

OLAQ

Volume 2 , Number 1
Library Buildings (Spring 1996) | Pages

July 2014

Volume 2, Issue 1

(2014). Volume 2, Issue 1. *OLA Quarterly*, 2(1). <http://dx.doi.org/10.7710/1093-7374.1673>

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OLA Quarterly is an official publication of the Oregon Library Association | ISSN 1093-7374

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In this Issue

Special Focus—Library Buildings

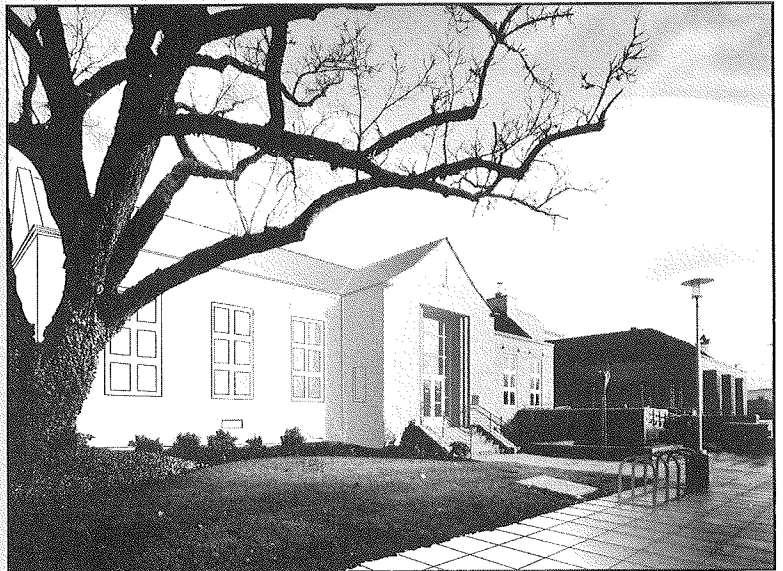
**Involving the Community
in Library Funding**

LSCA Title II

Carnegie Libraries

**Building Libraries
for Higher Education**

... and more!



*Spring 1996
Vol 2 • No 1
Oregon Library
Association*

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OLA QUARTERLY

Library buildings

One theme pervades all the library building stories collected in this issue of *OLA Quarterly*: the importance of the vision and dedication of both library users and library staff members. This vision and dedication permeates building design, fund raising, and the rescue and repair of damaged buildings. Thanks to Deborah Jacobs, director of the Corvallis-Benton County Public Library, for articulating this theme so well. The academic libraries report on turning their users' technological dreams into reality (the future is now). Several libraries report on innovative funding strategies that have brought them success in remodeling older library buildings and building new ones. And truly on the front lines, libraries of all types report on the toll that earthquakes and floods have taken on buildings, users, and staff members.

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The Corvallis-Benton County Public Library has achieved an inordinate number of goals in the past seven years. In fact, we think of ourselves as a library that has survived and thrived in spite of seemingly overwhelming odds.

Although it's been a struggle, we've increased our book budget 600%. In June we passed the 1.3 million annual circulation mark, and more than 2,000 people visit the library each day, seven days a week. We just dedicated a 5,000-square-foot

library, which was built entirely with volunteer labor and donations, in one of our rural communities. And it wasn't long ago, February 1992, that we dedicated the 57,000 square foot central library, which was completed on time and under budget.

Six years ago the voters of Corvallis passed a \$6.85 million bond measure for the building with 70% yes votes. Two years ago, voters

approved creation of a permanent library district with secure and excellent funding with 60% yes votes. Two important reasons for our success are that we had good projects and that we successfully sold the need. The most important reason for our victories, however, is that these projects belonged to the community, not to the staff, library board, or city council. The community was

intimately involved not only in campaigning for the new facility and the library district, but in planning and designing their new library as well.

With the dedication of the central library building, we achieved a community dream. On dedication day more than 10,000 people visited their new library. A key phrase rang as true dedication day as today: A community is judged by its library!

Together citizens, staff, board members, and policy makers built our library from a well-loved but tattered service to a top-notch community asset. Never before has our community dreamed so powerfully that their dream sparked first a vision, then an action plan, and then—with lots of hard work—steel, bricks, and books.

The main library building was constructed in two major phases. The first building was designed by now noted architect Pietro Belluschi. It covered 5,100 square feet and was dedicated in 1932. A desperately needed addition was completed in 1965 and added 17,000 square feet. This addition was intended to last 15 years.

By 1987 not only were we seven years overdue for a new building, but we had unfortunately been combined with the Parks and Recreation Department. The board, Friends of the Library, and staff began actively selling the need for a new building to the budget commission and city council.

We were given a partial go-ahead. First, we were told to create a master plan of service, facility, and funding needs. The master plan report, submitted in September 1988, outlined the dismal state of affairs of the Corvallis-Benton County Public Library. Essentially, we were told to rethink the way we provided all services to the public.

Reprioritize, we were told. Look at all staffing, budget, planning, and board activities. The book collection was professionally assessed as mediocre at best, a threat to the community welfare at worst. The building was rotting. It was also one of the only unautomated libraries of its size. And finally, continued increases in the budget combined with stagnation in use of all library services for more than a decade resulted in a situation whereby the Corvallis-Benton County Public Library was steadily increasing the cost of doing business.

At this point, in 1988, the city council and board had tough decisions to make. The city council directed staff to move forward. The library was recreated as a separate department. The staff took the master plan advice seriously. It gave us a focus. It provided us with a "magnetic direction."

In *Megatrends*, John Naisbitt said, "Strategic planning is worthless unless there is first a strategic vision. A strategic vision is a clear image of what you want to achieve, which then organizes and instructs every step toward that goal. The extraordinary successful strategic vision for NASA was

How to Involve a Community in Library Funding:

Turning Dreams Into Reality

by Deborah L. Jacobs

Library Director

Corvallis-Benton County Public Library



An open and persistent informational campaign enabled the Corvallis-Benton County Public Library to garner a 70% yes vote and pass a \$6.85 million bond measure.

'Put a man on the moon by the end of the decade.' That strategic vision gave magnetic direction to the entire organization. Nobody needed to be told or reminded of where the organization was going."

Vision is the heart and soul of every strategic plan. Our "strategic vision" gave magnetic direction not only to our entire organization, but also to our community.

We improved everything rapidly. We doubled the book budget and doubled the staff dedicated to reference without adding a single dollar or FTE. We opened Sundays and made minor service-oriented floor plan changes. We also forged new, supportive relationships with the Friends and Foundation.

The master plan consultant told us to not consider going to the voters for a new facility for five years. It would take that long, he believed, to get ourselves in shape. But, he didn't know about our staff and board's tenacity!

Immediately all statistics and performance measures showed that use had begun to rise. Seemingly overnight, public opinion began shifting. Most remarkable of all, the council gave the staff direction to move forward with developing plans for expanding our main library facility.

Now that we'd made some immediate service enhancements (hours, book budget, and staffing) there were three major components to our work plan:

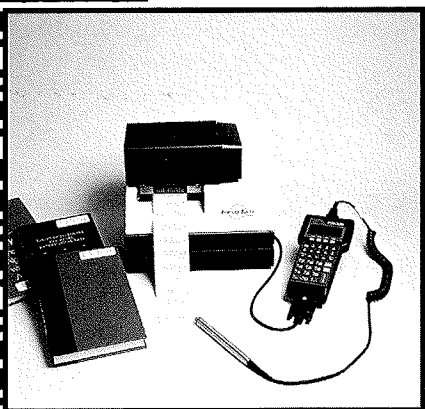
1. Marketing library services
2. Initiating a library campaign
3. Initiating facility planning

Marketing Library Services

The Library and its services had been disintegrating for so long that we needed to get the word out that "things were looking different." Not only did staff become active on the service club circuit, but we also worked closely with the newspaper and the radio stations. They were wonderful in helping us tell our story and in giving us good, regular coverage.

We wanted people to be familiar with the library and its services before we began campaigning. As noted, the master plan said we needed five years of hard work before the voters could respect us enough to give us more money. We only had one year and thus, our "strategic vision" was clear.

See Dreams page 18



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The Corvallis-Benton County Public Library used the traditional method of funding, a bond measure, to finance its latest remodeling project. An earlier remodeling project at that library had the distinction of being the first LSCA-funded project in the country. — the editor

During the past 15 years, Oregon has seen more library construction than at any time in its history. New public and academic libraries have been constructed and older facilities have been expanded and improved in many communities and on many campuses throughout the state.

Much of the public library construction that we have seen was stimulated by the availability of federal funds granted by the State Library. Since 1983, Congress has appropriated public library construction funds under Title II of the Library Services and

Construction Act (LSCA). As the following map and table illustrate, roughly \$3.7 million in LSCA money has helped fund 43 projects since 1983. These 43 projects represent about one fifth of all the public libraries in Oregon.

