



BENSALEM



DOYLESTOWN



LANGHORNE



LEVITTOWN



PERKASIE



QUAKERTOWN



YARDLEY-MAKEFIELD



BCEFL Bucks County Free Library

Facilities Master Plan

Bucks County Free Library
150 South Pine Street
Doylestown, PA 18901

Library Consultant:
June Garcia

Architectural Programming Consultant:
Bostwick Design Partnership

January 2021

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Executive Summary

GOALS AND PROCESS

The goal of this plan was to facilitate a process that allowed the Bucks County Free Library to reimagine how facilities can enhance services to the communities you serve, and communicate recommendations clearly and confidently to you board and other key stakeholders.

The process can be outlined as follows

Discovery, Assessment, Research

This stage included the following categories of information gathering, outlined below:

- A. Existing Facility Review and Assessment
A visit to all existing branches allowed for documented observations to be collated with existing conditions reports. This highlighted general usage and condition observations, and highlighted physical and functional concerns. Notes include each property’s ability to expand or change, and are placed in context relative to each other to prioritize those locations most in need.
- B. BCFL Staff Input
Using established templates, suggestions were gathered and quickly collated. The focus was on library services, but the process also identified physical or other real or perceived challenges to carrying out the work of BCFL service.
- C. Peer Facility Review and Visits
Data from library systems within Pennsylvania, as well as Library Journal highly ranked libraries serving similar size communities was reviewed for general reference. The planning team also visited selected branch libraries in Ohio’s Cuyahoga COUNty PUBlic Library system as a reference point for buildings and spaces recently built to support emerging service models.
- E. Demographic Analysis
The library invested in Gale Analytics, a product design specifically for libraries to understand the makeup of each community served as well as map the current usage. Selected data from these reports

is included here, and informs decisions on where the library ma expand services as well as where a new facility may be considered.

Analysis and Alignment

As the data above was gathered and documented, the team also created documents to shape future services and associated facility responses as outlined below.

- A. Document Proposed Facility Types
Recommendations for three different sizes of facilities were discussed and documented, to align with the needs of varying scales of communities served, and associated service needs.
- B. Create new facility policies
Three documents were prepared for review and adoption by the Board of Trustees: Service Delivery Guidelines; Siting Library Facilities and Co-Location of Library Facilities. These documents outline expectations of branch service delivery, and also serve to inform decisions regarding future facilities that may be considered as additions to the system.

Recommendations

The recommendations outlined in this report document required and discretionary improvements to your existing facilities, to better align them with your strategic priorities. Recommendations also include a proposed new facility, to improve library service to a part of Bucks County determined to be underserved.

The report further outlines fiscal implications of the recommendations, in terms of operational needs or construction costs to modify existing facilities. The report concludes with next steps, which outline a recommended starting point to initiate improvements as outlined in this report.

Participants

This document is the result of the process above, and was made possible through the collected wisdom of the thought leaders at the library, who individually and collectively contributed to the discussions which will

continue to shape the future of all Bucks County Free Library facilities. We are grateful for their guidance and appreciative of the time required for them to participate in this programming process.

- Those who assisted include:
- Martina Kominiarek, Chief Executive Officer
 - Joe Thompson, Chief Operating Officer
 - John Doran, Chief Financial Officer
 - Jessica Gruber, Special Projects Coordinator
 - Holly Ambrose, Collection Development Director
 - Shaun Pall, IT Director
 - Patty Dawson, Access Services Manager

02

Libraries in Bucks County



Overview
The Bucks County Free Library (BCFL) is a seven-branch county library system with locations in Bensalem, Doylestown, Langhorne, Levittown, Lower Makefield, Perkasio, and Quakertown.

BCFL was established in 1956 by a resolution of the Bucks County Commissioners. The library system is governed by a 7-member board appointed by the Commissioners and is funded by a combination of county taxes, state library aid, fines and fees, and donations, endowments, and grants. The majority of funding, almost 80%, is from Bucks County general fund dollars.

The move to create a county library system in 1956 was inspired by the action of three local sponsoring organizations: the Bucks County Council of Parent-Teacher Associations, the Bucks County Federation of Women's Clubs, and the Bucks County Federation of Trade and Industrial Councils of PA/AFL-CIO. The Bucks County Free Library's first headquarters was located in Doylestown's Rosenberger Hardware Store.

BCFL is designated by the state library as a Pennsylvania District Library Center. The purpose for library districts is so libraries can partner to operate more efficiently and cost effectively by sharing resources and professional responsibilities.

In addition to providing library services to the public, the Doylestown library serves as the District headquarters. More than half of its 50,000 square feet is devoted to support services to branches and District member libraries, including Information Technology support, Inter-Library Loan, and materials processing.

Bucks County Free Library Board
Library board members serve without remuneration and are responsible for making sure libraries provide the highest possible service levels to Bucks County residents.

- 2020 Board Members:
- Constance Moore, President, Appointed 16 Jan 2009
 - William P. Draper, Vice President, Appointed 4 Jan 1995
 - Richard D. Rogers, Secretary/ Treasurer, Appointed 17 Sep 2010
 - Steve Saddleemire, Trustee, Appointed 1 Nov 2020
 - Anthony Bush, Trustee, Appointed 1 Nov 2020
 - Huldah Taylor, Trustee, Appointed 2 Dec 2020
 - Jonathan Panofsky, Trustee, Appointed 4 Jan 2021



Library Service Priorities



Overview

This strategic plan – the result of a series of analytic conversations about the future of the library – is our road map to the future.

During the course of this project, the COVID-19 pandemic hit. This required a number of changes to library operations, such as re-mapping our public spaces for social distancing, limiting use of our facilities, and halting public programming. Our strategic plan goals are still current and remain the same as before COVID. Moving forward, the way we accomplish those goals will be modified or adjusted as needed to meet public health and safety requirements.

Collection and E-Materials

The dramatic rise in use of mobile devices has required new approaches to the services and resources the library provides. The Bucks County Free Library's collections include traditional print and multi-media materials for all ages, plus digital resources, which include download and streaming e-books, e-audiobooks, magazines, movies, and music.

We first introduced e-book and other downloads into our collections in 2006. The first full year we offered downloads, we had a little over 9,000 download checkouts, less than 1% of total checkouts. As of 2020, with almost 650,000 download checkouts, 29% of the total, downloads are the highest circulating "branch" in the library system.

Public Spaces and Technology

People of all ages use our public spaces for a variety of purposes. Friends or colleagues meet to work together on assignments or activities in our group study rooms or the library at large. Individuals use the Internet or wireless connections to stay connected with others, browse, and do research. Children and their families come to story times and special programs.

As a "new norm" the library offers high bandwidth and access to plug-in power to library users. Usage of library computers is slowly trending downward as more people bring their own devices to use at the library. Library scanners and printers remain popular. Also popular are pre-school iPads with educational software and interactive walls that we provide to our youngest users.

Innovation

Innovation has been and remains an important part of how we do business. In recent years we have introduced several specialized spaces and functions to various branch libraries. Library users can videotape and edit video using our One Button Studio at the Yardley-Makefield Branch. Little Penn's Village is a full-fledged early learning play area with several

miniature houses where our youngest library users can learn by doing and pretending. In Quakertown, people of all ages can participate in array of fun, creative, and thought provoking interactive activities at the Discovery Studio, an exhibit space which changes monthly.

The Bucks County Free Library Board is committed to providing outstanding services to residents of Bucks County through its seven branches in Bensalem, Doylestown, Perkasie, Langhorne, Levittown, Quakertown, and Yardley- Makefield.

The plan will provide the library with vision, direction, and guidance during this time of great transformation. The plan will ensure that the library stays true to its mission and adapts thoughtfully to emerging challenges to best meet the needs of our patrons.

In 2019, the Library Board adopted the following service priorities, listed in alphabetical order:

Connect to the Online World: Everyone will have robust access to the ever-growing resources on the Internet.

Create Young Readers: Young children (ages five and under) will have programs and services designed so that they will enter school ready to read, write, and listen.

Satisfy Curiosity: Everyone will have the resources they need to explore topics of personal interest and continue to learn throughout their lives.

Stimulate Imagination (Children): Children (ages 6-11) will have materials and programs that stimulate their imaginations and provide pleasurable reading, viewing, and listening experiences.

Stimulate Imagination (Teens and Adults): Teens and adults will have timely access to a variety of new and popular materials in current and emerging formats.

Visit a Comfortable Place: Everyone will have attractive, safe, and welcoming places to meet and interact with others or to sit quietly and read or work.

Goals and Objectives

Library staff developed target goals based on the service priorities approved by the Library Board.

The goals are listed by target audience: first the goals that apply to all residents, followed by the goals for audiences based on age, in chronological order. If two goals serve the same target audience, they are listed in alphabetical order by the service response.

VISIT A COMFORTABLE PLACE

- 1. Everyone will have attractive, safe, and welcoming places to meet and interact with others or to sit quietly and read or work.
 - 1.1 By December 31, 2021, the attendance at library facilities will increase from 1,194,579 (FY2018) to 1,300,000.
 - 1.2 By December 31, 2021, the number of registered borrowers will increase from 163,855 (FY2018) to 200,000.
 - 1.3 Annually, 30,000 people of all ages will participate in educational and engaging self-serve and drop-in interactive activities when they visit the library.
 - 1.4 Annually, at least 85% of library visitors will indicate that the library was an attractive, safe, and welcoming place.

SATISFY CURIOSITY

- 2. Everyone will have the resources they need to explore topics of personal interest and continue to learn throughout their lives
 - 2.1 Annually, the circulation of children’s non-fiction will be at least 60,000.
 - 2.2 Annually, the circulation of adult and teen nonfiction will be at least 240,000.
 - 2.3 Annually, library users will register for at least 60,000 library-sponsored online classes.
 - 2.4 Annually, staff will provide a minimum of 8,000 one-on-one technology assistance sessions.
 - 2.5 Annually, a minimum of 85% of adults and teens surveyed who were looking for information or materials to explore a topic of personal interest will indicate the library’s collection was very good or excellent.
 - 2.6 Annually, a minimum of 85% of people who attended a library program will evaluate the program as very good or excellent.

CONNECT TO THE ONLINE WORLD

- 3. Everyone will have robust access to the ever-growing resources on the Internet.
 - 3.1 By December 31, 2021, the number of hits on the library’s web site will increase from 1,914,872 (FY2018) to 2,500,000.
 - 3.2 Annually, customers will have a minimum of 145,000 sessions of use on library provided Internet access computers or devices.
 - 3.3 By December 31, 2021, the number of people who connect to the Internet via the Library’s Wi-Fi access will increase from 141,634 (FY2018) to 175,000.
 - 3.4 Annually, a minimum of 85% of web site users surveyed will rate the Library’s web site as informative and easy to use.



CREATE YOUNG READERS

4. Young children (ages five and under) will have programs and services designed so that they will enter school ready to read, write, and listen.

4.1 Annually, the circulation of materials for preschoolers will be at least 325,000.

4.2 Annually, the number of young children attending a program in the library or at a non-library location will be at least 70,000.

4.3 By December 31, 2021, the number of young children who register for the Summer Quest Program, including Kindergarten Here I Come, will increase from 2,383 (FY2018) to 5,000.

4.4 Annually, a minimum of 85% of parents and caregivers surveyed will indicate that the library's services for young children are very good or excellent.

STIMULATE IMAGINATION: CHILDREN

5. Children (ages 6-11) will have materials and programs that stimulate their imaginations and provide pleasurable reading, viewing, and listening experiences.

5.1 Annually, the circulation of children's fiction will be at least 200,000.

5.2 Annually, the circulation of children's media (CDs, DVDs, games, etc.) will be at least 100,000.

5.3 Annually, the number of children who attend a library sponsored or co-sponsored program designed to stimulate their imaginations will be a minimum of 50,000.

5.4 Annually, the number of children who register for the Summer Reading Program will be at least 5,000.

STIMULATE IMAGINATION: TEENS AND ADULTS

6. Teens and adults will have timely access to a variety of new and popular materials in current and emerging formats.

6.1 Annually, the circulation of adult fiction will be at least 425,000.

6.2 Annually, the circulation of teen materials (fiction and sound books) will be at least 40,000.

6.3 Annually, the circulation of adult media (CDs, video games, DVDs etc.) will be at least 325,000.

6.4 By December 31, 2021, the circulation of downloadable content (e-audio, e-books, e-magazines) will increase from 550,560 (FY2018) to 1,000,000.

6.5 By FY2021, a minimum of 85% of adults and teens surveyed will indicate that they found something good to read, listen to, or view in the library's collection.

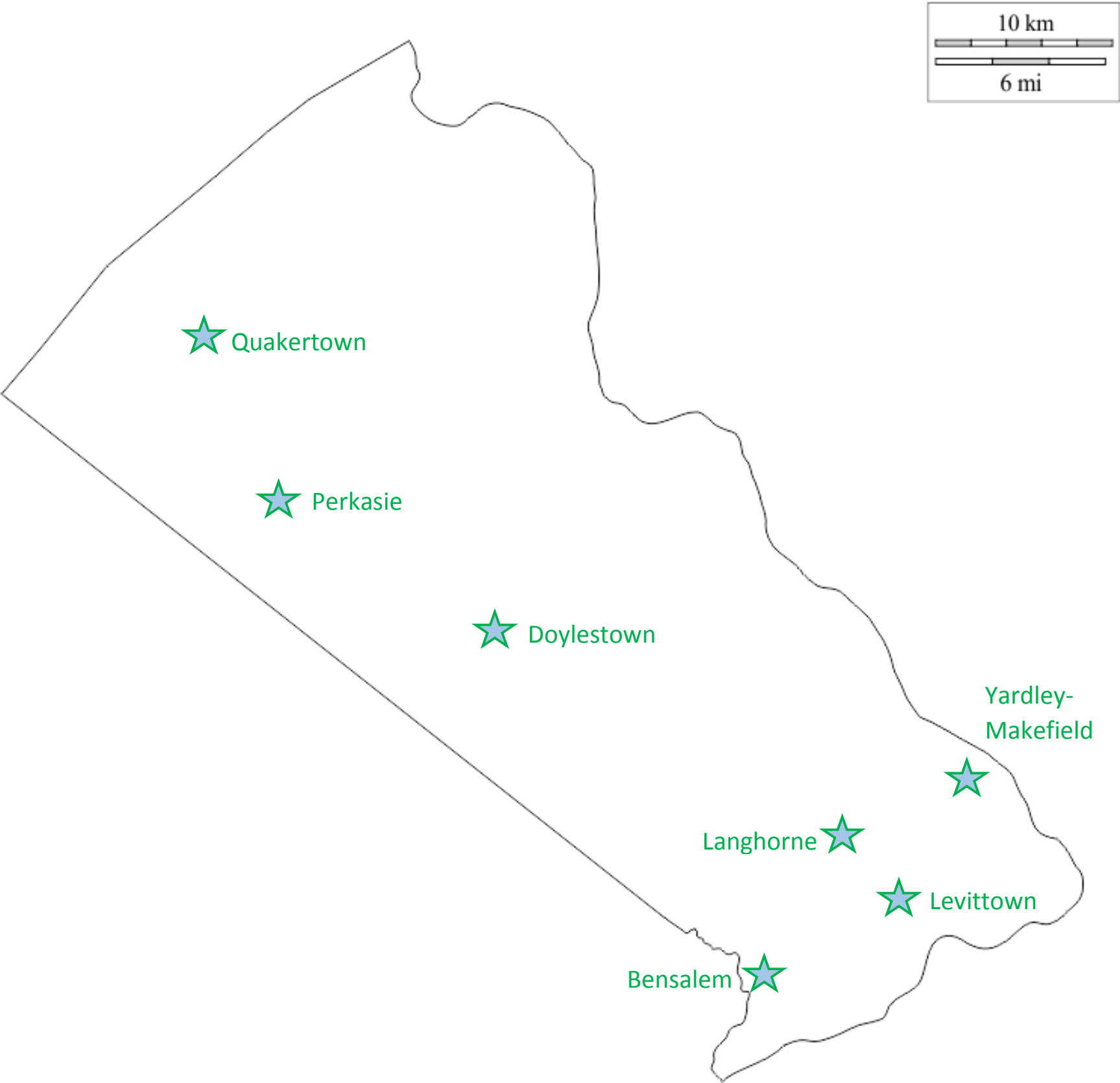
6.6 Annually, a minimum of 85% of adults and teens surveyed will indicate that they received the material they reserved in a timely manner.

Adopted by the BCFL Board of Directors March 19, 2019



04

BCFL Libraries Today



The following pages summarizes data and observations for each of the Bucks County Free Library branches. The summaries include general information such as; location, age and size of facility; usage data based on 2019 statistics; observations and representational images; and a summary assessment of conditions. Contributors include BCFL branch staff, whose input informs branch observations, with summary assessments created by BCFL management team

Please note branch service hours may have been reduced due to COVID since this data was collected. This will have an impact on the FY2020 statistics and will probably impact FY2021 as well.

BENSALEM	24
DOYLESTOWN	32
LANGHORNE	40
LEVITTOWN	48
PERKASIE	56
QUAKERTOWN	64
YARDLEY-MAKEFIELD	72

Existing Branch Analysis

This matrix provides a useful comparison of all existing branches relative to each other, color coded to quickly understand the highest and lowest numerical input for each data category. Given that smaller locations have correspondingly lower numbers in certain categories, the chart recognizes this by calculating data points over populations served, as a means to equalize the relative score. The total weighted average is not intended as a means to prioritize improvements, but offers a way of looking at how your facilities serve their communities relative to each other.

Key data, including 2019 usage statistics, are listed along the left side of the chart, and branches are listed across the top in alphabetical order. Each branch is given a numerical score identifying its relative place among all the branches for each given data point. Note that the study includes all 7 locations, but the ranking in some cases does not go from 1 through 7, as numerical results in a given data point that matched across branches were given the same relative rank.

The rankings are color-coded with light green being highest and bright red being the lowest, in order to quickly see which branch data results may demand attention.

All Branches	Bensalem		Doylestown		Langhorne		Levittown		Perkasie		Quakertown		Yardley	
	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank
Population														
Current	60,427	4	131,993	1	73,378	3	90,754	2	39,622	7	41,494	6	43,183	5
2019 Collection Data														
Adult	28,599	5	70,637	1	20,858	7	48,443	2	22,325	6	40,185	3	39,235	4
Children	20,486	5	40,129	1	12,927	7	29,734	2	16,204	6	26,623	4	28,856	3
Total	49,085	5	110,766	1	33,785	7	78,177	2	38,529	6	66,808	4	68,091	3
Collection per Capita	0.81	6	0.84	5	0.46	7	0.86	4	0.97	3	1.61	1	1.58	2
2019 Usage Data														
Days open per Week	6	2	7	1	6	2	6	2	6	2	6	2	6	2
Service hours per Week	64	2	69	1	60	3	60	3	60	3	64	2	64	2
Service Hours per Year (w/o federal holidays)	3,328	2	3,588	1	3,120	3	3,120	3	3,120	3	3,328	2	3,328	2
Visits (door count)	152,177	5	242,806	1	113,782	6	177,059	3	110,201	7	155,942	4	182,163	2
Visit per Capita	2.52	4	1.84	6	1.55	7	1.95	5	2.78	3	3.76	2	4.22	1
Visit Density per SF Annual	11.17	3	4.86	7	7.85	5	8.85	4	13.78	1	6.24	6	12.14	2
Visit Density per Hour Annually	45.73	5	67.67	1	36.47	7	56.75	2	35.32	6	46.86	4	54.74	3
Circulation	205,132	5	662,626	1	168,000	7	239,939	4	193,338	6	251,327	3	367,587	2
Circulation per Capita	3.39	5	5.02	3	2.29	7	2.64	6	4.88	4	6.06	2	8.51	1
Circulation per Item in Collection	4.18	5	5.98	1	4.97	4	3.07	7	5.02	3	3.76	6	5.40	2
Computer Usage	18,573	3	20,865	2	7,614	7	24,108	1	7,765	6	16,358	4	12,540	5
Computer Usage per Capita	0.31	2	0.16	6	0.10	7	0.27	4	0.20	5	0.39	1	0.29	3
Computer Usage per PAC	1,428.69	1	1,227.35	2	761.40	7	1,095.82	3	970.63	6	1,090.53	4	1,045.00	5
Programs	616	5	765	2	800	1	637	4	574	7	700	3	609	6
Program Attendance	16,270	4	27,565	2	36,507	1	13,878	6	13,362	7	15,979	5	19,317	3
Program Attendance per Capita	0.27	5	0.21	6	0.50	1	0.15	7	0.34	4	0.39	3	0.45	2
Existing Facility Data														
Full Time Equivalent (FTE) Staff	6.56	3	9.93	1	5.05	6	5.95	5	4.42	7	6.44	4	6.80	2
Age of Building in 2020 (years)	39	5	32	4	49	6	25	2	32	4	16	1	30	3
Parking Spaces	137	2	169	1	90	4	85	5	17	7	74	6	92	3
Parking Spaces per 100 SF Building	1.01	1	0.34	5	0.62	2	0.43	4	0.21	7	0.30	6	0.61	3
Building SF	13,620	6	50,000	1	14,487	5	20,000	3	8,000	7	25,000	2	15,000	4
Building SF per Capita	0.23	4	0.38	2	0.20	6	0.22	5	0.20	6	0.60	1	0.35	3
Public Access Computers	13	4	17	2	10	6	22	1	8	7	15	3	12	5
Meeting Rooms	4	1	3	2	2	3	4	1	-	4	3	2	3	2
Meeting Room Capacity Total	107	2	104	3	59	6	99	4	-	7	120	1	88	5
Meeting Room Capacity per 1000	1.77	3	0.79	6	0.80	5	1.09	4	-	7	2.89	1	2.04	2
Avg Ranking		3.68		2.55		5.00		3.55		5.29		3.16		2.97

Facility Systems Life Expectancy

The matrix on this page is a template created for the assessment of existing Bucks County Free Library branches. The specific assessment for each branch can be found on the following pages in section 04, and reference in part the anticipated longevity of systems at each facility. The term ‘system’ is applied broadly, and here refers to items ranging from site pavement to interior finishes, in addition to those items more associated with systems such as utilities, HVAC, and electrical.

Where appropriate, this matrix notes an average anticipated lifespan for installed systems based on both industry warrantee averages and Bucks County Free Library facilities staff experience with systems in the existing branch system today. The matrix includes a conditions assessment summary and explanatory notes. In addition to providing general information regarding each branch, this matrix informs budgets for each branch individually and collectively for the system as a whole.

As of 2020, the Bucks County Free Library’s annual operations budget is \$9.4 million. About \$5.1 million, or 55%, is spent on staff; about \$1.75 million, or 19%, is spent on the collection, and about \$2.6 million, or 26%, is spent on general operations. The annual operations budget is made up of a Bucks County allocation (64%), Pennsylvania state aid (32%), and miscellaneous library revenue such as fines, fees, and donations (4%).

Within the operations budget about \$917k, or 36%, is dedicated to necessary facilities expenditures on cleaning, landscaping, building supplies, and equipment. The library employs a team of Maintenance Technicians to perform an annual schedule of basic maintenance as well as various building repairs, such as carpet shampooing, window cleaning, caulking, and pothole repair. The annual facilities budget also includes expenditures on routine furniture replacement when funds are available. A schedule outlining the frequency of maintenance by item is included in the Appendix for reference.

Beyond the operations budget the library receives a capital allocation from the County of about \$200,000 annually. These funds are spent on major building upgrades or improvements, such as roof, window, and HVAC replacements. As a result of Pennsylvania’s Keystone grant program, the library has been able to move forward with major upgrades to its facilities, including million dollar projects such as a complete renovation of the Langhorne branch (2016) and replacement of a metal roof in Doylestown (2019). Finally, the library maintains a board-designated fund dedicated to capital improvements. This allows the library to apply competitively for matching grants and fund needed capital projects.

