



FEASIBILITY STUDY - SUMMARY

For the Expansion of the

George Washington Carver Museum & Cultural Center
1165 Angelina Street

and

Carver Branch Library
1161 Angelina Street

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December 2000

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**George Washington Carver Museum & Cultural Center
and
Carver Branch Library**

Feasibility Study Summary

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INTRODUCTION

City of Austin bonds that were approved by the voters in 1998 will fund the expansions of the George Washington Carver Museum & Cultural Center (Museum) and George Washington Carver Branch Library (Library). Anticipating the proceeds of the bonds, the Parks and Recreation Department funded a feasibility study to plan for the design and construction phases of the project. The Feasibility Study:

- evaluated the opportunities and constraints presented by the site for both expansions,
- analyzed information from the public input process to determine the spaces and functions to be provided in the Museum and Library,
- analyzed the project budget and the priority of functional spaces to determine the need for future expansion, and
- developed two additional phases for the identified expansion.

Furthermore, the study establishes priorities and criteria for making decisions during the design and construction phases for the first phase of the project. Preliminary program information is provided for other phases showing a campus type setting.

Museum & Cultural Center

The existing Museum is in an 1,800 square foot historic, wood frame building relocated to 1165 Angelina Street in the 1930s. The tan brick veneer was added at the time of the move. It is owned and operated by the City of Austin Parks and Recreation Department's Division of Cultural Affairs as one of its cultural facilities.

The Museum currently provides for a combination of exhibit, performance, classroom, office, setup and storage functions. Due to its limited size, the Museum offers many of its programs and functions at alternate locations. The expansion is intended to provide a facility that can more fully accommodate the program required by its mission:

"The George Washington Carver Museum and Cultural Center is dedicated to the collection, preservation, research, and exhibition of African historical and cultural material reflecting all of the dimensions of the experiences of persons of African descent living in Austin, Travis County, Texas and the United States."

The additional space would allow the Museum's functions to be divided into three major categories: **Visual Arts, Performing Arts and Education**. The visual arts activities will encompass exhibit space for both the permanent collection and traveling exhibitions as well as archival storage space for artifacts; the performing arts will feature a lecture hall/theatre that can be used for spoken word, film, dance and musical productions; and there will be a classroom for educational activities associated with the Museum's programs. The expansion project will not include improvements or renovations to the existing historic building which will continue to stand as an independent structure. Since its inception as the first African American cultural facility in the State of Texas, its address and presence has been on Angelina Street. The new facility will maintain this orientation. This also establishes the position of the historic building relative to the new facility.

Library

The existing Library, located adjacent to and south of the Museum, is a approximately 10,000 square feet facility built in 1979. Its exterior is tan brick. A mural covers the entire south facade. The mural, painted by a local artist in commemoration of the Texas Sesquicentennial in 1985-1986 and recently restored, will remain and be protected during the expansion project. The Library currently offers a reading room with collections, tutoring for children, computers, and a large flexible meeting space. The meeting space is used extensively by community based organizations as well as library functions. In fact, even though this Library has more meeting space than any of the City's other branch Libraries, the community has requested that more meeting space be incorporated into this expansion project.

The proposed expansion will add approximately 5,000 square feet and will allow the Library to operate as a fully integrated 15,000 square feet branch Library. The primary programmatic additions will be to the multimedia collections and facilities of the Library. The Victory Tutoring and Wired for Youth Programs will each have rooms designed specifically for them. In addition, a new mechanical system and a larger circulation desk will be added to the existing facility.

SITE ANALYSIS

The site for the proposed development is the west portion of the 20.3 acre "Kealing Park" and school site. The historic Museum's present site comprises only 0.3 acres in the northwest quadrant. The balance of the western portion of the greater Kealing Park site contains existing improvements that include the parking lot for the Museum, a concrete basketball court, a community swimming pool, a baseball/soccer field, the Carver Library and related parking lot. This western 5.8 acres will contain all of the buildings, building expansions and related new parking.

The site terrain is gently rolling, with a change of level of about twelve feet across the portion of the site where development is anticipated. This suggests a two-level structure for at least some of the complex. Major trees on the site are assets and need to be protected. The predominant breeze comes across the grassy southeastern part of the site, and up through the portion of the site where development is anticipated.