The LSCA Title II program began in the mid-1960s. In fact, the Corvallis-Benton County Library in Corvallis was the first library in the country to be awarded an LSCA Title II grant. A number of Oregon libraries benefited from the program in the 1960s and 1970s. During the Nixon administration, support for the program waned, and no funds were appropriated for it by Congress for about a decade.

Funding for LSCA Title II was renewed by Oregon's own Sen. Mark O. Hatfield, who became chair of the Senate Appropriations Committee in the early 1980s. Always a champion for libraries, Hatfield used his new leadership position to secure an appropriation for LSCA Title II. He saw his opening in an emergency jobs bill designed to combat the effects of the deep recession of the early 1980's. Because the jobs bill would fund many construction projects, Hatfield seized the opportunity to

fund library construction as part of the bill. The 1983 jobs bill put money back into LSCA Title II for the first time in a decade, and Title II has continued to be funded ever since.

Securing appropriations for LSCA Title II has never been easy. But Hatfield has always made it a priority to use his leadership position to make it happen. By 1994, the U. S. Department of Education estimated that about \$267 million dollars of LSCA Title II funds had been used to improve 1,530 public library facilities throughout the country.

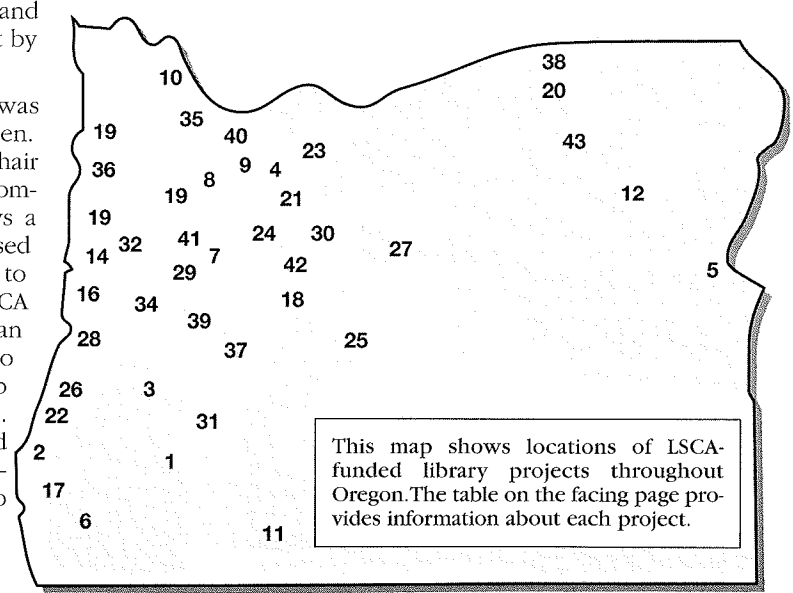
The impact of Title II funds in Oregon has been tremendous. Many communities have been motivated to plan and fund improved public libraries, thanks to the stimulus provided by the availability of Title II funds. As the table on the facing page indicates, \$3.7 million in Title II funds has helped leverage more than \$26 million in local support for public libraries in Oregon.

Sadly, availability of LSCA Title II funds appears to be coming to an end. The House and Senate have both passed reauthorizations of LSCA, which is now called the Library Services and Technology Act, that omit federal funding of public library construction. The stimulus this program has provided will be missed, particularly in the rural communities that have been the focus of Oregon's Title II grant program.

If we have indeed seen the last of LSCA Title II, we shouldn't be saddened as much as we should be grateful for the amazing record of library improvement that LSCA Title II has set in the state during the last 13 years. Let us also be especially grateful for the role that Sen. Hatfield has played in helping us build better public libraries, both in Oregon and throughout our country. **Q**

LSCA Title II and Public Library Construction in Oregon

by Jim Schepcke
State Librarian



LSCA Title II Grants Since Resumption of Funding in 1983

	Location	Project No.	LSCA Funds	Local Funds	Total Project	Date Completed
1.	Camas Valley	2-83-1	\$13,350	\$12,972	\$26,322	27-Jan-84
2.	Coos Bay	2-83-2	\$54,223	\$60,375	\$114,598	30-Jun-84
3.	Drain	2-83-3	\$201,000	\$352,217	\$553,217	30-Jul-87
4.	Gladstone	2-83-4	\$35,548	\$52,352	\$87,900	20-Dec-87
5.	Huntington	2-83-5	\$11,862	\$11,627	\$23,489	18-Sep-87
6.	Myrtle Point	2-83-6	\$51,510	\$52,995	\$104,505	30-Oct-84
7.	Salem	2-83-7	\$55,290	\$55,290	\$110,580	21-Aug-84
8.	Sherwood	2-83-8	\$126,549	\$144,978	\$271,527	25-Nov-85
9.	Tualatin	2-83-9	\$201,000	\$500,000	\$701,000	29-May-85
10.	Clatskanie	2-85-1	\$51,000	\$69,650	\$120,650	17-Dec-86
11.	Klamath Falls	2-85-2	\$10,000	\$10,735	\$20,735	15-Apr-86
12.	La Grande	2-85-3	\$18,364	\$18,463	\$36,827	9-Jul-86
13.	Newberg	2-85-4	\$101,000	\$1,494,000	\$1,595,000	18-Oct-85
14.	Newport	2-85-5	\$51,000	\$798,345	\$849,345	14-Jan-86
15.	Seaside	2-85-6	\$68,740	\$72,010	\$140,750	2-Mar-86
16.	Yachats	2-85-7	\$17,500	\$20,720	\$38,220	11-Feb-87
17.	Bandon	2-86-1	\$75,000	\$88,645	\$163,645	21-Feb-87
18.	Stayton	2-86-2, 2-87-2	\$135,502	\$298,601	\$434,103	4-Dec-89
19.	Manzanita	2-86-3	\$98,265	\$105,000	\$203,265	13-Jul-87
20.	Hermiston	2-87-1	\$95,543	\$633,881	\$729,424	19-Jun-89
21.	West Linn	2-87-3	\$95,543	\$1,469,473	\$1,565,016	18-Oct-89
22.	North Bend	2-88-1	\$95,543	\$1,682,968	\$1,778,511	31-Mar-89
23.	Sandy	2-88-2	\$95,544	\$414,768	\$510,312	18-Aug-89
24.	Wilsonville	2-88-3	\$95,544	\$746,396	\$841,940	24-Mar-89
25.	Sisters	2-89-1	\$115,000	\$115,821	\$230,821	5-Dec-89
26.	Lakeside	2-89-2	\$39,127	\$48,167	\$87,294	12-Dec-89
27.	Madras	2-89-3	\$126,175	\$196,833	\$323,008	10-Apr-90
28.	Florence	2-90-1	\$135,641	\$1,264,359	\$1,400,000	16-Nov-90
29.	Dallas	2-90-2	\$90,428	\$392,119	\$482,547	8-Aug-90
30.	Canby	2-90-3	\$86,810	\$638,954	\$725,764	7-Aug-90
31.	Roseburg	2-90-4, 2-91-1	\$126,160	\$3,198,840	\$3,325,000	3-Mar-95
32.	Toledo	2-91-2	\$126,160	\$136,832	\$262,992	15-Apr-93
33.	Lincoln City	2-92-1	\$112,466	\$498,534	\$611,000	2-Jun-94
34.	Philomath	2-92-2	\$112,465	\$704,117	\$816,582	22-Apr-96
35.	Scappoose	2-93-1	\$112,396	\$562,707	\$675,103	7-Aug-95
36.	Pacific City	2-93-2	\$112,395	\$388,405	\$500,800	11-Mar-96
37.	Albany	2-94-1	\$23,750	\$26,250	\$50,000	10-Feb-95
38.	Hermiston	2-94-2	\$48,000	\$48,000	\$96,000	
39.	Monmouth	2-94-3	\$125,000	\$1,456,780	\$1,581,780	21-Jul-95
40.	Portland	2-95-1	\$94,451	\$5,290,000	\$5,384,451	
41.	West Salem	2-95-2	\$94,452	\$485,548	\$580,000	3-Nov-95
42.	Silverton	2-95-3	\$94,451	\$1,260,000	\$1,354,451	
43.	Echo	2-96-2	\$72,000	\$221,498	\$293,498	
TOTAL			\$3,701,747	\$26,100,225	\$29,801,972	
Percent of total			12.42%	87.58%		

Long before LSCA, Andrew Carnegie's philanthropy gave many cities and towns their first permanent library buildings. These buildings came with strings attached: A city had to provide a suitable site for the building and support a public library annually at a cost of at least 10 percent of the Carnegie grant.

The table below lists the Carnegie libraries in Oregon as well as the amount of the original grant. The story at right gives us a look at the restoration of Oregon's first Carnegie library, the Multnomah County Central Library in Portland.