Bucks County Free Library
Infrastructure and Recommended Enhancement Budgets

BUILDING NAME	Date Installed	Condition			Life Expectancy	Replacement Date	Notes
		Good	Fair	Poor			
Building - Date Constructed							
Site and Exterior							
Parking Lot					20		
Sidewalks					20		
Landscaping							
Site ADA / Accessibility							
Exterior Signage							
Exterior Access / Deliveries							
Exterior Utilities					25		
Roofing					20		
Exterior Skin							
Exterior Windows / Doors					25		
Building Systems							
Structural							
HVAC					20		
Plumbing					25		
Fire Suppression							
Lighting					15		
Electrical					20		
Technology Infrastructure					10		
Security / Fire Alarm					15		
Building Interior							
Interior ADA / Accessibility							
Signage / Wayfinding							
Service Points					20		
Meeting Rooms							
Public Restrooms					20		
Kitchen							
Flooring - Carpet					20		
Interior Wall Finishes					7		
Ceilings -ACT					15		
Acoustics							
Staff Work Areas							
Staff Break Areas / Fixtures					20		
Storage							

Bensalem

The Bensalem branch opened in 1981 as the first-ever standalone full service library in Bensalem Township. Its roots date back to 1961, when the library was housed in a section of the Bensalem Township building. Imagination Land Playground, a park built and designed specifically for special needs children, is right next door. Students from nearby high schools and elementary schools are frequent library visitors. One of the most populated municipalities in Bucks County, Bensalem borders northeast Philadelphia.

GENERAL INFORMATION

Land Owner	County of Bucks
Building Owner	County of Bucks
Address	3700 Hulmville Road Bensalem, PA. 19020

Primary Service Area	Bensalem Township
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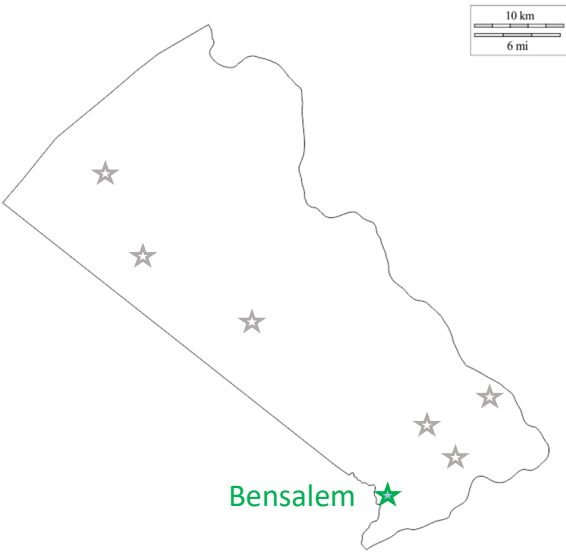
Building Size	13,620 SF
On Site Parking	137
Year Built	1981
Architect	W.E. Kramer
ADA Accessible	Yes

MANAGEMENT INFORMATION

Population Served	60,427
Days Open	6 / week
Hours Open	64 / week
Staff	6.56 FTE

STATISTICS FY 2019

Door Count	152,177
Programs	616
Program Attendance	16,270
Collection Size	49,085
Circulation	205,132
Public Access PCs	13



County Location Map



Regional Location Map (source: Google)

Branch Analysis Summary

This chart highlights this branch relative to other branches in the system for the outlined categories of data. For additional information see page 25 of this report.

All Branches	Bensalem		Doylestown		Langhorne		Levittown		Perkasie		Quakertown		Yardley	
	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank
Population														
Current	60,427	4	131,993	1	73,378	3	90,754	2	39,622	7	41,494	6	43,183	5
2019 Collection Data														
Adult	28,599	5	70,637	1	20,858	7	48,443	2	22,325	6	40,185	3	39,235	4
Children	20,486	5	40,129	1	12,927	7	29,734	2	16,204	6	26,623	4	28,856	3
Total	49,085	5	110,766	1	33,785	7	78,177	2	38,529	6	66,808	4	68,091	3
Collection per Capita	0.81	6	0.84	5	0.46	7	0.86	4	0.97	3	1.61	1	1.58	2
2019 Usage Data														
Days open per Week	6	2	7	1	6	2	6	2	6	2	6	2	6	2
Service hours per Week	64	2	69	1	60	3	60	3	60	3	64	2	64	2
Service Hours per Year (w/o federal holidays)	3,328	2	3,588	1	3,120	3	3,120	3	3,120	3	3,328	2	3,328	2
Visits (door count)	152,177	5	242,806	1	113,782	6	177,059	3	110,201	7	155,942	4	182,163	2
Visit per Capita	2.52	4	1.84	6	1.55	7	1.95	5	2.78	3	3.76	2	4.22	1
Visit Density per SF Annual	11.17	3	4.86	7	7.85	5	8.85	4	13.78	1	6.24	6	12.14	2
Visit Density per Hour Annually	45.73	5	67.67	1	36.47	7	56.75	2	35.32	6	46.86	4	54.74	3
Circulation	205,132	5	662,626	1	168,000	7	239,939	4	193,338	6	251,327	3	367,587	2
Circulation per Capita	3.39	5	5.02	3	2.29	7	2.64	6	4.88	4	6.06	2	8.51	1
Circulation per Item in Collection	4.18	5	5.98	1	4.97	4	3.07	7	5.02	3	3.76	6	5.40	2
Computer Usage	18,573	3	20,865	2	7,614	7	24,108	1	7,765	6	16,358	4	12,540	5
Computer Usage per Capita	0.31	2	0.16	6	0.10	7	0.27	4	0.20	5	0.39	1	0.29	3
Computer Usage per PAC	1,428.69	1	1,227.35	2	761.40	7	1,095.82	3	970.63	6	1,090.53	4	1,045.00	5
Programs	616	5	765	2	800	1	637	4	574	7	700	3	609	6
Program Attendance	16,270	4	27,565	2	36,507	1	13,878	6	13,362	7	15,979	5	19,317	3
Program Attendance per Capita	0.27	5	0.21	6	0.50	1	0.15	7	0.34	4	0.39	3	0.45	2
Existing Facility Data														
Full Time Equivalent (FTE) Staff	6.56	3	9.93	1	5.05	6	5.95	5	4.42	7	6.44	4	6.80	2
Age of Building in 2020 (years)	39	5	32	4	49	6	25	2	32	4	16	1	30	3
Parking Spaces	137	2	169	1	90	4	85	5	17	7	74	6	92	3
Parking Spaces per 100 SF Building	1.01	1	0.34	5	0.62	2	0.43	4	0.21	7	0.30	6	0.61	3
Building SF	13,620	6	50,000	1	14,487	5	20,000	3	8,000	7	25,000	2	15,000	4
Building SF per Capita	0.23	4	0.38	2	0.20	6	0.22	5	0.20	6	0.60	1	0.35	3
Public Access Computers	13	4	17	2	10	6	22	1	8	7	15	3	12	5
Meeting Rooms	4	1	3	2	2	3	4	1	-	4	3	2	3	2
Meeting Room Capacity Total	107	2	104	3	59	6	99	4	-	7	120	1	88	5
Meeting Room Capacity per 1000	1.77	3	0.79	6	0.80	5	1.09	4	-	7	2.89	1	2.04	2
Avg Ranking		3.68		2.55		5.00		3.55		5.29		3.16		2.97

OBSERVATIONS

Location, Site and Visibility

- The site for Bensalem is on Hulmeville Road, a main street with convenient ease of access for the community, compared to other branches.
- The parking is ample and convenient, sitting in front of the library along Hulmeville Road. The size, slope, orientation and current pattern of development for the site allows it to accommodate expansion or reconfiguration. The Bensalem Department of Public Works occupies the available property to the west, and the immediate west (rear) yard of the library is used in part for training and storage for that owner.
- The branch occupies a stretch of Hulmeville Road currently shared by a mix of commercial, retail, residential, educational, civic and public amenities.
- The building has little street presence: it sits approximately 250 feet from the curb, which is farther than most of the other adjacent structures. A monument sign marks the entry but is smaller than most adjacent signage and adds little to the sense of arrival.
- Landscaping is simple and straightforward, incorporating lawn areas with trees at the perimeter of the site and in parking islands. Some small planting beds site along the east facing front wall, flanking a paved plaza at the main entrance.



Aerial view from northeast (source: Google)



View from Hulmeville Road (source: Google)



Main Entrance

BUILDING EXTERIOR

- The building is a simple and straightforward rectangle, clad in a combination of decorative textured and smooth buff colored concrete masonry units, with punched aluminum window openings.
- While simple, the building lacks architectural interest compared to other branches.
- In addition to the setback distance from Hulmeville Road, the limited number of windows provides no visual access into the building from the street.
- The building relies on signage to communicate that it is a library, and the signage is less visually interesting than other branches.



Panorama from west



Panorama from east

INTERIOR LAYOUT

Relative to the other branches, Bensalem is more recently updated and the collection shelving and furniture has been fully 'mobilized' for flexibility of layout.

Service Points:

- Service point immediately on visitors' left upon entry, easy and convenient for circulation as one leaves.
- The main / circulation service point was recently consolidated into a smaller more mobile footprint.

Community Meeting / Gathering:

- The large meeting room is located immediately north of the entrance, and is planned to allow for after-hours use, requires additional underutilized vestibule space to accommodate this function.
- Room lacks adequate storage.
- Lighting and AV not updated to maximize functionality of this space.
- Some smaller private meeting room / classrooms are located on the south side of the plan, and provide effective, reservable space for smaller groups.

New Materials:

- Conveniently located and clearly marked, effective marketing of materials.

Youth:

- Children's space overall contains enough space but the activity spaces are broken into two spots and feel smaller than they would if combined.
- The play areas are well-used and well-liked, with a combination of floor, table-based and wall-mounted interactives and a good connection to collections and caregiver seating.
- The children's space could benefit from color or signature element that would increase visibility from the entrance, as the spaces are currently hidden from view, particularly for kids.

Adult:

- The majority of the main room of the library houses adult fiction and non-fiction collections.

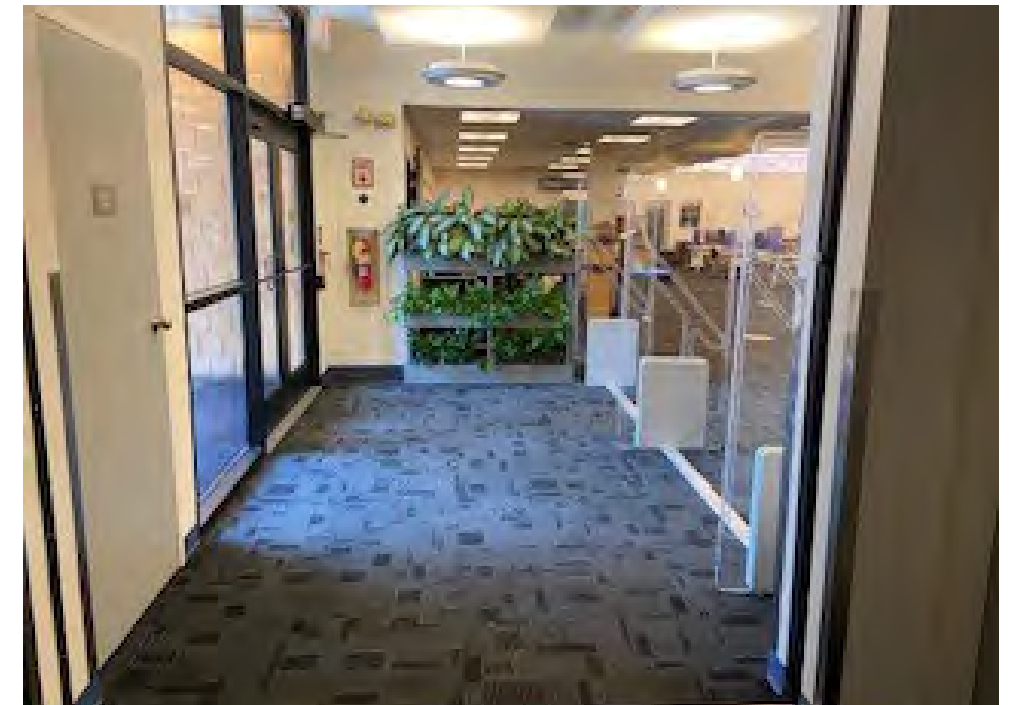
- Seating is generally at the perimeter, against walls or otherwise towards the corners of the main room of the library.
- A periodicals wall and small lounge seating area is included in the southeast corner, providing as quiet a spot as possible away from children in the opposite corner.

Technology:

- Reservable PCs are visible and accessible to visitors, available on round tables that accommodate 4 PCs each. This solution is effective for individual use but would not accommodate an individual and a companion.
- Copying, scanning and printing are also available near the PCs, accessible and easy for visitors to find.

Staff and Support:

- Staff work area is adequate, flexible and appropriately located, offering good visibility to the public service area from the workroom. Finishes and lighting have been recently updated.
- The staff break room as adequately sized but disconnected from the staff work area.



View of entrance



View into Children's



View to the north towards Children's



View northeast along back wall



View of public access PCs



View in center of branch

Finishes

- Finishes throughout are appropriate for library use, and are generally neutral in color.
- A few areas (as noted in the staff assessment matrix) require some updates and/or repairs.
- The consistently neutral palette doesn't highlight any area over another; the library may benefit from accent colors that could also be cues to visitors about destinations or collections within the building.

Furniture

- Public space furniture is a combination of vintage and newer, but generally consistent in wood construction or wood accent.
- Meeting rooms general include stackable chairs.
- Except for children's collection and a few remaining original ranges, all collection shelving is consistent throughout, at 5-high a-frame type display shelving on wheels, with slatwall sides. These are functional, presentable and flexible.

Lighting

- Recently updated lighting throughout provides a bright and clean interior feel.

Mechanical

- Comfortable and efficient

Power/Technology/Media

- Power appears to be adequately distributed for day to day use.
- The branch has been updated to include ample technology, however (as noted on the staff assessment matrix) the existing floor box availability creates some wire management problems in public spaces.
- Meeting rooms could all benefit from an upgrade to AV technology for better functionality

Interior Wayfinding

- Signage is clear and consistent throughout the branch, both for departmental and collection wayfinding.
- While clear the signs are somewhat generic, and some differentiation or color may provide interest as well as branch-specific personality.

BENSLEM	Date Installed	Condition			Life Expectancy		Notes
		Good	Fair	Poor	Years	Target Date	
Building - Date Constructed	1981						
Site and Exterior							
Parking Lot	2007		X		20	2027	Will need resurfacing prior to 2027
Sidewalks	1981		X		20		continued section repairs
Landscaping							Mix of old and new
Site ADA / Accessibility		X					Compliant
Exterior Signage	1981		X			2021	
Exterior Access / Deliveries		X					
Exterior Utilities			X		25		
Roofing	2017	X			20	2037	20 warranty
Exterior Skin	1981		X				Out of date exterior
Exterior Windows / Doors	2018	X			25	2043	25 year warranty
Building Systems							
Structural	1981		X				foundation study needed for back wall
HVAC Unit 1 - Meeting room	2006		X		20	2026	
HVAC Unit 2 - Staff lounge/study	2005		X		20	2025	
HVAC Unit 3 - Main library	2004		X		20	2024	
HVAC Unit 4 - Staff workroom	2018	X			20	2038	
HVAC Unit 5 - Conference room/passport	2018	X			20	2028	
Plumbing	2015	X			25	2040	
Fire Suppression	N/A						
Lighting			X		15		A mix of older and newer. No LED
Electrical			X		20		Circuit breaker box is near capacity
Technology Infrastructure		X			10		Could use more floor outlet connectivity
Security / Fire Alarm	2015	X			15	2030	
Building Interior							
Interior ADA / Accessibility		X					Compliant, updated over several years
Signage / Wayfinding			X				
Service Points	2017				20	2037	Under continuous evaluation
Meeting Rooms							
Public Restrooms	2015		X		20	2035	
Kitchen	1981						
Flooring - Carpet	2015		X		20	2035	
Interior Wall Finishes	2019		X		7	2026	
Ceilings -ACT	1981				15		
Acoustics			X				
Staff Work Areas		X					
Staff Break Areas / Fixtures			X		20		Staff restroom needs updating
Storage			X				

The spreadsheet at left represents an overview assessment and status of the branch's physical characteristics, infrastructure, and systems.

The items below are a selected list of recent upgrades, required maintenance and recommended improvements for the branch. By following a capital improvement plan, we will continue to make the necessary improvements on infrastructure and related projects. We have included an estimate for the Required Items (2021-2027). Items that are Recommended, we will select the appropriate architects and engineers to develop a scope of work and seek funding through grants and donors.

- Recent (2012-2020)
 - Upgraded landscaping in front of the library (2013)
 - Renovated public restrooms (2016)
 - Replaced all windows (2016)
 - Rebuilt deteriorating front entrance (2019)
- Required (2021-2027)
 - Replace three HVAC units - \$60,000
 - Convert T8 lighting to LED - \$15,000
 - Resurface parking lot - \$100,000
 - Conduct engineering study to determine if recurring interior wall cracks are caused by a foundation problem; if yes, repair foundation - \$75,000
 - Replace or repair sidewalks near the library - \$40,000
 - Total Estimated Required Costs - \$290,000**
- Recommended
 - Create an exciting, destination exterior space
 - Increase access to interior daylight with new or enlarged windows
 - Create new public space by relocating staff lounge to a smaller space that is closer to the staff workroom

Doylestown

The Doylestown District Center Library serves as the administrative headquarters for the County branch system and is the busiest library in the County. Located on the grounds of the former Bucks County prison, the library is next door to the James A. Michener Art Museum and across the street from the Mercer Museum. Known for its massive skylights, in 1991 the branch received a Library Buildings Award from the American Institute of Architects and the American Library Association. Visitors can relax or attend library programs in the Back Yard, a garden and seating area that features a fireplace and a mini-maze. Shaded café tables for reading and meeting up are available in a front courtyard. Collies and their owners are sometimes spotted visiting the Lassie statue near the courtyard.

GENERAL INFORMATION

Land Owner	County of Bucks
Building Owner	County of Bucks
Address	150 S. Pine Street Doylestown, PA. 18901

Primary Service Area

Bedminster Township	New Britain Borough
Bridgeton Township	New Britain Township
Buckingham Township	Nockamixon Township
Chalfont Borough	Plumstead Township
Doylestown Borough	Tinicum Township
Doylestown Township	Warrington Township
Dublin Township	Warwick Township

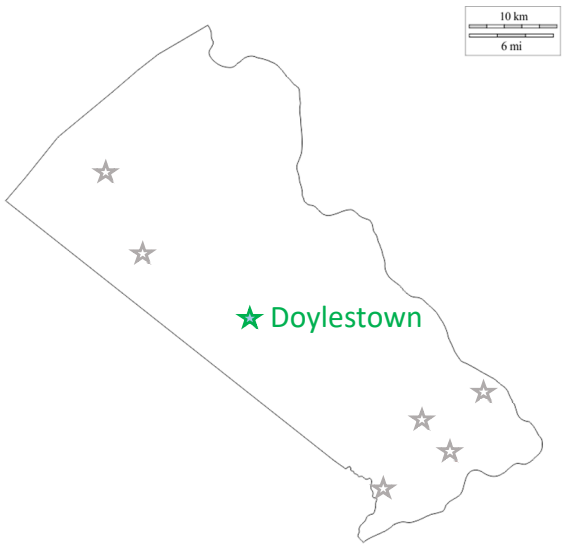
Building Size	50,000 SF
On Site Parking	166 (plus 3 bus stops)
Year Built	1988
Architect	C.J. Reid III
ADA Accessible	Yes

MANAGEMENT INFORMATION

Population Served	131,993
Days Open	7 / week
Hours Open	69 / week
Staff	9.93 FTE

STATISTICS FY 2019

Door Count	242,806
Programs	765
Program Attendance	27,565
Collection Size	110,766
Circulation	662,626
Public Access PCs	17



County Location Map



Regional map (source:Google)

Branch Analysis Summary

This chart highlights this branch relative to other branches in the system for the outlined categories of data. For additional information see page 25 of this report.

All Branches	Bensalem		Doylestown		Langhorne		Levittown		Perkasie		Quakertown		Yardley	
	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank
Population														
Current	60,427	4	131,993	1	73,378	3	90,754	2	39,622	7	41,494	6	43,183	5
2019 Collection Data														
Adult	28,599	5	70,637	1	20,858	7	48,443	2	22,325	6	40,185	3	39,235	4
Children	20,486	5	40,129	1	12,927	7	29,734	2	16,204	6	26,623	4	28,856	3
Total	49,085	5	110,766	1	33,785	7	78,177	2	38,529	6	66,808	4	68,091	3
Collection per Capita	0.81	6	0.84	5	0.46	7	0.86	4	0.97	3	1.61	1	1.58	2
2019 Usage Data														
Days open per Week	6	2	7	1	6	2	6	2	6	2	6	2	6	2
Service hours per Week	64	2	69	1	60	3	60	3	60	3	64	2	64	2
Service Hours per Year (w/o federal holidays)	3,328	2	3,588	1	3,120	3	3,120	3	3,120	3	3,328	2	3,328	2
Visits (door count)	152,177	5	242,806	1	113,782	6	177,059	3	110,201	7	155,942	4	182,163	2
Visit per Capita	2.52	4	1.84	6	1.55	7	1.95	5	2.78	3	3.76	2	4.22	1
Visit Density per SF Annual	11.17	3	4.86	7	7.85	5	8.85	4	13.78	1	6.24	6	12.14	2
Visit Density per Hour Annually	45.73	5	67.67	1	36.47	7	56.75	2	35.32	6	46.86	4	54.74	3
Circulation	205,132	5	662,626	1	168,000	7	239,939	4	193,338	6	251,327	3	367,587	2
Circulation per Capita	3.39	5	5.02	3	2.29	7	2.64	6	4.88	4	6.06	2	8.51	1
Circulation per Item in Collection	4.18	5	5.98	1	4.97	4	3.07	7	5.02	3	3.76	6	5.40	2
Computer Usage	18,573	3	20,865	2	7,614	7	24,108	1	7,765	6	16,358	4	12,540	5
Computer Usage per Capita	0.31	2	0.16	6	0.10	7	0.27	4	0.20	5	0.39	1	0.29	3
Computer Usage per PAC	1,428.69	1	1,227.35	2	761.40	7	1,095.82	3	970.63	6	1,090.53	4	1,045.00	5
Programs	616	5	765	2	800	1	637	4	574	7	700	3	609	6
Program Attendance	16,270	4	27,565	2	36,507	1	13,878	6	13,362	7	15,979	5	19,317	3
Program Attendance per Capita	0.27	5	0.21	6	0.50	1	0.15	7	0.34	4	0.39	3	0.45	2
Existing Facility Data														
Full Time Equivalent (FTE) Staff	6.56	3	9.93	1	5.05	6	5.95	5	4.42	7	6.44	4	6.80	2
Age of Building in 2020 (years)	39	5	32	4	49	6	25	2	32	4	16	1	30	3
Parking Spaces	137	2	169	1	90	4	85	5	17	7	74	6	92	3
Parking Spaces per 100 SF Building	1.01	1	0.34	5	0.62	2	0.43	4	0.21	7	0.30	6	0.61	3
Building SF	13,620	6	50,000	1	14,487	5	20,000	3	8,000	7	25,000	2	15,000	4
Building SF per Capita	0.23	4	0.38	2	0.20	6	0.22	5	0.20	6	0.60	1	0.35	3
Public Access Computers	13	4	17	2	10	6	22	1	8	7	15	3	12	5
Meeting Rooms	4	1	3	2	2	3	4	1	-	4	3	2	3	2
Meeting Room Capacity Total	107	2	104	3	59	6	99	4	-	7	120	1	88	5
Meeting Room Capacity per 1000	1.77	3	0.79	6	0.80	5	1.09	4	-	7	2.89	1	2.04	2
Avg Ranking		3.68		2.55		5.00		3.55		5.29		3.16		2.97

OBSERVATIONS

Location, Site and Visibility

- Doylestown serves as the system's main library, as it is centrally located and includes administrative spaces, technical services and the library's distribution center.
- The site for Doylestown is central to the county, occupying a cultural campus setting on Pine Street with the Michener Art Museum to the north and the Mercer Museum to the west. The branch is close by to downtown Doylestown although Pine Street is a secondary street a few blocks from the primary commuter route.
- The parking capacity is adequate, but not immediately convenient. A drop off loop drive provides convenient access to the main entrance, but the primary surface lot is approximately 200 feet from the primary parking. A well-landscaped reading garden faces the lot and causes some confusion for visitors who may assume this walkway leading to glass doors and an overhang is the main entrance.
- The size, slope, and orientation of the building on the site does not easily accommodate expansion or reconfiguration. The building is bounded by the Michener Art Museum on the northwest, garden and main entrance drive to the southwest, parking to the southeast and a newly landscaped reading garden plus dock access to the northeast.
- The branch occupies a site adjacent to cultural institutions noted above, but very nearby a mix of commercial, retail, residential, educational, civic and public amenities.
- The building has good presence architecturally, but is not obvious from the street: it sits approximately 500 feet Green Street, and while much taller compared to other branches, the building is obscured by trees, landscaping and adjacent buildings and hardly visible until the site is entered.
- Landscaping all around the site is artistically conceived, a beautiful 'destination' asset, and very well kept. Along the main entrance, the landscape and pathways are continuous from the library to the Michener Art Museum.