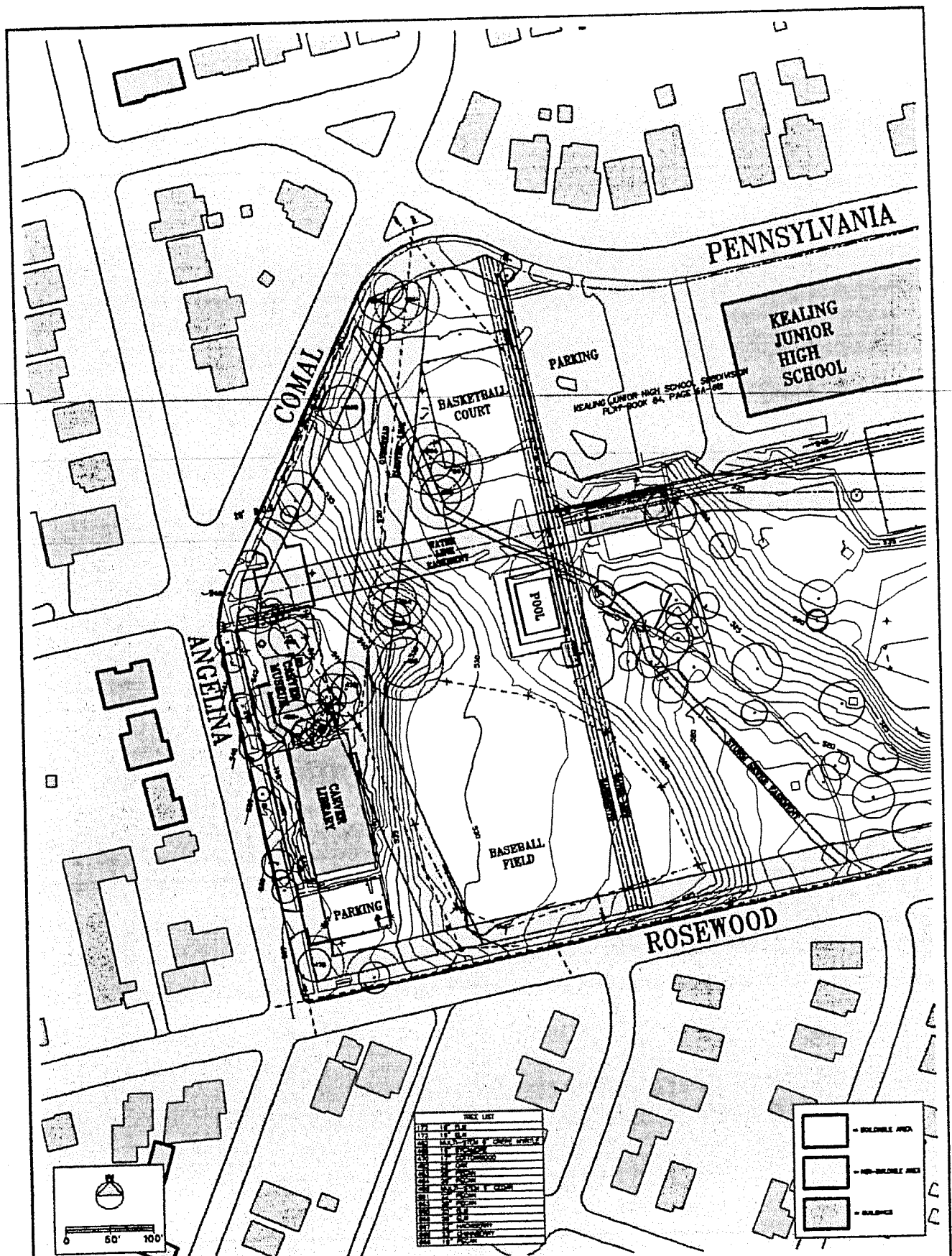
The program requirements were developed by the Project Team and by community input from public meetings. The basketball and baseball/soccer facilities will have to be removed. Future expansions will require the removal of the swimming pool, however it will remain in the first phase. It will be appropriately screened and fenced as part of this project. The playground offers interesting opportunities, for integrating the playscape design with the new educational programs and facility currently planned for phase two, although it is currently in need of repair. Existing uses associated with the Junior High School (parking, athletic track, etc) need to remain. There are important pedestrian paths through the site and established congregation areas, which if possible should be integrated with the final design.

The site is currently zoned "SF-3" (single family) except for the historic Museum structure, which was zoned "H" (historic) in 1976 and received a Texas State Historical Subject Marker in December 1977. The proposed development project will include a zoning change to "P-H" (public-historic) for the existing historic Carver Museum. The remainder of the site will be changed from "SF-3" (single family) to "P" (public).