— the editor

Carnegie Public Libraries in Oregon

	Location	Established Before Carnegie Grant?	Amount of Grant	Date	Used as Library in 1996?
1.	Albany	No	\$12,500	8-Apr-11	Yes
2.	Ashland	Yes	\$15,000	25-Jun-09	Yes
3.	Baker City	Yes	\$25,000	13-Dec-07	No
4.	Dallas	Yes	\$10,000	7-Dec-11	No
5.	Enterprise	Yes	\$5,000	31-Jan-13	Yes
6.	Eugene	Yes	\$10,000	14-Dec-03	No
7.	Grants Pass	No	\$12,500	18-Nov-03	No
8.	Hermiston	No	\$5,000	6-Jan-15	No
9.	Hillsboro	No	\$10,000	3-Nov-13	No
10.	Hood River	No	\$17,500	3-Dec-12	Yes
11.	Klamath Falls	No	\$20,000	14-Mar-13	No
12.	La Grande	Yes	\$12,500	2-Apr-13	Yes
13.	McMinnville	Yes	\$10,000	6-Jan-12	Yes*
14.	Marshfield	Yes	\$12,500	28-Apr-13	No
15.	Medford	Yes	\$20,000	6-Jan-11	Yes*
16.	Milton	No	\$7,500	6-Jan-15	Yes
17.	Newberg	Yes	\$10,000	18-Mar-11	Yes*
18.	Ontario	Yes	\$7,500	3-Dec-12	No
19.	Oregon City	Yes	\$12,500	23-Dec-11	No
20.	Pendleton	Yes	\$25,000	6-Jan-15	Yes**
21.	Portland	Yes	\$165,000	21-Feb-01	Yes* (Central)
22.	Portland	•	•	•	Yes (St. Johns)
23.	Portland	•	•	•	Yes (N. Portland)
24.	Portland	•	•	•	No
25.	Portland	•	•	•	No
26.	Portland	•	•	•	No
27.	Portland	•	•	•	No
28.	Salem	Yes	\$27,500	24-Dec-07	No
29.	The Dalles	No	\$10,000	9-Mar-07	No
30.	Union	Yes	\$5,500	25-Apr-11	Yes
31.	Woodburn	Yes	\$10,000	14-Jan-14	Yes*

*Original library facility has had extensive expansion or improvement.

**New library location under construction.

Sources: Carnegie Libraries, George Bobinski, ALA, 1989; Oregon State Library.

Multnomah County Central Library:

*Oregon's largest Carnegie Library
Restored, Renewed, and Improved*

by June Mikkelsen
Central Library Director
Multnomah County Central Library

What will Multnomah County residents see when they walk into Portland's "new" Central Library early next year?

They'll walk into a new lobby with state-of-the-art lighting and an elegant terrazzo floor instead of 1950s linoleum. They'll see a striking, etched granite grand stairway that replaces the worn, cracked one. The stair's "Garden of Knowledge" theme will be repeated throughout the library in carpets designed for the building, the softly glowing ellipse on the ceiling at the entryway, and the special art in the Children's Library. Patrons will find handsome, sturdy new chairs for readers in every reading room. They'll also find information desks and reader's tables that accommodate personal computers rather than dumb terminals in all public areas. (Electrical cords and data cables will be carefully hidden from public view.) Reading room walls will be painted in soft colors that enhance the Georgian design of the building.

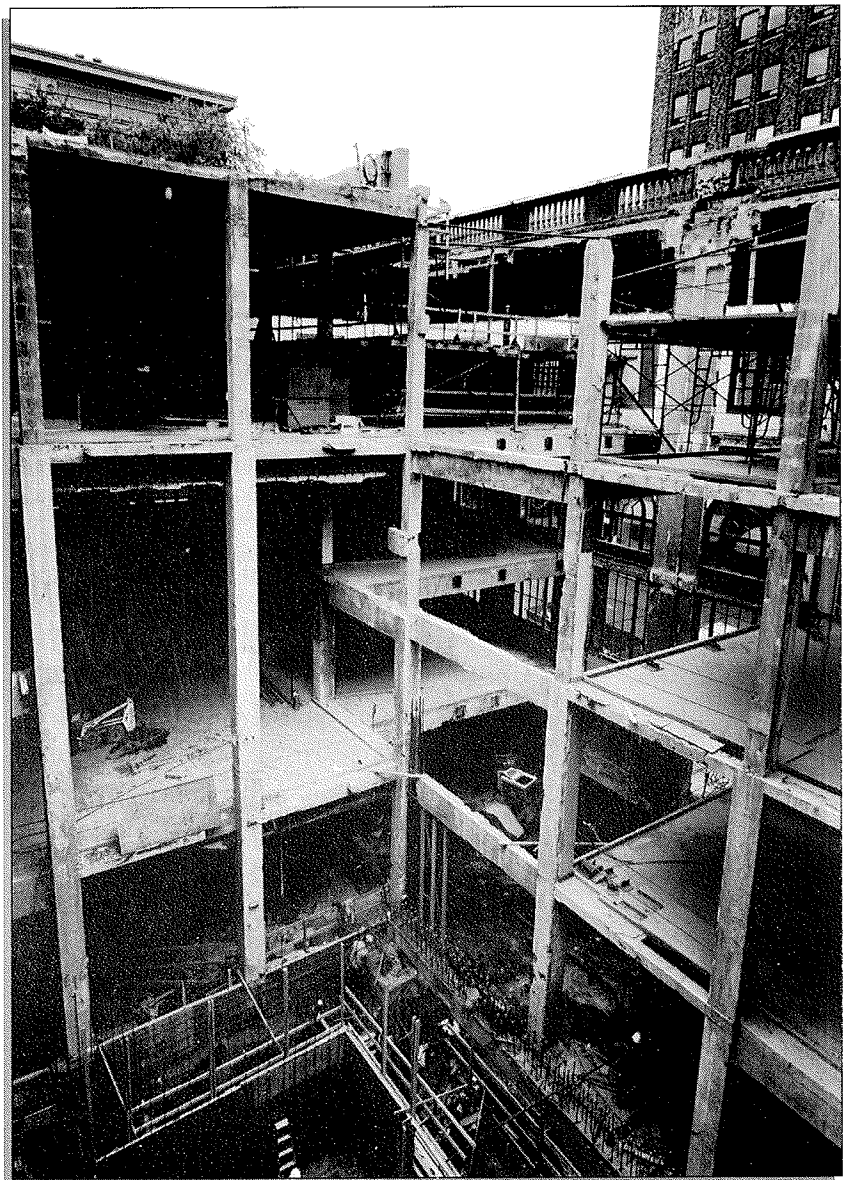
The largest part of the Central Library renovation, however, will go mostly unseen. Almost every interior wall in the building has been removed at some time during the renovation to perform seismic, mechanical, electrical, and telecommunications upgrades. When Central reopens, it will not only conform to current building codes, but it will also house the infrastructure necessary to support new and emerging technologies. In addition, eliminating seven floors of closed stacks and adding two floors for staff work areas will mean more space for public use—and fewer books hidden away in closed stacks.

The challenge throughout the project has been to accommodate current and future information delivery needs while retaining and renewing the building's most striking and beloved historic features. In addition to serving five times as many registered borrowers as when the building opened in 1913, housing seven times as many books, and circulating six times as many materials, the reno-

vated library must support the technology that helps deliver information in the manner that library users have grown to expect. It must also be able to accommodate as-yet-unknown ways of providing information in the future. It must do all of this in the same amount of space the library occupied when it opened in 1913.

Construction work on the \$24.5 million project is on schedule and is expected to be completed in early 1997. Planning for the move back from TransCentral Library, Central's temporary home since December 1994, has begun.

Portland and Multnomah County residents are fond of the "real" Central Library and are anxious to have it open again. TransCentral Library staff are gearing up for the move back and for what is certain to be an onslaught of new business as people rediscover their historic "new" library. **Q**



Multnomah County's Central Library gets more than a facelift. The building's skeleton is exposed during a \$24.5 million renovation project.

Carnegie, LSCA, bond measures. In recent years some new, imaginative ways of funding library buildings have been discovered and used.
— the editor

Alternative Funding Sources

Chetco Community Public Library in Brookings:

Certificates of Participation Help Build a New Building

by Susana Fernandez
Library Director
Chetco Community Public Library

Following formation of the Chetco Community Public Library in 1983, the board of directors began planning for the library's improvement. Studies conducted in 1987 and 1989 by the State Library at the request of the board found both the library facilities and services inadequate to meet the needs of the area's population, which had grown rapidly in recent years. These studies provided the impetus for the board's drive for a new library.

In 1973 the library had received a sizable bequest, which was deposited in the Oregon State Investment Pool. The library depended each year on the earned interest to supplement the insufficient funds provided by the district's tax base for library operations. Over the years this fund had grown to over \$300,000 and the board intended to use this money to purchase a suitable site and hire an architect to design the new facility. The board also intended to use the money as matching funds necessary for construction grants.

In 1990, district voters passed a new tax base more than three and one-half times greater than the existing tax base. This enabled the board to begin improvement and expansion of library services, and it provided funds needed to operate a new and larger facility. It also freed up more than \$300,000, which was to provide the basis for the new building project.