Aerial view from northwest (source: Google)



Aerial view from northwest



View from parking lot entrance at Pine Street (source: Google)



Garden and sculpture along entrance drive



View from loading dock from east

BUILDING EXTERIOR

The Doylestown Branch is an award-winning architectural design, and in general is holding up well.

A few primary concerns as outlined by staff include standing seam roofing, siding and gutters, and ongoing maintenance and sealant for EIFS.

Additional observations:

- EIFS discolored at some areas, from inadequate drainage above and in some cases at base of EIFS along sills. All EIFS should be reviewed for proper drainage and weeps above sill flashing.
- Paint at underside of roof deck chipping in some areas, requires ongoing maintenance
- Concrete masonry below EIFS north of entrance discolored in a few spots, appears to be at seams in flashing above discoloration.
- Roofing outside of the administrative staff work area showed ponding water.



View from southeast, from parking



View from east, from garden



View along north wall

INTERIOR LAYOUT

Relative to the other branches, Doylestown public areas have been updated. Some of the collection shelving has been 'mobilized' for flexibility of layout, and other collection areas have been reduced through weeding, allowing more seating areas.

The visitor experience upon entrance is impressive, the main high ceiling circulation spine is a dynamic and effective architectural feature, and leads visitors towards the garden on the east side of the building.

Service Points:

- Service points are located and sized appropriately and are easily identified.
- The main / circulation service point was recently consolidated into a smaller more mobile footprint per updated standards, and is conveniently located adjacent to main entrance and self-check.

Community Meeting / Gathering:

- The main large meeting / multipurpose room is well used and convenient to the main entrance.
- The smaller Group Study Room along the main walking path and the Meeting Room adjacent to Children's are functional, but not popular given the size, lighting and location.

New Materials:

- Conveniently located and clearly marked, effective marketing of materials.

Youth:

- The Children's Room is well located, mobilized to current shelving standards, and provides a good destination for kids.
- The space is flexible, well lit, and includes an open story room that is tucked away in plan, avoiding excessive noise issues.
- The south end of the Children's area looks out onto a well landscaped garden, offering good access to daylight.

Adult:

- Adult collections occupy the entire north side of public space (north of the main skylit walking path) on the main floor.

Rearrangements and removal of shelving have opened up more spaces for tables and chairs.

- The shelving has not been updated to be 'mobilized' as of yet, and remains functional but on a combination of shelving types, some original.

Technology:

- Reservable PCs are visible and accessible to visitors, available on newer furniture located centrally in the space.
- Copying, scanning and printing are also available near the PCs, accessible and easy for visitors to find.
- Self-check services are convenient, and readily found near the entrance.

Staff and Support:

- In addition to branch staff areas, the Doylestown location includes system-wide services including technical services, materials handling and distribution, and administration.
- The branch staff main workroom is well-located near circulation but areas are functional, but overcrowded with book truck traffic and materials.
- A shared staff lounge is well-located, with good access to daylight and views.
- The administrative offices are generous, attractive and functional. Ample space for meetings and collaboration.
- The balance of staff support areas are functional, well located and convenient to parking for staff.



View from entrance



View along east wall in Adult collection seating area



View of public access PCs



View from Children's looking back to the north



View to the north towards AV and Adult collections



View in staff work area

Finishes

- Main meeting room: some drywall cracking and finish repair required at the central high ceiling under the clerestory windows.
- Under tall circulation spine: some drywall discolored, minor leaks from clerestory windows above.
- Along south wall in children's: discoloration from leaks along window wall system.

Furniture

- Public space furniture is a combination of vintage and newer, but generally consistent in wood construction or wood accent. It is well tended and reupholstered in some areas to positive effect.
- Meeting room furniture is functional, stackable and easily reconfigurable.

Lighting

- Lighting is inconsistent. Areas with good access to daylight feel bright and well lit, while areas in corners - and in particular around the collection spaces in the Adult areas - feel dim by comparison.
- As noted below, lighting needs to be updated to LED.

Mechanical

- Comfortable and efficient

Power/Technology/Media

- Power appears to be adequately distributed for day to day use.
- All meeting rooms could benefit from an upgrade to AV technology for better functionality.

Interior Wayfinding

- The architecture at Doylestown is more spatially complex than other branches, and signage is required for ease of navigability.
- Signage is clear and consistent throughout the branch, both for departmental and collection wayfinding.
- While clear the signs are somewhat generic, and some differentiation or color may provide interest as well as branch-specific personality.

DOYLESTOWN	Date Installed	Condition			Life Expectancy		Notes
		Good	Fair	Poor	Years	Target Date	
Building - Date Constructed	1991						
Site and Exterior							
Parking Lot	2010		X		20	2030	Seal coated every 3 years
Sidewalks	1991		X		30	2018	continued section repairs
Landscaping		X					ongoing improvements
Site ADA / Accessibility		X					
Exterior Signage				X			Needs new outdoor sign
Exterior Access / Deliveries							
Exterior Utilities			X		25		
Roof - Flat	2001			X	20	2021	
Roof - Metal	2020	X			30	2050	
Exterior Skin	1991		X				Stucco exterior
Exterior Windows - Admin	1991			X	25		Scheduled replacement
Exterior Windows - TS	1991			X	25		Scheduled replacement
Exterior Windows - Branch	1991			X	25		Scheduled replacement
Building Systems							
Structural	1991		X				
HVAC Unit 1 - Adult Area	2013		X		20	2033	
HVAC Unit 2 - Children's Area	2003		X		20	2023	
HVAC Unit 3 - TS	2013		X		20	2033	
HVAC Unit 4 - PSB Meeting Room	2010		X		20	2030	
HVAC Unit 5 - Admin	2010		X		20	2030	
HVAC Unit 6 - IT	2018	X			20	2038	
HVAC Unit 7 - Server Room	2018	X			20	2038	
HVAC Controls	2012		X		20	2032	
Plumbing			X		25		
Fire Suppression	1991		X		25		Continued repairs
Lighting	2010		X		15	2025	all converted to T8s over 7 years period
Electrical			X		20		Mix of old and newer
Technology Infrastructure	2015	X			10	2025	Cat 6 cabling
Security / Fire Alarm	2016	X			20	2036	
Elevator	2019				15	2039	
Building Interior							
Interior ADA / Accessibility		X					Compliant, updated over several years
Signage / Wayfinding			X				
Service Points	1991		X		20		Under continuous evaluation
Meeting Rooms							
Public Restroom - Public	2012				20	2032	
Public Restroom - Admin	1991			X	20		No longer ADA compliant

The spreadsheet at left represents an overview assessment and status of the branch's physical characteristics, infrastructure, and systems.

The items below are a selected list of recent upgrades, required maintenance and recommended improvements for the branch. By following a capital improvement plan, we will continue to make the necessary improvements on infrastructure and related projects. We have included an estimate for the Required Items (2021-2027). Items that are Recommended, we will select the appropriate architects and engineers to develop a scope of work and seek funding through grants and donors.

Recent (2012-2020)

- Renovated public restrooms (2012)
- Install courtyard garden (2014)
- Install "Back Yard" garden (2018)
- Renovate staff and public restrooms (2019)
- Replace HVAC unit (2018)
- Replace elevator (2019)
- Replace carpet (2020)

Required (2021-2027)

- Replace flat roof - \$600,000
 - Replace all windows - \$300,000
 - Replace fire suppression system - \$300,000
 - Convert T8 lighting to LED - \$30,000
 - Second floor staff restroom upgrade - \$70,000
- Total Estimated Required Costs - \$1,300,000**

Recommended

- Increase access to interior daylight with new or enlarged windows in public areas
- Design and install a quiet study area

Public Restroom - TS	2019	x			20	2039	Renovated and ADA compliant
Kitchen - Admin	2013				20	2033	
Flooring - TS/Admin	2020	x			20	2040	
Flooring - Branch	2020	x			20	2040	
Interior Wall Finishes	2020	x			7	2027	Most areas repainted
Ceilings -ACT			x		15		
Acoustics			x				Mix of older and newer tiles.
Staff Work Areas			x				
Staff Break Areas / Fixtures	2017		x		20		Newer and compliant
Storage			x				

Langhorne

While the current location opened in 1977, the Langhorne branch can trace its origins to 1688 when area Quakers purchased books to circulate. This early library evolved over time as a private subscription library supported by annual dues until 1960, when it became a local public library. Built on land donated by Woods Services, the branch is the only in the County with two separate wings, one for children and one for adults. The children’s wing houses an interactive pre-school play village, a destination spot for local families. Visitors can relax in the peaceful courtyard front garden, made possible by a bequest from local businesswoman Rita C. Sappenfield.

GENERAL INFORMATION

Land Owner	County of Bucks
Building Owner	County of Bucks
Address	301 S. Pine Street Langhorne, PA. 19047

Primary Service Area	Hulmeville Borough Langhorne Borough Middleton Township Pennel Borough
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Building Size	14,487 SF
On Site Parking	90
Year Built	1971
Architect	Mann/Speizle
ADA Accessible	Yes

MANAGEMENT INFORMATION

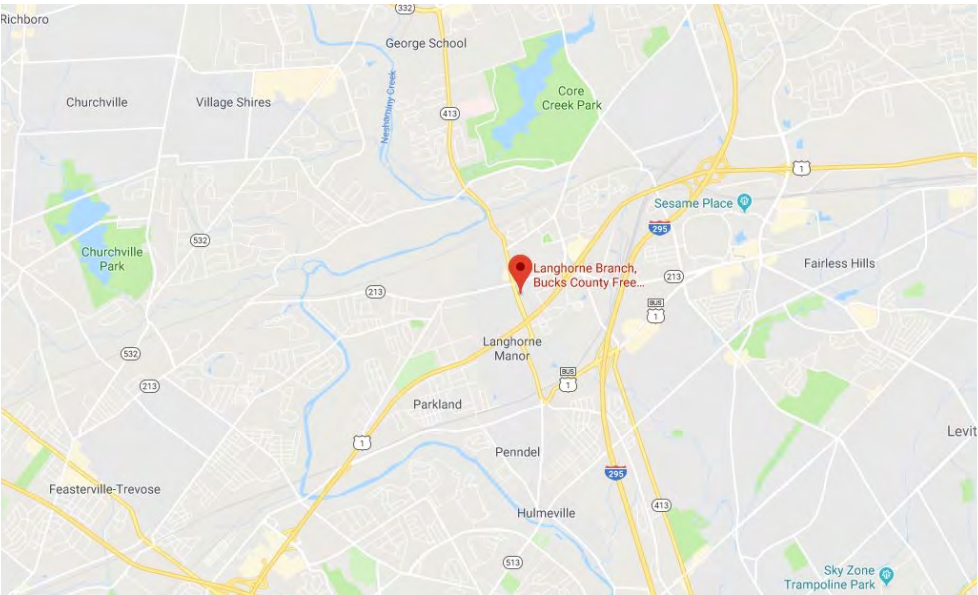
Population Served	73,378
Days Open	6 / week
Hours Open	60 / week
Staff	5.05 FTE

STATISTICS FY 2019

Door Count	113,782
Programs	800
Program Attendance	96,507
Collection Size	33,785
Circulation	168,000
Public Access PCs	10



County Location Map



Regional Locaiton Map (source: Google)

Branch Analysis Summary

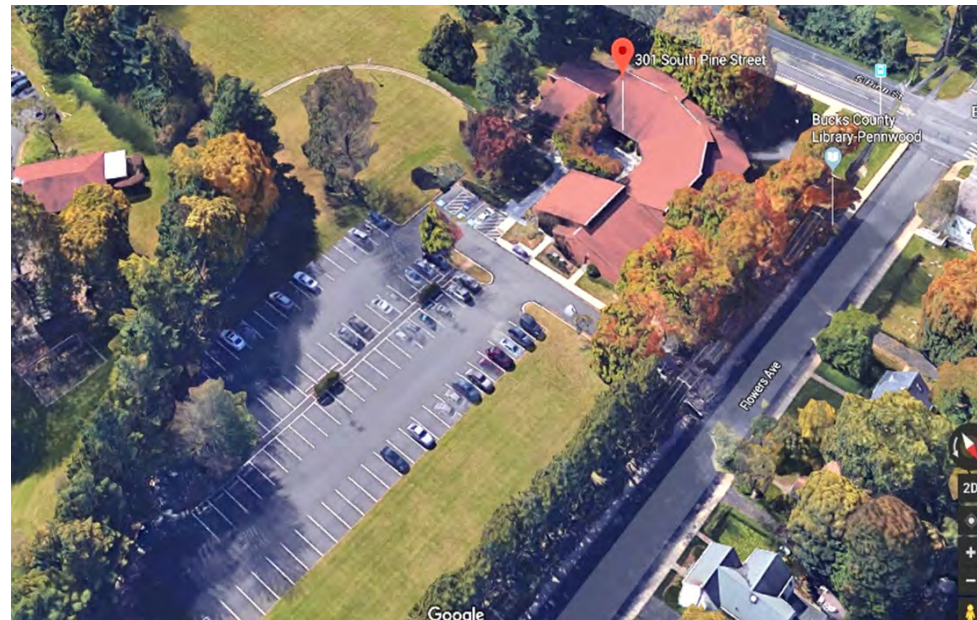
This chart highlights this branch relative to other branches in the system for the outlined categories of data. For additional information see page 25 of this report.

All Branches	Bensalem		Doylestown		Langhorne		Levittown		Perkasie		Quakertown		Yardley	
	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank
Population														
Current	60,427	4	131,993	1	73,378	3	90,754	2	39,622	7	41,494	6	43,183	5
2019 Collection Data														
Adult	28,599	5	70,637	1	20,858	7	48,443	2	22,325	6	40,185	3	39,235	4
Children	20,486	5	40,129	1	12,927	7	29,734	2	16,204	6	26,623	4	28,856	3
Total	49,085	5	110,766	1	33,785	7	78,177	2	38,529	6	66,808	4	68,091	3
Collection per Capita	0.81	6	0.84	5	0.46	7	0.86	4	0.97	3	1.61	1	1.58	2
2019 Usage Data														
Days open per Week	6	2	7	1	6	2	6	2	6	2	6	2	6	2
Service hours per Week	64	2	69	1	60	3	60	3	60	3	64	2	64	2
Service Hours per Year (w/o federal holidays)	3,328	2	3,588	1	3,120	3	3,120	3	3,120	3	3,328	2	3,328	2
Visits (door count)	152,177	5	242,806	1	113,782	6	177,059	3	110,201	7	155,942	4	182,163	2
Visit per Capita	2.52	4	1.84	6	1.55	7	1.95	5	2.78	3	3.76	2	4.22	1
Visit Density per SF Annual	11.17	3	4.86	7	7.85	5	8.85	4	13.78	1	6.24	6	12.14	2
Visit Density per Hour Annually	45.73	5	67.67	1	36.47	7	56.75	2	35.32	6	46.86	4	54.74	3
Circulation	205,132	5	662,626	1	168,000	7	239,939	4	193,338	6	251,327	3	367,587	2
Circulation per Capita	3.39	5	5.02	3	2.29	7	2.64	6	4.88	4	6.06	2	8.51	1
Circulation per Item in Collection	4.18	5	5.98	1	4.97	4	3.07	7	5.02	3	3.76	6	5.40	2
Computer Usage	18,573	3	20,865	2	7,614	7	24,108	1	7,765	6	16,358	4	12,540	5
Computer Usage per Capita	0.31	2	0.16	6	0.10	7	0.27	4	0.20	5	0.39	1	0.29	3
Computer Usage per PAC	1,428.69	1	1,227.35	2	761.40	7	1,095.82	3	970.63	6	1,090.53	4	1,045.00	5
Programs	616	5	765	2	800	1	637	4	574	7	700	3	609	6
Program Attendance	16,270	4	27,565	2	36,507	1	13,878	6	13,362	7	15,979	5	19,317	3
Program Attendance per Capita	0.27	5	0.21	6	0.50	1	0.15	7	0.34	4	0.39	3	0.45	2
Existing Facility Data														
Full Time Equivalent (FTE) Staff	6.56	3	9.93	1	5.05	6	5.95	5	4.42	7	6.44	4	6.80	2
Age of Building in 2020 (years)	39	5	32	4	49	6	25	2	32	4	16	1	30	3
Parking Spaces	137	2	169	1	90	4	85	5	17	7	74	6	92	3
Parking Spaces per 100 SF Building	1.01	1	0.34	5	0.62	2	0.43	4	0.21	7	0.30	6	0.61	3
Building SF	13,620	6	50,000	1	14,487	5	20,000	3	8,000	7	25,000	2	15,000	4
Building SF per Capita	0.23	4	0.38	2	0.20	6	0.22	5	0.20	6	0.60	1	0.35	3
Public Access Computers	13	4	17	2	10	6	22	1	8	7	15	3	12	5
Meeting Rooms	4	1	3	2	2	3	4	1	-	4	3	2	3	2
Meeting Room Capacity Total	107	2	104	3	59	6	99	4	-	7	120	1	88	5
Meeting Room Capacity per 1000	1.77	3	0.79	6	0.80	5	1.09	4	-	7	2.89	1	2.04	2
Avg Ranking		3.68		2.55		5.00		3.55		5.29		3.16		2.97

OBSERVATIONS

Location, Site and Visibility

- The site for Langhorne is on Pine Street at the corner of Flowers Ave. Pine is a main street with convenient ease of access for the community, compared to other branches.
- The parking is sized adequately and well situated in the landscape, but requires a longer than average walk to reach the main entrance.
- The size, slope, orientation and current pattern of development for the site allows it to accommodate expansion or reconfiguration over time if needed, primarily to the south along Pine Street, or a partial infill of the current central court between the two wings of the library.
- The branch occupies a stretch of Pine Street not far from highway access. The branch is located between primarily residential development to the south and a small commercial district to the north along Pine Street.
- The building is beautifully situated in the landscape, but has little street presence due to dense groves of trees along the street frontages. A small monument sign along Pine Street is not easily seen driving at speed.
- Landscaping is primarily trees at the perimeter of the lot, but a large field to the south is a remarkable asset, with ample possibility for exterior programming. Visitors pass through a pleasant, well-landscaped entry court from the parking lot to the entrance.



Aerial view from northeast (source: Google)



View from parking lot entrance at Flowers Ave. (source: Google)



Main entrance access from parking lot



View along west wall

BUILDING EXTERIOR

- The building is a handsome, pitched roof L-shape design, with the entrance at the center of the L from the parking lot to the east only. An original entrance facing the intersection of Pine and Flowers to the northwest has been closed, creating a longer walk for any pedestrians to get around and into the building.
- The building fits well into the residential and landscaped setting, and provides more specific architectural identity compared to some of the other branches.
- While simple and attractive from the street, it's not immediately apparent that the building is a library, and there is very limited visibility into the building from either adjacent street.



View from northwest, former street entrance



View of north wall



View of field to the south of the branch

INTERIOR LAYOUT

Relative to the other branches, Langhorne’s L-shape makes it slightly more complex. While limiting flexibility of reconfiguration, the plan does adequately separate the two ends, which minimizes noise from the children’s play area – Penn’s Little Village - reaching quiet areas elsewhere.

Service Points:

- Service point immediately visible upon entry, easy and convenient for questions on arrival and circulation as one leaves. Visibility is very limited from here into the quiet adult services area near the meeting room and restrooms to the east.
- The main / circulation service point has been consolidated into a smaller more mobile footprint, with convenient self-check immediately adjacent.

Community Meeting / Gathering:

- The large meeting room is located at the east end of the plan, not immediately convenient for any larger groups arriving through the main entrance.
- Room lacks adequate storage.
- Lighting and AV not updated to maximize functionality of this space.
- The angled ceiling and hard surfaces create some acoustical concerns and echoes in the room.

New Materials:

- Conveniently located and clearly marked.

Youth:

- The Children’s area at Langhorne is a true destination space, with the inclusion of Penn’s Little Village. This miniature village play area is well crafted and a wonderful asset to this location.
- The remainder of the children’s space outside of Penn’s Little Village is efficient, effective and convenient to the entrance in the west wing of the building along Pine Street.

Adult:

- The remainder of the building is a combination of intimate spaces created through a combination of the architectural plan variations, along with arrangements of collections and seating.

- Seating is generally at the perimeter, a combination of lounge and other seating at tables, and study carrels, well-located near windows where possible in the plan.
- The non-fiction area at the east end of the branch provides a quieter place to read or study, as far away as possible from the noisier children’s area in the other wing of the library.

Technology:

- Reservable PCs are visible and accessible to visitors, available on newer furniture located in two open alcoves flanking the original street facing entrance behind the main service point, immediately visible on entry.
- Copying, scanning and printing are also available near the PCs, accessible and easy for visitors to find.
- Self-check services are convenient, and readily found near the entrance.

Staff and Support:

- Staff work area is functional and efficient but undersized - in part due to the separation of staff into two spaces on opposite wings.



