

Growth spurs library's future planning

By Joanne Maliszowski
staff writer

WHERE TO put an expected more than 270,000 books in the year 2001 is a question Farmington Community Library officials are beginning to consider.

Study calls for expanded library

Continued from Page 1

that we needed to expand," Papal said. "We analyzed what changes would be needed to serve the public, what the problems are. It became apparent we have needs."

THE TMP study concludes that while the 38,000-square-foot Hills branch has kept pace with the library's increasing usage and services in its 15 years, it is outgrowing its space and, by the early 1990s, will be in need of expansion.

"The growth of both the population of Farmington and Farmington Hills and the size of the library's collection have placed a strain on the library's physical facilities," according to the TMP study. "To provide the level and quality of services that the community has come to expect and demand, a well-planned expansion program is in order."

TMP Associates — designers of the Hills branch in the early 1970s — propose an estimated \$3 million, two-story, 25,500-square-foot expansion immediately north of the existing facility, 32737 12 Mile. The expansion would link at one point with the existing branch. But the Hills facility's sloping roof prohibits a total connection between old and new across the front of the existing building.

TMP Associates were not charged with providing a definitive architectural design but were able to determine estimated costs based on the library's space needs. The \$3 million estimated price tag includes site work, construction, renovation and remodeling costs, plus a 10 percent contingency.

Consultants also determined that the only direction in which an expansion could be made would be north of the existing building. An expansion south of the building would require reducing the 213-car parking lot. Lack of space prohibits expansion to the east or west of the branch, Papal said.

And that's just the number of books the Farmington Hills branch is expected to have by the turn of the century.

When the Farmington branch's ex-

pected 60,000-volume collection is added, library officials will be faced with finding enough storage and shelf space to house almost 331,000 volumes.

Although the turn of the century is about 15 years away, library officials are beginning to plan for the future.

And the future includes an expected combined Farmington and Farmington Hills population of 93,000, and continued growth in the library's book and periodicals collection, staff

and computerized services, including video cassettes and compact audio discs.

The library's future is the focus of a five-year plan being developed by library officials at the request of the Farmington and Farmington Hills city councils, which finance the two-branch library system.

ONE OF the plan's components includes a proposal and accompanying documentation for adding 25,500 square feet to the existing 38,000-square-foot Hills branch, 32737 12 Mile. An architectural firm, TMP Associates Inc. of Bloomfield Hills, presented the expansion study to library trustees last week.

In determining the library's space needs, TMP and library officials looked at collection and population projections, expected staffing needs, seating and problems with the current facility, Library Director Beverly Papal said.

The Hills branch needs 14,443 square feet to house the 270,810 volumes expected by 2001. That's based on a storage capacity of 15 volumes per square foot, according to the study.

In addition to the expected growth in book and periodical collections, the library is faced with storage needs for the growing collection of non-print media, Papal said.

"Non-print collections have grown faster and more widely than was anticipated during the design of the existing building," according to the TMP study. Between fiscal year 1983-84 and 1984-85, video cassette circulation grew 50 percent.

MORE SPACE is needed for records, microfilm and computers.

"This is a new phenomena — non-print media — and it will continue in the future," Papal said.

Although the Hills branch once had what was considered a lot of storage space, it's now considered cramped.

"Adequate space for collection storage and development is essential for providing quality service to the library's constituency. The current storage space for the adult reading and reference collection is tight. The children's area will be suitable some time to come, but will ultimately require expansion space also," TMP Associates said.

Books and materials aren't alone in the need for additional space. Seating for patrons also has fallen on hard times.

The library's expanding system and changing patterns of library use

has affected the Hills branch's seating capacity. Space for reader seating has been encroached on in the adult and reference areas and the increasing use of computers and microfilm use has taken space formerly used for seating.

THE HILLS branch seats 140 adults and 60 children while the Farmington branch offers a fixed capacity of 140 seats.

Yet TMP projects that both branches need a total of 440-585 seats — one seat for every 150-200 people in the Farmington area. To meet TMP's projections, the Hills branch will require 330-445 seats — an addition of 163 for adults and 82 for children.

A congested circulation area in the Hills facility needs expanding and relocating to accommodate traffic flow and provide enough room for peak library use hours and work space for staff, TMP Associates said. The branch also needs room for an expected growth in library staff. Based on the Farmington area's population growth, the Hills staff will be increasing by 10 full-time employees. The 3,000 hours of volunteer time also crimp space, according to the study.

TMP Associates estimate the need for 125 square feet per employee, particularly when materials processing is expected to be centralized at the Hills branch. Currently, four departments process materials for the library system.