In 1991, the board located and purchased a suitable site, hired an architect, and developed a preliminary budget for the project. After investigating options for financing the new library's construction, in early 1992 the board signed a \$1.15 million, 15-year lease-purchase loan financed by

certificates of participation with U.S. Bank's Public Finance Department.

With financing assured, construction of the new library began in late 1992. During construction, the board set out to fill a budget gap left by the library's failure to receive an LSCA Title II construction grant. A five-person Project Fund Committee was appointed by the board, and the effort to raise an additional \$100,000 for "extras" began. Working out of office space donated by a local merchant, committee members raised nearly \$150,000 in the community over four months. Construction was completed one month after the close of the fund drive.

The Chetco Community Public Library opened its new 17,500 square foot facility on August 28, 1993.

Deschutes County Library System: *Using Library Districts for Capital Funding*

by Ralph Delamarter
Library Director
Deschutes County Library System

In 1990 and again in 1993 Deschutes County voters narrowly defeated general obligation bond measures. These measures proposed library facility improvements to all four Deschutes County Library System libraries. In each election, voters in Bend, Sunriver, and Black Butte Ranch supported the measures, but voters in other areas of the county did not.

Residents of the more rural areas believed their taxes were providing more benefits to other areas of the county than to their areas. The proposal did provide benefits to each community, but not enough to gain the required support.

To address this perception, the county turned to Oregon Revised Statutes Chapter 451, "County Service Facilities," to form library districts, one of several services permitted under this chapter. Under the Deschutes County formation resolutions, five library districts were established for capital funding to construct, remodel or renovate library facilities. Although operation funding is permitted under ORS 451, the decision was to keep operational funding under the county general fund budget. This approach allows local decision on new facilities, but maintains county services such as the automated cataloging and public access catalog, circulation control, reference and collection development.

Because operational funding is not a district responsibility, the Deschutes County Commission could form the districts by county commission resolution without a public vote for district formation and for a tax base establishment. General obligation bond funding still requires voter approval for construction projects.

What was the result of this approach? In 1995 both Redmond and Bend library service districts presented bond measures for voter consideration. Both were overwhelmingly supported, with the Bend measure receiving the highest "yes" majority—at 69 percent—of any recent money measure in Deschutes County. These two campaigns benefited from better organization and better strategy than the previous two bond measures. The campaigns' local emphasis permitted a local focus and removed voter concern that another community would receive funding for something they would not get to use. Compared with the 1993 election, each district was 14% more favorable in 1995. How much of that was due to organization and strategy and how much was due to the districts is difficult to say. We believe the district approach made a huge difference.

Renewed!

by George Happ
Library Director
Salem Public Library

When Salem's central library building was dedicated in 1971, the library board and administration envisioned a facility development strategy focused on building a system of branches. The city's planning commission and city council had a different vision. The city's 1984 capital improvement planning process rejected the branch-development concept. Instead the library was told it would have to fully realize the potential of the central location before branches would be authorized. There were two primary reasons for this: to avoid new costs for staff and collection development that branch operations create and to continue to feature the downtown area as the destination for shopping and city services.

The library dutifully directed its planning in that direction. Unfinished basement space became the audio-visual center in 1984. By 1985 the library board had authorized use of trust funds to prepare a preliminary study on how the building could best be expanded. Cost estimates for the expansion plan were established.

Recognizing that the library was located in the 20-year-old Pringle Urban Renewal District*, that most of the district's objectives had been accomplished, and that a fund balance of more than \$7 million had built up in the district's account, the library administration initiated discussions with the city finance director and city attorney regarding applying some of the accumulated balance to the library project. The response was that this would not be possible because the library was not mentioned specifically as one of the district's goals when it was formed.

In 1989 Salem had both a newly elected mayor and a newly hired city manager. The library board again brought forth the question about the use of existing renewal district funds for the much needed and much planned library expansion. This time the answer was "yes." That is, if an amendment to the district's goals passed the scrutiny of a public hearing. It did, and the rest is history. The newly expanded and renovated central library was dedicated in January 1991. It was built with existing funds without increasing the city's bonded indebtedness, and it improved the quality of public facilities in a way clearly in the spirit of the renewal district's goals.

** Renewal districts are formed to improve a deteriorating area of a community. Funds accrue to the district when property taxes on the value of improvements to privately held properties are deposited to the district account rather than distributed to city, county or school district general funds.*

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The Partnership Approach

by George Happ
Library Director
Salem Public Library

The Salem Public Library's only branch facility was established in 1957, in part to recognize the cordial annexation of the formerly independent city of West Salem to the city of Salem. The West Salem Branch Library occupied the first floor of the former West Salem City Hall, an old brick building complete with musty jail cells, inadequate parking, leaking walls, small spaces, and split-level rest rooms.

By 1985 the facility had badly deteriorated. The city studied the possibility of a major overhaul, but dismissed the concept as too costly. The library board and administration had, in the meantime, begun discussions with supermarket owner Orville Roth, who was developing plans for a new shopping center in that same area of the community. This generated immediate interest and agreement about the compatibility of a supermarket-anchored shopping center and a public library. Unfortunately, Mr. Roth's construction plans were several years in the future, but the library's needs were immediate.

The city authorized the library to attempt to find affordable rental quarters. In 1987 the branch moved to leased space in the nearby Oak Hills Shopping Center. Although the location was a short two blocks from the old building, usage immediately exploded. The shopping center location was even more attractive than anticipated. Business thrived, and the branch library lived happily ever after - or did it? Enter tax limitation Measure 5.

As in most cities, the library took its lumps when Measure 5 entered the ring in 1991. In Salem's case, the options included closing the newly expanded central library one or two days each week, closing the branch, eliminating bookmobile service, and gutting the book budget. Because the lease on the branch library's space was up for renewal and the price was going up, the city saw the branch as a logical place to cut costs. With their library threatened with elimination, the neighborhood let it be known that closure was not a politically acceptable solution.

Through a series of community forums, library board deliberation, and negotiation with the Salem-Keizer school district, the branch moved into shared space with Walker Middle School in July 1991. Although school district personnel cooperated fully and well designed agreements and procedures were established, the location and environment never caught on with the library's users. Business dropped dramatically. In 1994, when the district passed a capital improvement budget, Walker School was slated for major reno-

vation. The branch library was invited to stay, but would have needed to contribute \$150,000 to the project if extra space for the public's needs was to be constructed.

Because of the decline in public use, the enthusiasm regarding raising funds for a long term commitment to the school location flagged. The Salem Public Library Foundation stepped into the picture at this point to begin to research other possible sites for the branch.

Leased space, vacant buildings and bare land were all analyzed. All were either too expensive or inadequate. When it looked as if the school option might be the only one, our old friend Mr. Roth—who by now had developed his shopping center—came forward through one of our Library Foundation board members to offer a site on his shopping center property. The Library Foundation immediately pledged to raise \$200,000 for construction and the board encumbered \$100,000 from a recently received bequest for the same purpose.

With more than half of the branch library's construction cost raised from non-tax sources, and with valuable land donated by a prominent member of the business community, the city council authorized the remainder of the funds for the project without much fuss. The general fund budget provided the city's share.

The branch was dedicated in September 1995, and usage increases have averaged more than 60% above the school location. The project generated so much good will that a major developer who has land holdings in the area of the city earmarked for our next branch has donated the site, valued at \$160,000, to house branch number two. Fund raising and bond levy strategies are currently being developed for that project.

Old Into New:

Pendleton Public Library's New Building Spurred by ADA Requirements

by Tom Hilliard
Library Director
Pendleton Public Library

Pendleton Public Library occupies a unique, 1916 Carnegie building that defies the best efforts to find a rectangle in the whole structure. It was built as the headquarters of the Umatilla County Library, a 10-branch system that operated until 1987. That year, voters created a special library district, which now channels taxes to 12 cities to operate their own libraries in a shared system. The city of Pendleton inherited the building along with the responsibility for operation of a public library.

See Alternative Funding page 19

After the fund-raising comes the building. Michael Gaston describes one architect's influence on public libraries in Oregon. — the editor

Rich Turi, Architect

by Michael Gaston
Library Director
Siuslaw Public Library

Rich Turi continues to receive compliments from the eight library directors he has worked with during the past seven years. Each credits Turi for his ability to listen and for his commitment to work with committees to design buildings that fit the style and needs of the local community. No one accuses Rich of taking a "cookie cutter" approach to library design.

I enjoyed working with Rich, and I like to tell the story of his early interactions with my building committee as an example of both his sense of humor and his flexibility. We were putting the finishing touches on our design just as construction of the North Bend Library neared completion. All was going well until one of my more vocal board members saw the North Bend building. She didn't like the aesthetic choices of the North Bend building committee and expressed concern that our building would look and feel the same.

Rich took time to explain that the North Bend building had been designed to reflect the surrounding architecture, particularly that of the North Bend City Hall. He patiently explained that the Siuslaw Public Library would reflect our community as interpreted by our building committee. Not to be deterred, my board member aggressively raised the same issue at the beginning of the next two building committee meetings. I began to worry about the committee's dynamics.