Several existing utility lines (electric transmission and distribution, fiber optic, and water) and associated real and implied easements pose major constraints to building on the site. The site is traversed from north to south by an overhead regional electric transmission line, which bisects the proposed building site. Although there is no recorded easement, the line carries an implied 50 foot easement since no construction is allowed within 25 feet of the line. There is also a 40 foot water line easement which bisects the site from east to west. This will make it difficult to use the site for a large expansion project. Less restrictive is a 10 foot storm sewer easement, which goes from northwest to southeast on the west side of the basketball court. On the eastern edge of the proposed development, the site is bordered by a 10 foot water line easement and an 8 foot sanitary sewer easement.

The Project Team is working to relocate utilities and easements in order to provide an adequate area for Museum and Library expansions, associated parking and access, and other future needs. Relocation of utilities must also be done in a way that is least disruptive for all parties, and also provides maximum building area.

Of particular concern is a hub for the Greater Austin Area Telecommunications Network (GAATN) which is located in the Library. A second GAATN line serving a hub in Kealing Junior High School also crosses the site. This fiber optic cable allows state and city government, schools, and institutions located throughout the east side of the city, including fire stations and other emergency facilities to receive data, voice and video communication.



CARVER MUSEUM AND LIBRARY EXPANSION

SITE CONSTRAINTS
Showing Buildable Areas

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SITE PLAN CONCEPTS

The proposed site diagram is the result of an intensive site analysis, a synthesis of earlier studies, preliminary building programs and adjacency studies, and budget as informed and enhanced by public input received during this past summer. Refer to attached diagram on page 14.

Transportation, Access and Parking

The proposed facility changes will increase traffic to the Museum and Library. A Neighborhood Traffic Analysis will be performed by the City with technical support from the Project Team in order to determine what, if any, street improvements are needed to accommodate the expanded program. Current plans anticipate a vehicle drop-off area along the northbound lane of Angelina Street, long enough to accommodate two large buses. Entrances to parking lots are designed for safety and for enhanced pedestrian access both from the neighborhood and from the parking areas. A new entry from Rosewood Avenue will occur directly across from Concho Street. The north parking lot provides access to the Museum service area on the north side of the building complex. The Project Team will work with Capitol Metro and the City Bike Coordinator, as well as the Street and Bridge Division of the Public Works Department to recommend present and future improvements to the transportation system to and around the site.

The proposed south parking lot along Rosewood Avenue, will hold at least 75 cars. The north parking lot will contain the remainder of the required spaces. With the removal of the existing basketball court, the lot will connect with the existing Kealing Jr. High lot for shared use. The north lot will incorporate and enhance a group of existing trees that will comprise a community green space that is envisioned as an oasis along the pedestrian paths that traverse the site.

Plaza Complex

The existing historic Museum, the new Museum and Cultural Center, and the Library will stand as individual and independent buildings on a single site, forming a campus complex setting. Although each facility will maintain an individual identity, the feeling of a campus will be enhanced by several features. The entrances to all three facilities will be connected by a plaza. The central location of the historic building within the plaza will confirm the importance and significance of the historic museum to visitors. The three buildings will be unified by the use of materials for the new facility that will complement those of the existing structures without copying them. The existing fenced area between the Museum and the Library will be incorporated into this large plaza which will be in shaded by the existing buildings, by existing and new trees and by a covered exterior entry to the new Museum building.

General Building Siting

The placement, configuration and orientation of the buildings will take full advantage of southeast breezes, both between the Library and theater; between the amphitheater and Museum; and in the outdoor exhibit areas. The new building both defines the exterior plaza and provides framed views across the Kealing Park site and to the neighborhood beyond.

Library

The planned addition to the Library will extend the functions of the existing facility to the east, and provide a protected book drop-off to the south along a one-way parking drive. The main entrance to the Library will remain on Angelina, and the public path from the south parking area will be enhanced.

Museum and Cultural Center

The performing arts wing and educational classrooms to the south, and the visual arts wing to the north are all accessible from the entry lobby. The Museum is organized around a green space containing major oak and pecan trees and a natural sloping area that will be further shaped to become the amphitheatre. This central

green space will contain both an outdoor exhibit space and the amphitheatre. Key public areas of all the facilities will be designed to take full advantage of the major oak and pecan trees in the center of the site and of the views to the south and southeast. The amphitheater is sited to take advantage of the lecture hall/theatre and its back-of-house facilities, and the site's existing grade.