View from entrance



View from east room looking back towards entrance



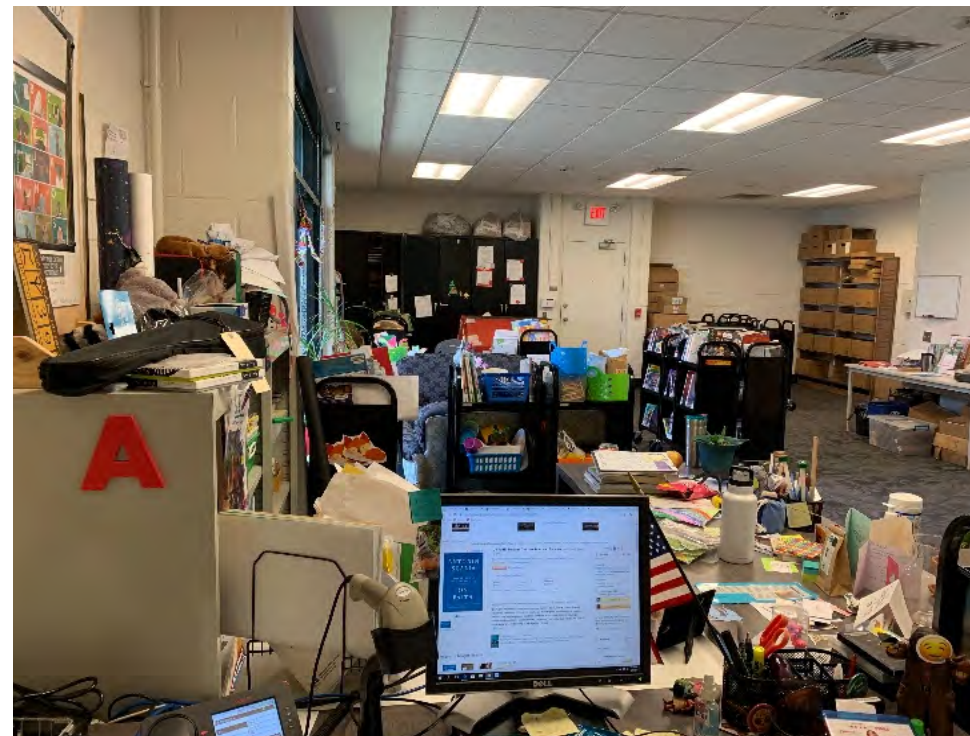
View in Penn's Little Village



View from entry area looking south towards Children's



View east from entry towards Adult collections



View in staff work area

Finishes

- Finishes throughout are appropriate for library use, and are generally neutral in color, with some simple patterning in carpet and upholstered furniture.
- Except for Penn's Little landing, the palette doesn't highlight any area over another, the library may benefit from accent colors that could also be cues to visitors about destinations or collections within the building.

Furniture

- Public space furniture is a combination of vintage and newer, but selections are functional and work well in the interior setting.
- Meeting room furniture is functional, stackable and easily reconfigurable.
- The collection shelving is consistent throughout and on wheels, with displays hung on end panels. These are functional, presentable and flexible.

Lighting

- Recently updated lighting throughout provides a bright and clean interior feel

Mechanical

- Comfortable and efficient

Power/Technology/Media

- Power appears to be adequately distributed for day to day use.
- The meeting room could benefit from an upgrade to AV technology for better functionality.

Interior Wayfinding

- Signage is clear and consistent throughout the branch, both for departmental and collection wayfinding.
- While clear the signs are somewhat generic, and some differentiation or color may provide interest as well as branch-specific personality.

LANGHORNE	Date Installed	Condition			Life Expectancy		Notes
		Good	Fair	Poor	Years	Target Date	
Building - Date Constructed	1971						
Site and Exterior							
Parking Lot	2012		x		20	2032	Seal coated every 3 years
Sidewalks	1973		x		20		Repairs made over several years
Landscaping		x					A mix of older and newer landscaping
Site ADA / Accessibility			x				Compliant
Exterior Signage	2016	x					Replaced as part of a larger renovation
Exterior Access / Deliveries			x				
Exterior Utilities			x		25		
Roofing - Shingles	1997		x		20	2027	30 year warranty/gutters need replacing
Exterior Skin	1971	x					Original brick exterior in good shape
Exterior Windows / Doors	2015	x			25	2040	
Building Systems							
Structural	1971	x	x				
HVAC AHU 1 - Main Library area	2010		x		20	2030	
HVAC - A/C Unit 1 - Main Library area	2006		x		20	2026	
HVAC AHU 2 - Meeting Room	2006		x		20	2026	
HVAC - A/C Unit 2 - Meeting Room	2006		x		20	2026	
HVAC AHU 3 - Staff Workroom	2006		x		20	2026	
HVAC - A/C Unit 3 - Staff Workroom	2006		x		20	2026	
HVAC AHU 4 - Staff Lounge	2008		x		20	2028	
HVAC - A/C Unit 4 - Staff Lounge	2007		x		20	2027	
HVAC Controls	2007		x		10	2017	Still operating within parameters
Plumbing	2015	x			25	2040	
Fire Suppression	N/A						
Lighting	2016	x			15	2031	Replaced as part of a larger renovation
Electrical	2015		x		20	2035	Mostly new within last 5 years
Technology Infrastructure		x			10		Cat 6 cabling
Security / Fire Alarm	2009		x		15	2024	
Staff Break Areas / Fixtures		x			20		staff restroom needs updating
Storage							

The spreadsheet at left represents an overview assessment and status of the branch's physical characteristics, infrastructure, and systems.

The items below are a selected list of recent upgrades, required maintenance and recommended improvements for the branch. By following a capital improvement plan, we will continue to make the necessary improvements on infrastructure and related projects. We have included an estimate for the Required Items (2021-2027). Items that are Recommended, we will select the appropriate architects and engineers to develop a scope of work and seek funding through grants and donors.

- Recent (2012-2020)
- Installed courtyard garden (2014)
 - Conducted major renovation that included window replacement, electrical and lighting replacement, carpet replacement, restroom renovations, and installation of an interactive pre-school children's play area

- Required (2021-2027)
- Replace roof and gutters - \$51,500
 - Refurbish play houses in Penn's Little Village - \$50,000
- Total Estimated Required Costs - \$101,500**

- Recommended
- Expand exterior activity and play area

Levittown

Once housed in the basement of the Towne Pharmacy in Levittown, the current Levittown Branch was opened to the public in 1995 as part of the Lower Bucks Government Services Center. The library's history began in 1953 through the efforts of a small group of volunteers. In 1966 the library merged with the Bucks County Free Library. The library is at the heart of one of America's famous planned suburban development towns. Aerial views of the community are on display in the library's entryway.

GENERAL INFORMATION

Land Owner	County of Bucks
Building Owner	County of Bucks
Address	7311 New Falls Road Levittown, PA. 19055

Primary Service Area	Bristol Township Falls Township Tullytown Borough
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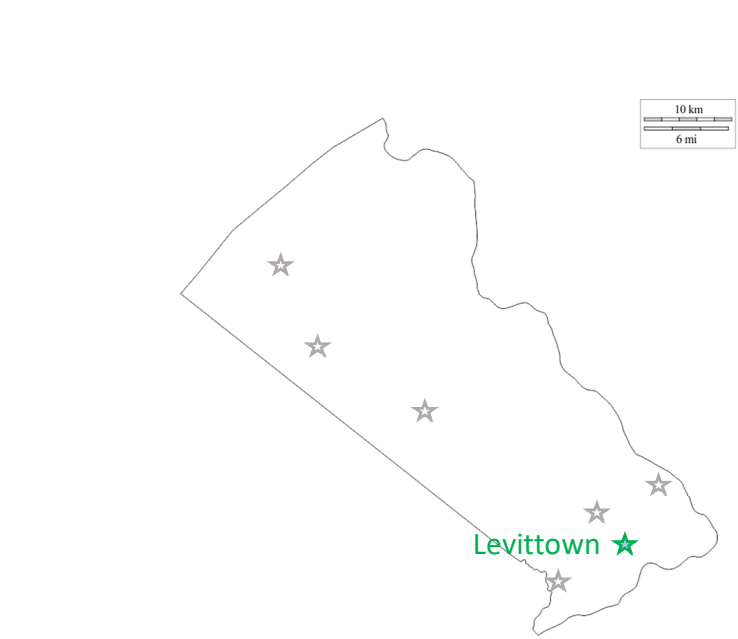
Building Size	20,000 SF
On Site Parking	85
Year Built	1995
Architect	O'Donnell & Naccarato
ADA Accessible	Yes

MANAGEMENT INFORMATION

Population Served	90,754
Days Open	6 / week
Hours Open	60 / week
Staff	5.95 FTE

STATISTICS FY 2019

Door Count	1177,059
Programs	637
Program Attendance	13,878
Collection Size	78,177
Circulation	239,939
Public Access PCs	22



County Location Map



Regional Location Map (source: Google)

Branch Analysis Summary

This chart highlights this branch relative to other branches in the system for the outlined categories of data. For additional information see page 25 of this report.

All Branches	Bensalem		Doylestown		Langhorne		Levittown		Perkasie		Quakertown		Yardley	
	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank
Population														
Current	60,427	4	131,993	1	73,378	3	90,754	2	39,622	7	41,494	6	43,183	5
2019 Collection Data														
Adult	28,599	5	70,637	1	20,858	7	48,443	2	22,325	6	40,185	3	39,235	4
Children	20,486	5	40,129	1	12,927	7	29,734	2	16,204	6	26,623	4	28,856	3
Total	49,085	5	110,766	1	33,785	7	78,177	2	38,529	6	66,808	4	68,091	3
Collection per Capita	0.81	6	0.84	5	0.46	7	0.86	4	0.97	3	1.61	1	1.58	2
2019 Usage Data														
Days open per Week	6	2	7	1	6	2	6	2	6	2	6	2	6	2
Service hours per Week	64	2	69	1	60	3	60	3	60	3	64	2	64	2
Service Hours per Year (w/o federal holidays)	3,328	2	3,588	1	3,120	3	3,120	3	3,120	3	3,328	2	3,328	2
Visits (door count)	152,177	5	242,806	1	113,782	6	177,059	3	110,201	7	155,942	4	182,163	2
Visit per Capita	2.52	4	1.84	6	1.55	7	1.95	5	2.78	3	3.76	2	4.22	1
Visit Density per SF Annual	11.17	3	4.86	7	7.85	5	8.85	4	13.78	1	6.24	6	12.14	2
Visit Density per Hour Annually	45.73	5	67.67	1	36.47	7	56.75	2	35.32	6	46.86	4	54.74	3
Circulation	205,132	5	662,626	1	168,000	7	239,939	4	193,338	6	251,327	3	367,587	2
Circulation per Capita	3.39	5	5.02	3	2.29	7	2.64	6	4.88	4	6.06	2	8.51	1
Circulation per Item in Collection	4.18	5	5.98	1	4.97	4	3.07	7	5.02	3	3.76	6	5.40	2
Computer Usage	18,573	3	20,865	2	7,614	7	24,108	1	7,765	6	16,358	4	12,540	5
Computer Usage per Capita	0.31	2	0.16	6	0.10	7	0.27	4	0.20	5	0.39	1	0.29	3
Computer Usage per PAC	1,428.69	1	1,227.35	2	761.40	7	1,095.82	3	970.63	6	1,090.53	4	1,045.00	5
Programs	616	5	765	2	800	1	637	4	574	7	700	3	609	6
Program Attendance	16,270	4	27,565	2	36,507	1	13,878	6	13,362	7	15,979	5	19,317	3
Program Attendance per Capita	0.27	5	0.21	6	0.50	1	0.15	7	0.34	4	0.39	3	0.45	2
Existing Facility Data														
Full Time Equivalent (FTE) Staff	6.56	3	9.93	1	5.05	6	5.95	5	4.42	7	6.44	4	6.80	2
Age of Building in 2020 (years)	39	5	32	4	49	6	25	2	32	4	16	1	30	3
Parking Spaces	137	2	169	1	90	4	85	5	17	7	74	6	92	3
Parking Spaces per 100 SF Building	1.01	1	0.34	5	0.62	2	0.43	4	0.21	7	0.30	6	0.61	3
Building SF	13,620	6	50,000	1	14,487	5	20,000	3	8,000	7	25,000	2	15,000	4
Building SF per Capita	0.23	4	0.38	2	0.20	6	0.22	5	0.20	6	0.60	1	0.35	3
Public Access Computers	13	4	17	2	10	6	22	1	8	7	15	3	12	5
Meeting Rooms	4	1	3	2	2	3	4	1	-	4	3	2	3	2
Meeting Room Capacity Total	107	2	104	3	59	6	99	4	-	7	120	1	88	5
Meeting Room Capacity per 1000	1.77	3	0.79	6	0.80	5	1.09	4	-	7	2.89	1	2.04	2
Avg Ranking		3.68		2.55		5.00		3.55		5.29		3.16		2.97

OBSERVATIONS

Location, Site and Visibility

- The Levittown branch is on a shared municipal campus, off the main street near the intersection of New Falls Road and Woodbourne, but technical accessible from secondary streets - either County Way or Library Way.
- While generally convenient with ease of access for the community, signage is required to find the branch from either main street.
- The parking is ample and convenient, sitting in front of and along the east side of the building. The size, slope, orientation and current pattern of development for the site allows it to accommodate expansion or reconfiguration easily, to the north or to the west.
- The branch occupies a stretch of New Falls Road currently shared by a mix of commercial and retail, with the Bucks County Technical High School immediately to the north, and a wooded rea to the west. The branch is centrally located and convenient to the Levittown planned residential community overall.
- The building has negligible presence on New Falls Road: it sits nearly 500 feet from the road, behind other properties located on the street. There is a small “Library” sign at the County Way access point but that is easily missed driving at speed.
- Landscaping is simple and straightforward, primarily lawn with a few trees on the site and in parking islands. Some small planting beds sit along the south wall, flanking a paved plaza at the main entrance.



Aerial view from east (source: Google)



View from Library Way and County Way (source: Google)



Main Entrance



View along north wall

BUILDING EXTERIOR

- The building is a simple and straightforward rectangle, clad in a combination of decorative textured and smooth red and grey colored concrete masonry units, with punched aluminum window openings.
- While simple, the use of masonry as decoration provides some architectural interest and identity, and the entrance is clear and convenient from parking.
- In addition to the distance from New Falls Road, the limited number of windows provides no visual access into the building from the street.



View along south (entrance) wall



Exterior view of west wall with newly installed windows



Interior view of west wall with newly installed windows

INTERIOR LAYOUT

Levittown is recently updated and the collection shelving and furniture has been partially 'mobilized' for flexibility of layout.

Service Points:

- Service point immediately on visitors' left upon entry, easy and convenient for circulation as one leaves.
- The main / circulation service point has been reduced and consolidated into a smaller footprint.

Community Meeting / Gathering:

- The main meeting room is convenient to the entrance, and to restrooms, with visibility also from the staff work room. The room does have a coat room and storage, and while limited is better than some other branches.
- The room may benefit from updated AV to maximize functionality of this space.
- The group study room is small but functional along the east wall of the building.

New Materials:

- Conveniently located and clearly marked, effective marketing of materials.

Youth:

- Children's space is within the open landscape of the branch, differentiated by furniture scale, collections shelving and some decorative elements.
- The children's space could benefit from added color or signature element that would increase visibility from the entrance, as the spaces are currently hidden from view, particularly for kids.
- A small area for teens is provided, also in the open landscape of the room. It is functional but lacks a specific identity for teens.

Adult:

- The majority of the main room of the library houses adult fiction and non-fiction collections.
- Seating is varied, some lounge seats mixed with some tables and chairs, with several different types of furniture placed throughout the library.

Technology:

- Reservable PCs are visible and accessible to visitors, available on newer furniture located in the center of the main floor and immediately visible on entry.
- Copying, scanning and printing are also available near the PCs, accessible and easy for visitors to find.

Staff and Support:

- Staff work area is adequate, flexible and appropriately located, offering good visibility to the public service area from the workroom. Finishes and lighting have been recently updated.
- The staff break room as adequately sized but disconnected from the staff work area.



View from entrance



View looking west across center of branch



View towards meeting room from staff work area



View in Children's



View of new materials near entrance



View in staff work area

Finishes

- Finishes throughout are recently updated, and appropriate for library use, and atypical from other branches this location includes the use of color as accent and to define some specific areas in the library.

Furniture

- Public space furniture is a combination of vintage and newer, but generally consistent in wood construction or wood accent.
- Meeting room furniture is functional, stackable and easily reconfigurable.
- There are a few remaining original ranges, but all collection shelving is consistent throughout, at 5-high a-frame type display shelving on wheels, some with slatwall sides. These are functional, presentable and flexible.

Lighting

- As noted below, interior lighting needs to be updated to LED

Mechanical

- Comfortable and efficient

Power/Technology/Media

- Power appears to be adequately distributed for day to day use.
- Meeting rooms could all benefit from an upgrade to AV technology for better functionality.

Interior Wayfinding

- Signage is clear and consistent throughout the branch, both for departmental and collection wayfinding.
- While clear the signs are somewhat generic, and some differentiation or color may provide interest as well as branch-specific personality.

LEVITTOWN	Date	Condition			Life Expectancy		Notes
	Installed	Good	Fair	Poor	Years	Target Date	
Building - Date Constructed	1995						
Site and Exterior							
Parking Lot	2020	X			20	2040	Seal coated every 3 years
Sidewalks	1995				20		continued repairs
Landscaping			X				Minimal landscaping
Site ADA / Accessibility		X					Compliant
Exterior Signage	2016	X					
Exterior Access / Deliveries			X				
Exterior Utilities			X		25		
Roofing	2008	X			20	2028	20 year warranty
Exterior Skin	1995	X					Attractive exterior and in good condition
Exterior Windows / Doors	2020		X		25	2045	Replaced and enlarged 2020
Building Systems							
Structural		X					
HVAC Unit 1 - Meeting Room	2019	X			20	2039	
HVAC Unit 2 - Staff Lounge/Study Room	2013				20	2033	
HVAC Unit 3 - Main Library	1995				20		Scheduled for replacement
HVAC Unit 4 - Conference room/office	1995				20		Scheduled for replacement
HVAC Unit 5 - Staff workroom	1995				20		Scheduled for replacement
Plumbing			X		25		
Fire Suppression	1995		X		25		Good condition beyond lifecycle
Lighting			X		15		Interior T8s/Parking lot original
Electrical			X		20		Circuit breaker at max capacity.
Technology Infrastructure		X			10		Cat 6 cabling
Security / Fire Alarm	1995			X	15		scheduled for replacement
Building Interior							
Interior ADA / Accessibility		X					Compliant, updated over several years
Signage / Wayfinding			X				
Service Points		X			20		Under continuous evaluation
Meeting Rooms			X				
Public Restrooms	2016				20	2036	
Kitchen	2013				20	2033	
Flooring - Carpet	2012		X		20	2032	
Interior Wall Finishes	2019		X		7	2026	
Ceilings -ACT			X		15		
Acoustics			X				
Staff Work Areas			X				
Staff Break Areas / Fixtures	2010		X		20		Compliant
Storage			X				

The spreadsheet at left represents an overview assessment and status of the branch's physical characteristics, infrastructure, and systems.

The items below are a selected list of recent upgrades, required maintenance and recommended improvements for the branch. By following a capital improvement plan, we will continue to make the necessary improvements on infrastructure and related projects. We have included an estimate for the Required Items (2021-2027). Items that are Recommended, we will select the appropriate architects and engineers to develop a scope of work and seek funding through grants and donors.

Recent (2012-2020)

- Renovated public restrooms (2016)
- Upgraded landscaping in front of the library (2018)
- Installed new and enlarged windows (2020)

Required (2021-2027)

- Replace three HVAC units - \$80,000
- Replace or repair existing sidewalks - \$20,000

Total Estimated Required Costs - \$100,000

Recommended

- Redesign and replace the exterior and interior entryway, including the front sidewalk area
- Improve the grassy field adjacent to the library planting trees

Perkasie

Local businessman Sam Pierce opened Perkasie’s first library in 1955 in a one-room schoolhouse. Opened in 1988, the current branch is built on the grounds of a former amusement park that once featured a toboggan ride, a carousel, a bowling alley, a dance hall, and a swimming hole. This small library’s Picture Book House is a popular destination for local families. While managed by the Bucks County Free Library, the branch is on Perkasie Borough land near Menlo Park and the Menlo Aquatics Center. The building is owned by the Pierce Library Association.

GENERAL INFORMATION

Land Owner

Building Owner

Address

Perkasie Borough

Pierce Library Association

491 Arthur Avenue

Perkasie, PA. 18944

Primary Service Area

East Rockhill Township

Hilltown Township

Perkasie Borough

Sellersville Borough

Silverdale Borough

West Rockhill Township

Building Size

On Site Parking

Year Built

Architect

ADA Accessible

8,000 SF

17

1988

Diserod and Wolff, Inc.

Yes

MANAGEMENT INFORMATION

Population Served

Days Open

Hours Open

Staff

39,622

6 / week

57 / week

4.42 FTE

STATISTICS FY 2019

Door Count

Programs

Program Attendance

Collection Size

Circulation

Public Access PCs

110,201

574

13,362

38,529

193,338

8



County Location Map



Regional Location Map (source: Google)

Branch Analysis Summary

This chart highlights this branch relative to other branches in the system for the outlined categories of data. For additional information see page 25 of this report.

All Branches	Bensalem		Doylestown		Langhorne		Levittown		Perkasie		Quakertown		Yardley	
	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank
Population														
Current	60,427	4	131,993	1	73,378	3	90,754	2	39,622	7	41,494	6	43,183	5
2019 Collection Data														
Adult	28,599	5	70,637	1	20,858	7	48,443	2	22,325	6	40,185	3	39,235	4
Children	20,486	5	40,129	1	12,927	7	29,734	2	16,204	6	26,623	4	28,856	3
Total	49,085	5	110,766	1	33,785	7	78,177	2	38,529	6	66,808	4	68,091	3
Collection per Capita	0.81	6	0.84	5	0.46	7	0.86	4	0.97	3	1.61	1	1.58	2
2019 Usage Data														
Days open per Week	6	2	7	1	6	2	6	2	6	2	6	2	6	2
Service hours per Week	64	2	69	1	60	3	60	3	60	3	64	2	64	2
Service Hours per Year (w/o federal holidays)	3,328	2	3,588	1	3,120	3	3,120	3	3,120	3	3,328	2	3,328	2
Visits (door count)	152,177	5	242,806	1	113,782	6	177,059	3	110,201	7	155,942	4	182,163	2
Visit per Capita	2.52	4	1.84	6	1.55	7	1.95	5	2.78	3	3.76	2	4.22	1
Visit Density per SF Annual	11.17	3	4.86	7	7.85	5	8.85	4	13.78	1	6.24	6	12.14	2
Visit Density per Hour Annually	45.73	5	67.67	1	36.47	7	56.75	2	35.32	6	46.86	4	54.74	3
Circulation	205,132	5	662,626	1	168,000	7	239,939	4	193,338	6	251,327	3	367,587	2
Circulation per Capita	3.39	5	5.02	3	2.29	7	2.64	6	4.88	4	6.06	2	8.51	1
Circulation per Item in Collection	4.18	5	5.98	1	4.97	4	3.07	7	5.02	3	3.76	6	5.40	2
Computer Usage	18,573	3	20,865	2	7,614	7	24,108	1	7,765	6	16,358	4	12,540	5
Computer Usage per Capita	0.31	2	0.16	6	0.10	7	0.27	4	0.20	5	0.39	1	0.29	3
Computer Usage per PAC	1,428.69	1	1,227.35	2	761.40	7	1,095.82	3	970.63	6	1,090.53	4	1,045.00	5
Programs	616	5	765	2	800	1	637	4	574	7	700	3	609	6
Program Attendance	16,270	4	27,565	2	36,507	1	13,878	6	13,362	7	15,979	5	19,317	3
Program Attendance per Capita	0.27	5	0.21	6	0.50	1	0.15	7	0.34	4	0.39	3	0.45	2
Existing Facility Data														
Full Time Equivalent (FTE) Staff	6.56	3	9.93	1	5.05	6	5.95	5	4.42	7	6.44	4	6.80	2
Age of Building in 2020 (years)	39	5	32	4	49	6	25	2	32	4	16	1	30	3
Parking Spaces	137	2	169	1	90	4	85	5	17	7	74	6	92	3
Parking Spaces per 100 SF Building	1.01	1	0.34	5	0.62	2	0.43	4	0.21	7	0.30	6	0.61	3
Building SF	13,620	6	50,000	1	14,487	5	20,000	3	8,000	7	25,000	2	15,000	4
Building SF per Capita	0.23	4	0.38	2	0.20	6	0.22	5	0.20	6	0.60	1	0.35	3
Public Access Computers	13	4	17	2	10	6	22	1	8	7	15	3	12	5
Meeting Rooms	4	1	3	2	2	3	4	1	-	4	3	2	3	2
Meeting Room Capacity Total	107	2	104	3	59	6	99	4	-	7	120	1	88	5
Meeting Room Capacity per 1000	1.77	3	0.79	6	0.80	5	1.09	4	-	7	2.89	1	2.04	2
Avg Ranking		3.68		2.55		5.00		3.55		5.29		3.16		2.97

OBSERVATIONS

Location, Site and Visibility

- The site for Perkasio is on Arthur Ave, a main street within the community, but secondary street with less ease of access as compared to other branches.
- The parking is immediately south of and relatively convenient (a short mostly covered walk) to the building, but undersized for the need. Street parking is possible, but very limited. The location of the building and the site, and its relation to adjacent properties and surroundings, leaves few options for expansion, and no opportunity for any significant expansion.
- The branch shares a site with an aquatics center, and is located in a primarily residential development, with a small commercial district a few blocks away to the north and east.
- The building is comparatively small, but has great street presence. The small lot required the branch to be close to the sidewalk, and highly visible.
- Landscaping is well conceived, attractive and well tended. Lawn areas on the east side of the building are harder to tend, given the lack of sub and limited room between the building and the fence.