Rich was prepared for the third meeting. After the group was assembled and called to order, he raised his right hand and preempted further discussion by swearing, "The Siuslaw Public Library will look nothing like the North Bend Public Library, so help me God." He made the same statement at the beginning of each meeting, and he averted a crisis. My board member now refers to the Siuslaw Public Library as "her" building and is a member of Rich's fan club. Rich really does listen to building committees.

Alan Miller, who is about to break ground at Silverton Public Library, echoes many of these same sentiments. He praises Turi as "a joy to work with, someone who listens and responds" and describes



The Siuslaw Public Library (above) and Douglas County Library (below) are two of eight Turi libraries in Oregon. Others include North Bend, Chetco, Monmouth, Bandon, Coos Bay, and Silver Falls.

him as someone who favors function over form. "He builds libraries, not monuments," he says. Miller explained that while Turi respects and relies on the local building committee to provide guidance and direction, he provides counter arguments when he feels staff may have overlooked the implications of specific decisions. "He convinced me that a two story building would be more expensive both to build and operate," Miller said.

We hired Rich to design the Siuslaw Public Library in large part because we felt that Sheila Wilma of

See Turi page 20

In the case of the Oregon State System of Higher Education (OSSHE), funding academic libraries begins with funds from the state of Oregon, but it certainly doesn't end there, as the names of the two largest OSSHE libraries vividly illustrate. Community colleges generally use bond measures to build their libraries. —the editor

Knight Library Expansion and Renovation Project

*by Andrew R. Bonamici
Assistant University Librarian for Administrative and Instructional Media Services
University of Oregon Library*

Building Libraries for Higher Education

Knight Library is the flagship of University of Oregon's six-branch library system. Standing alone, it is the largest library in the state, holding collections with a replacement value exceeding \$100 million. Approximately 1.6 million of the library system's 2.1 million vol-

umes are housed in Knight Library, along with microforms, government documents, sound recordings, films, and videotapes. Special collections contain more than 40,000 rare books and 14,000 linear feet of manuscript holdings. The building is named in honor of the family of Philip Knight, president and chief executive officer of Nike, Inc., a graduate of the university and a major donor to the building project.

Before the recent expansion, the Knight Library consisted of three parts. The original 1937 building (80,000 square feet) was designed by Ellis F. Lawrence and constructed by the PWA and WPA. The 1937 building and the facing Memorial Quadrangle are listed on the National Register of Historic Places. Subsequent expansions occurred in 1950 (57,000 square feet) and 1966 (100,000 square feet).

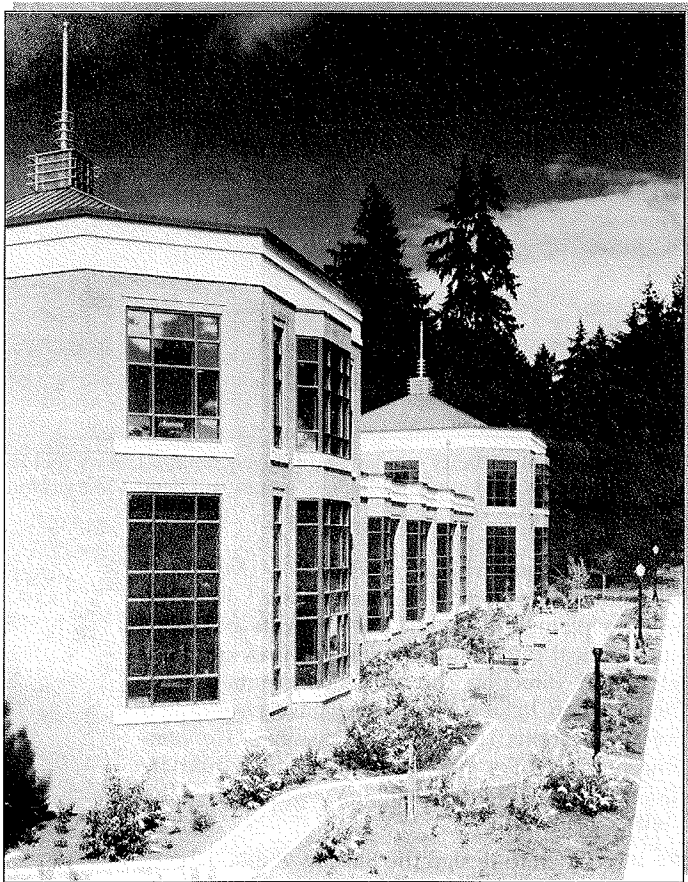
The need for further expansion and renovation of Knight Library was studied by two campus committees (1978-79 and 1986-87) and documented for eight years before project funding became available. When planning funds became available in 1987, President Paul Olum appointed a 19-member user group of students, faculty, and staff to develop project goals, select an architectural team, and work with designers throughout the project. In 1988, the university selected TBG Architects and Planners of Eugene as project architects in association with Shepley Bulfinch Richardson Abbott of Boston as design consultants.

The User Group identified four major project goals:

1. To integrate three separate building components into one functioning library building.
2. To construct as much square footage as possible for reader space and materials storage.
3. To create a flexible building able to respond to change and capable of serving its community well into the 21st century.
4. To develop the building in a manner that recognizes its historic and symbolic role on the campus.

The total project budget was \$27.4 million. The state of Oregon originally provided \$18 million. When Measure 5 passed in 1990, \$306,000 was eliminated from the state portion of the budget, for a revised state of Oregon budget component of \$17,694,000. The project balance, \$9.706 million, was funded by private gifts and corporate and federal grants. More than 60 foundations, corporations, graduating classes, and private individuals contributed \$5,000 or more to the project. Hundreds of others provided smaller gifts.

Because of the project's complex phasing and scheduling requirements, the university had intended to award a single contract for the entire



© Gary Tarleton

Knight Library, Oregon's largest library, houses 1.6 million volumes.

project. The uncertainties of Ballot Measure 5 led the campus to accelerate the design work for the new addition and get it under contract as soon as possible. Phase 1, new construction, began in April 1991 and reached substantial completion in December 1992. L.D. Mattson, Inc., of Salem was general contractor. The new addition has three major components, the South Lawn Addition (85,505 square feet), the Rooftop Addition to the 1966 building (29,438 square feet), and the Kincaid Addition (20,195 square feet).

During the 1992-93 fall-winter intersession, many collections and service points were shifted to new or temporary locations in the new addition. The building was closed while this move took place and reopened at the beginning of winter term 1993, prior to the beginning of renovation. A few words about moving books: By the end of the project, every book in the building had been shifted at least once and some two or three times. All book shifts were meticulously planned by university stacks supervisors; library staff and student assistants provided the labor. We estimate that this strategy saved as much as \$300,000 over the cost of specialized library moving services, but the strenuous work took its toll; later shifts were broken into shorter schedule increments and used greater numbers of student assistants.

Renovation began in March 1993 and was completed in October 1994. General contractor was S.D. Deacon, Inc., of Portland. In order to maintain services and access to collections, the renovation was conducted in two stages of approximately nine months each. The Knight Library was re-dedicated with a full academic ceremony on October 14, 1994. The keynote speaker was Dr. Robert Berdahl, president of the University of Texas, Austin.

What will the future bring? If it is any indication, a new service was being developed in the building even before the renovation was complete: the Knight Library Information Technology Center. ITC is a 92-station networked microcomputer access facility funded by a new \$50 per term student technology fee. Fast-track design and construction allowed the new service to open in January 1995. Preliminary discussions are now underway for a 60,000-square-foot vertical expansion over the South Lawn addition. Approximately 30,000 square feet would be dedicated to technology access and digital media production—up to 500 individual workstations, plus rooms for technology-dependent study groups and interdisciplinary research teams. An additional 30,000 square feet would provide for patron seating and future growth of print collections.

We are proud of the Knight Library facility and are happy to provide individual or group tours. For

further information, call (541) 346-3056 or send e-mail to bonamici@oregon.uoregon.edu.

The Valley Library of Oregon State University

by Melvin R. George

The Delpha and Donald Campbell University Librarian

No, we are not the only library in the valley. The new OSU library is named by a \$10,000,000 gift from the Wayne and Gladys Valley Foundation.

The Valley Library constitutes a major expansion and refurbishing of the OSU Kerr Library. (The Kerr name will move to the University Administration Building). The expansion adds 140,000 square feet to the existing 182,000-square-foot building and provides upgrades to meet seismic codes, make the building more energy efficient, and change the aesthetics of both exterior and interior.

The Valley Library will serve as the central service point for the OSU's information services network. Its major feature is the second floor information commons, which adds to the library reference staff additional consultants from the computer center, the media center and telecommunications. The aim is to create a space in which students and faculty can be helped to manipulate a full range of materials to create multimedia presentations that incorporate text, graphics, sound and motion. The staff at the consultation desk will work with students in the surrounding computer laboratory, which will provide 150 computers and network "pops" for library users who need help in their work. Once users are confident of their skills, they can go to any one of the more than 2500 seats throughout the library that will provide full network access.

