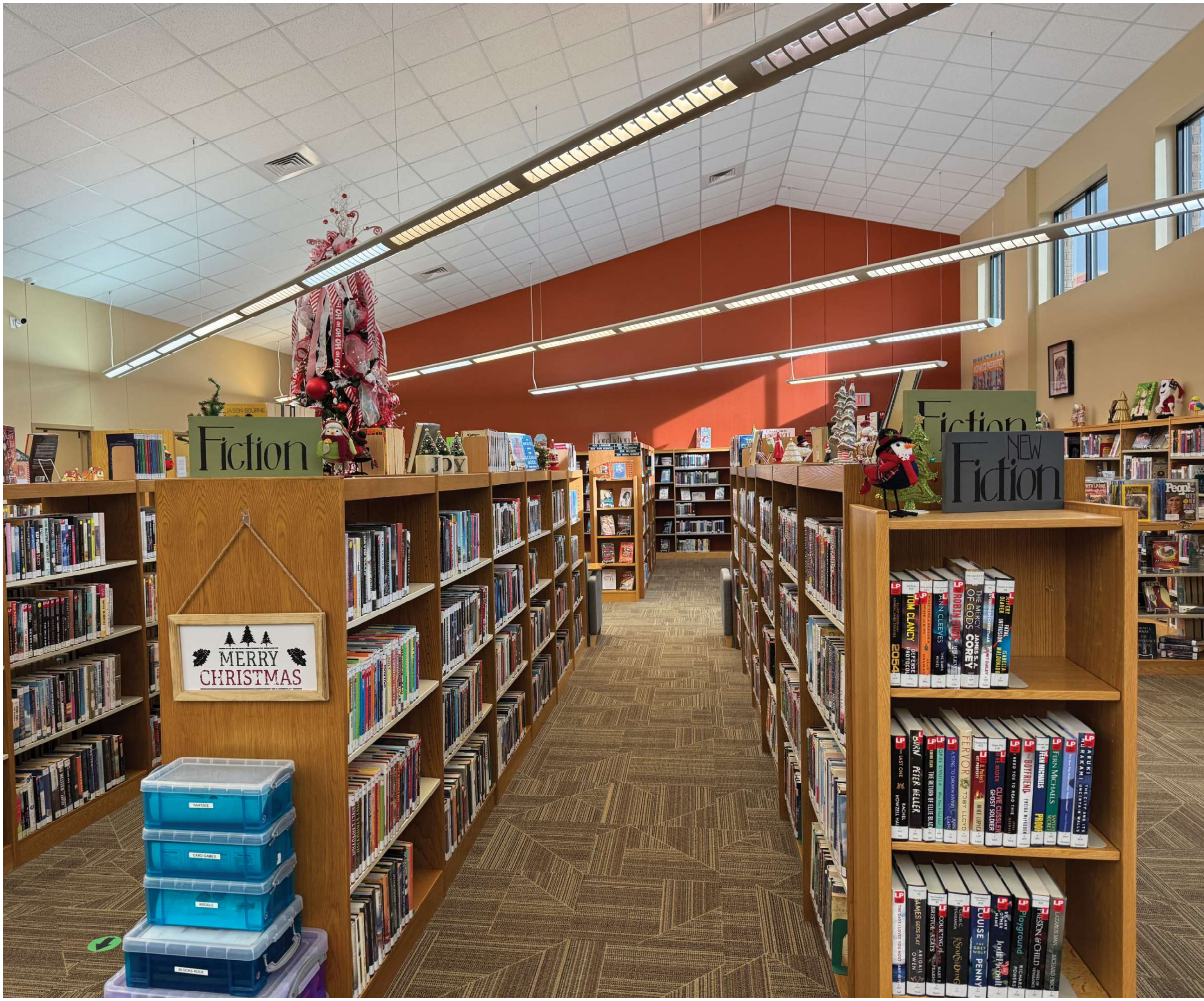
CITY OF WOLFFORTH LIBRARY MASTER PLAN

October 2025 *(Updated June 2026)*



WOLFFORTH LIBRARY
Making the future bright

720 design

An online survey was also developed to gauge the community's current use of the library, identify key needs, and gather feedback on desired features for a future facility from the broader community. The survey received 380 responses, representing varying ages, library usage patterns, and backgrounds, and providing a broad perspective on community sentiment. Key themes aligned with the visioning session, and focused strongly on family spaces, sensory spaces, outdoor, and creative spaces. Comments support the need for more and better space at the Library, so the Library can continue to grow its' programming.