Aerial view from south (source: Google)



View from Arthur Ave. (Source: Google)



Main entrance walk from parking



View of southeast corner

BUILDING EXTERIOR

- The building is geometrically complex, but a handsome composition of brick, EIFS, glass and siding.
- As noted above, the library has strong presence, but also fits well into the residential and landscaped setting. The design provides more specific architectural identity compared to some of the other branches, and is well liked by the community.



View along west wall



View of north wall



View along east wall

INTERIOR LAYOUT

Perkasie is recently updated and the collection shelving and furniture has been partially ‘mobilized’ for flexibility of layout.

Service Points:

- The main circulation and service point is immediately on visitors’ left upon entry, easy and convenient for circulation as one leaves.
- It is small, and undersized for staff, but efficient.

Community Meeting / Gathering:

- The meeting room is conveniently located, immediately to the right upon entry, and was recently redesigned to maximize flexibility in a very small meeting space. It is efficient and functional, but only for a limited group size.

New Materials:

- Conveniently located and clearly marked, but limited in scope given the small branch size.

Youth:

- Children’s space is small, but includes a specific ‘room within a room’ centrally located in the branch that identifies it as a separate and special place.
- This small house-like structure is a creative way to carve children’s space out of an otherwise open room, but in effect splits an already small branch in half, limiting flexibility of reconfiguration.
- There is no ceiling in this children’s area, so if kids are being loud the branch is loud.

Adult:

- The majority of the main room of the library houses adult fiction and non-fiction collections.
- Seating is generally at the perimeter, a combination of lounge and other seating at tables, and study carrels, well-located near windows where possible in the plan.
- A periodicals wall and small lounge seating area is included on the south end of the building, providing as quiet a spot as possible within the branch.

Technology:

- A limited number of reservable PCs are visible and accessible to visitors, available along a counter on the west wall of the building.

Staff and Support:

- Staff work area is small and completely inadequate. Limitations in the plan hinder the ability to expand this space, and the small room is cluttered, inefficient and difficult to use.
- There is a small staff break room in the southeast corner, but disconnected from the staff work area.



View of main circulation and service point



View looking south across center of branch



View of seating in northeast corner



View in Children's



View to the southeast from main service desk



View in staff work area

Finishes

- Finishes throughout are appropriate for library use, and include more colorful selections than other branches. The combination of carpet color, a color for children's and the wood ceiling above make this a very comfortable interior room.

Furniture

- Public space furniture is a combination of vintage and newer, but creatively intermixed to maximize the use of space.
- Shelving is a combination of original and newer mobile a-frame type display shelving on wheels, with slatwall sides. These are functional, presentable and flexible.

Lighting

- The lighting is efficient and feels comfortable in the daytime given the amount of natural light in the space, however at night the branch can feel dark.

Mechanical

- Comfortable and efficient

Power/Technology/Media

- Power appears to be adequately distributed for day to day use.
- The meeting room may benefit from an upgrade to AV technology for better functionality.

Interior Wayfinding

- Signage is clear and consistent throughout the branch, both for departmental and collection wayfinding.
- While clear the signs are somewhat generic, and some differentiation or color may provide interest as well as branch-specific personality.

PERKASIE	Date Installed	Condition			Life Expectancy		Notes
		Good	Fair	Poor	Years	Target Date	
Building - Date Constructed	1988						
Site and Exterior							
Parking Lot	2012	x			20	2032	seal coated every three years
Sidewalks	1988				20		Good condition
Landscaping			x				improvements over several years
Site ADA / Accessibility			x				No auto doors/limited space
Exterior Signage	1988	x					moved to better site line in 2015
Exterior Access/ Deliveries			x				
Exterior Utilities			x		25		
Roofing - Shingles	2015	x			20	2035	20 year warranty/gutters need replacing
Exterior Skin	2020	x					New stucco and paint
Exterior Windows / Doors	1988				25		A-frame windows in need of replacement
Building Systems							
Structural			x				
HVAC Unit 1 - Main Library	2005		x		20	2025	
HVAC Unit 2 - Meeting Room	2017	x			20	2037	
Plumbing	1988		x		25		Original to building/fair condition
Fire Suppression	N/A		x				
Lighting	2016	x			15	2031	T-8 lighting
Electrical			x		20		
Technology Infrastructure	2015	x			10	2025	Cat 6 cabling
Security / Fire Alarm	1988	x			15		good condition
Building Interior							
Interior ADA / Accessibility	1988			x			Entrance area not ADA compliant
Signage / Wayfinding			x				
Service Points	2019		x		20	2039	Under continuous evaluation
Meeting Rooms	1988		x				too small for practical use
Public Restrooms	1988		x		20		not ADA compliant, need updating
Kitchen	2019						
Flooring - Carpet	2011		x		20	2031	Replaced 2011
Interior Wall Finishes	2019		x		7	2026	repainted
Ceilings -ACT					15		
Acoustics			x				
Staff Work Areas			x				Small
Staff Break Areas / Fixtures				x	20		Small and not ADA complaint
Storage							

The spreadsheet at left represents an overview assessment and status of the branch's physical characteristics, infrastructure, and systems.

The items below are a selected list of recent upgrades, required maintenance and recommended improvements for the branch. By following a capital improvement plan, we will continue to make the necessary improvements on infrastructure and related projects. We have included an estimate for the Required Items (2021-2027). Items that are Recommended, we will select the appropriate architects and engineers to develop a scope of work and seek funding through grants and donors.

Recent (2015-2020)

- Replaced lighting (2016)
- Replaced exterior façade (2020)

Required (2021-2027)

- Replace or repair sidewalks near the library - \$20,000
- Replace gutters - \$17,500
- Convert T8 lighting to LED - \$10,000

Total Estimated Required Costs - \$47,500

Recommended

- Relocate the “picture book house” to better use space and integrate it into a well-defined children’s area

Quakertown

The original Quakertown branch opened its doors in 1963 from a rented room at the American Legion Home. In 1973, Bucks County native and Pulitzer Prize-winning author James Michener dedicated a new branch building. Today's branch opened its doors in 2004 and the old branch now houses the Richland Township Police Department. The library is next door to Quakertown Borough's amphitheater, which hosts a number of concerts and outdoor events each year. A pair of James Michener's eyeglasses is on display at the library on a bust of the author near the entrance to the building.

GENERAL INFORMATION

Land Owner	County of Bucks
Building Owner	County of Bucks
Address	401 Mill Street Quakertown, PA. 18951
Primary Service Area	Haycock Township Milford Township Quakertown Borough Richland Township Richlandtown Borough Springfield Township Trumbauersville Borough

Building Size	25,000 SF
On Site Parking	74
Year Built	2004
Architect	Gilmore and Associates
ADA Accessible	Yes

MANAGEMENT INFORMATION

Population Served	41,494
Days Open	6 / week
Hours Open	64 / week
Staff	6.44 FTE

STATISTICS FY 2019

Door Count	155,942
Programs	700
Program Attendance	15,979
Collection Size	66,808
Circulation	251,327
Public Access PCs	15



County Location Map



Regional Location Map (source: Google)

Branch Analysis Summary

This chart highlights this branch relative to other branches in the system for the outlined categories of data. For additional information see page 25 of this report.

All Branches	Bensalem		Doylestown		Langhorne		Levittown		Perkasie		Quakertown		Yardley	
	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank
Population														
Current	60,427	4	131,993	1	73,378	3	90,754	2	39,622	7	41,494	6	43,183	5
2019 Collection Data														
Adult	28,599	5	70,637	1	20,858	7	48,443	2	22,325	6	40,185	3	39,235	4
Children	20,486	5	40,129	1	12,927	7	29,734	2	16,204	6	26,623	4	28,856	3
Total	49,085	5	110,766	1	33,785	7	78,177	2	38,529	6	66,808	4	68,091	3
Collection per Capita	0.81	6	0.84	5	0.46	7	0.86	4	0.97	3	1.61	1	1.58	2
2019 Usage Data														
Days open per Week	6	2	7	1	6	2	6	2	6	2	6	2	6	2
Service hours per Week	64	2	69	1	60	3	60	3	60	3	64	2	64	2
Service Hours per Year (w/o federal holidays)	3,328	2	3,588	1	3,120	3	3,120	3	3,120	3	3,328	2	3,328	2
Visits (door count)	152,177	5	242,806	1	113,782	6	177,059	3	110,201	7	155,942	4	182,163	2
Visit per Capita	2.52	4	1.84	6	1.55	7	1.95	5	2.78	3	3.76	2	4.22	1
Visit Density per SF Annual	11.17	3	4.86	7	7.85	5	8.85	4	13.78	1	6.24	6	12.14	2
Visit Density per Hour Annually	45.73	5	67.67	1	36.47	7	56.75	2	35.32	6	46.86	4	54.74	3
Circulation	205,132	5	662,626	1	168,000	7	239,939	4	193,338	6	251,327	3	367,587	2
Circulation per Capita	3.39	5	5.02	3	2.29	7	2.64	6	4.88	4	6.06	2	8.51	1
Circulation per Item in Collection	4.18	5	5.98	1	4.97	4	3.07	7	5.02	3	3.76	6	5.40	2
Computer Usage	18,573	3	20,865	2	7,614	7	24,108	1	7,765	6	16,358	4	12,540	5
Computer Usage per Capita	0.31	2	0.16	6	0.10	7	0.27	4	0.20	5	0.39	1	0.29	3
Computer Usage per PAC	1,428.69	1	1,227.35	2	761.40	7	1,095.82	3	970.63	6	1,090.53	4	1,045.00	5
Programs	616	5	765	2	800	1	637	4	574	7	700	3	609	6
Program Attendance	16,270	4	27,565	2	36,507	1	13,878	6	13,362	7	15,979	5	19,317	3
Program Attendance per Capita	0.27	5	0.21	6	0.50	1	0.15	7	0.34	4	0.39	3	0.45	2
Existing Facility Data														
Full Time Equivalent (FTE) Staff	6.56	3	9.93	1	5.05	6	5.95	5	4.42	7	6.44	4	6.80	2
Age of Building in 2020 (years)	39	5	32	4	49	6	25	2	32	4	16	1	30	3
Parking Spaces	137	2	169	1	90	4	85	5	17	7	74	6	92	3
Parking Spaces per 100 SF Building	1.01	1	0.34	5	0.62	2	0.43	4	0.21	7	0.30	6	0.61	3
Building SF	13,620	6	50,000	1	14,487	5	20,000	3	8,000	7	25,000	2	15,000	4
Building SF per Capita	0.23	4	0.38	2	0.20	6	0.22	5	0.20	6	0.60	1	0.35	3
Public Access Computers	13	4	17	2	10	6	22	1	8	7	15	3	12	5
Meeting Rooms	4	1	3	2	2	3	4	1	-	4	3	2	3	2
Meeting Room Capacity Total	107	2	104	3	59	6	99	4	-	7	120	1	88	5
Meeting Room Capacity per 1000	1.77	3	0.79	6	0.80	5	1.09	4	-	7	2.89	1	2.04	2
Avg Ranking		3.68		2.55		5.00		3.55		5.29		3.16		2.97

OBSERVATIONS

Location, Site and Visibility

- The site for Quakertown is on Mill Street, a secondary street but still a convenient location for access by the community.
- The parking is ample and convenient, in front of the library to the west. The size, slope, orientation and current pattern of development for the site allows it to accommodate some expansion to the east into the open area towards 4th Street.
- The branch shares a municipal campus, and is adjacent to a pool, recreation fields and a community park. The site is two blocks north of a commercial district in Quakertown.
- The building is well-sited, and has good street presence, although the street is not a main thoroughfare.
- Landscaping is straightforward but attractive and well-tended, incorporating lawn areas with trees and planting bedse at the building perimeter.



Aerial view from southwest (source: Google)



View from Mill Street (source: Google)



Main entrance



View along east wall

BUILDING EXTERIOR

- The building is a handsome pitched-roof composition of brick, stucco (EIFS), and exposed trusswork at the main entrance and a clerestory cupola central to the building.
- This building provides the branch architectural interest and identity, a vernacular design with good public presence.
- Exterior materials are in good condition.



view of entry from south



View along north wall



View along south wall

Interior Layout

Relative to the other branches, Quakertown is updated, and the collection shelving and furniture has been fully 'mobilized' for flexibility of layout.

Service Points:

- Service points are updated and minimized from original large desks, easy and convenient for assistance and circulation.

Community Meeting / Gathering:

- The large meeting room is located north of the entrance, and along with nearby restrooms is planned to allow for after-hours use. This includes an additional vestibule to accommodate this function.
- The large meeting room is a good size, functional and attractive.
- The smaller Quakertown meeting room / conference rooms located on the south side of the plan, and provide effective, reservable space for smaller groups.

New Materials:

- Conveniently located and clearly marked, effective marketing of materials.

Youth:

- Children's space is ample, well laid out and attractive. Includes good space for collections and activities.
- The play areas are well-used and well-liked, with a combination of floor, table-based and wall-mounted interactives and a good connection to collections and caregiver seating.
- The children's space could benefit from color or signature element that would increase visibility from the entrance, as the spaces are currently hidden from view, particularly for kids.

Adult:

- The space for adult collections and seating is ample, and arranged in a well-lit, attractive and easy to navigate way.

- A good variety of seating is provided, lounge, tables and chairs, and study carrels, throughout the library. The branch is comfortable, providing good collection size plus ample seating.
- A periodicals wall and lounge seating area is included in the north-facing bay window area, providing as quiet a spot for visitors with ample seating options.

Technology:

- Reservable PCs are visible and accessible to visitors.
- Copying, scanning and printing are also available near the PCs, accessible and easy for visitors to find.

Staff and Support:

- Staff work area is adequate, flexible and appropriately located, offering good visibility to the public service area from the workroom. The staff break room is a good size, and convenient to the staff work area.



View east from entrance area



View looking north from entrance area, reservable PCs visible



View in maker space



View in Children's



View looking south across center of branch



View in staff work area

Finishes

- Finishes throughout are attractive, appropriate for library use, and are generally neutral in color.
- The consistently neutral palette doesn't highlight any area over another, the library may benefit from accent colors that could also be cues to visitors about destinations or collections within the building.

Furniture

- Public space furniture is a combination of original traditional wood furniture plus some newer purchases, but generally consistent in wood construction or wood accent.
- The large meeting room includes stackable chairs.
- Except for a few remaining original ranges, all collection shelving is consistent throughout and on wheels, with a combination of hanging display and slatwall sides. These are functional, presentable and flexible.

Lighting

- Recently updated lighting throughout provides a bright and clean interior feel.

Mechanical

- Comfortable and efficient

Power/Technology/Media

- Power appears to be adequately distributed for day to day use.
- A former meeting room has been converted to a maker space, with workbench furniture and equipment for public use including a 3D printer.
- Meeting rooms could benefit from an upgrade to AV technology for better functionality.

Interior Wayfinding

- Signage is clear and consistent throughout the branch, both for departmental and collection wayfinding.
- While clear the signs are somewhat generic, and some differentiation or color may provide interest as well as branch-specific personality.

QUAKERTOWN	Date Installed	Condition			Life Expectancy		Notes
		Good	Fair	Poor	Years	Target Date	
Building - Date Constructed	2004						
Site and Exterior							
Parking Lot	2004		X		20	2024	Seal-coated every three years
Sidewalks	2004		X		20		Street sidewalk repairs in 2016
Landscaping	2004		X				
Site ADA / Accessibility	2004	X					Compliant
Exterior Signage	2004	X					
Exterior Access/ Deliveries			X				
Exterior Utilities			X		25		
Roofing - Shingles	2004			X	30	2034	Ongoing engineering issues
Exterior Skin	2004	X					
Exterior Windows / Doors	2004		X		25	2029	
Building Systems							
Structural		X					
HVAC Unit 1 - Teen/Craft Room	2004		X		20		
HVAC Unit 2 - Magazine and Conference	2004		X		20		
HVAC Unit 3 - Staff areas and desk	2004		X		20		
HVAC Unit 4 - Meeting Room	2004		X		20		
Plumbing	2004	X			25		
Fire Suppression	2004		X				Poorly designed and constant repairs
Lighting	2004		X		15		T-8s
Electrical	2004	X			20	2024	
Technology Infrastructure	2015	X			10	2025	Cat 6 cabling
Security / Fire Alarm	2004		X		15		Good condition
Building Interior							
Interior ADA / Accessibility	2004	X					compliant
Signage / Wayfinding		X					
Service Points		X			20		Under continuous evaluation
Meeting Rooms		X					
Public Restrooms	2004				20	2024	
Kitchen	2004						
Flooring - Carpet	2016	X			20	2036	replaced due to flood
Interior Wall Finishes	2004		X		7		
Ceilings -ACT	2004				15		
Acoustics	2004		X				
Staff Work Areas	2004		X				
Staff Break Areas / Fixtures	2004		X		20		Compliant
Storage							

The spreadsheet at left represents an overview assessment and status of the branch's physical characteristics, infrastructure, and systems.

The items below are a selected list of recent upgrades, required maintenance and recommended improvements for the branch. By following a capital improvement plan, we will continue to make the necessary improvements on infrastructure and related projects. We have included an estimate for the Required Items (2021-2027). Items that are Recommended, we will select the appropriate architects and engineers to develop a scope of work and seek funding through grants and donors.

Recent (2015-2020)

Required (2021-2027)

- Replace four HVAC units - \$80,000
- Convert T8 lighting to LED - \$35,000
- Replace roof - Engineering issues - \$150,000
- Replace fire suppression system - \$200,000
- Resurface parking lot - \$100,000

Total Estimated Required Costs - \$565,000

Recommended

- Create an exciting destination exterior space

Yardley-Makefield

Originally an independent non-profit library, the Lower-Makefield Branch became part of the Bucks County Free Library system in 1978. Located on Lower Makefield property, the branch is owned and managed by the Bucks County Free Library. Thanks to funding from a charitable trust established from local businessman Hamilton J. Disbrow, the library offers an interactive pre-school play area to young children and their families as well as a strong collection of business-related print and e-materials available to all County residents. Visitors can read and relax in small gardens on the side and in the back of the library.

GENERAL INFORMATION

Land Owner	Lower Makefield Township
Building Owner	County of Bucks
Address	1080 Edgewood Road Yardley, PA. 19067

Primary Service Area	Lower Makefield Township Newtown Borough Newtown Township Upper Makefield Township Yardley Borough
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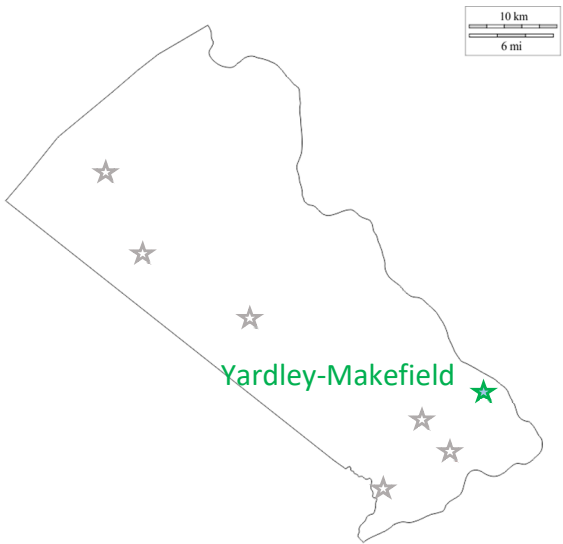
Building Size	15,000 SF
On Site Parking	92 (3 occupied by dumpsters)
Year Built	1990
Architect	W.E. Kramer
ADA Accessible	Yes

MANAGEMENT INFORMATION

Population Served	43,183
Days Open	6 / week
Hours Open	64 / week
Staff	6.80 FTE

STATISTICS FY 2019

Door Count	182,163
Programs	609
Program Attendance	19,317
Collection Size	68,091
Circulation	367,587
Public Access PCs	12



County Location Map



Country Regional Map (source: Google)

Branch Analysis Summary

This chart highlights this branch relative to other branches in the system for the outlined categories of data. For additional information see page 25 of this report.

All Branches	Bensalem		Doylestown		Langhorne		Levittown		Perkasie		Quakertown		Yardley	
	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank	Data	Rank
Population														
Current	60,427	4	131,993	1	73,378	3	90,754	2	39,622	7	41,494	6	43,183	5
2019 Collection Data														
Adult	28,599	5	70,637	1	20,858	7	48,443	2	22,325	6	40,185	3	39,235	4
Children	20,486	5	40,129	1	12,927	7	29,734	2	16,204	6	26,623	4	28,856	3
Total	49,085	5	110,766	1	33,785	7	78,177	2	38,529	6	66,808	4	68,091	3
Collection per Capita	0.81	6	0.84	5	0.46	7	0.86	4	0.97	3	1.61	1	1.58	2
2019 Usage Data														
Days open per Week	6	2	7	1	6	2	6	2	6	2	6	2	6	2
Service hours per Week	64	2	69	1	60	3	60	3	60	3	64	2	64	2
Service Hours per Year (w/o federal holidays)	3,328	2	3,588	1	3,120	3	3,120	3	3,120	3	3,328	2	3,328	2
Visits (door count)	152,177	5	242,806	1	113,782	6	177,059	3	110,201	7	155,942	4	182,163	2
Visit per Capita	2.52	4	1.84	6	1.55	7	1.95	5	2.78	3	3.76	2	4.22	1
Visit Density per SF Annual	11.17	3	4.86	7	7.85	5	8.85	4	13.78	1	6.24	6	12.14	2
Visit Density per Hour Annually	45.73	5	67.67	1	36.47	7	56.75	2	35.32	6	46.86	4	54.74	3
Circulation	205,132	5	662,626	1	168,000	7	239,939	4	193,338	6	251,327	3	367,587	2
Circulation per Capita	3.39	5	5.02	3	2.29	7	2.64	6	4.88	4	6.06	2	8.51	1
Circulation per Item in Collection	4.18	5	5.98	1	4.97	4	3.07	7	5.02	3	3.76	6	5.40	2
Computer Usage	18,573	3	20,865	2	7,614	7	24,108	1	7,765	6	16,358	4	12,540	5
Computer Usage per Capita	0.31	2	0.16	6	0.10	7	0.27	4	0.20	5	0.39	1	0.29	3
Computer Usage per PAC	1,428.69	1	1,227.35	2	761.40	7	1,095.82	3	970.63	6	1,090.53	4	1,045.00	5
Programs	616	5	765	2	800	1	637	4	574	7	700	3	609	6
Program Attendance	16,270	4	27,565	2	36,507	1	13,878	6	13,362	7	15,979	5	19,317	3
Program Attendance per Capita	0.27	5	0.21	6	0.50	1	0.15	7	0.34	4	0.39	3	0.45	2
Existing Facility Data														
Full Time Equivalent (FTE) Staff	6.56	3	9.93	1	5.05	6	5.95	5	4.42	7	6.44	4	6.80	2
Age of Building in 2020 (years)	39	5	32	4	49	6	25	2	32	4	16	1	30	3
Parking Spaces	137	2	169	1	90	4	85	5	17	7	74	6	92	3
Parking Spaces per 100 SF Building	1.01	1	0.34	5	0.62	2	0.43	4	0.21	7	0.30	6	0.61	3
Building SF	13,620	6	50,000	1	14,487	5	20,000	3	8,000	7	25,000	2	15,000	4
Building SF per Capita	0.23	4	0.38	2	0.20	6	0.22	5	0.20	6	0.60	1	0.35	3
Public Access Computers	13	4	17	2	10	6	22	1	8	7	15	3	12	5
Meeting Rooms	4	1	3	2	2	3	4	1	-	4	3	2	3	2
Meeting Room Capacity Total	107	2	104	3	59	6	99	4	-	7	120	1	88	5
Meeting Room Capacity per 1000	1.77	3	0.79	6	0.80	5	1.09	4	-	7	2.89	1	2.04	2
Avg Ranking		3.68		2.55		5.00		3.55		5.29		3.16		2.97

OBSERVATIONS

Location, Site and Visibility

- The site for Yardley-Makefield is along Edgewood Road, a main street with convenient ease of access for the community, compared to other branches.
- The parking is ample and convenient, sitting in front of the library to the west, sharing a municipal campus and parking lot with the Lower Makefield Township office.
- The size, slope, orientation and current pattern of development for the site allows for limited expansion opportunities, primarily only through small additions to the north or east, or by taking up parking to the west if feasible.
- The branch occupies a stretch of Edgewood Road almost entirely residential, with an elementary school nearby. The library is bordered by municipal pool and recreation fields, to the north and east.
- The building has decent street presence, however a row of trees along Edgewood obscures the building from drivers.
- Landscaping is simple and straightforward, incorporating lawn areas with trees at the perimeter of the site and in parking islands. A small stone patio was recently added to the north, behind the building, which while pleasant is not obvious, or easily accessed from the entrance.



