

Executive Summary

Lowndes County Library South Georgia Regional Library System

New Facility Construction Project

Total Project: 62,000 Square Feet

Total Cost of Project: \$21,008,200

The Lowndes County Library Board of Trustees envisions a new, state-of-the-art library located in Valdosta, Lowndes County Georgia, that will serve the 21st Century library needs of county residents. This program provides the functional information to provide a full service library that meets the educational, recreational and informational goals of the library system.

This building program enables the Library to meet current Georgia Library Service Standards of .6 square feet per capita and to provide collection space for the recommended 2 books per capita. It also meets the Georgia Public Library Service's Capital Outlay Grant Program requirements for construction.

Sections 1 to 5 contain general requirements for the new library project. Sections 6 to 7 include specific requirements for each area of the building. And Section 8 contains the Appendices with include detail that amplify all sections.

Part II. INTRODUCTION

The purpose of this building program is to provide the design professionals with the information necessary to develop the design of the Lowndes County in Valdosta, Georgia. It contains the detailed needs as determined by meetings with the Director, staff and board members of the Lowndes County Library. The functional relationships of the Lowndes County Library will be described by a series of bubble diagrams; these functional relationships must be incorporated into the design of the library: ***form must follow function.***

This program will stress the goal of an environmentally friendly, economically feasible, and easily maintained facility. Indoor air quality (IAQ) is vitally important in libraries. Indoor pollutants such as chemical toxins and biological agents can create significant health risks. Pollutants may affect a range of body systems and affect health, learning, and productivity. Exposure to molds, indoor contaminants and damp environments may cause health problems such as headaches, mental confusion, fatigue and other problems that may diminish the ability to concentrate or complete tasks. For this reason, the building must be easily maintained; must be sited properly to minimize ventilation system intake from pollutant sources; must be constructed of appropriate low-emitting non-toxic materials; and must have an effectively designed HVAC system. While there is no specific requirement to meet LEED, many of these energy savings elements should be considered. Local operating funds are limited, so the benefits of energy savings must be considered as an essential feature.

A. Project Summary

In November 2010, planning began for a new library project to be located in Valdosta, Georgia, for the Lowndes County Library, a member of the South Georgia Regional Library System. The Board contracted with Greg Heid and Kathryn Ames, library consultants, in November 2010 to:

- Develop a Building Program for a 62,000 square foot facility to be located in Valdosta. This program will provide guidance to the architect, engineers, and interior designer for the design of the new facility.
- Produce a cost estimate for the construction project including all site development costs, furnishings and equipment and technology needs.
- Produce a listing of needed furnishings and equipment required for the project as well as an estimated cost of these purchases.
- Assist the Lowndes County Library Board as needed during this pre-construction period. In addition to working on the building program, the consultant team has reviewed planning documents regarding the library system's services, operations, and other materials to assess the needs for this branch project.

B. Project Need

Lowndes County, the twenty-second most populous county in Georgia, is slowly gaining population. The 2010 population projection of 108,542 indicates a 15.8 percent growth in the decade from 2000-2010. Estimates indicate a gradual increase through 2020, when the population will reach approximately 130,000 people. [Source: Georgia County Guide and Office of Planning and Budget.]

Using the Georgia Public Library Service Standards, a minimum of .6 square feet of public library space should be provided for residents. These standards do not take into account the increasing need for more space brought about by technology. Using the 2020 census projections indicating 130,000 people living in the county, the Lowndes County Library should have approximately 62,000 square feet of library space.

The existing library facility is extremely crowded with limited technology and little storage. A new library facility must provide a flexible space with adequate storage, wireless access, and must be easily maintained. The Library Board prefers a modern, flexible facility with a traditional exterior reflecting the character of the community.

C. Project Schedule.

The project schedule for the design and construction of the Lowndes County Library will depend on how the Board decides to approach the project. A state grant of \$2 million is currently available to library projects, and local funding matches must be available or approved in a Special Local Option Sales Tax referendum. Any private funds used for the project must be in hand before grant funds may be allocated.

Tentative Timeline for Construction

Building Program Approval by Board	Winter 2012
State grant process begins (preapplication, various forms submitted)	Spring 2012
Site Approval by GPLS	Spring 2012
Certificate of Clear Title Obtained	September 2012
Site Studies	October 2012
Final Application Forms submitted to GPLS	October 2012
Architect Selection	March 2013
SPLOST Referendum	November 2013
State Grant Approved by Legislature	April 2014
Bill Signed by Governor	May 2014
State Bond Sale for Project	October 2014
Schematic Design Begins	January 2014
Design Development Completed	March 2014
Working Drawings Approved	May 2014
Construction Bid preparation	August 2014
Advertise for Bids	September 2014
Open Bids, Award Contract	October 2014
Construction Begins	December 2014
Substantial Completion	August 2016
Installation of Furnishings, Equipment	August 2016
Final Completion	October 2016
Open to the Public	October 15, 2016

This schedule may be expedited upon availability of funds and local preferences.

In general, approximately 15-24 months should be anticipated for construction and installation of furnishings and equipment. This building program statement will be the basic document to guide the architect in responding to the requirements of each area of the building. Any changes should be thoroughly discussed with and approved by the Lowndes County Library Board of Trustees prior to implementation.