In addition to the consultation desk, the information commons will include a fully equipped multimedia classroom, the reference collection, and the circulation desk. The space also includes central photocopy services for the building, designed to house scanners and printers as well as photocopy machines. Also within the commons will be two rooms for users with disabilities and two preview rooms.

The fourth floor of the existing building will be given over to office, laboratory and work space, where staff from the library, media center, computer center and the telecommunications division will be grouped together in flexible quarters that accommodate functional teams and provide space to enable staff to provide more intensive consulting and guidance for students and faculty working on multimedia instructional packages and presentations. Space will be provided for a darkroom, sound recording studio, a small television studio, and for offices in which librarians, media consul-

tants and technical consultants can work with students, faculty and staff members.

The new portion of the building is designed to support compact shelving. In addition, the library is completing an off-site storage facility a block from the Valley Library to store seldom-used materials.

"We expect to house older journals in the compact storage space on the same floor as the current materials, and even older journals in the off-site storage center," says Karyle Butcher, Associate University Librarian. "Altogether, we estimate that the regular shelving, the compact shelving and the off-site storage should house about 2,000,000 volumes."

We hope the new Valley Library prepares us to reinvent library and information services as we continue to introduce developing technologies to serve the instructional and research activities of the University. The merger of the library, computer services, telecommunications and media services came at the ideal time at OSU to permit us to plan a central facility that leverages the contributions of all Information staff members to better support what the university is really about—the preservation and evaluation of old ideas and the creation of new ideas.

Portland Community College:

Two Very Different Libraries

by Barb Swanson

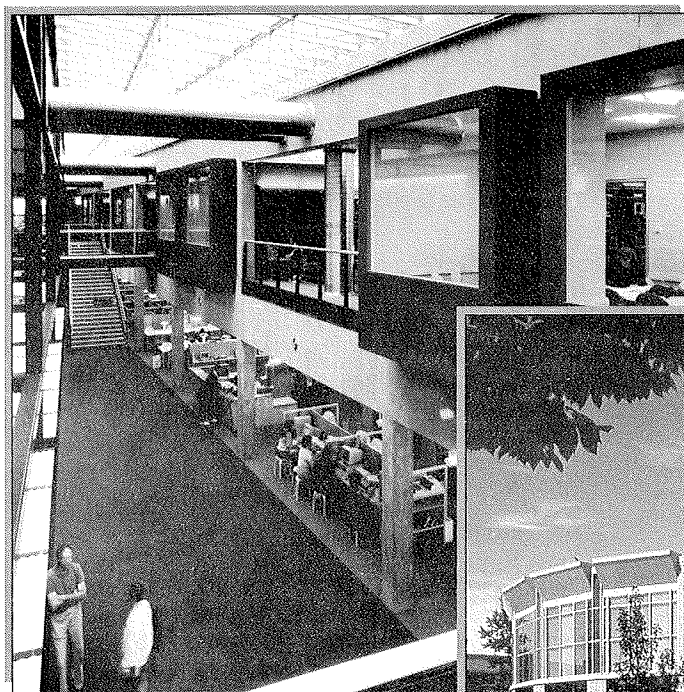
Director of Learning Resources

Portland Community College opened two new library buildings in two years. The new facilities, on PCC's Cascade and Sylvania campuses, were made possible by the successful 1992 bond election, which provided the college with close to \$62 million for construction, equipment and building maintenance. PCC has built eight other facilities on and off its three campus locations and has invested in needed maintenance and repair. The college serves more than 80,000 students in a five-county area.

The libraries were high on PCC's list of priorities and had been for many years. The college had grown dramatically in the 1980's and library space was half what it needed to be for its student enrollment. It was typical for students to sit in hallways or study in their cars rather than attempt to find a seat in the library. PCC tried unsuccessfully to secure money from state and federal sources to correct the situation, but in the end, the local voters came through.

The new buildings offer study space for 11 percent of the students and include a number of small rooms for group study. (These are highly used by students.) Each also was designed for expanded services and the use of new technology. Each center also has model classrooms for bibliographic instruction, computer labs for students, and multimedia production areas for faculty. A fiber-optic network provides access to electronic journals and links the libraries with the Internet, PORTALS databases, and regional catalogues.

See PCC page 20



The traditional architecture of the Cascade campus's library (right) contrasts strongly with the architecture of the Sylvania campus's library (above).



The building is built. Time to sit back, relax, and enjoy — until disaster hits. In the case of Oregon in recent years, library buildings have been struck by earthquakes and floods. — the editor

When Disaster Strikes

Thanks, Earthquake!

*by Linda Sprauer
Library Director
Woodburn Public Library*

The Scott's Mill Earthquake of March 1993 left the Woodburn Public Library staff feeling smug. Other than a damaged fireplace chimney in the Carnegie Building (about a dozen bricks), the only other apparent result was a couple dozen books shaken off the shelves. Compared to damage to other buildings throughout the city, that was nothing. When the aftershocks died down, some cracks were noticed on the walls. Although staff members suspected they had been caused by the earthquake, the cracks didn't amount to enough to qualify for Federal Emergency Management Agency (FEMA) funds.

Six months later, we were forced to reassess the damage. Twice on the same day in September, staff members were surprised when the heel of their shoe broke through the carpet into a crack in the floor. After inspecting the floor under the carpet, we found that the crack extended across the library's main lobby. It was about two inches wide and five to eight inches deep. Further inspections revealed cracks of various sizes on both building levels. So much for smugness.

Inspectors and engineers hustled about inspecting the building, writing letters, asking questions, scratching their heads, and deciding what to do. The repair project qualified as a "small project" with FEMA and was estimated at about \$50,000. When the bids were finally opened, they ranged from \$175,000 to \$202,000. So we went back to the drawing board, and put together a whole new bid package. (They don't teach you this in library school.) Project specifications included moving all books, materials, and furnishings; removing and disposing of old carpeting; repairing cracks in the floor and walls; repainting the walls and ceiling; installing new carpeting; and finally, returning everything to its place. The bids came in at about \$100,000, so the contract was signed with the low bidder in July 1994, more than a year after the earthquake. Because the contract omitted a must-start-by date, work didn't commence until Sep-

tember, which required a request for an extension from FEMA.

The project was completed in three phases: the mezzanine, the youth services area, and the adult and reference areas. Except for two days when work was being done in the main lobby and entry way, the library building remained open to the public during repairs; only the area being worked on was closed.

The end result is that the interior of the library is completely renovated and looks almost new. One of the biggest benefits is that the old carpet is now gone (It dated back to 1978 and was very orange). The Friends of the Library—all 8 or 10 of them—paid to have the chairs reupholstered by Uni-Group, a company whose employees are inmates of the Oregon State Penitentiary. New signs are in place and the library is proudly displaying the donation of art prints received just prior to the earthquake. With any luck, Woodburn won't have a repeat of the "Spring-Break Quake"—once was enough!

Earthquake!

*by Karen Chase
Head Librarian
Oregon Institute of Technology Library*

The day before classes started at the Oregon Institute of Technology (OIT) in September 1993, a series of earthquakes shook Klamath Falls. The most serious occurred at night when the library was closed, and the lone custodian didn't wait around for the roof to fall in.

The library building, a reinforced concrete beam structure with brick facing built in 1980, took severe damage. Other buildings on campus suffered little damage other than broken ceiling tiles. Less than fifteen years after the library's construction, an earthquake forced us to renovate.

A brick stairwell cracked so severely it had to be closed. During the stairwell's reconstruction, we used a plywood substitute that looked like a ski jump when it was covered with snow. A lot of the exterior brick peeled away from the walls as well, and some of it crashed through clerestory windows into the library. Fortunately, the bricks landed in an aisle between the ends of the stacks and the wall, and no books were damaged. We were amazed when we found that few books had fallen off the shelves.

We discovered that the concrete slab floor had broken in a couple of places, and a large chunk—about 12 feet square—was cut out and replaced. The other major damage was done to the windows. Although only a couple of clerestory windows and one large plate glass wall window at the front of the building broke, almost every window

in the building had to be replaced because the seals around the double panes had been ruptured. Doors on the upstairs loading dock were warped and had to be replaced, but the large glass front doors were undamaged.

Aside from the stairwell, the lighting fixtures took the worst damage. We had beautiful oak ceiling fixtures over the reference and circulation areas and in the upstairs hallways. One of these crashed down in front of the doorway to our Academic Support Center. Because they were heavy, we removed them all and replaced them with lightweight metal fixtures. We lived with ugly, temporary fluorescent fixtures for two years before all the fixtures were replaced.