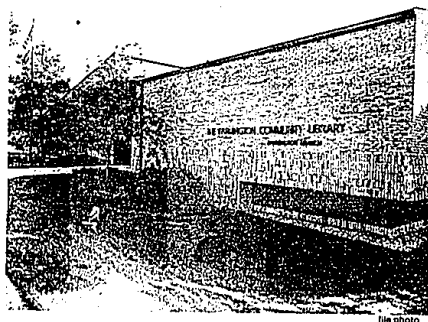
"IN ADDITION to work space, lounge and locker facilities are required; these should increase proportionately to accommodate new staff. Custodial space should also increase in proportion to the expansion of the building," according to the study.

In preparing the expansion study, problems with the existing Hills branch were analyzed. Lighting is poor in the adult section because of the encroachment of increased shelving for a growing collection.

Problems with uneven heating and cooling in the building must be examined to determine if the equipment is aging, failing or working improperly.

The addition of computerized services also places a different type of demand on lighting, heating and cooling than when the building was constructed in 1972.

Yet changing the existing lighting and refurbishing the building's heating and cooling system is not cost effective if the building will be expanded in the future, Papal said.



Library officials and architects say expansion is impossible for the downtown Farmington branch of the Farmington Community Library. At 18,000 square feet, the branch is at maximum size for its location at 23550 Liberty.

ADDITIONAL FLOORS to the existing library is also out of the question because of the building's cathedral-type ceilings.

"The existing building presents an architectural challenge to being expanded. The building exhibits an overall completeness which resists outright expansion," according to the study.

Using TMP's two-story concept, the upper level could provide additional room for adult collections and seating, browsing collection and audiovisual department. The lower level would provide staff space, storage and children's area and mechanical equipment.

Although the TMP study will be included in the five-year plan, an expansion of the Hills facility would not be accomplished within that time period. Yet Papal said she be-

lieves the plan should serve library and city officials' long-term planning needs. And there's little doubt that with the area's expanding growth rate, library expansion will be necessary, she added.

"I am as concerned as anyone about wise expenditure of tax dollars. But this is not frivolous. We anticipate there will truly be a need. By 1990, '91 or '92, it's going to be difficult to operate out of this building. It will be physically limited," Papal said.

Library officials anticipate financing other capital improvements that will be documented in the five-year plan, but "we can't anticipate the library being able to fund a \$3 million library addition," Papal said.

OFFICIALS ARE hoping that the Farmington and Farmington Hills city councils would include a pro-

posed library expansion in their five-year capital improvement programs and finance construction with bonds, she added.

Whether such a project would require creation of an independent library authority capable of levying its own millage for library improvements and services is still unanswered.

Several years ago, both city councils vetoed a request by library trustees and former library director Gordon Lewis for creation of an authority independent of the city.

In her preliminary analysis in preparation for developing the library's five-year plan, Papal assessed the location — within the Farmington area — of both the Farmington and Farmington Hills branches.

Both branches are appropriately located, requiring patrons in any section of the Farmington area to drive only 4½ miles to either branch. In studies conducted before construction of the Hills branch, consultants suggested that a library in the 12 mile area would be ideal, Papal said.

When the five acres of land for the Hills branch was purchased and plans developed for a new facility, consultants had no idea that the Farmington area would grow as it has. When built, the Hills branch had room in which to grow, Papal said.

"THIS BUILDING was highlighted as a showplace," Papal said about the Hills branch. "But public demand was never anticipated to be what it has been."

The 18,000-square-foot Farmington branch — also running out of room — cannot be expanded because it is at the maximum size for the lot on which it is built.

"The Farmington branch is landlocked. There is literally no way to expand the building other than to move and build a new building," Papal said.

short takes

If you recently opened a shop, captured an award, earned a promotion or are planning a new venture or project — and there's a Farmington-area business angle — we'd like to hear from you so we can share your news item with other Farmington Observer readers. Send items to: Short takes, Farmington Observer, 33203 Grand River, Farmington 48024.

● REPRESENTS HILLS

Farmington Hills will have representation on the Homearama '87 committee, builders corps and liaison group.

Homearama '87, a multi-million dollar cluster of 12 new homes built for public display by the Builders Association of Southeastern Michigan, will have its fourth annual run Sept. 25 to Oct. 12 in western Wayne County.

For the fourth year, the committee will be chaired by Donald Pratt of Huntington Woods, president of Wake-Pratt Enterprises Inc. of Troy.

Committee, builders corps and liaison group members locally are: Janet and James Compo of Farmington Hills, builders group members and vice president and president, respectively, of James D. Compo Inc. of Farmington Hills; and Larry Rosperski of Farmington Hills, builders group member and president of Long Lake Building Co. of Farmington Hills.