Summary of Opportunities and Constraints

The site is able to support the long range plans for these facilities by accommodating both current and future expansion needs. Phase one of the expansion of the Museum and Library is contingent on the following site changes:

- moving the existing electric transmission lines and GAATN lines crossing the site;
- rerouting the existing water line and easement crossing the site; and
- removing the basketball court and baseball field and their associated lighting.

Phase two expansions will require the removal of the swimming pool and structured parking and reconfiguration of both service yards. Phase three will require reconfiguration of the south parking, additional structured parking and underground filtration and storm water detention.

The site is easily accessed by both the immediate neighborhood and the region as a whole. Significant challenges include removing and/or relocating the utility lines and easements, managing the vehicular traffic, providing access to the proposed parking lots, accommodating the important existing neighborhood paths through the site and among the facilities on the larger site, and protecting major trees on the site. The continued development of the project assumes that the utilities can be relocated at a reasonable expense and into locations that will allow the maximum building footprint. It also assumes that the resulting traffic can be accommodated in a way that is not detrimental to either traffic flow or neighboring residents. The paths, the connections to the school, the trees and the terrain, while limiting in some senses, also can enrich the project and make it much more than a basic accommodation of the program.

PROGRAM/ESTIMATE

Museum and Cultural Center

The Project Team started with the 1986 Feasibility Study prepared by the Carver Joint Venture and conversations with the Museum staff and PARD to determine the desired functions and their space needs. The Project Team also conducted research into similar facilities within the United States. All of this was used as a starting point for the public input process. During the public input process the Project Team developed a program of functions consisting of three basic components: Educational, Museum Exhibit and Archival, and Performing Arts.

The program also included administrative offices and building services. After studying the estimated costs, the Project Team determined that all program spaces could not be included in a single phase. The Project Team utilized the priorities determined by the public input process. The phase one program was adjusted and a master plan was prepared showing Phases two and three for future expansion as shown on pages 15 and 16.

All the work included as part of later phases was evaluated for general siting on the grounds, site development implications such as parking and detention requirements and its impact on the current project.

The final decisions about what spaces are in phase one versus phase two may continue to develop through schematic design or design development phases based on the project budget and more refined cost estimates as the architectural definition of the buildings become more clear. It is important that at each phase of the project the budget and scope of work are reevaluated and aligned. If at any point during the process the estimated costs indicate that more program spaces can be included, the Project Team will add program spaces using priorities developed during public input process.

Thinking about the project as a phased processes has several implications. Some functions are expandable and some are not. For instance in order to ensure an acoustically functioning lecture hall/theatre it should be built in phase one at its final size and seating capacity; the support space for the theatre, however, could be expanded at a later time. Phasing will also affect the layout of spaces. If galleries are to be added in phase two, then the galleries in phase one should be organized to preserve required adjacencies in phase two and in a location that allows future expansion. In general, areas that might be expanded in phase two should not be 'landlocked' in phase one.

While developing the program of spaces, the Project Team identified areas on the site suitable for additional expansion. For several reasons future expansions should be housed in a combination of building additions and independent buildings on the site. These would extend the sense of campus that underlies the currently planned combination of Library building, new and historic Museum buildings. Operationally, the separate buildings would support the differences required in hours of operation, security, heating and cooling demands, and staffing for the various functions. It also follows the opinions voiced by the Artists during the Art in Public Places charrette to break up the building for views, passage, and breezes into the courtyard area.

PHASE TWO

Phase two additions consist of the following individual parts:

- The restoration of the existing Historic Museum into a resource/genealogy library.

- Added site improvements including a history walk with monuments and landscaping, infrastructure for cultural festivals such as shade roofs and power, a playscape to accommodate after school care and tie in with exhibits and cultural programs of the Museum and amphitheatre improvements. They might also include an out building for concessions, public toilets, stage storage, changing rooms and improvements to the stage such as light trusses, roof and others as need indicates.
- An addition to the north end of the building to provide a café, and administrative space, gallery space, and gallery support space.
- An addition to the south end of the building for the lecture hall/theatre support space. The support space would enhance the theatre function.
- A new building to house educational functions including numerous visual and performing arts studio classrooms, after school care and administrative office support.

Approximate square footage for Phase Two is 22,000 square feet.

Phase three consists of the following:

- A new building for an additional theatre of 250 seats with full back stage support and administrative offices.