Initially, we had to move out of the building completely until the structural engineers and the architects declared the building habitable. We had just installed our automated library system, and although nothing damaged the server or the terminals, we couldn't access the catalog from our temporary quarters in a drafting lab. Fortunately, we still had our CD-ROM book catalogs, and we moved a couple of them and our CD-ROM magazine index stations into the lab for student use. We also retrieved a minimal reference collection, reserve materials for classes, and a copy machine. The copy machine pulled us through the month we were forced to live in temporary quarters.

Librarians in hard hats were allowed back into the building once a day to retrieve requested books and magazines. The fire marshal sealed off the building until inspections revealed no severe damage in the library area itself. After the smashed light fixture was cleaned up, the Academic Support Center could also reopen. Faculty offices on the second floor were shaken enough to topple freestanding bookcases and file cabinets, so there was a lot of mess to clean up.

Because the interior walls of the library are brick, the structural engineers and the architects directed a construction crew to grind down or saw off an inch of brick from the tops of all the walls to prevent them from rubbing against the concrete ceilings. This long, dirty, noisy process took much of the first year to complete. We lived with black plastic tarps draped around the ends of the stacks; they blocked off more than half of our study area. Three years later, we still find grit and concrete dust in places we thought had been cleaned up.

All decorative brick on the building's exterior was replaced with Dryvit, a styrofoam-like substance that is coated with stucco and painted. Dryvit is light, and it is a good insulator. This material was also used on the student union building, which was designed and built by the same architect and construction company as the library, and which sustained similar damage to brick walls and light fixtures.

Now that the aftershocks have stopped and things are as normal as they ever were, we can look back on the experience and realize how lucky we were. Most of the shocks came when the building was closed, so nobody was hurt. We had no specific plan for providing library services in the event of an emergency, nor was there a well-publicized campus emergency plan. These grew, ad hoc, with the occasion. We are better prepared now than we were, but when so much depends on electronic equipment a relatively minor disaster can slow operations or even bring things to a halt quickly. As a small library, we can cope with paper circulation records if we have to, but a larger operation would have major paperwork problems. We rapidly developed telephone calling "trees" so we could alert student aides and staff of any schedule changes, plans to evacuate the building and regroup outside in an open area (not the parking lot where emergency vehicles might converge on us) and lists of senior administrative staff responsible for various campus functions.

In retrospect, we probably would not have acted differently, except that we would have retrieved all of the photocopy machines for the temporary library instead of just one. The fact that we are a very small staff worked in our favor because we could make decisions quickly and act immediately. Despite noise, dirt, and general inconveniences, we kept up morale and managed to provide all the usual library services for our students and faculty, a feat that impressed the campus administration.

Building Woes

by Anne Van Sickle
Library Director
McMinnville Public Library

McMinnville's Carnegie Library dates from 1912. By the late 1970s, the 5,120-square-foot library had grown dense with new staff and burgeoning collections. A new building was a necessity. As the community raised the funds to expand the library, local sentiment dictated that the Carnegie building be preserved intact as part of the new facility. Since the library was located in Upper City Park, public opinion was also in favor of preserving the beautiful old trees and the fountain between the Carnegie building and the swimming pool. The vision was to create a library that would draw the park outside the walls into the facility itself.

The 14,800 square foot addition, called the "new building," opened in 1982. Its cathedral ceilings stretched upward; and its large, wood-framed windows and its skylights filled the large open spaces with light. It was beautiful. Thriving plants added a finishing touch to the dream of bringing the

"outside indoors." The town was proud and pleased, the staff ecstatic.

Unfortunately, the lovely new library had severe design flaws. The big, two-story structure surrounded by trees was mounted by residential gutters and downspouts with insufficient flashing. From the beginning, water poured inside the walls as the gutters overflowed. Because the problem was never properly addressed, by 1993 the "new" library was in serious trouble. Staff had become proficient in draping black plastic to divert water from materials, computers, and equipment. The wooden window frames were rotten, as were parts of the walls. The floors in some areas literally crumbled in your hand. The skylights leaked, the ceilings had several prominent holes, a "well" developed in the children's room because there were no outside drains to funnel off ground water, and the lovely wooded exterior doors were badly warped and had lost their stain. The earthquake of March 1993 added to the damage, creating the need to implement seismic retrofit in the Carnegie building to the tune of \$340,000. On top of all this, the library provided inadequate work space, the collections were out-of-date, and the technology was light years behind demand.

In the summer of 1995, the city funded a new roof, a new gutter and downspout system, elimination of one skylight, and replacement of another. In the process, workmen discovered that the three sky-bridges connecting the two buildings had virtually no support and the insulation in the roof was pressing against the rooftop. The entire 171-foot rooftop had to be raised an inch and a half. Despite noise and dust, customers and staff worked around the construction and kept smiling. By November 1995, the library was dry.

The water damage, however, was still extensive. Plans were developed to complete the seismic retrofit, renovation and remodeling in the summer of 1996. Most of the collection would be stored, and staff were set to operate out of a couple of rooms in the Community Center. Collections were measured, patterns were cut of furniture and equipment and pushed about on graph paper to see what would fit in the new quarters, and staff was scheduled to work part-time at the nearby Yamhill County libraries in Newberg and Sheridan. Blueprints had been drawn and studied to find the best place for some badly needed offices, a newly designed workroom, and improvements to the reference and circulation areas. The staff worked for months on a reallocation of space to make collections more accessible and to get the most use of existing space.

In spite of all the planning, at this writing it appears that the renovation won't happen this year. The city budget cannot stretch to cover such an expensive project. We will continue to move

collections and try to eke out space for staff and hope for completion of the library. Maybe next year.

The Flood of 1996

*compiled by Anne Billeter
Adult Services Coordinator
Jackson County Library*

Clatskanie Public Library

from LTLO, March, 1996

Three feet of water flooded the Clatskanie Public Library in Columbia County. This resulted in loss of about 2,000 books and damage to furniture, walls, and landscaping. Estimated cost of recovery is between \$75,000 and \$100,000.

Mapleton Branch, Siuslaw Public Library

from LTLO, March, 1996 (from information provided by Susan Gale, assistant library director)

When mud slides and flood water prevented staff members from reaching the Mapleton Branch of the Siuslaw Public Library, community members broke a window to get inside and move books on low shelves to safety. The Mapleton Branch is perched directly above the Siuslaw River, but because of community members' efforts, no books were damaged. The underflooring and carpet took some damage from flooding.

Tualatin Public Library

from LTLO, March, 1996 (from information provided by Ruth Kratochvil, library director)

Despite being completely surrounded by the Tualatin River, damage to the Tualatin Public Library was limited to water entering the storytelling pit.


Vernonia High School Library

from OEMA Newsletter, March, 1996 (from information provided by Dan Sevig, librarian)

The Vernonia High School Library in Columbia County lost 60 percent of its books and materials when the water level in the library rose to 3 feet.

J. W. Long Law Library, Willamette University

from Movable Type, spring 1996 (from Larry Oberg, University Librarian)

Heavy rains caused Mill Stream, the normally placid creek that flows through the Willamette University campus, to overflow its banks and flood several buildings, including the J. W. Long Law Library and the new Olin Science Building. Because an embankment that controls the flow of water to the campus gave way, the stream's level fell, and the library escaped with a few square yards of soaked carpet. 

Dreams

continued from page 3

Initiating a Library Campaign:

The first thing we learned was that the best time to go to the voters on a library issue, if you have a choice, is November in odd-numbered years. Based on that, we set a date: November 7, 1989. Our mayor worked with the school district and county to ensure that we'd be the only major entity on the ballot.

In January 1989 we held a joint retreat with the library board, the Friends, the foundation, and the League of Women Voters. We also invited citizens who had been instrumental in getting other capital projects approved locally. At this meeting we brainstormed important components of the campaign and determined a theme and time frame.

Initiating Facility Planning

All of this activity ran parallel to learning everything about building a library. One of the first things we learned was that we needed a qualified library building consultant. We were lucky to find an extremely qualified library building consultant and an architectural firm with many successful library projects.

We knew we needed to get people involved in initial building design. Thus, we held a series of well-attended community meetings to find out whether the citizens were willing to support an expanded library facility and what they wanted to see in that library. Getting people involved paid off. They quickly began to feel ownership in the library and its design. When we took the model and blueprints around during the campaign, we would often hear people say, "Oh look at that, they listened to me and added stairs, a back door, a patio, etc."

Working closely with our architects, we were able to accomplish all of the community's desires. When we went to the voters, we could honestly say, "This is the building you wanted."

The Campaign

To help lead the election campaign, the mayor appointed four co-chairs. He selected carefully. They included the retired and highly respected former president of Oregon State University, an elderly businessman who not only is "the richest man in town" and quite respected but also was the contractor of the earlier library addition, a young successful downtown businessman, and the president of the League of Women Voters. Most fortuitously, the mayor appointed his wife as campaign coordinator. We always knew that if a crisis hit, the mayor would know before his head hit the pillow.

The Committee for the Library was formed with an initial working committee of about 20 busy-but-

committed people. They believed it was important to have a low-key campaign. Their strategy was to only get out the obvious yes votes and not bother with anyone else.