Aerial view from south west (source: Google)



View from Edgewood Road (source: Google)



Main entrance



View of east side

BUILDING EXTERIOR

- The building is a simple and straightforward rectangle, clad in a combination of smooth buff-colored concrete masonry units at the base, precast textured concrete panels above punctuated occasionally with windows, with dark bronze metal siding above and as a parapet.
- While simple, the building lacks architectural interest compared to other branches.
- In addition to the trees along Edgewood Road, the limited number of windows provides no visual access into the building from the street.
- The building relies on signage to communicate that it is a library.



Panorama from southeast



View of north side

INTERIOR LAYOUT

Relative to the other branches, Yardley is more recently updated and the collection shelving and furniture has been fully ‘mobilized’ for flexibility of layout.

Service Points:

- Service point immediately on visitors’ left upon entry, easy and convenient for circulation as one leaves.
- The main / circulation service point was recently consolidated into a smaller more mobile footprint.

Community Meeting / Gathering:

- The large meeting room is located immediately east of the entrance, and is planned to allow for after-hours use, requires additional underutilized vestibule space to accommodate this function.
- Room lacks adequate storage.
- Lighting and AV not updated to maximize functionality of this space.
- Some smaller private meeting room / classrooms are located on the south side of the plan, and provide effective, reservable space for smaller groups.
- Two reservable ‘smartblock’ booths are located in the northwest corner of the plan near the meeting room, an interesting and effective way to create semi-private meeting space within the open library.

New Materials:

- Conveniently located and clearly marked, effective marketing of materials.

Youth:

- Children’s space overall contains enough space, but the activity spaces are broken into two spots and feel smaller than they would if combined.
- The play area is a destination play area, with a “Career Corner” including a construction site and diner for active plan and learning.
- The children’s space could benefit from more color that would increase visibility from the entrance, as the spaces are currently hidden from view, particularly for kids.

Adult:

- The majority of the main room of the library houses adult fiction and non-fiction collections.

- Seating is a mix of casual lounge seating, tables and chairs and study carrels, located throughout the main room of the library.
- Collections occupy most of the available space in the adult section.
- A periodicals wall and small lounge seating area is included along the north wall.

Technology:

- Reservable PCs are visible and accessible to visitors, available on newer furniture in the southwest corner of the open room.
- Copying, scanning and printing are also available near the PCs, accessible and easy for visitors to find.
- A one-button studio is included along the west wall, for ease of presentations and recording.

Staff and Support:

- Staff work area is adequate, flexible and appropriately located, offering good visibility to the public service area from the workroom.
- The staff break room as adequately sized but disconnected from the staff work area.



View from entrance



View in Children's



View in 'One Button Studio'



View along east wall



View to the southeast towards Children's



View across center of branch

Finishes

- Finishes throughout are appropriate for library use, and are generally neutral in color.
- The consistently neutral palette doesn't highlight any area over another, the library may benefit from accent colors that could also be cues to visitors about destinations or collections within the building.

Furniture

- Public space furniture is a combination of vintage and newer, but generally consistent in wood construction or wood accent.
- Meeting rooms include a mi of seating.
- All collection shelving is on wheels, some wood, some a-frame with slatwall sides, and some metal. These are all functional, presentable and flexible.

Lighting

- Recently updated lighting throughout provides a bright and clean interior feel.

Mechanical

- Comfortable and efficient

Power/Technology/Media

- Power appears to be adequately distributed for day to day use.
- The branch has been updated to include ample technology.
- Meeting rooms could all benefit from an upgrade to AV technology for better functionality.

Interior Wayfinding

- Signage is clear and consistent throughout the branch, both for departmental and collection wayfinding.
- While clear the signs are somewhat generic, and some differentiation or color may provide interest as well as branch-specific personality.

YARDLEY	Date	Condition			Life Expectancy		Notes
	Installed	Good	Fair	Poor	Years	Target Date	
Building - Date Constructed	1990						
Site and Exterior							
Parking Lot	2010		x		20	2030	Seal coated every three years
Sidewalks	2017		x		20	2037	Repairs made 2017
Landscaping	2017	x					Most landscaping updated
Site ADA / Accessibility		x					compliant
Exterior Signage				x			Sign on building needs to be replaced
Exterior Access / Deliveries		x					
Exterior Utilities			x		25		
Roofing	2009	x			20	2029	20 year warranty
Exterior Skin			x				Needs updating
Exterior Windows / Doors	2010	x			25	2035	
Building Systems							
Structural	1990		x				Foundation crack filled several years ago
HVAC Unit 1 - Meeting Room	2009	x			20	2029	
HVAC Unit 2 - Staff lounge/picture book	2011	x			20	2031	
HVAC Unit 3 - Children's area	2009	x			20	2029	
HVAC Unit 4 - Adult area/main	2009	x			20	2029	
HVAC Unit 5 - Conference room/office	2011	x			20	2031	
HVAC Unit 6 - Staff workroom	2009	x			20	2029	
Plumbing	2015	x			25	2040	
Fire Suppression	N/A						
Lighting			x		15		Interior T8 lighting /Parking lot LED
Electrical			x		20		
Technology Infrastructure	2017	x			10	2027	Cat 6 cabling
Security / Fire Alarm	2013		x		15	2028	
Building Interior							
Interior ADA / Accessibility		x					Staff restroom not compliant
Signage / Wayfinding			x				
Service Points	2019	x			20		Under continuous evaluation
Meeting Rooms			x				
Public Restrooms	2016						
Kitchen	1990						
Flooring - Carpet	2010		x		20	2030	Carpet replaced in 2010
Interior Wall Finishes	2019		x		7	2026	
Ceilings -ACT	1990						
Acoustics			x				
Staff Work Areas		x					
Staff Break Areas / Fixtures			x		20		
Storage			x				

The spreadsheet at left represents an overview assessment and status of the branch's physical characteristics, infrastructure, and systems.

The items below are a selected list of recent upgrades, required maintenance and recommended improvements for the branch. By following a capital improvement plan, we will continue to make the necessary improvements on infrastructure and related projects. We have included an estimate for the Required Items (2021-2027). Items that are Recommended, we will select the appropriate architects and engineers to develop a scope of work and seek funding through grants and donors.

- Recent (2015-2020)
- Renovated public restrooms (2016)
 - Replaced all windows (2016)
 - Replaced sidewalks (2017)
 - Installed interactive pre-school play room in children's area

- Required (2021-2027)
- Retrofit T12 lighting with LED - \$15,000
- Total Estimated Required Costs - \$15,000

- Recommended
- Increase access to interior daylight with new or enlarged windows
 - Create new public space by relocating staff lounge to a smaller space that is closer to the staff workroom

05

Library Facility Types



LARGE LIBRARY



MEDIUM LIBRARY

Public libraries are no longer just a quick stop to pick up a good read or a stuffy building with book stacks and study tables. People across the nation increasingly expect their local public library to satisfy their need for quick, convenient access to books, audiovisual materials, and information as well as a destination that satisfies their desire for a high-quality environment and customer service experience.

The digital revolution has changed public libraries, like it has changed virtually every other aspect of our daily lives. The advent of e-resources has increased demand for library services—physical and virtual. Libraries, in addition to being important public destinations for people, are also virtual avenues for community-wide access to e-books, e-audio, e-magazines, streaming services, and electronic databases. If it is available electronically, library customers want it and they want it now. Libraries are also providers of hardware and software to access e-resources in the library, and trainers for individuals who wish to learn how to use a computer and/or access electronic information.

For the foreseeable future, these public expectations require adequate space for print and media collections, places to read, hear, and view library materials, and places for personal enjoyment as well as for study and research. In Bucks County, as in many other communities, the public also wants their libraries to offer a variety of spaces for public meetings, group activities, educational opportunities, and even a cup of coffee.



SMALL LIBRARY



OTHER SERVICE DELIVERY OPTIONS

This means that space is needed for physical collections, computers, and group activities and meetings. For many years, public libraries will need more space—not less space—to meet community needs and expectations. Residents want a welcoming building with natural light, lots of color, and comfortable seating. They want clearly defined areas for children, teens, and adults. They want areas in the building for quiet study, and they want areas where talking is encouraged.

The precise number of square feet needed for each library depends on many factors. These include the size of the population to be served, types of services and collection resources to be provided, the computer and telecommunication technologies required, and the quality expectations for service environments. Obviously, the size of the branch library will influence the size of the lot that is required. A commonly accepted rule-of-thumb states that for each square foot of building. However, when selecting a site for a new library, the Board should consider the projected population growth in the service area and select a site that is large enough to accommodate an expansion of the branch as well as expansion of the parking lot.

Taking all of these factors into account, the Library Board has adopted policies on Site Selection and Service Delivery on December 18, 2018. The narrative below provides additional information about the facility types BCFL plans to operate.

* NOTE: images included in this section are for reference and not from BCFL branches.

05 Library Facility Types

LARGE BRANCH

Large libraries are the primary resource centers of the library system, and they address local as well as system-wide needs. Large branches usually have two major roles— that of a primary library for a large portion of the system's service population and serving in a support role to other branches in the system and to independent member libraries in the County. A large branch usually has collection and staff resources, seating for reading and study, and computers that are greater in number than those of other libraries in the system.

A large branch should have clearly defined areas that have been designed to meet the needs of children, teens, and adults. Some areas of the branch should be intended for quiet study or reflection, while other areas will encourage conversation. There should be a variety of seating opportunities, including a mixture of comfortable lounge furniture, chairs at study tables, and ergonomically designed chairs at all computer workstations.

The shelving in the large branch should reflect the variety of materials available and the audience for whom the materials are intended. Low shelving should be used in the children's area, while higher shelving should be used in the adult area. Book display shelving should be used in those areas that contain new materials and where browsing is the primary means of accessing the collection. Consideration should be given to shelving that allows children to easily browse the picture books and see the attractive covers, rather than having the books on shelves with only the thin spines showing. Whenever possible, the shelving should be on wheels to allow reconfiguration of space for special events or when community needs change.

Shelving designed to accommodate audio-visual materials should be considered rather than using shelving designed for book storage unless it is possible to reconfigure the shelving for other materials when needed. However, since formats change rapidly, such as VHS to DVD to Blu-ray, the library should avoid large expenditures in shelving that would be hard to repurpose when the format is no longer acquired or owned by the library.

Public access computers should be conveniently located throughout the branch. The computers should be configured for speed and graphics so that users can have easy access to electronic resources. The telecommunications infrastructure must be robust and flexible so as to adequately support the number and type of available computers and allow for expansion when necessary. The computers should be located for easy accessibility by staff when assistance and/or supervision are needed. Many public libraries are experiencing a decrease in use of public access





computers since many customers are using their own laptops, tablets, or phones when they are accessing the library's wi-fi. It is expected that this trend will continue and that there will be increased demand for an even more robust wi-fi network.

The trend towards self-service will continue in libraries. Spaces should be designed to facilitate and encourage the self-checkout of library materials, the self-retrieval of reserved items, and the payment of fees and fines without staff assistance. Each of these self-service opportunities, and others as yet unidentified, require appropriately designed spaces and the correct furniture and equipment if they are to be successful.

Customer assistance will probably be provided at various service points through-out the branch depending on the configuration of the building. Libraries are moving away from the traditional model of a large circulation desk and service points in both the adult services area and the children's area. The current trend is to a single-point of service with staff also roving throughout the building offering service where customers are rather than expecting customers to find the staff. If service points are located in other parts of branch, they tend to be small, mobile kiosks where staff can access a computer when needed rather than a place where staff wait for customers to approach them.



Details for a large branch can be found in the Service Delivery Options as adopted by the Library Board. Whenever possible, a one-story facility should be constructed. If it is necessary to build a two-story facility, then very careful thought must be given to the space adjacencies in the library. High-demand, high-traffic areas such as the children's area and the audio-visual collection should be on the first floor, while the adult non-fiction collection and the reference collection could be placed on the second floor.

A large branch might also include unique spaces or features such as a designated room for children's programs, a creativity zone or makerspace with the latest technology, a video-conference room, study rooms seating two to six people, small conference rooms seating 15 people, a computer lab seating 12 to 20 learners, exhibit space, collaborative working space for students or entrepreneurs, or a café or coffee cart. The interests of the local community as well as the availability of other near-by amenities should influence which of these are included in the branch.

MEDIUM BRANCH

Medium branch libraries have a substantial collection and staff resources, but do not have the concentration of resources that are found in large branches. Medium branch libraries also provide seating for reading and study, computers for accessing electronic resources, and spaces for programs and group meetings and activities.

Compared to a small branch library, it is possible to build collections of greater breadth and depth in a medium size branch simply because there is more space to shelve them. As long as the materials are being used, they do not need to be discarded to make space for newer materials. Although some library users will have to drive further if a geographic area is served by one medium branch instead of by two smaller branches, there are definite advantages to offering users a larger assortment of materials in one location instead of providing very similar, but smaller, collections in two locations.

Similar to a large branch, a medium branch should have clearly defined areas that have been designed to meet the needs of children, teens, and adults. There should be a variety of seating opportunities, including a mixture of comfortable lounge furniture, chairs at study tables, and ergonomically designed chairs at all computer workstations.

The shelving in a medium branch should also reflect the variety of materials available, and the audience for whom the materials are intended. Book display shelving should be used in those areas that contain new materials and where browsing is the primary means of accessing the collection. Mobile shelving should be used whenever possible.

Public access computers should be conveniently located in one or two areas. The computers should be configured for speed and graphics so that users can have easy access to electronic resources. The computers should be located for easy accessibility by staff when assistance and/or supervision are needed. The telecommunications infrastructure must be robust and flexible so as to adequately support the number and type of available computers and allow for expansion when necessary. The wi-fi network must be robust to accommodate the increasing number of customers who use their own devices in the branch.

Medium branch libraries must also be designed to support and encourage patron self- service. Spaces should be designed to facilitate and encourage the self-checkout of library materials, the self-retrieval of reserved items, and the payment of fees and fines without staff





assistance. Each of these self-service opportunities, and others as yet unidentified, require appropriately designed spaces and the correct furniture and equipment if they are to be successful.

The number of public service desks should be kept to a minimum. No more than two service desks should be provided, but serious consideration should be given to only one service desk. Library customers of all ages can be assisted from the same service point regardless of whether they need assistance obtaining a library card or finding information in the collection. It should be noted that libraries which have implemented the “one service desk” concept are also in the forefront of using technology that supports customer self-service whenever possible.

Details for a medium branch can be found in the Service Delivery Options as adopted by the Library Board. The branch would be between 10,000 and 19,999 square feet, ideally all on one floor.

A medium branch library might also include unique spaces or features such as a space for young children (ages 0-5) that included toys and activities to encourage learning through play, a meeting room that seated 75 people, a small conference room that seated 6 people, or a creativity zone or maker space. The interests of the local community as well as the availability of other near-by amenities should influence which of these are included in the branch.



05 Library Facility Types

SMALL BRANCH

A small branch is much smaller in size, resources, and service area population in comparison to a large or medium branch. Small branches often are intended to serve a general population from an area in the County.

Small branches are less than 9,999 SF and usually offer limited seating for reading and study but they do have computers for accessing electronic resources. Materials from other libraries can be ordered for delivery to the branch. Space for library programs and for group meetings and activities are very limited, or not present.

Public access computers should be conveniently located in one area or two areas. The computers should be configured for speed and graphics so that users can have easy access to electronic resources. The computers should be located for easy accessibility by staff when assistance and/or supervision are needed.

The telecommunications infrastructure must be robust and flexible so as to adequately support the number and type of available computers and allow for expansion when necessary. The wi-fi network must be robust to accommodate the increasing number of customers who use their own devices in the branch.

Small branch libraries should have only one service desk from which all library users receive service. Space and staff resources are very limited in a small branch, and neither should be used in unnecessary ways. Self-service options, such as those described above, are essential.

Details for a small branch can be found in the Service Delivery Options as adopted by the Library Board. The branch would be a one-story facility less than 9,999 square feet, and the site would be large enough to permit expansion of the branch and the parking lot if the service area population is expected to grow.

A small branch would probably have a meeting room that could seat 30 residents and it would be used to present library programs and could also be used by community groups. It might have a vending machine area where it was possible to obtain a snack or cold drink.





UNSTAFFED LIBRARY

Libraries have been experimenting with the concept of unstaffed libraries. In some cases, customers can access all or portions of the library when staff are not present. In other cases, the entire facility has been designed to have no staff onsite be totally self-service. Security software is now available from companies such as Biblioteca <https://www.biblioteca.com/open-library/> to support options such as these.

OTHER SERVICE DELIVERY OPTIONS

As identified in the Service Delivery Options Policy adopted by the Library Board on December 18, 2008, BCFL will consider supplementing the services offered in its facilities by offering a variety of services at other locations and by other means. These might include, but not be limited, to the following which are listed in alphabetical order:

- Book bikes that offer materials at public locations such as parks, shopping centers and might participate in community parades and events.
- Booth at events, festivals, or fairs happening in the Library's service area
- Classes or programs on a wide variety of topics of interest to children, teens, families and/or adults at various locations managed by one of the Library's partners.
- Delivery of library materials by mail to homebound residents of the Library's service area.
- Deposit collections at locations such as day-care centers, senior centers, nursing homes etc. and offer a small selection of materials of potential interest to the locations' clientele.
- E-content (books, audio-books, magazines, etc.) that can be accessed 24/7 by anyone who has a valid BCFL library card.
- Machines that vend books and other materials that can be accessed 24/7 depending on the location of the machine.
- Outreach van that can take materials to scheduled locations where staff can also offer pop-up library programs.
- Pop-up library with materials for children, teens, families, and/or adults at locations (retail stores, parks, special events etc.) that are expected to draw an interested audience.
- Pop-up programs for children, teens, families, and/or adults at locations (retail stores, parks, special events etc.) that are expected to draw an interested audience.
- Tech-mobile that goes to various locations (parks, retail stores, office buildings, etc.) where staff can demonstrate various technologies and answer questions residents might have about their own devices or devices they are considering purchasing.

The interests of the local community as well as the availability of other nearby amenities should influence which of these service delivery methods are used in various parts of the County.



06

Recommendations

The following pages address proposed recommendations for enhancements to the Bucks County Free Library branch system. These are outlined in two specific categories as follows:

1. Facility Enhancements

Five categories of facility enhancements are highlighted as priorities for the library. Each category is summarized in a brief narrative, and further illuminated through images from other facilities that add inspirational visual references for the proposed enhancement.

2. New Branch

This documents the need, a proposed location, and corresponding size of a new facility to deliver services to the most distant and underserved portion of Bucks County.



WELCOMING AND ENGAGING SPACES FOR CHILDREN AND FAMILIES

Each branch in the Bucks County Free Library system plays an active part in supporting early childhood education and literacy. Two of the library's six strategic priorities include a special focus on children: Create Young Readers; and Stimulate Imagination for Children. To fully enable these strategic goals, the physical spaces that support children's programming and encourage interaction between children and caregivers should maximize the opportunity to do so.

While all branches include special spaces for children, the power of an enhanced investment in engaging space can be seen most readily at Penn's Little Village at the Langhorne Branch. Adding more destinations in other branches will elevate the library's visibility as a place for engagement and expand the opportunity to promote early childhood learning success in Bucks County.

Features of engaging children's spaces include interactive, literacy-based learning-through-play objects and environments. These include physical items - manipulatives and play areas (like Penn's Little Village) - as well as digital touch-screen technology-based play for older children. Among the considerations when planning for these investments:

- Themed environments inspired by local history or regional features
- Bright, colorful installations or wall paint that make the space distinct and special for kids
- Furniture on wheels to quickly reconfigure space for emerging activities
- Furniture that is appropriate for children of different ages and of course chairs that are right sized for adults
- Seating that encourages caregivers to stay and participate, and promote reading together
- Furniture, equipment and finishes that are durable and easy to clean
- Space to accommodate strollers and other 'stuff' required for traveling with kids

Children's libraries today have the opportunity to be part playground, part science center, part tech hub, all designed to promote early literacy and engaged learning. These are excellent opportunities to engage the community as well, in dialogue about what kind of space would be best for their kids, and what kind of investment makes sense to maximize the positive impact.



06 Recommendations

COMFORTABLE PLACES

One of the Library's goals for many years has been "Everyone will have attractive, safe, and welcoming places to meet and interact with others or to sit quietly and read or work." This goal recognizes that there are many dimensions to "comfortable" and that people of all ages use the library for different reasons.

For a library to be comfortable, they should include as many of the following as possible:

- Service points are clearly visible and uncluttered
- Up-to-date décor appropriate to the intended function and audience
- Clean carpet and/or other types of flooring that is in good condition
- Well maintained bathrooms that customers willingly use
- Accessible to people with various disabilities
- Self-service options for customers who prefer to check out their own materials or pick up their own holds
- Chairs and/or seating that is appropriate for the task and the age of the customer including but not limited to padded lounge chairs, ergonomic chairs at computer workstations, non-upholstered chairs, comfortable meeting room chairs, benches, and/or oversized chairs suitable for a child and caregiver.
- Signage which avoids library jargon
- Signage in languages spoken by a sizeable number of local residents
- Clear lines of sight so staff can see if customers need assistance and to ensure that no inappropriate behavior is occurring
- Robust wi-fi and electrical outlets for customers who wish to use their own electrical devices
- Areas of the building clearly designed for specific purposes such as community meeting rooms, computer commons, children's area, makerspace etc.
- Shelving that is designed for its intended purpose (books, paperbacks, media etc.) and arranged in a logical way
- Natural light
- Lighting appropriate to the intended function of the area
- Sufficient parking and a well-lit parking lot

All too often, a Library's maintenance and operations budget is insufficient to achieve all of these at the desired level in each location. This necessitates making difficult choices every year. The Library might wish to consider identifying projects or specific items that individual donors or organizations might be willing to fund. If the Library chooses to solicit monetary donations, the Board approved policy needs to address donor recognition and what role, if any, the donor has in the selection process.