BUILDING PROGRAM

Community Input, Standards and Benchmarking were all synthesized into a building program that will meet the current and future needs of City of Wolfforth Library. Spaces identified include:

Lobby, including: 1,700 sf
entry vestibule, tutoring/cafe seating, multipurpose prefunction area

Adult Collections, including: 4,160 sf
seating, quiet reading room, adult computers, genealogy research room

Children's Collections, including: 3,460 sf
story and arts/crafts area, interactive/ STEAM learning, seating, computers

Teen Room, including: 1,555 sf
seating, group collaboration area, tech/gaming/coding space

Meeting Spaces, including: 5,230 sf
- Multipurpose Meeting Room
- Conference Room
- Study Rooms (5)
- Craft/Maker Space
- Media Lab
- Story Time Room

Support Spaces, including: 8,054 sf
staff work areas, storage, building systems, restrooms, etc.

Total **24,159 sf**

COST ESTIMATE AND SCHEDULE

As the final phase of the initial Master Plan, a preliminary budget and schedule were developed. Based on historical data, the anticipated project costs are outlined below:

SUMMARY	Dollars	Sq. Ft.
a. LAND	0.00	0.00
b. CONSTRUCTION COSTS (SITE & BLDG)	19,983,563	827.17
c. FURNISHINGS & SIGNAGE	1,235,473	51.14
d. A/E FEE & EXPENSES	2,118,868	87.71
e. OWNER DIRECT COSTS	1,812,094	75.01
f. TOTAL PROJECT COSTS	**25,149,998**	1,041.02
g. CONSTRUCTION/AE COSTS	**21,173,087**	876.41

Detailed findings are contained in the remainder of this report.

Defining the Service Population

As described in the Popuation Analysis and Peer Benchmarking analysis presented in the previous section, defining an accurate service population for the City of Wollforth Library is more nuanced than just the City population.

The table below illustrates the projected population numbers for City of Wolfforth, which have been used for the purposes of this masterplan.

Additional users from adjacent Counties historically make up more than 20% of additional users that the library serves. This trend is expected to continue moving forward.

* Note: The 2045 population numbers are not official and are projected using the formula provided by the City Comprehensive Plan consultants.

DEFINING THE SERVICE POPULATION

Year	TSLAC Population 2023	Wolfforth Population Projections
2023	7,402	8,332
2025		9,739
2030		14,614
2035		19,489
2040		23,389
2045*		27,289

Functional Element Standards for Determining Space Adequacy

Ultimately, square footage recommendations are most accurately determined by calculating the space required for the collections, seats, technology, and staff space required to offer services at the volume needed to meet the community's demand for library service.

Functional element standards use formulas to calculate space needs for each aspect of library service (collection, seating, and technology) and for the staff areas required to support public services. These are totaled to determine the overall space requirements to meet the community's needs.

The formulas are further informed by establishing the necessary spaces for the primary building components and data from an assessment of the Library's service profile and local library needs determined by community feedback.

The consultants utilized both standards and functional elements to evaluate the needs of the City of Wolfforth Library.

EXISTING SQUARE FEET PER CAPITA PROJECTIONS			
Year	Wolfforth Service Population	Gross Square Feet	Gross Square Feet Per Capita
2025	9,739	7,800	0.80
2030	14,614	7,800	0.53
2035	19,489	7,800	0.40
2040	23,389	7,800	0.33
2045**	27,289	7,800	0.29

** 2045 population projected using formula from City Comprehensive Plan

The American Library Association established a three-tiered standard that included a “standard” service based on 0.6 SF per capita, 0.8 SF per capita based on an “enhanced” level of service, and 1.0 SF per capita to provide “exemplary” service.

