

McMillan Smith & Partners
Architects, PLLC

15. West End Street, GA



NEW SENECA LIBRARY

OCONEE COUNTY PUBLIC LIBRARY SYSTEM PRELIMINARY PRESENTATION

McMillan Smith & Partners
Architects, P.L.L.C.

One Street at GA
Columbia, SC 29201
703.209.7400



OCPL

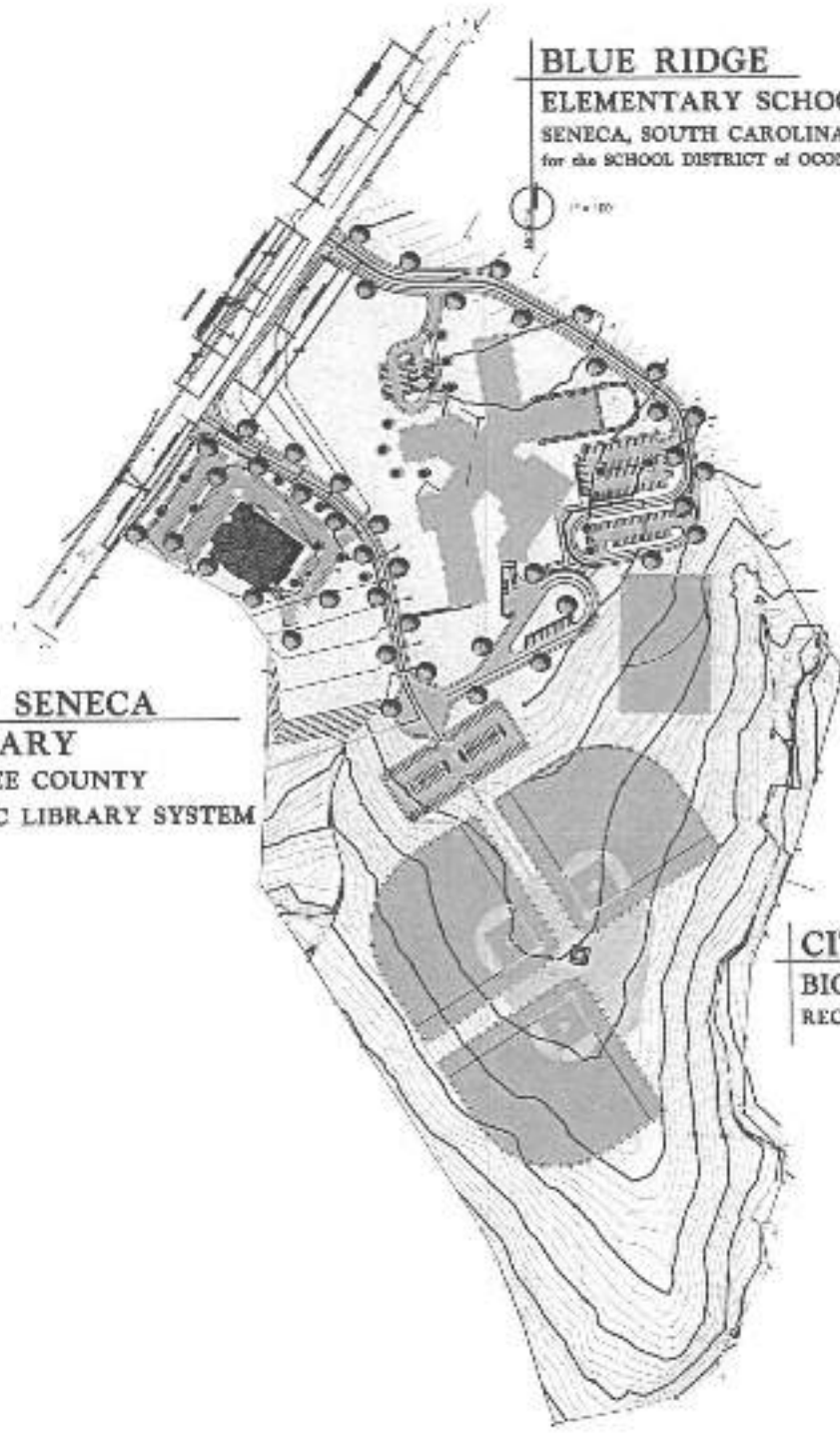
OCONEE COUNTY PUBLIC LIBRARY
315 West End Street • Waynesville, NC 28786-5100