SMALL GROUP MEETING SPACES

Most public libraries are places where conversation and engagement are actively encouraged. Whether it be a staff member providing assistance to a customer or a group of children laughing and playing in the Children's area, the library no longer has "Silence" signs posted everywhere and "Shush" is seldom heard.

There are times however when customers need a quiet place or a space where they can talk with one another without disturbing others. Small group meeting spaces meet the needs of these customers by providing a place to:

- Work with others on a group project
- Meet with a tutor, social worker, parole officer etc.
- Talk to someone on Zoom, Skype, or even a mobile phone
- Participate in a court supervised visit with children
- Make a tele-medicine call to a doctor
- Study
- Interview for a job
- Read quietly or ...

Whether a small group rooms holds 2 - 20 people, they have a number of things in common:

- Although not soundproof, they are designed to minimize noise from the room being heard in the rest of the library and vice versa
- They have large windows, if not full glass panels, to minimize opportunities for inappropriate behavior to go unnoticed
- Table and ergonomic chairs
- Have electrical outlets and robust Wi-Fi

Other features or equipment that some or all of the rooms might include are:

- Monitors, computers, data projectors, or other electronic equipment installed in the room or have the capacity to support it
- Surfaces such as whiteboards for writing or hanging flip chart sheets
- Wall surface or screen for use when projecting data or video etc.

When a new public library is being constructed, it often includes 2-5 small group meeting spaces of various sizes. These rooms are often located in the Teen and/or Adult Services areas. Some rooms are "built in" when the library is under construction, but self-contained rooms can also be purchased and installed in various locations in the library.

Many libraries have provided opportunities for donors to "name" the room in honor or memory of someone. If the Library chooses to do this, it is essential that naming policies be adopted by the Library Board prior to soliciting donations.



06 Recommendations

OUTDOOR SPACES

Each branch in the Bucks County Free Library has the opportunity to enhance exterior space in support of library services and programming. A vivid example of this kind of enhancement includes The Backyard at the Doylestown Branch: a beautiful destination designed to accommodate a host of activities, programs and events while also supporting individual or small groups for reading or conversation.

Just some examples of exterior enhancements include:

- Reading gardens
- Walking paths
- Activity lawns or plazas
- Children's themed gardens

Reading gardens represent opportunities for quiet reflection, group activities and children's programming. In paving or along walls, these can also recognize the participation and support from the community who made the spaces possible.

Walking paths can be designed to encourage reading, such as 'story walks' and can also promote wellness, with activity or exercise stations spaces at intervals.

An open lawn or plaza can be planned to promote events such as art fairs, movie nights, or picnics. When planned in coordination with electrical infrastructure, an open lawn can also include permanent or event-specific lighting to enhance planned events when appropriate.

The opportunity for children's garden features is almost limitless. A paved patio can serve any number of outdoor reading or play programs, and the added investment in seating, interactive play areas, permanent and temporary outdoor-friendly gaming will help stimulate imagination while promoting health and literacy in a safe, beautiful outdoor setting.

Other general considerations when planning for outdoor spaces:

- Review lighting and safety related to spaces that are not enclosed and could be accessed at night
- Furniture should be comfortable but not encourage people to sleep
- Landscaping shouldn't provide places for people to hide or sleep
- Ground cover and plantings must be easy for staff to maintain

Note that infrastructure can also be a learning opportunity. Landscape features can be beautifully planted while also teaching how rainwater runoff is managed from a parking area, and can feature native plantings that promote regional gardening literacy.





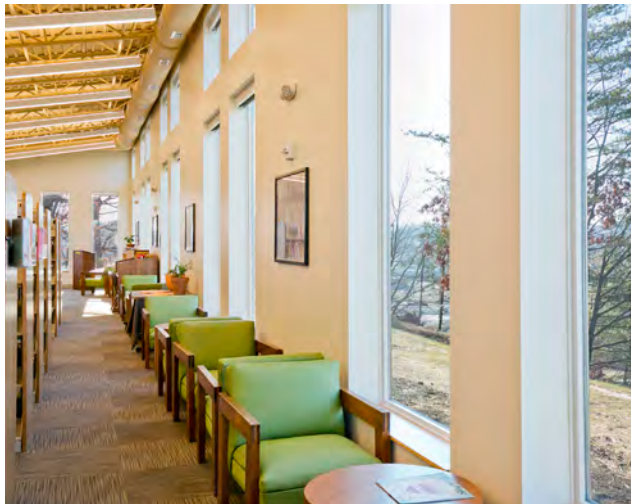
BRING LIGHT INTO THE LIBRARY

Studies have shown that access to daylight in an interior environment promotes learning through enhanced concentration and personal comfort. A well-daylit space sees longer visits, higher reading comprehension and retention, and a greater sense of well-being and connectedness to nature. All of these benefits support the library's strategic goals, in particular supporting your promotion of visiting and comfortable place.

Today, the branches benefit from access to daylight inconsistently:

- While small, Perkasi has well-placed windows that offer views and fill the interior space with light, providing a comfortable feeling and a sense that the building is larger than it is.
- Doylestown has a signature skylit walkway flooding the interior with light from above, with windows to the east overlooking the beautiful new garden.
- Quakertown is a large and well-lit interior, with a balance of windows that enhances interior comfort.
- Levittown has just received a renovation to include new windows, which will greatly benefit the interior environment.
- Langhorne is a comfortable interior space with pleasant spaces and nooks for reading, but public spaces have limited access to views out to the wonderful landscape adjacent to the library.
- Bensalem and Yardley are both simple, flexible library buildings, and are well-lit on the interior - but the lack of windows leaves the interior environment lacking. In both branches the opportunity to retrofit new glazing is great, along with the opportunity to take advantage of views.

While a primary focus of adding windows is to enhance the interior experience, this is also an opportunity to make the library more visible to the community. Putting the excellent combination of library services 'on display' may attract an audience otherwise unfamiliar with - or intimidated by - what goes on in their branch library.



New Branch

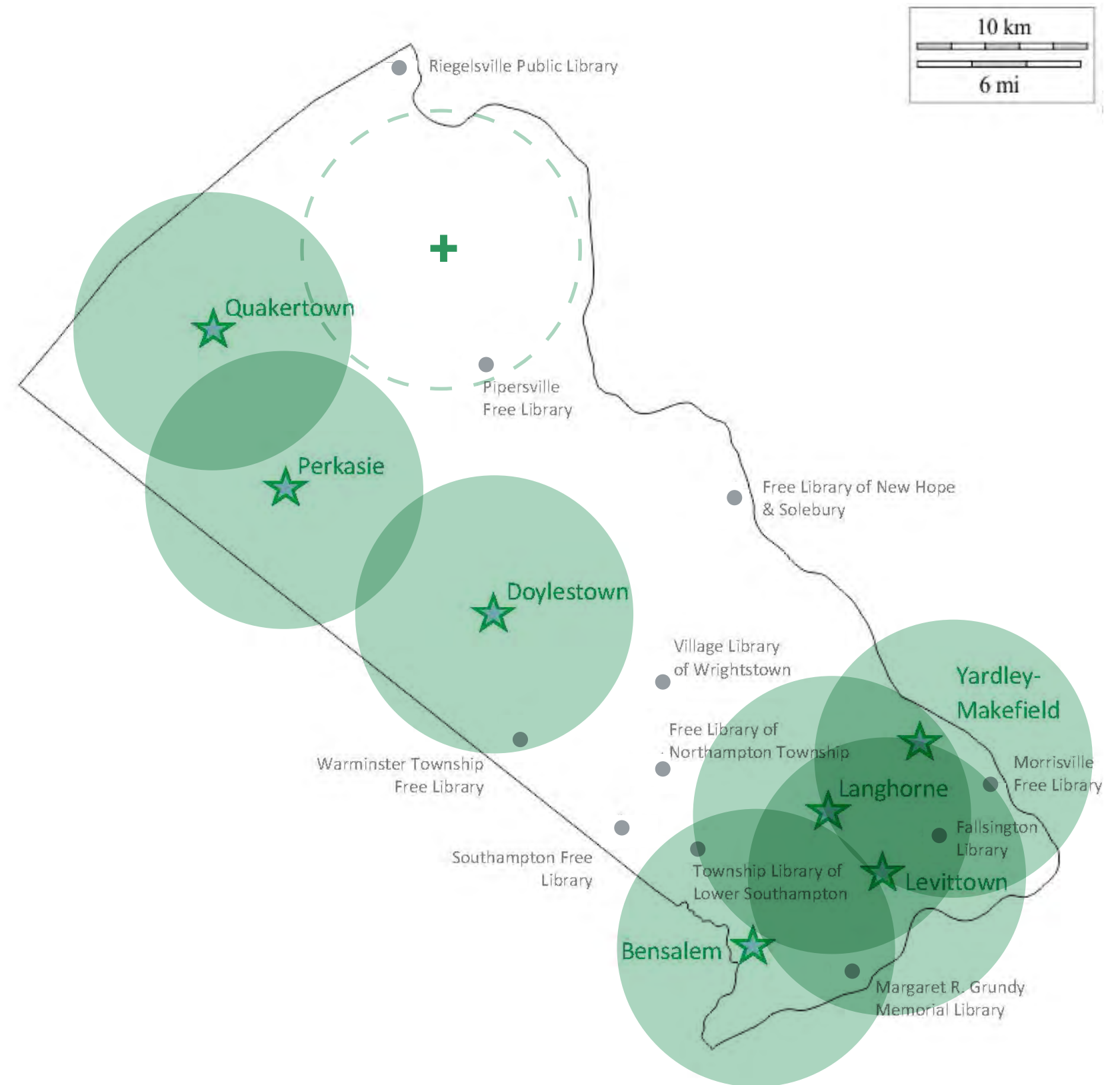
The Bucks County Free Library Service Delivery Options policy, adopted by the BCFL Board of Trustees on December 18, 2018, expresses the library's ideals and vision for optimal library services in the County. The policy is included for reference in the Appendix to this report. As the policy states, "The Bucks County Free Library will provide library service in locations that are convenient and accessible to County residents."

The library's ideal, is to pursue funding to build a new facility when it is determined that quality service can no longer be delivered from a current library location or supplemented by off-site services. Further, the regulations state that most residents should be able to access a library by car in 15-20 minutes. The regulations also note the Library will not build a facility for an anticipated population service area less than 10,000, nor within 5 miles of an existing library facility.

When applied to the county as a whole, this combination of criteria show that the majority of Bucks County residents are provided access to library services at BCFL locations, and in some areas at District Member Libraries, with one exception. There is an area northeast of the Quakertown and Perkasie branches, and north of Doylestown, that by policy can be defined as underserved. Communities in this area are part of the Palisades School District.

The residents of this area currently access library services primarily at the Quakertown and Doylestown locations, which, for many residents, are more than 5 miles away and exceed the driving distance outlined in the policy. The population of this service area is close to 15,000, which would result in a recommended facility size of up to 10,000 SF.

While a formal property search was beyond the scope of this report, an approximate location for discussion and orientation purposes would be a site near the intersection of PA State routes 611 (Easton Road) and 412 (Durham Road).



07

Next Steps

The consultants recommend that the Library Board and the Chief Executive Officer consider the following as the next logical steps in the facility development process:

- Distribute the draft Facility Master Plan to Library Board members and library managers.
- Schedule a special Board meeting during which the plan and its recommendations are reviewed.
- After the Board and library managers have reviewed the plan, inform consultants if there are any factual errors that need to be corrected or any portions of the document which are not as clear as they should be.
- Solicit public comment on the recommendations contained in the Facilities Master Plan.
- Instruct Chief Executive Officer and the Chief Financial Officer to gather financial data about the Library's current and anticipated revenues over the next 3 - 5 years, so this information can be used in decision making.
- Meet with elected and appointed officials and community stakeholders in the region of the county where the new branch is proposed, to discuss the recommendation to build a new library.
- Review and prioritize recommendations in line with anticipated revenues.
- Develop and implement a multi-year fund raising campaign to support the recommendations in the plan.
- Identify facility enhancement projects that might be of interest to

potential donors or grant opportunities. Develop and implement strategies to secure supplemental funding and recognize donors.

- Develop and implement a marketing plan to inform residents of member municipalities that they are eligible to use the facilities operated by the Bucks County Free Library as well as the library operated by the municipality in which they live.
- Review Facility Master Plan including the approved policies on Service Delivery Guidelines, Siting Library Facilities, and Co-location of Library Facilities with all new Board members as part of their orientation.
- Update the demographic data for the Bucks County Free Library service at least every two years and share data with the Board during the annual budget process.

In conclusion, any plan is at best a road map to a desired destination. It provides directions and guidance based on current conditions. It cannot accurately predict the future and should never be used as a substitute for good judgment.

In the months and years to come, situations will arise and circumstances unforeseen in this plan will occur. The Library Board needs to be bold enough to seize opportunities that arise and create branches and/or offer services in places and at times not yet envisioned. It also needs to be strong enough to occasionally say, "No, that proposal is not in the best interest of the County residents we are here to serve."

0

8

Appendix

The items outlined below are included in this Appendix to the Facilities Master Plan for reference.

LIBRARY POLICIES	111
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LIBRARY POLICES

During discussions about existing library facilities and whether or not BCFL needed additional facilities, it became clear that there were policy questions that the Board needed to address.

At the request of the Chief Executive Office, the consultants drafted policies on three key topics:

- **SITING LIBRARY FACILITIES**
- **CO-LOCATION OF LIBRARY FACILITIES**
- **SERVICE DELIVERY OPTIONS**

After review and discussion of a variety of facility related issues, the Board adopted the following policies on December 18, 2018.



GOV 2.1

Bucks County Free Library

GOVERNANCE AND ORGANIZATIONAL STRUCTURE

SITING LIBRARY FACILITIES

Policy Statement

The use of a branch library is significantly impacted by the location of the branch. The Bucks County Free Library Board is committed to constructing branch libraries at locations where community residents frequently and willingly go.

Regulations

The following criteria, listed in alphabetical order, will be used by the Board to determine sites for branch libraries:

- **Accessibility:** The site will be easily accessible by car. When possible, it will also be accessible by bicycle, public transportation, and on foot. The site will provide for a high degree of personal safety for people entering and leaving the building, especially at night. Natural or man-made barriers should not impede access to the site.
- **Acquisition cost:** The cost of the site will be within the Library’s budget, and the price to be paid for the site should not exceed the fair market value of the site.
- **Adjacent uses:** The current and anticipated use of the surrounding land will complement library use in terms of function, peak use times, and traffic patterns.
- **Availability:** Whenever possible, the site should be currently available for acquisition. The time required to acquire the site will no negatively impact the proposed project timeline.
- **Community opinion:** The site will be one that will be acceptable to the majority of the residents in the service area of the proposed branch library.
- **Construction and site development cost:** The site will enable the Library to construct a branch without incurring significant additional costs to prepare the site for construction or to construct the branch library.
- **Convenience:** The site will be close to the geographic or traffic center of the area to be served.
- **Environmental issues:** The site will enable the Library to construct a branch without incurring significant additional costs to mitigate prior soil contamination or other pre-existing environmental conditions such as poor drainage or unstable land formation. The site will not be located in a flood plain or on protected lands.

- **Legal matters:** The site will enable the Library to acquire the property and construct the branch without incurring significant additional legal costs.
- **Parking:** The site will allow for adequate onsite parking for library users and library staff.
- **Size and shape of the property:** The site will allow for the construction of an efficiently designed branch library. The site will allow for landscaping and required setbacks. The site will allow for expansion of the building and expansion of the parking lot.
- **Visibility:** The site and the ranch library will be visible from major streets.

In the event that two or more potential sites are considered to be almost equal when the twelve (12) criteria above are considered, then the following criteria, listed in alphabetical order, will be considered to be of higher priority when determining which site should be selected,

- Community opinion
- Convenience
- Total project costs

Prior to the selection of a site for a branch library, the Board will provide an opportunity for public comment about the proposed site.

APPROVED BY THE BCFL BOARD OF DIRECTORS
DECEMBER 18, 2018



GOV 2.2

Bucks County Free Library

GOVERNANCE AND ORGANIZATIONAL STRUCTURE
CO-LOCATION OF LIBRARY FACILITIES

Policy Statement

The Bucks County Free Library will actively pursue co-location when such an opportunity is the most efficient and cost-effective way to provide library service to a currently underserved area of the County. Co-location occurs when library service is provided from a space in a facility in which other entities also have their own designated space or when the library will be part of a campus of facilities designed to encourage mutual use. The co-located facility must be located where all segments of the community will frequently and willingly go.

Regulations

The following criteria, listed in alphabetical order, will be used by the Board to determine sites for branch libraries:

- **Accessibility:** The site will be easily accessible by car. When possible, it will also be accessible by bicycle, public transportation, and on foot. The site will provide for a high degree of personal safety for people entering and leaving the building, especially at night. Natural or man-made barriers should not impede access to the site.
- **Acquisition cost:** The cost of the site will be within the Library’s budget, and the price to be paid for the site should not exceed the fair market value of the site.
- **Adjacent uses:** The current and anticipated use of the surrounding land will complement library use in terms of function, peak use times, and traffic patterns.
- **Availability:** Whenever possible, the site should be currently available for acquisition. The time required to acquire the site will no negatively impact the proposed project timeline.
- **Community opinion:** The site will be one that will be acceptable to the majority of the residents in the service area of the proposed branch library.
- **Construction and site development cost:** The site will enable the Library to construct a branch without incurring significant additional costs to prepare the site for construction or to construct the branch library.
- **Convenience:** The site will be close to the geographic or traffic center of the area to be served.

- **Environmental issues:** The site will enable the Library to construct a branch without incurring significant additional costs to mitigate prior soil contamination or other pre-existing environmental conditions such as poor drainage or unstable land formation. The site will not be located in a flood plain or on protected lands.
- **Legal matters:** The site will enable the Library to acquire the property and construct the branch without incurring significant additional legal costs.
- **Parking:** The site will allow for adequate onsite parking for library users and library staff.
- **Size and shape of the property:** The site will allow for the construction of an efficiently designed branch library. The site will allow for landscaping and required setbacks. The site will allow for expansion of the building and expansion of the parking lot.
- **Visibility:** The site and the ranch library will be visible from major streets.

In the event that two or more potential sites are considered to be almost equal when the twelve (12) criteria above are considered, then the following criteria, listed in alphabetical order, will be considered to be of higher priority when determining which site should be selected.

- Community opinion
- Convenience
- Total project costs

Prior to the selection of a site for a branch library, the Board will provide an opportunity for public comment about the proposed site.

APPROVED BY THE BCFL BOARD OF DIRECTORS
DECEMBER 18, 2018



GOV 2.3

Bucks County Free Library

GOVERNANCE AND ORGANIZATIONAL STRUCTURE
SERVICE DELIVERY OPTIONS

Policy Statement

The Bucks County Free Library will provide library service in locations that are convenient and accessible to County residents. In addition to providing service via its branch libraries, the Library will explore creative and innovative ways to deliver service by other means.

Regulations

- The Library will pursue funding to build a new facility when it is determined that quality service can no longer be delivered from a current library location supplemented by off-site services.
- The Library will not build a facility of less than 10,000 square feet. Anything smaller than this would not provide sufficient space to offer the desired services, and it would, most likely, be more expensive per square foot to operate.
- The Library will not build a facility unless the projected population of the anticipated service area is at least 10,000.
- The Library will not build a facility that is less than five miles from an existing library facility.
- Facilities should be located so that most residents of the BCFL service area can drive to a library in 15-20 minutes.
- Each library facility will be open a minimum of 35 hours a week and sufficient staff will be provided to offer excellent customer service.
- Collections at each branch should reflect the interests of the surrounding community, recognizing that library card holders can request any circulating from any other BCFL branch and have it delivered to the BCFL location of their choosing for no charge.
- BCFL will use technology that is cost-effective and improves the customer’s experience.
- BCFL acknowledges that it is possible to provide the same amenities in a small facility that can be provided in a larger facility. The potential differences are reflected in the chart below but not every amenity will be provided in each facility of a given size. The designated spaces in each facility will reflect community need and can change over time.

Small Facility Less than 9,999 SF	Medium Facility 10,000 – 19,999 SF	Large Library Over 20,000 SF
Entrance lobby	Entrance lobby	Entrance lobby
Circulation area with self-check out station(s)	Circulation area with self-check out station(s)	Circulation area with self-check out station(s)
New book area	New book area	New book area
Media collection	Media collection	Media collection
Collections, seating and computers for adults, teens, and children	Collections, seating and computers for adults, teens, and children	Collections, seating and computers for adults, teens, and children
Small collection of toys for young children (ages 0-5)	Toys and interactive panels that engage young children (ages 0-5)	Early literacy area with toys, interactive panels, and large inactive play and learning spaces for young children (ages 0-5)
		Children's program room
Multipurpose room: 30 seats	Multipurpose room: 75 seats	Multipurpose room: 100+ seats
	Small conference room: 2-6 people	Small conference rooms: 2-6 people
		Small conference room: 15 people
Staff work room/lounge	Staff work room/lounge	Staff work room/lounge
	Staff lounge	Staff lounge
Public restrooms	Public restrooms	Public restrooms
	Staff restroom	Staff restroom
	Creativity zone or makerspace with computers and latest technology	Creativity zone or makerspace with computers and latest technology
		Video conferencing room
		Exhibit space
		Collaborative working space for students, entrepreneurs etc.
		Café, vending machines etc.

BCFL will supplement the services offered in its facilities by offering a variety of services at other locations and by other means. These might include, but not be limited, to the following which are listed in alphabetical order:

- Book bikes that offer materials at public locations such as parks, shopping centers and might participate in community parades and events.
- Booth at events, festivals, or fairs happening in the Library's service area
- Classes or programs on a wide variety of topics of interest to children, teens, families and adults at various locations managed by one of the Library's partners.
- Deposit collections at locations such as day-care centers, senior centers, nursing homes etc. and offer a small selection of materials of potential interest to the locations' clientele.
- E-content (books, audio-books, magazines, etc.) that can be accessed 24/7 by anyone who has a valid BCFL library card.
- Machines that vend books and other materials that can be accessed 24/7 depending on the location of the machine.
- Outreach van that can take materials to scheduled locations where staff can also offer pop-up library programs.
- Pop-up library less than 9,999 square feet with materials for children, teens, families, and adults at locations (retail stores, parks, special events etc.) that are expected to draw an interested audience.
- Pop-up programs for children, teens, families, and adults at locations (retail stores, parks, special events etc.) that are expected to draw an interested audience.
- Tech-mobile that goes to various locations (parks, retail stores, office buildings, etc.) where staff can demonstrate various technologies and answer questions residents might have about their own devices or devices they are considering purchasing.

APPROVED BY THE BCFL BOARD OF DIRECTORS
DECEMBER 18, 2018

MAINTENANCE SCHEDULE

Preventive Maintenance Schedule

Carpet shampooing (All)	Completed once a year all branches
Window cleaning (All)	Completed once a year all branxhes
Gutter cleaning/roof drains	Completed in fall and spring all branches
Interior painting (Renovation)	Complete one location each year on a seven year rotation.
Pothole repair	As needed
Caulking (As needed)	As needed
Battery replacement	Once a year in October all locations
Fire/evacuation Drills	Performed each year in October - various location
Light covers cleaned	Once a year during non-projuect time
Floors scrub, strip & wax,	Completed once a year all location
Restroon drains cleaned	Completed once a year all locations
Power washing	Two locations a year on a rotating bases.