This is an important data point as we look at national standards as well as Texas averages for library square feet per capita:

SQUARE FEET PER CAPITA BASED ON STANDARDS AND AVERAGES

Year	Wolfforth Service Population	Square Feet @.64 SF Per Capita (Texas Average)	Square Feet @ 0.6 SF Per Capita (ALA “Standard”)	Square Feet @ 0.8 SF Per Capita	Square Feet @ 1 SF Per Capita
2025	9,739	6,233	5,843	7,791	9,739
2030	14,614	9,353	8,768	11,691	14,614
2035	19,489	12,473	11,693	15,591	19,489
2040	23,389	14,969	14,033	18,711	23,389
2045**	27,289	17,465	16,373	21,831	27,289

WOLFFORTH COLLECTION SIZE BASED ON POPULATION OVER TIME

Adjusted Service Population	Current Library Print Collection	Collection Format	Collection Size at Enhanced Level	Space required (66” high shelving @ 8 volumes per SF)*	Notes
2025	43,608	TOTAL	21,523		
9,739	20,462	70% physical	15,066	1,883	@ enhanced level
	23,146	30% digital	6,457		
2030		TOTAL	32,297		
14,614		70% physical	22,608	2,826	@ enhanced level
		30% digital	9,689		
2035		TOTAL	43,071		
19,489		70% physical	30,149	3,769	@ enhanced level
		30% digital	12,921		
2040		TOTAL	45,609		
23,389		70% physical	31,926	3,991	@ enhanced level
		30% digital	13,683		
2045		TOTAL	53,214		
27,289		70% physical	37,249	4,656	@ enhanced level
		30% digital	15,964		

*Collection requirements shift to 1.95 multiplier due to population size growing above 25,000

SECTION 2: STANDARDS SUMMARY

Conclusion

Seating

A comfortable place to sit, read, and study is fundamental to a well designed library. As the population of Wolfforth grows, inadequate seating may drive community members to not use the library as frequently.

The consultants are familiar with a wide range of seating to population ratios. The most relevant guidelines are the *Texas Public Library Standards* (2014 page 41), which establish a guideline of 7-10 seats per 1,000 population and the *Whole Building Design Guide* from the National Institute of Building Sciences, which establishes 5 seats per 1,000 population standard. The consultants selected the more conservative 5 seats per 1000 as the guideline for the Library. These standards include general, undesignated reader seating and not seats designated for a specific purpose such as meeting rooms, study rooms, and conference rooms.

The following seating standards are based on 5 seats per 1000 population*:*

READER SEATS

NIBS standards	5 for every 1000 population served
Wolfforth Library	Need 136 for standards

SF total requirement is based on an average 30 SF per seat and includes space for circulation around the seat. Obviously, this number can vary based on the type of seat (large lounge chair, compact meeting room chair, reader chairs at tables, and technology seats).

Technology Seating

A high-tech building is the hallmark of a 21st century library. However, the need for library provided desktop computers has seen a dramatic decline post-pandemic. During the pandemic, it was necessary for people to have their own devices for work, school, and maintaining connections. Additionally, Frenship ISD provides a laptop for every student, so the Wolfforth community does not demonstrate the same need for computers as many similarly sized peer libraries. While desktop computers aren't required to the degree they were pre-pandemic, they are still needed. It is for this reason that that technology device standards are based on the lower, "enhanced" level of the Texas Standards (page 31):

TECHNOLOGY SEATS

Public Technology Seats	10
TLA standards	1 for every 2000 population served
Wolfforth Library	Need 14 for standards

While library provided public computers are declining, the need for places to plug in personal laptops are a vital part of work, study, video conferencing use in libraries resulting in the critical importance of a robust WiFi network and places to plug in at every seat.

Technology Planning

Understanding Technology and Audio/Visual needs for the future is critical in planning for an expanded Library facility, as these elements have significant infrastructure and cost needs. NV5, our technology consultant, led the library through a Technology Visioning Session to begin to understand the unique technological needs of the community.