3/1/09
at Library

BLUE RIDGE
ELEMENTARY SCHOOL
 SENECA, SOUTH CAROLINA
 for the SCHOOL DISTRICT of OCONEE COUNTY

NEW SENECA
LIBRARY
 OCONEE COUNTY
 PUBLIC LIBRARY SYSTEM

CITY OF SENECA
BIG LEAGUE COMPLEX
 RECREATION DEPARTMENT



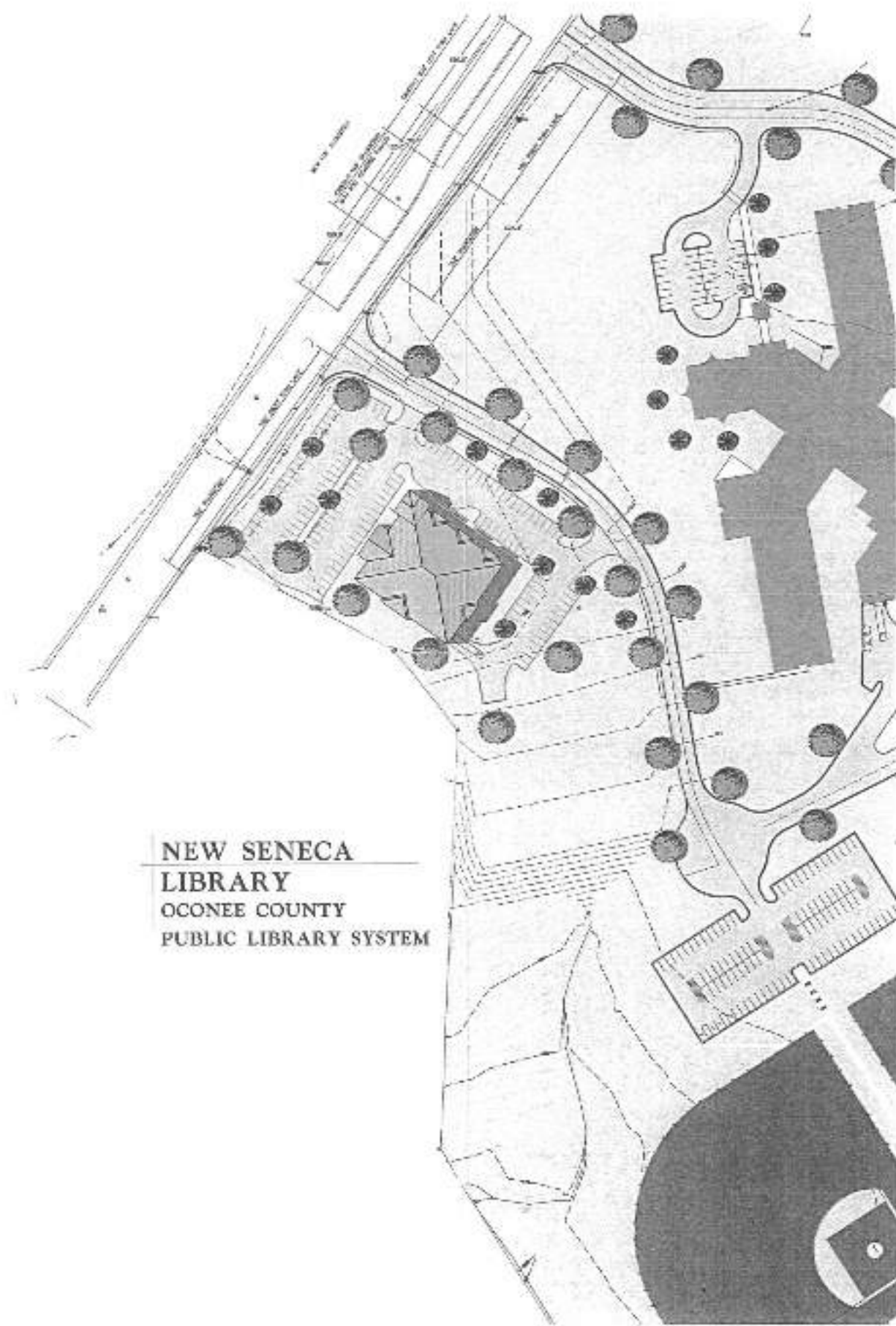
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DATE: 11/11/09
 DRAWN BY: J. SMITH
 CHECKED BY: M. SMITH