Vendor Maintenance and Inspections

HVAC maintenance	Completed on a quarterly bases.
Elevator inspections	Completed on a quarterly bases.
Fire system inspections	Once a year in January or February
Sprinkler system inspections	Once a year in January or February

COUNTY-WIDE AND BRANCH DEMOGRAPHIC DATA

Description:

The Library Patron Analysis can be used to craft marketing messages, develop targeted marketing lists, stock appropriate library materials, and identify target areas for promotion.

The analysis begins with a map of the library location (red star) and the library trade area (red outline). The Census block groups that comprise the library trade area are also depicted and are thematically shaded by the number of library patron households in each block group. This provides the library with insight into where the highest concentrations of patrons are found within their trade area.

The application then matches patron records to the Experian Household file to append household level demographic and lifestyle characteristics to each patron. The result is a report which provides a summary of the following components of the patron file:

- 1) **Mosaic Lifestyle Segmentation Chart:** Percent of patron households that fall into each lifestyle category
- 2) **Checkouts:** Number of patron households by checkout volume category
- 3) **Proximity:** Number of patrons by drive time category
- 4) **Presence of Children:** Likelihood of patron households to have a child/children in the household
- 5) **Income:** Percentage of patron households in various household income ranges

Also provided is a detailed report that compares the demographic profile of the patron households to that of the library trade area (base). The result of the comparison is an index value.

Index values of 100 indicate a patron profile that is similar to the trade area (base) profile. Index values above 100 denote instances in which the patron profile has an above average concentration of the demographic characteristic in comparison to that of the base, and are therefore characteristics that are most likely to describe the patrons.

Bucks County Demographics:
Bucks County Free Library has invested in Gale Analytics to gain information on community demographics and usage patterns, which will inform facility and operational decisions moving forward. Below is an

explanatory overview of the product, prepared by Gale Analytics and also available on their website: <https://www.gale.com/databases/gale-analytics>

“Gale Analytics uses the power of Experian’s Mosaic® USA proprietary household segmentation system to make it easier for librarians to understand their surrounding population. Experian segments households into 71 unique profiles, or Mosaics, which are used to help librarians segment patrons and nonpatrons based on demographic and lifestyle characteristics.

Librarians can also skip some time and the stress of preparing data with help from Alteryx workflows, which provide a reusable workflow for self-service data prep and statistical analysis, allowing more time to analyze data. With an easy way to prepare, blend, and visualize data sources, Gale Analytics helps you extract maximum value from your data to better inform your outreach.”

Branch Insights:

“Track your cardholders’ activity across various branches in a single library system. This dashboard provides insight into where and how individual consumer types are engaging the library system—so branches can tailor materials, programs, services, and outreach; and directors can get a holistic view of where their patrons are going.

Gale Analytics effortlessly merges your library’s integrated library system (ILS) data with Mosaic® segmentation from Experian and other datasets. Using dashboards in Tableau Reader, users can segment households based on demographic and lifestyle criteria—drilling down into rich visuals, dynamic maps, and downloadable custom mailing lists based on segmentation.”

COUNTY-WIDE AND BRANCH DEMOGRAPHIC DATA

Executive Summary Report with Charts

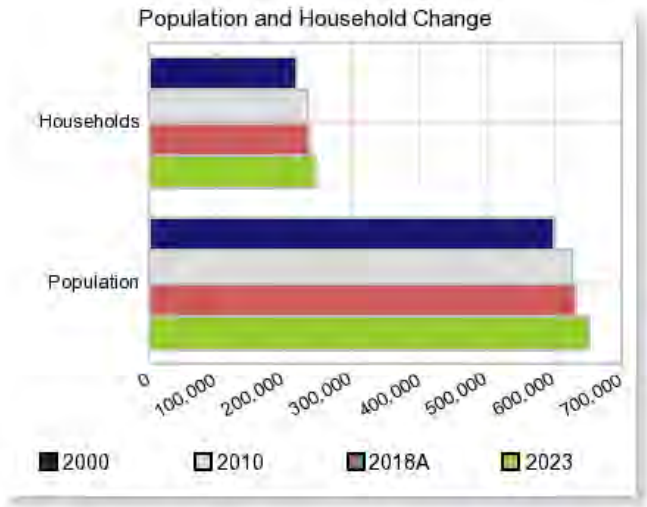
Geography: Bucks
Date: February 22, 2019



Population Demographics:

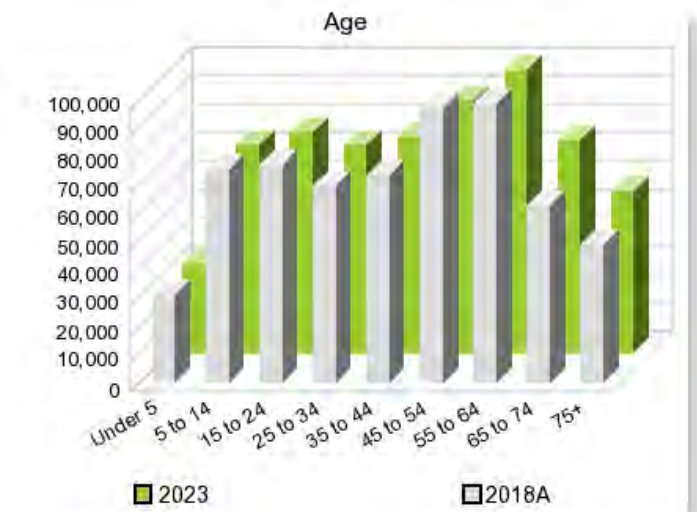
The number of households in the study area in 2000 was **218,646** and changed to **234,851** in 2010, representing a change of **7.4%**. The household count in 2018A was **237,272** and the household projection for 2023 is **246,088**, a change of **3.7%**.

The population in the study area in 2000 was **597,410** and in 2010 it was **625,247**, roughly a **4.7%** change. The population in 2018A was **632,770** and the projection for 2023 is **651,049** representing a change of **2.9%**.



	2000 Census	2010 Census	2018A Estimate	2023 Projection	Percent Change	
					2000 to 2010	2010 to 2023
Total Population	597,410	625,247	632,770	651,049	4.7%	2.9%
Total Households	218,646	234,851	237,272	246,088	7.4%	3.7%

Population by Age

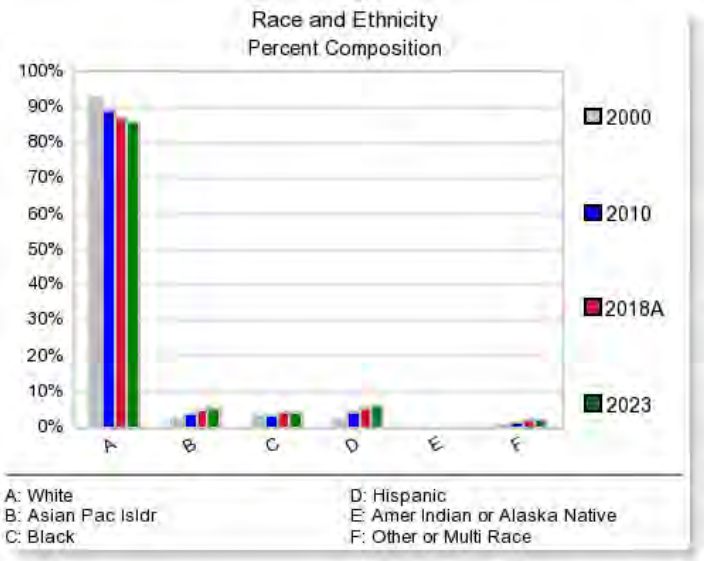


In 2000, the median age of the total population in the study area was **37.8**, and in 2010, it was **42.0**. The median age in 2018A is **43.8** and it is predicted to change in five years to **44.3** years. In 2018A, females represented **51.0%** of the population with a median age of **45.1** and males represented **49.1%** of the population with a median age of **42.3** years. In 2018A, the most prominent age group in this geography is **Age 55 to 64** years. The age group least represented in this geography is **Age 0 to 4** years.

Age Groups

	2000		2010		2018A		2023		Percent Change	
	Census	%	Census	%	Estimate	%	Projection	%	2000 to 2010	2010 to 2023
0 to 4	38,345	6.4%	34,150	5.5%	31,097	4.9%	31,364	4.8%	-10.9%	0.9%
5 to 14	88,958	14.9%	81,989	13.1%	75,199	11.9%	73,020	11.2%	-7.8%	-2.9%
15 to 19	38,777	6.5%	41,724	6.7%	40,155	6.3%	40,008	6.1%	7.6%	-0.4%
20 to 24	28,698	4.8%	32,984	5.3%	36,733	5.8%	37,470	5.8%	14.9%	2.0%
25 to 34	74,884	12.5%	66,297	10.6%	69,751	11.0%	73,462	11.3%	-11.5%	5.3%
35 to 44	108,465	18.2%	83,959	13.4%	73,109	11.6%	75,858	11.7%	-22.6%	3.8%
45 to 54	89,870	15.0%	109,090	17.4%	96,851	15.3%	88,681	13.6%	21.4%	-8.4%
55 to 64	54,926	9.2%	83,837	13.4%	98,435	15.6%	99,523	15.3%	52.6%	1.1%
65 to 74	40,053	6.7%	47,259	7.6%	62,748	9.9%	74,796	11.5%	18.0%	19.2%
75 +	34,436	5.8%	43,960	7.0%	48,694	7.7%	56,869	8.7%	27.7%	16.8%

Population by Race/Ethnicity



In 2018A, the predominant race/ethnicity category in this study area is **White**. The race & ethnicity category least represented in this geography is **American Indian, Alaska Native**.

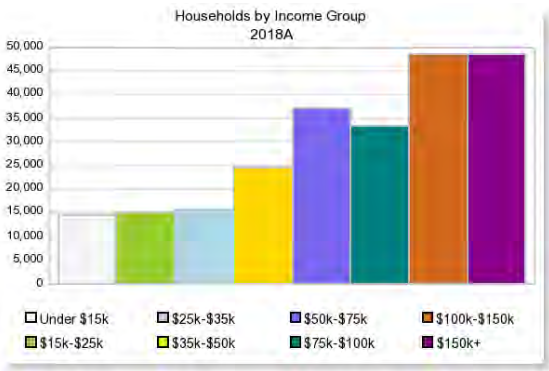
Race & Ethnicity

	2000		2010		2018A		2023		Percent Change	
	Census	%	Census	%	Estimate	%	Projection	%	2000 to 2010	2010 to 2023
White	552,638	92.5%	557,645	89.2%	548,915	86.8%	557,603	85.7%	0.9%	1.6%
Black	18,366	3.1%	22,376	3.6%	26,269	4.2%	27,453	4.2%	21.8%	4.5%
American Indian or Alaska Native	798	0.1%	1,232	0.2%	1,226	0.2%	1,270	0.2%	54.4%	3.6%
Asian/Hawaiian/PI	14,284	2.4%	24,182	3.9%	31,041	4.9%	35,306	5.4%	69.3%	13.7%
Some Other Race	4,789	0.8%	9,430	1.5%	11,937	1.9%	13,557	2.1%	96.9%	13.6%
Two or More Races	6,535	1.1%	10,382	1.7%	13,382	2.1%	15,860	2.4%	58.9%	18.5%
Hispanic Ethnicity	13,819	2.3%	26,782	4.3%	34,428	5.4%	39,449	6.1%	93.8%	14.6%

COUNTY-WIDE AND BRANCH DEMOGRAPHIC DATA

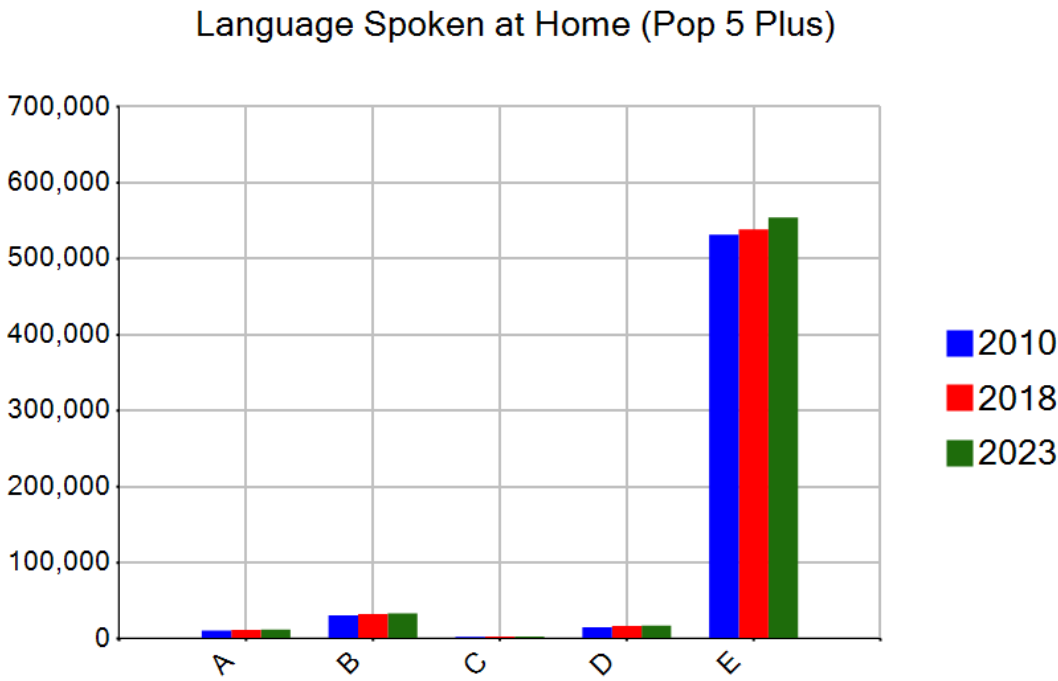
Households by Income

In 2018A the predominant household Current Year income category in this study area is **\$100K-\$150K**, and the income group that is least represented in this geography is **\$0 - \$15K**.



HH Income Categories	2000		2010		2018A		2023		Percent Change	
	Census	%	Census	%	Estimate	%	Projection	%	2000 to 2010	2018 to 2023
\$0 - \$15,000	17,344	7.9%	15,400	6.6%	14,598	6.2%	12,841	5.2%	-11.2%	-12.0%
\$15,000 - \$24,999	17,640	8.1%	15,256	6.5%	15,131	6.4%	14,036	5.7%	-13.5%	-7.2%
\$25,000 - \$34,999	21,111	9.7%	17,189	7.3%	15,712	6.6%	14,605	5.9%	-18.6%	-7.0%
\$35,000 - \$49,999	32,510	14.9%	25,606	10.9%	24,589	10.4%	22,882	9.3%	-21.2%	-6.9%
\$50,000 - \$74,999	49,817	22.8%	37,825	16.1%	36,952	15.6%	32,842	13.3%	-24.1%	-11.1%
\$75,000 - \$99,999	32,970	15.1%	38,014	16.2%	33,313	14.0%	30,668	12.5%	15.3%	-7.9%
\$100,000 - \$149,999	29,966	13.7%	50,338	21.4%	48,510	20.4%	58,355	23.7%	68.0%	20.3%
\$150,000 +	17,334	7.9%	35,221	15.0%	48,465	20.4%	59,857	24.3%	103.2%	23.5%
Average Hhld Income	\$73,995		\$102,352		\$114,714		\$129,027		38.3%	12.5%
Median Hhld Income	\$59,759		\$79,024		\$83,418		\$96,143		32.2%	15.3%
Per Capita Income	\$27,081		\$38,608		\$43,175		\$48,926		42.6%	13.3%

Language Spoken at Home (Pop 5 Plus)



A: Speak Asian/Pacific Island Lang. at Home
B: Speak Other Indo-European Language at Home
C: Speak Other Language at Home

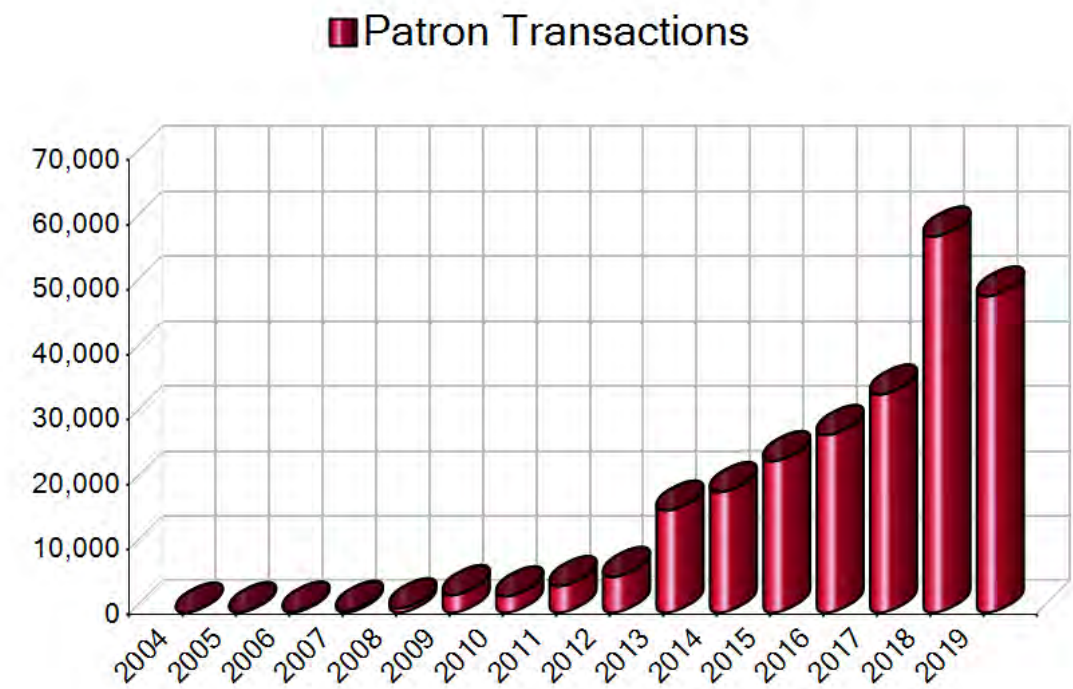
D: Speak Spanish or Spanish Creole at Home
E: Speak only English at Home

Language Spoken at Home (Pop 5 Plus)	2010 Census	%	2018 Estimate	%	2023 Projection	%	Percent Change 2018 to 2023
Speak Asian/Pacific Island Lang. at Home	10,843	1.83%	11,395	1.89%	11,953	1.93%	4.90%
Speak Other Indo-European Language at Home	30,742	5.20%	32,285	5.37%	33,463	5.40%	3.65%
Speak Other Language at Home	2,324	0.39%	2,609	0.43%	2,708	0.44%	3.79%
Speak Spanish or Spanish Creole at Home	15,229	2.58%	16,808	2.79%	17,288	2.79%	2.86%
Speak only English at Home	531,959	90.00%	538,576	89.51%	554,273	89.44%	2.91%

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COUNTY-WIDE AND BRANCH DEMOGRAPHIC DATA

Year of Last Patron Checkout



252,160 records were uploaded in the file.

241,331 individual patron transactions were successfully identified. The chart above represents a summary of those patron transactions by year.

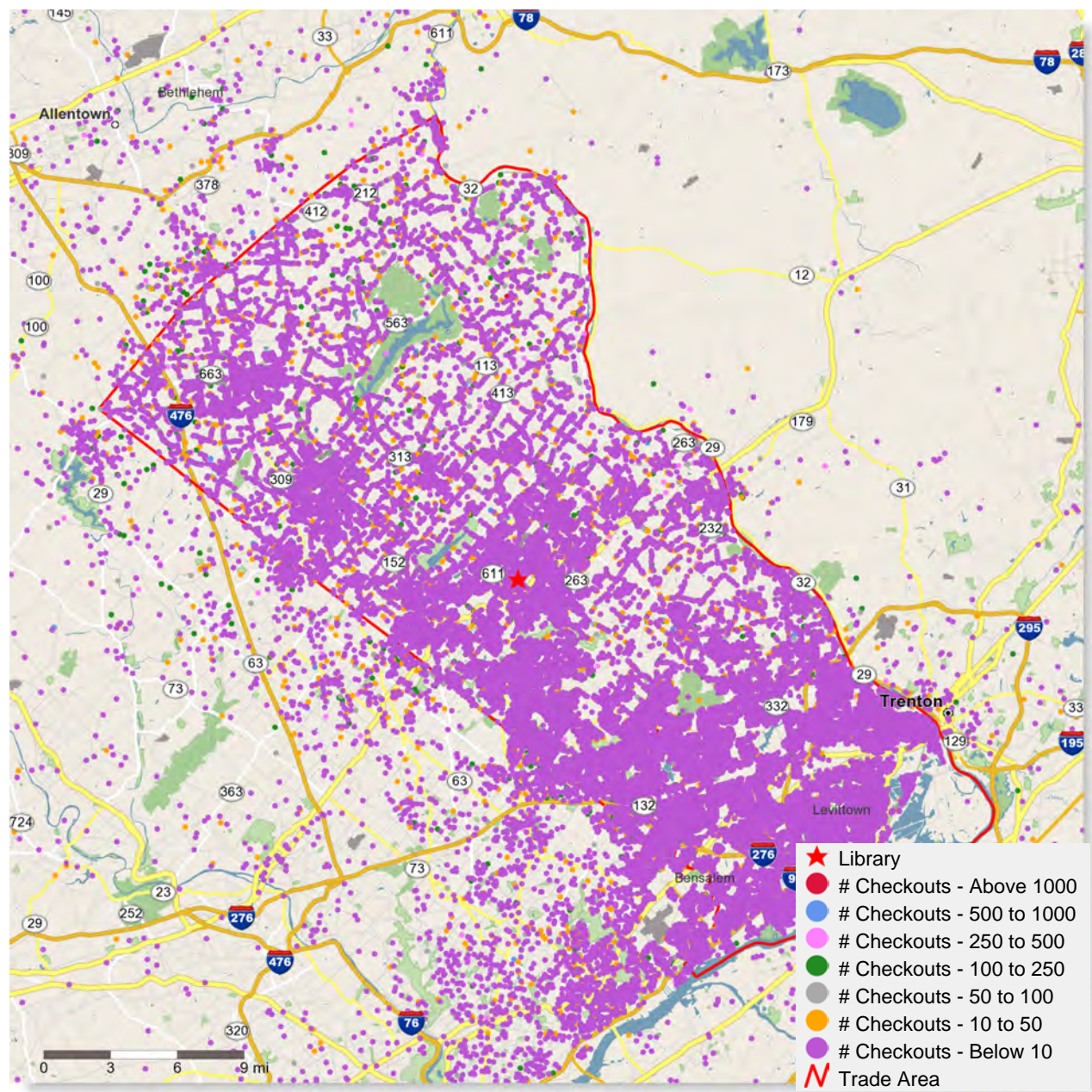
139,527 household locations were identified by converting patron records to unique address locations (checkouts were summed and activity was based on any most recent circulation active date).

Based on selections made in the input form, **Top 100% of All Patrons** were analyzed in the succeeding pages. This resulted in **139,527** filtered households. These households are geo-located and reflected in the map, the checkout table and the proximity table.

Of the filtered households, **117,774** were matched to the Experian household database. Only these households are represented in the Experian Demographics section of this report.

COUNTY-WIDE AND BRANCH DEMOGRAPHIC DATA

Library Patron Households by Checkout Volume



The map above shows the library location (red star), the library trade area (red outline), and geocoded patron households themed in blue by checkout volume.

Patron Household Proximity

(Number of patron households by travel time from their residence to the library.)

Drive Time	Households
0-5	2,445
5-10	7,653
10-15	12,283
15-20	11,725
20-25	13,493
25-30	17,705
30+	74,223
Total	139,527

Patron Household Checkout Volume

(Number of patron households by total checkouts.)

Checkouts	Households
0	64,306
1-10	30,934
10-50	23,340
50-100	8,543
100-250	8,096
250-500	3,044
500-1000	1,020
1000+	244
Total	139,527