● NAMED DIRECTOR

Farmington Hills resident Kenneth Kramer, president of Soil and Materials Engineers Inc., was named director of the Consulting Engineers Council of Michigan.

Founded in 1954, Soil and Materials Engineers is a consulting firm specializing in geotechnical engineering and construction material evaluation services. The main office is in Livonia, with branch offices in Ann Arbor, Battle Creek, Bay City and Lansing. The firm employs a professional staff of 35 engineers and geologists, and a technical-support staff of 65.

In his newly appointed position, Kramer will be responsible for coordinating the activities of six organizations outside of the Soil and Materials Engineers: the Construction Industry Council of Southeastern Michigan, the Business Associated for a Strong Economy, the Michigan Council of Professional, Scientific and Technical Associations, Interpro, the Owners, Engineers, Contractors Organization and the Michigan

Coalition for Clean Water.

Along with nine other board of directors members, he will set policies and direct the activities of Soil and Materials Engineers.

Kramer, co-founder and president of Soil and Materials Engineers, has been involved in all aspects of operating an engineering consulting firm, including staff development, marketing, finance and project management.

He is involved in the American Society of Civil Engineers, the American Concrete Institute, the National and Michigan Societies of Professional Engineers, the Engineering Society of Detroit and the Association of Soil and Foundation Engineers.

● APPOINTED MANAGER

Real Estate One Regional Vice President Genevieve Conrad has appointed Mary Ann Grawi as manager of the Farmington Hills sales office, 29630 Orchard Lake.

The Southfield resident joined Real Estate One as a sales associate in 1980. For the past two years, she has been manager of the company's Lathrup Village office. It was in that role Grawi attained star office manager status for outstanding sales volume produced by the office under her management.

She has served on the South Oakland County Board of Realtors, board of directors and has chaired this board's Realtor Associate Committee.

Real Estate One is the largest real estate company in Michigan and the largest privately owned real estate company in the nation.

● ELECTED PRESIDENT

Patricia Harkness of Farmington Hills was elected president of the Travelers Aid Society of Detroit board of directors. She has been a board member for several years.

Travelers Aid is the United Foundation agency that provides direct emergency assistance for individuals in transit. It has offices at Metropolitan Detroit Airport, the Greyhound Bus Terminal and the David Whitney Building in downtown Detroit.

Harkness serves on the boards for the Children's Center of Wayne County and the Metropolitan Agency for Retarded. She serves on the council for the Tribute Fund of United Community Services.

● NAMED CHAIRMAN

Farmington Hills resident Anne Borg, executive director of the Women's Survival Center, is serving

as social agencies unit chairman for the 1986 United Way of Pontiac-North Oakland fund-raising campaign.

Borg is a member of the volunteer campaign team of community leaders planning this year's campaign. Women's Survival Center is one of 58 agencies providing services funded by the United Way of Pontiac-North Oakland.

The efforts of this group will result in 3,000 volunteers canvassing north Oakland County this fall to raise money to support the agency services funded by the United Way of Pontiac-North Oakland.

The reporting phase of the 1986 United Way of Pontiac-North Oakland fund-raising campaign will run from Sept. 18 through Nov. 6. Last year's United Way campaign raised \$4.3 million.

● ATTENDS EXPOSITION

Among the 6,000 persons attending the 1986 Summer SA/Showers of Specialty Advertising Association International in St. Louis, Mo., was Sandy Berris, vice president of Advertising Specialties Ltd., Farmington Hills.

Advertising specialties are useful items imprinted with an advertiser's name or message and distributed without obligation to the recipient.

Farmington Observer

(USPS 107-640)

Published every Monday and Thursday by Observer & Economic News, 36251 Schoolcraft, Livonia, MI 48150. Second-class postage paid at Livonia, MI 48151. Address all mail (subscription, change of address, Form 3569) to P.O. Box 2428, Livonia, MI 48151. Telephone 591-6500.

HOME DELIVERY SERVICE
Newstand . . . per copy, 25¢
Carrier . . . monthly, \$2.00
Mail . . . yearly, \$24.20

All advertising published in the Farmington Observer is subject to the conditions stated in the applicable rate card, copies of which are available from the advertising department, Farmington 33203 Grand River, Farmington, MI (513) 477-8450. The Farmington Observer reserves the right not to accept an advertiser's order. Observer & Economic ad-laters have no authority to bind this newspaper and only constitute final acceptance of the advertiser's order.



Introducing the Hanse Mori fall collection Wednesday, August 20, in the Northland Oval Room™ and Thursday, August 21, in the Eastland Oval Room™ Informal modeling from 12 to 6 p.m.

HUDSON'S OVAL ROOM

© 1986 Dayton Hudson