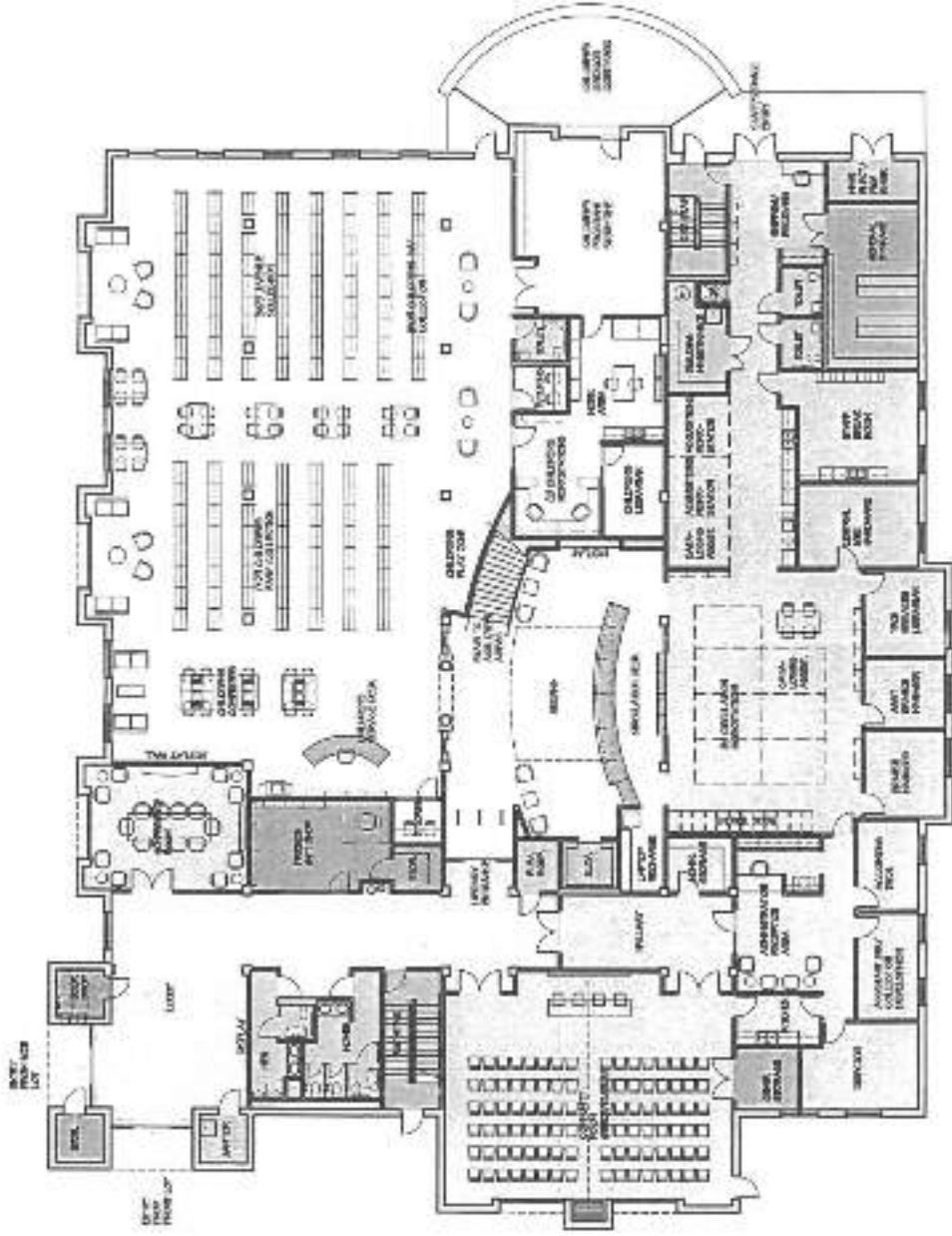


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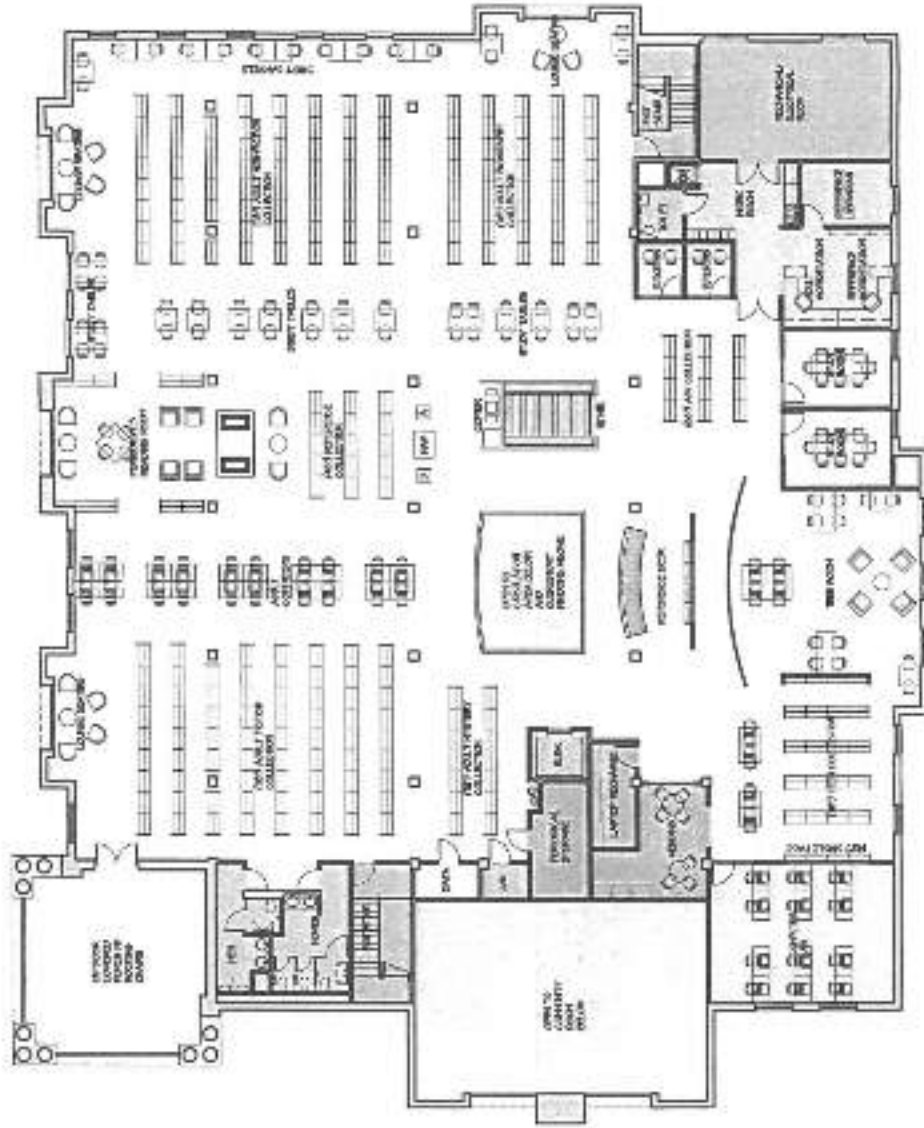
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**NEW SENECA
LIBRARY**
OCONEE COUNTY
PUBLIC LIBRARY SYSTEM



NEW SENECA LIBRARY
 Oconee County Public Library System
 LOWER LEVEL 15745 SQUARE FEET



NEW SENECA LIBRARY
 Oconee County Public Library System
 UPPER LEVEL 16,243 SQUARED
 SQUARE FEET

Population Mix – Seneca Area

U.S. Census Bureau

Data as of 3/18/08

Oconee County	70,567
Seneca – 29672	9,432
Seneca – 29678	<u>18,938</u>
Seneca – Both Zip Codes	28,370
Seneca Zip Codes as % of Population =	40.2%

Estimate - New Oconee County Public Library
(Revised 3/18/08)

Inflation Assumptions (Annually)

Material	1.100	10% Year Over Year
Labor	1.035	3.5% Year Over Year
Sitework	1.000	No increase
Furniture, Fixtures & Equipment	1.000	No increase PSF
IT (Computers, infrastructure, support equipment)	1.000	No increase PSF