Reference Appendix D for the full Technology Programming report

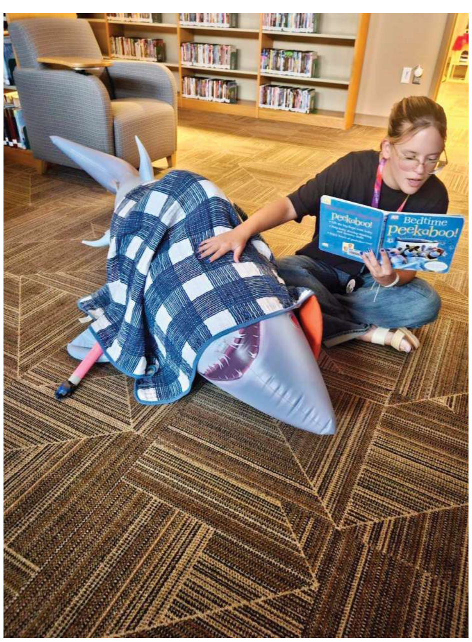
SECTION 3: DEVELOPING A STRATEGY FOR FUTURE SPACE REQUIREMENTS

Building Program

A building program reflects the detailed space needs for a facility. The program on the following page responds to the various community input results, findings on library space standards, and other observed needs for the City of Wolfforth Library.

The consultant team developed the program with Staff to meet an Enhanced standard throughout, resulting in a final building size of 24,159 square feet. Due to site constraints, it is anticipated that the Library building will either need to be relocated, or an two story addition would need to be built.

> ***"Bright, dynamic, inviting, clean coffee shop vibes, outdoor spaces, rentable study rooms and conference spaces for card holders. We need a clean fresh community space to meet, connect, read, and learn."***
>
> **- STATEMENT FROM ONLINE SURVEY**



2040 TOTAL SPACE REQUIRED	COLLECTION Items	MEETING SPACE	PUBLIC SEATING	TECH SEATS	SF
Public/Common Areas, Lobby, café/tutoring					**1,200**
Multipurpose Prefunction Area					**500**
6 person Study/Homework/Homeschool Rooms - (1)		6			**130**
2-4 person Study Rooms - (4)		16			**440**
Audio/Video Media Lab					**240**
Craft/Maker Space		24			**1,200**
Collection - **ENHANCED**	37,249				**4,656**
Technology Seats				**10**	**400**
Adult Reader/Comfortable Seats			**32**		**960**
Deep Quiet Reading			**12**		**360**
Teen Reader Seats/Gaming/Space			**10**		**400**
Children's Reader Seats/Niches			**28**		**700**
Children's Interactive/STEAM					**500**
Story Time Room		40 kids + 30 parents (80)			**1,200**
Multi-purpose Meeting / Classrooms		120			**2,800**
Catering Kitchen					**120**
Conference Room		12			**300**
Staff work areas (approximately 20%) includes offices, workstations, storage, conference, amh					**4,027**
Non-Assignable (approximately 20%) storage, support					**4,027**
TOTAL	**1.95 items per capita 2040** exemplary vols	**178** space for meeting	**82** public seats 5/1000 (2025)	**10** tech seats 1/2000 (2025)	**24,159** Square Feet

Cost Analysis

INITIAL COST ANALYSIS

Utilizing the initial building program, the design team worked with historical data on similar library projects to develop a cost estimate for the proposed expansion.

The cost estimate shown on the following page summarizes the various costs associated with a library construction project, including Construction costs, A/E fees, Owner Direct Expenses, etc.

In today's construction market, construction costs are steadily increasing year to year. Should the project extend beyond 2027, an escalation contingency of 5% should be applied to each additional year before construction completion.

SITE CONSIDERATIONS

An initial analysis of the City of Wolfforth Library's existing site found that it will be challenging to adapt to a building planned to be three times the size of the current facility, with issues anticipated in meeting various parking, fire lane, and service road requirements. For this reason, it is recommended to pursue alternative site locations and the construction of a completely new Library building.