In spite of plans for a low key campaign, it was a loud, excited, and highly visible campaign. As the campaign progressed, we realized the importance of doing everything possible to reach everyone.

The key to our success was our integrity.

Every detail of our bond measure had been scrutinized prior to going to the voters. We were proud of every detail and felt convinced that if the citizens knew, they too would be proud. An important aspect of our campaign was that everyone knew about what was happening. Thus, even if people voted "no," they were informed "no" voters.

By election day we were exhausted. In total 900 people volunteered on the campaign. The results came in early, and we won by 70%, carrying every precinct. Not only was this election the largest tax measure ever offered to the voters, but we won by the largest margin.


At the groundbreaking ceremony eleven months after the election, the mayor said, "When a good community comes together, good things happen."

This has become our motto.

We learned a tremendous amount from this project about our community and about the library. This has carried us forward through many other tasks and challenges.

Love and passion built memories and community spirit, as well as a new library building. This exquisite and functional structure now stands as a monument to the people of Corvallis and their own dedication.

Leadership is, I believe, about enlisting people in a cause. I can't think of anything we haven't done to get community support in the past seven years.

We all need to look constantly for opportunities to involve our communities in our library's success. Maya Angelou says, "Librarians are magnificent miracles." I believe it is really the libraries that are the magnificent miracles, and I believe—if you give people a chance—they'll do anything to be part of making the miracle happen. 

Alternative Funding

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When library funding was at a low point, the county library closed the separate children's library in the basement and moved all materials to the main floor. Pendleton continues to operate the building the same way, but circulation has risen from 60,000 to 110,000 during the past nine years. The library serves 22,000 people but occupies a mere 5,000 square feet on the building's main floor. Except for a secondary entrance with a steep ramp there are no handicapped improvements to the building, and rest rooms and meeting space are still in the basement.

Another city building has similar problems. The Pendleton City Hall has even worse accessibility problems: A long ramp through the garage gets people to the finance department on the first floor, but all other city functions are on the second floor.

Saddled with these substandard buildings, the city created a Facilities Committee to try to meet Americans with Disabilities Act requirements in these buildings and to consider future needs. Several architectural studies later, the committee began looking at a 32,000-square-foot vacant building known as the old Helen McCune Junior High School.

The McCune building is a typical school building, and it could have been a Carnegie reprint. It is imposingly rectangular, with steps centered on the front leading to the first of two stories. A partial basement lies under the rear half. Any reuse of the building had to consider retaining first-floor columns to support the second floor. Because of a two-story ell added to the rear of the building during the 1950s, any remodel had to consider access to five levels within one building. On the positive side, McCune is flanked by two buildings, an auditorium belonging to the city and a gymnasium used by the city recreation program.

It isn't surprising that the first restructuring estimates were high. A proposal to build an expandable 10,000 square foot building in its place seemed to be a sound decision to the Facilities Committee, but in a bond election for more than \$3 million, the voters didn't agree. There were several reasons for "no" votes: People did not want to see McCune torn down, they wanted to know the fate of the Carnegie building, and they felt the cost for remodeling had to be less than new construction.

After studying the remodeling issue again, the Facilities Committee solicited cost estimates from contractors and eliminated some top-of-the-line elements. In the end, the committee came up with a figure of \$2.9 million for remodeling. The city cleared many questions regarding reuse of the

Carnegie building by declaring that it would stay open for public use. As a result, voters approved the remodeling of McCune by 2,717 to 1,220 in a November 1994 bond election.

Heeding public comments, the architects abandoned their proposal to create an entrance in the corner of the ell—at the building's rear—and used the existing central entrance at the front. A new portico will enclose stairs and an elevator that will provide access to the library level on the main floor and to city hall on the second floor. Architects also solved the access problem to the addition by creating a ramp 80 feet long and 9 feet wide from the main level down to the addition level. A second, interior elevator will give staff access to the basement for storage and make future expansion possible.

The remodeled building will still be flanked by the auditorium and the gymnasium, creating a two-block complex of city buildings with more than 100 parking spaces. Pendleton Public Library will occupy more than 15,000 square feet of space on the first level, triple the space in the Carnegie building. From the entrance, patrons will have access to periodicals, new materials, videos, books-on-tape, genealogy, reference, microfilm, both adult and children's rest rooms, and the circulation counter. One end of the main floor will house all children's areas, all staff functions will be clustered in one area adjacent to circulation, and an interesting alcove will be used for a new young adult area. Down the ramp, patrons will find all the adult stacks—with study tables scattered throughout—and a meeting room with its own after-hours access.

All furniture that can be moved from the Carnegie building will be used, and fund raising is under way to purchase new furniture and shelving needed to fill additional space. The city sold the old City Hall, and the proceeds of \$60,000 will help pay for improvement of access to the Carnegie building. The Arts Council submitted a proposal, which has been accepted by the city, to establish an art gallery, a small cafe, public meeting areas, and offices for itself and the symphony in the building. A children's museum decided it would soon outgrow the Carnegie library, so it is moving to a downtown location.

Construction on McCune is scheduled to be completed by August 31, so moving of the current library and City Hall is planned for early fall. Citizens in Pendleton have much more than the Pendleton Round-Up to look forward to in the fall of 1996. **Q**

Turi

continued from page 11

North Bend had done an excellent job of introducing Rich to the world of public libraries. She and Rich cruised the state evaluating recently constructed buildings to evaluate floor plans and functional elements. I'm the first to say that we "borrowed" a substantial portion of our floor plan from North Bend, and I suspect that two or three of Rich's later projects were based somewhat on the design of our building in Florence. As the proverb says, "what goes around comes around."

The "Turi" libraries share similarities. As Carol Ventgen of Coos Bay said, when you hire Rich you get the benefit of the accumulated insights of each of the eight library directors he has worked with during the past decade. Rich likes to use natural lighting and high ceilings to open up the building and provide a more welcoming atmosphere. He works closely with staff to ensure that the entry is designed to lead library users to a staffed information desk and that the general layout of the building flows logically and is well signed. As Judy Romans of Bandon observed, Rich also designs efficient, easily managed buildings. In almost every case, one or two staff members can view nearly every nook and cranny of the facility without leaving an assigned workstation.

But each of the eight libraries also incorporates unique features that reflect local preferences, priorities, and procedures. North Bend has a drive-up book drop attached directly to the workroom and features a combined reference and circulation station. Siuslaw Public Library preferred the circulation desk and workroom to be adjacent and asked for a separate reference area. Betty Hazel of Douglas County Library noted that Turi created a floor plan for her library that follows the contour of a

neighboring creek. Hazel is proud of her building, which is considered by many to be the most attractive building in Douglas County. "And we came in under budget," boasts Hazel, "which shored up our credibility with area taxpayers."

While Rich gets two thumbs up from each of the library directors he has worked with in Oregon, life wouldn't be life without a few snags. Rich discovered that concrete roofing tile doesn't work as intended in a windy coastal environment, and Siuslaw has had to remove tiles to place a water-proof lining directly on the building in several locations. Betty Hazel has replaced some lighting fixtures in Douglas County Library because they interfere with barcode readers. And Brookings has added acoustic tile to reduce noise. The tile was included in the original specs, but was later removed to reduce costs. None of the criticisms casts a shadow on the overall success of the project.

Reading about library facilities is interesting, but visiting a building is the only real way to get a feel for an architect's work. The next time you are out on the road looking for adventure, and it rains, drop by any of these libraries for a brief busman's holiday. Each offers a good introduction to library facility design and provides a pleasant refuge from inclement weather. The directors share a common trait: Each is proud of his or her library and is willing to provide a guided tour—complete with an in-depth discussion of esoteric topics ranging from bathroom color selection to shelving behind the circulation desk.

If you're into library construction, it's fascinating stuff, but it's not recommended for non-library spouses. **Q**

PCC

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Faculty and staff were closely involved in planning the buildings. The process began with listing the desired services and "sizing" through a set of standards what the services would require. The look and feel of the buildings were also very important—the new needed to blend with existing structures and reflect the personality of each campus. At Cascade, the library is more traditional and has a sense of Monticello with its rotunda entry, pillars and cherry casements. At Sylvania, nature surrounds and flows through the windows with views of fir groves, the Willamette Valley and the Coast Range.

Art enlivens the atmosphere of the buildings as well. The college set aside one percent of the pro-

jects' funds for art, and again campus committees selected items. At Cascade, the faculty commissioned three local artists to create a mobile that plays visually with language and ideas. The Sylvania committee chose a variety of Northwest art in a juried process and framed prints donated by the Leach family of Seattle. Rembrandt now hangs beside "Fried Eggs."

The libraries are popular with students and staff. Circulation at Cascade has more than doubled in just a year, and the monthly gate count at Sylvania is about 40,000. The buildings are open to the public and PCC welcomes visitors. If you would like a tour, call Barb Swanson at (503) 977-4497. **Q**

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