Basis - Feasibility Study of April 2006		PSF	Totals				
Building Square Feet			33,000				
Building Basis	\$ 155		\$ 5,115,000				
Sitework & 17 Parking Spaces			\$ 396,000				
Building Subtotal			\$ 5,511,000				
Design Development Associates Fees @ 10%			\$ 551,100				
Building Basis			\$ 6,062,100				
Furniture, Fixtures & Equipment	\$ 30.00		\$ 990,000				
IT (Computers, infrastructure, support equipment)	\$ 10.00		\$ 330,000				
Total of April 2006 Estimate			\$ 7,382,100				
Revised Assumptions through April 09							
Building Square Feet			34,438				
Building Basis @	\$ 155		\$ 5,337,890				
Est. Materials @		60.0%	\$ 3,202,734	%	2007	2008	2009
Est. Labor @		40.0%	\$ 2,135,156		\$ 3,523,007	\$ 3,875,308	\$ 4,262,839
Sitework @ 130 Parking Spaces			\$ 396,000		\$ 2,209,886	\$ 2,287,232	\$ 2,367,286
Design Development Associates Fees @ 10%			\$ 573,389		\$ 396,000	\$ 396,000	\$ 396,000
Furniture, Fixtures & Equipment	\$ 30.00		\$ 1,033,140		\$ 612,889	\$ 655,854	\$ 702,612
IT (Computers, infrastructure, support equipment)	\$ 10.00		\$ 344,380		\$ 1,033,140	\$ 1,033,140	\$ 1,033,140
			\$ 7,684,799		\$ 8,119,303	\$ 8,591,915	\$ 9,106,257
					5.7%	5.8%	6.0%
Estimate Turn-Key Investment							
Estimated Additional Cost Per Year					\$ 434,504	\$ 472,611	\$ 514,342



Preliminary Budget Estimate

Option 3 - Construct a new 33,000 SF single-story building -- demolish and remove the existing building.

New 33,000 SF single-story building	@ 155/SF	\$5,115,000
Sitework (117 parking spaces)	lump sum	396,000
Demolish & remove old building	lump sum	24,900
Phasing Impact / Additional duration to the project	lump sum	120,000
Design Development and Associated Fees	10%	565,590
Total Budget Estimate		\$6,221,490

Other Allowances:

Furnishings & Equipment	@ 30/SF	990,000
Information Technology	@ 10/SF	330,000

- Considerations:
- 1) This option will create one move for the occupants.
 - 2) This option creates an extended duration to the project which increases construction costs.
 - 3) This option creates the most dramatic "new" appearance.
 - 4) This is the only option that provides for a "drive-up" Book Drop.
 - 5) There is limited future expansion (~ 5,000 SF) with this option.

Note: All Budget Estimates are expressed with today's costs and do not include any material and labor inflation. No HAZMAT removal from the old building is included.

The following will explain why the request for a new library is not justified and not a well thought out plan. This facility will place an unjustified and long term tax burden onto Oconee County residences while forcing them to do without higher priority resources due to county budget constraints. The discussion of this matter may cause a discomfort for some but it is time to face the facts for the benefit of all.

Libraries are a result of the printing press technology from centuries ago. For years books have been printed and placed in row after row in public libraries mostly due to the cost of personal ownership.

Libraries are strapped with limitations.

- They require personal transportation to reach a distant branch
- They have limited hours of operation
- Limited number of books
- Individual copies are checked out for two weeks forcing patrons to wait in line for weeks until their turn to check out the same book arrives
- High cost of operation due to staff salaries, retirement cost, personal and building insurance, building maintenance, and utility cost.
- Once written it takes approximately two years to get a book into the public library system. By this time much of the information has changed
- Due to high cost of replacement, Oconee library books average copyright dates are in the late 1980's

Information as we have known it, (in books that are stacked on shelves in public places) is becoming less and less important every day.

Today, libraries are being threatened by information instantly accessible by every computer, handheld iPod, or cell-phone in every home and while on the go in cars, airplanes and restaurants. With the expanding availability of wireless access we now have instant world wide access to most recorded knowledge.

Information is also changing and becoming more complicated as technology expands our understanding of what information is and our ability to access it.

Up until now information has been in text form. Now with new technologies we are dipping into the world of virtual-reality. Soon we will be able to touch, smell, and even taste things through cyber space as we gather information on items such a new quilt, a new recipe, or a new perfume that we may buy on line. Books cannot provide this versatility.

Today rehabilitation centers are using Sony's WIWI's with great success. These handheld devices when coupled with a TV simulate everything such as driving, skiing, bowling, tennis, golf, or even peeling an onion to name a few. The results outperform old exercises due to the combination of exercise and entertainment for the patient.

The informational highway is doing the same thing now in many different ways. When coupling the internet with new developing technologies, many experts in this field are forecasting the doom of libraries as we now know them.