SCHEDULE

A preliminary schedule for design and construction will depend on when approval and funding for the project is secured, but would follow these general steps following the completion of Concept Design:

- TBD duration - Funding Secured (Bond Election, Fundraising, etc.)
- 10-12 months - Design: Schematic Design through Construction Documents
- 1-2 months - Bidding
- 12-18 months - Construction

Cost Analysis: Full Program (24,000 sf)

1. LAND ACQUISITION COST		0.00

2. SPECIAL OFFSITE CONSTRUCTION COST (OUTSIDE PROPERTY LINE)		
a. General Construction		0
b. Plumbing Utilities		0
c. Electrical Utilities		0
d. Park Spaces		
e.		
f. SUBTOTAL (a-e)		0
g.	5% Design Contin (f)	0
h.	5% Construction Contin (f)	0
TOTAL		**0**

3. SITE (Within Property Lines)		
a. Parking Spaces		225,000
b. Feature Improvements		100,000
c. Utilities		100,000
d. Site Demo		50,000
e. Landscape		250,000
f.		
g. SUBTOTAL (a-f)		725,000
h.	5% Design Contin (f)	36,250
i.	5% Construction Contin (f)	36,250
TOTAL		**797,500**

4. BUILDING CONSTRUCTION COSTS (Within 5'0" of Building Perimeter)	$/Sq. Ft.	Cost
a. Addition	675.00	16,307,325
b. Renovation	400.00	0
c. Stairs/Elevators	0.00	300,000
d. AV	34.54	834,550
e. Technology Systems/Network	0.00	0
f. Security	0.00	0
g.	0.00	0
SUB TOTAL	721.96	17,441,875
k. 5% construction contingency	36.10	872,094
l. 5% design contingency	36.10	872,094
TOTAL	**794.16**	**19,186,063**

5. FURNISHINGS & EQUIPMENT		
a. Furniture	45	1,087,155
b. Thematic Environments	lump sum	100,000
c. Signage	2	48,318
TOTAL	**47.00**	**1,235,473**

6. SUMMARY OF A/E FEES		
a. Programming/Needs/Site Selection/Pre-design		contracted
b. A/I Fee	7.0%	1,343,024
c. MEP/Technology		350,000
d. Structural		150,000
e. Civil Engineering fee	lump sum	30,000
f. Landscape Fee		50,000
g. ADA/TAS Review		14,000
h. Project Management & Expenses (travel/printing		50,000
TOTAL		**1,987,024**
Trips - Mileage	20	7,800
Meals	20	400
Printing	lump sum	5,800
		14,000

7. SUMMARY OF OPTIONAL A/E FEES		
a. Furniture & Signage	9%	97,844
b. Cost Estimating	lump sum	20,000
TOTAL		**117,844**

8. OWNER DIRECT EXPENSES	
a. Owner Provided Technology Devices	50,000
b. Legal	city
c. Fiber to Building Allowance	0
d. Collection/Materials (20,000 items @ $40 ea.)	800,000
e. Topographic Survey	10,000
f. Subsurface Borings	10,000
g. Site Construction Testing	20,000
h. Owner Project Contin-5%	872,094
h. Library Move	50,000
I. Security	0
j. Technology Contingency	
k. RFID updates	0
l. VOIP - new phone system	0
m. AV FFE	0
n. Building-wide Tech (paging, room schedule)	0
TOTAL	**1,812,094**

9. SUMMARY	**Dollars**	**Sq. Ft.**
a. LAND	0.00	0.00
b. CONSTRUCTION COSTS (SITE & BLDG)	19,983,563	827.17
c. FURNISHINGS & SIGNAGE	1,235,473	51.14
d. A/E FEE & EXPENSES	2,118,868	87.71
e. OWNER DIRECT COSTS	1,812,094	75.01
f. TOTAL PROJECT COSTS	**25,149,998**	1,041.02
g. CONSTRUCTION/AE COSTS	**21,173,087**	876.41

Short Term Solutions

COST ALIGNMENT WITH CITY PRIORITIES

The analysis on the previous page was developed to understand the potential cost of an "Enhanced" facility that will serve the community beyond 2045.