One such person is Thomas Frey, Senior Futurist at the DaVinci Institute. He has been a member of the Triple Nine Society (in the top 99.9 percentile of IQ's) for years. He and others feel that libraries will transition to cultural centers if they last or maybe reference centers.

For those that need help navigating the internet they might e-mail for help from a library technician who could even work out of their own home on-line to help those in need. Some question how much help tax payers will provide since computers are beginning to be taught in grammar grades and the internet has search engines to do this research for you.

So, there is much debate on how or even why we should save an outdated distribution system. This is similar to the unions that tried to save the elevator operators jobs or those that paid an extra fifteen cents a gallon for full service gas stations until they went away too. Remember the textile workers. They heard and saw the train coming but chose to ignore its approach and chose to stand on the tracks until they were run over with the unavoidable. Today the Air Force is saying the new F-22 and F-35 will be the last manned fighter aircraft built. In the future we will fight our air battles with unmanned aircraft. This has upset a lot of military pilots like me, but it is a fact. The new technologies that are upon us will require real change in the way we do business and may even require adjustments in job descriptions. Now that we are challenged, putting our head in the sand will not change the fact that a lion is approaching. To take full advantage of new technologies while keeping the cost of transition at a minimum, we need to meet needed requirements as needed but only when needed.

The world is working towards global data banks where nearly all written data, printed data, or even virtual information is accessible on-line through a multitude of electronic devices. Some of these even simulate books with individual OLED pages that will allow you unlimited upload of books electronically while still resembling a regular book where you can turn the pages if you desire.

We are in a period of transition where libraries are no longer the center of the informational universe. The old smoke-stack library system of yesterday is giving way to a new informational revolution that is centered around a technologically advanced delivery system that is changing every day.

Presently a new internet system is being developed that will obsolete the current system we now use in capability, speed, security, and versatility. As we make this rapid transition into a truly unlimited 21st century, new information gathering systems and procedures will provide many benefits.

- Books can be checked out from any world-wide location without any of the limitations of a fixed-base library building. Clemson University now has 27,000 electronic books for free download.
- Unlimited access to all known recorded information world-wide
- Instant updates of all records and breaking technologies
- No late fee's
- No waiting in line for a single checked out copy of a book
- No transportation problems to a remote branch
- 24 hour access to all information
- Reduced library staff cost
- Smaller working spaces
- Eliminates book replacement cost
- Elimination of large building cost
- Reduced maintenance cost and replacement or remodeling cost
- Reduced utility cost
- Overall reduction of tax dollars that can be applied to city or county budgets

Wireless access will provide even more freedom and speed the transition from the limitations of fixed libraries.

- Many state legislators are calling for a totally wireless capability in South Caroling by 2012.
- Today several large cities are developing this capability such as San Francisco, CA and Bowling Green, KY as well as others

- A new system is being employed this year called YMAX stations. They have a coverage area of 1000 square miles. They are perfect for most towns and rural areas.
- In February 2009 the old analog TV stations will switch to digital broadcast. The abandoned bandwidth will be sold. This is predicted to be used for total area coverage to all wireless transmissions across America. These will include internet, cell phone, fax, emergency communications, and mobile TV to name a few.

No matter how you repackage this library request, it is the same old plan for the same old reason. It is a personal dream for the benefit of a few at the expense of all. It has yet to be justified and never will be due to changing times in the field of information and its distribution.

Today we are definitely in a transition period from the old smokestack libraries that followed the printing press revolution to the present electronic informational revolution. Therefore, the request to place a heavy tax burden upon our county residents for a new overpriced library, forecast as a doomed way of providing information, is obsolete before the first brick is laid. This sounds ridiculous to everyone I have talked to.

As we make this transition from the old to the new we need to consider the following.