Understanding that the overall project cost is high for the size of the community today, two primary options exist to optimize the project budget and meet the urgent needs of the library today while planning for the future:

Short Term Expansion, Long Term Full Build Out at New Location:

1. 4,000 square feet of additional building space would meet minimum library standards through 2035.
2. This strategy would implement a small functional expansion to the current library, giving the Library urgently needed growth space on a shortened schedule.
3. The Library building could eventually be repurposed or leveraged as a real estate asset, and a new building in a new location would need to be built for the Library to meet 2040 population numbers.
4. A probable cost analysis for this option is provided to the right.

Phased Approach in New Location:

1. For Phase 1, a 16,000 square foot building could be designed and built at a new location.
2. This phased approach would allow the project to be built at a lower cost in the short term, but would require a second construction project by 2045 to meet the community's growing needs.
3. Site selection and a more robust scope would take longer and cost more than the alternative Expansion option above.

As the project proceeds into Concept Design, the above options and others may be considered to "right size" the project to meet Wollforth's budget goals.

Cost Analysis: Addition to Existing (4,000 sf)

1. LAND ACQUISITION COST 0.00

2. SPECIAL OFFSITE CONSTRUCTION COST (OUTSIDE PROPERTY LINE)

a. General Construction		0
b. Plumbing Utilities		0
c. Electrical Utilities		0
d. Park Spaces		
e.		
f. SUBTOTAL (a-e)		0
g.	5% Design Contin (f)	0
h.	5% Construction Contin (f)	0
TOTAL		**0**

3. SITE (Within Property Lines)

a. Parking Spaces		0
b. Feature Improvements		100,000
c. Utilities		100,000
d. Site Demo		50,000
e. Landscape		100,000
f.		
g. SUBTOTAL (a-f)		350,000
h.	5% Design Contin (f)	17,500
i.	5% Construction Contin (f)	17,500
TOTAL		**385,000**

4. BUILDING CONSTRUCTION COSTS (Within 5'0" of Building Perimeter)

	$/Sq. Ft.	Cost
a. Addition	550.00	2,200,000
b. Renovation	275.00	2,145,000
c. Stairs/Elevators	0.00	0
d. AV	0.00	200,000
e. Technology Systems/Network	0.00	0
f. Security	0.00	0
g.	0.00	0
SUB TOTAL	385.17	4,545,000
k. 5% construction contingency	19.26	227,250
l. 5% design contingency	19.26	227,250
TOTAL	**423.69**	**4,999,500**

5. FURNISHINGS & EQUIPMENT

a. Furniture	40	472,000
b. Thematic Environments	lump sum	50,000
c. Signage	2	23,600
TOTAL	**42.00**	**545,600**

6. SUMMARY OF A/E FEES

a. Programming/Needs/Site Selection/Pre-design		contracted
b. A/I Fee	7.0%	349,965
c. MEP/Technology		100,000
d. Structural		60,000
e. Civil Engineering fee	lump sum	30,000
f. Landscape Fee		30,000
g. ADA/TAS Review		14,000
h. Project Management & Expenses (travel/printing		50,000
TOTAL		**633,965**
Trips - Mileage	20	7,800
Meals	20	400
Printing	lump sum	5,800
		14,000

7. SUMMARY OF OPTIONAL A/E FEES

a. Furniture & Signage	9%	42,480
b. Cost Estimating	lump sum	20,000
TOTAL		**62,480**

8. OWNER DIRECT EXPENSES

a. Owner Provided Technology Devices	50,000
b. Legal	city
c. Fiber to Building Allowance	0
d. Collection/Materials (0 items @ $40 ea.)	0
e. Topographic Survey	10,000
f. Subsurface Borings	10,000
g. Site Construction Testing	20,000
h. Owner Project Contin-5%	227,250
h. Library Move	50,000
I. Security	0
j. Technology Contingency	
k. RFID updates	0
l. VOIP - new phone system	0
m. AV FFE	0
n. Building-wide Tech (paging, room schedule)	0
TOTAL	**367,250**

9. SUMMARY

	Dollars	Sq. Ft.
a. LAND	0.00	0.00
b. CONSTRUCTION COSTS (SITE & BLDG)	5,384,500	456.31
c. FURNISHINGS & SIGNAGE	545,600	46.24
d. A/E FEE & EXPENSES	710,445	60.21
e. OWNER DIRECT COSTS	367,250	31.12
f. TOTAL PROJECT COSTS	**7,007,795**	593.88
g. CONSTRUCTION/AE COSTS	**5,633,465**	477.41

Cost Analysis: Phase 1 Program (16,000 sf)

1. LAND ACQUISITION COST 0.00

2. SPECIAL OFFSITE CONSTRUCTION COST (OUTSIDE PROPERTY LINE)

a. General Construction		0
b. Plumbing Utilities		0
c. Electrical Utilities		0
d. Park Spaces		
e.		
f. SUBTOTAL (a-e)		0
g.	5% Design Contin (f)	0
h.	5% Construction Contin (f)	0
TOTAL		**0**

3. SITE (Within Property Lines)

a. Parking Spaces		225,000
b. Feature Improvements		100,000
c. Utilities		100,000
d. Site Demo		50,000
e. Landscape		250,000
f.		
g. SUBTOTAL (a-f)		725,000
h.	5% Design Contin (f)	36,250
i.	5% Construction Contin (f)	36,250
TOTAL		**797,500**

4. BUILDING CONSTRUCTION COSTS (Within 5'0" of Building Perimeter)

	$/Sq. Ft.	Cost
a. Addition	675.00	11,051,775
b. Renovation	400.00	0
c. Stairs/Elevators	0.00	0
d. AV	40.00	654,920
e. Technology Systems/Network	0.00	0
f. Security	0.00	0
g.	0.00	0
SUB TOTAL	715.00	11,706,695
k. 5% construction contingency	35.75	585,335
l. 5% design contingency	35.75	585,335
TOTAL	**786.50**	**12,877,365**

5. FURNISHINGS & EQUIPMENT

a. Furniture	45	736,785
b. Thematic Environments	lump sum	100,000
c. Signage	2	32,746
TOTAL	**47.00**	**869,531**

6. SUMMARY OF A/E FEES

a. Programming/Needs/Site Selection/Pre-design		contracted
b. A/I Fee	7.0%	901,416
c. MEP/Technology		350,000
d. Structural		150,000
e. Civil Engineering fee	lump sum	30,000
f. Landscape Fee		50,000
g. ADA/TAS Review		14,000
h. Project Management & Expenses (travel/printing)		50,000
TOTAL		**1,545,416**

Trips - Mileage	20	7,800
Meals	20	400
Printing	lump sum	5,800
		14,000

7. SUMMARY OF OPTIONAL A/E FEES

a. Furniture & Signage	9%	66,311
b. Cost Estimating	lump sum	20,000
TOTAL		**86,311**

8. OWNER DIRECT EXPENSES

a. Owner Provided Technology Devices	50,000
b. Legal	city
c. Fiber to Building Allowance	0
d. Collection/Materials (15,000 items @ $40 ea.)	600,000
e. Topographic Survey	10,000
f. Subsurface Borings	10,000
g. Site Construction Testing	20,000
h. Owner Project Contin-5%	585,335
h. Library Move	50,000
I. Security	0
j. Technology Contingency	
k. RFID updates	0
l. VOIP - new phone system	0
m. AV FFE	0
n. Building-wide Tech (paging, room schedule)	0
TOTAL	**1,325,335**

9. SUMMARY

	Dollars	Sq. Ft.
a. LAND	0.00	0.00
b. CONSTRUCTION COSTS (SITE & BLDG)	13,674,865	835.21
c. FURNISHINGS & SIGNAGE	869,531	53.11
d. A/E FEE & EXPENSES	1,645,726	100.51
e. OWNER DIRECT COSTS	1,325,335	80.95
f. TOTAL PROJECT COSTS	**17,515,456**	1,069.78
g. CONSTRUCTION/AE COSTS	**14,422,780**	880.89