- We currently have 20 schools with libraries, 3 branch public libraries, and a main library to serve our residents
- Oconee School libraries average 11,000 books each (one with 9,000 and one with 16,000) with an average copyright date in the 1980's
- All but 2 schools have both a librarian and an assistant
- The schools have from 6 to 105 student computers for use
- School computers cannot be used for myspace or games so after school our public libraries fill up with the same kids each day. Here they can surf myspace unsupervised where material that should be filtered is bypassed due to the way the website is set up.
- Most of the Oconee county public library traffic is for internet use now
- A new library built beside a brand new school and school library makes no sense.
- A new library still creates access problems for most county residents due to travel distance for access

- Splitting the school day arrival and departure times of the school librarians and their assistants could provide library access from 8:00AM until 7:00PM with no additional cost to the taxpayers. The 20 different libraries would reduce travel distances for students, the need for transportation (a car and driver in most cases), and save time lost between the end of school and arrival at a branch library for study.
- A new 33,000 square foot \$9,000,000.00 (\$20,000,000.00 pay back) library in Seneca is only minutes from Clemson's library. Clemson's 198,000 square feet is filled with research material Oconee libraries will never have, and its use (computers, books or other research materials and systems) is free unless you want to check out books which requires an annual fee of seven dollars.

After WWII, America had a clear advantage in capability (our factories were not bombed) productivity, and quality. This has provided a robust economy for over fifty years. However, foreign increases in industrial infrastructures, quality, and low wages are eroding America's market share. Long term forecasts are beginning to show up in ever increasing export shortages and jobs moving off shore for America.

With the creation of the European Trade Union and the euro currency the prediction is within 7 years the dollar will fall as the global standard. Oil may be priced in euros as an example before then. Other countries can now compete favorably in quality and price so America's market share is shrinking. Long term forecasts that I have studied say by 2047 America's population will grow by 50 percent (450,000,000), and we will slip from the number one economy (15 trillion GDP) to a possible top twenty spot. There are few guarantees in life. However, long-term financial commitments should be tempered with this probability in mind rather than betting against all of the experts.

Do not build a new library for the following reasons.

- Technologically outdated before it is built
- Libraries will most likely turn into web-based distribution centers where tax-payers dollars buy access to commercial data banks and redistribute through password accessed privileges to its county patrons for free. This would require as few as one staff member in one office.
- Until then we have the libraries that we need (total of 24). Better management of these facilities will open up more access that we have demand without additional tax burdens.

- Oconee County residents have voted to not build this unnecessary library. However there are those that seem to be bent on misusing tax-payers money for personal comfort by repeatedly submitting this request against our tax payers/library patrons vote. The new offices that are not needed seem to be driving the project.
- Preliminary estimates for the \$9,000,000.00 debt pay back coupled with operational cost and salaried are approaching \$5,000.00 per day of operation for this purposed library that would be built beside a new school library that is only a few miles from a university library.
- This is an exorbitant price to pay for new offices that are not needed. And why are we moving the main library to Seneca, the county seat is in Walhalla?
- Have we even looked at the cost to tear out Walhalla's main branch offices to make room for more outdated books that are not used now?
- Major Wall Street banks are defaulting. Bear Stearns stock was \$159.36 per share in April of last year. Monday this corner-stone of the financial world was bought out for \$2.00 per share made possible by a federal \$30 billion dollar guarantee by the Federal Reserve with other major Wall Street banks in trouble. This is exactly what caused the Great Depression. No matter how deep the Federal Reserve's pockets are our economy will reflect these serious setbacks for some time.
- To request or to consider unnecessary projects in uncertain financial times are irresponsible and deplorable since this is really a tax increase that places all property owners in jeopardy if their ability to pay their taxes is reduced. This will require additional sacrifices unless we all get an offsetting salary increase (most average families and the companies they work for are overburdened with fuel cost now) but this is not probable.
- America's real financial problems may last for years and the personal impact on our residents is yet to be determined
- Oconee residents have real problems that need addressing such as long term forecast of water shortages that will continue due to climate changes, no new water sources, and expanding population demands

There is no other responsible and informed decision that can be made other than to vote the peoples will again by saying no to this baseless, ill-informed request for new offices/library in Seneca. We have the facilities that we now need and they are above average to most existing libraries that are in SC.

As we make this change from old ways and facilities, to cutting edge gathering and distribution of informational systems, the required infrastructure (if needed) will become quite clear. Then, and only then, should the tax payers be obligated to provide for this facility.

Futurists, such as Thomas Frey, are saying these new structures will be unrecognizable to any of the current libraries in use in today's world. So, why build a facility that will be filled with echoes and not people or in other words an over-priced dinosaur that will be very expensive to keep up.

It's time for a paradigm shift for us all.

We owe a lot to those who have brought us to where we are today, but it is time to turn away from the old antiquated information system of yesterday and move boldly into the future of unlimited, instant, and global access.

Thank you for taking the time to prepare yourself to make an informed vote for the residents of Oconee County.

Larry Biggers