Approximate square footage for Phase Three is 20,000 SF

These additions would have an appreciable effect on the parking and storm water detention on site. The Museum addition, new café and educational building planned in phase two would increase parking requirements by a preliminary estimated amount of as many as 142 required spaces. In order to accommodate the additional parking needs, a structured parking facility would be required with phase two construction. The most logical place for siting it is on the current site of the Kealing Jr. High parking lot along Pennsylvania Avenue combined with the proposed north lot in the current phase of work. This may allow for a low structure partially built into the ground. The final number of required parking spaces for phase two should be carefully reviewed during the phase two early design stages with the Museum program needs, the city requirements, and the school's needs with shared use and varying hours of operation taken into consideration. In addition, the use of buses as well as a drop-off and pick-up area with queuing space may be more appropriate and needed for the programmed uses than additional parking. With this approach the number of required spaces may be reduced, while the environmental quality and functionality of the design are improved.

PHASE THREE

Phase three will add an additional 84 required parking spaces for the proposed 250 seat theatre. If the south lot in the current phase of work is reconfigured, about half of those spaces can be accommodated in it. The remainder are proposed as an additional level or half level to the structured parking provided in phase two on the north side of the site. Phase two designers will need to plan for this addition in the structural design of the parking facility.

The storm water detention will need to be increased during phase two but will most likely be able to be accommodated on site by adding to the detention of the current phase of work. The location of the theatre addition in phase three, however, is where detention for the current project is proposed. At the time of the new theatre the detention for the site could be converted to a below ground facility beneath parking and service access along the south side of the site. Both of these potential solutions, structured parking and

underground detention, are expensive, but both are necessary if the phase two and three programmed space is to be added. Costs for these items must be factored into future phase budgets.

Library

Costs for the Library are broken down to renovation and addition costs. Although the total appears over the budget, the renovation costs listed work that will not be done throughout the entire facility. When the cost/SF for renovation is applied for only the work to be done and the areas in which it applies, the estimated cost is within 5% of the budget. The estimate has a 10% design contingency built into it. After review and consideration, the Library Department determined that the Project Team should continue with the current proposed space allocations. The costs, scope and budget will continue to be monitored closely with this knowledge. (Refer to attached Carver Branch Library Program). The library Department will see to augment the available funds for the Carver Branch Library Expansion project by requesting approximately \$400,000 in additional funding in it's financial year 2001-2002 capital budget to carry out a retrofit of the existing mechanical system at this facility.

Site

The need for utility relocation was not identified until after the project was funded. The Project Team is fully aware of the cost implication of these relocations. The Parks and Recreation, Library and Public Works Departments are in the process of requesting additional funds for utility relocations in the Financial Year 2001-2002 Capital Budget.

Carver Museum & Cultural Center Program

Additions & Education Building 250 Seat Theatre Building Addition

	Phase 1	Phase 2	Phase 3
Entrance Facilities			
Lobby	1,250		
Security Desk	50	100	
Checkroom	100		
Ticket Booth	50		
Public Toilets	900		
Visual Arts			
Carver Display	50		
Artists Gallery	500	2,000	
Children's Gallery	300	800	
Permanent & Touring Gallery	1,500	500	
Core Exhibit	1,000		
Collections Handling			
Interior Loading Dock	200	200	
Crating/Uncrating	200		
Equipment Storage	100	200	
Freight Elevator	300		
Collections Storage			
Artifact Storage	400	400	
Archival Space	1,000	1,500	
Exhibition Design			
Exhibit Development & Preparation	400	400	
Exhibit Props Storage	100	100	
Matting Studio	100	200	
Painting	100		
Bulk Material Storage	100	100	
Performing Arts			
150 Seat Lecture Hall/Theatre	1,400		2,500
Thrust Stage	800		2,500
Green Room	0	200	200
Project/Lighting/Sound Booth	100		150
Scene Shop & Design	0	400	800
Stage Storage	100	400	500
Group Changing Rooms	300	300	600
Group Toilet Rooms	200	200	500
Two Individual Changing Rooms w/ Toilet	0	300	300
Table Chair Storage			
Equipment Storage		100	100
Rehersal Space			1,000
Theatre Offices: 1-theatre supervisor & 1- theatre coordinator (800)			400
Costume	0	200	200
Lobby and upper lobby			1,250
Coat Check			100
Ticket Booth			200
Concession			200
Public toilets			1,000
Passenger elevator			250
Mechanical and Electrical		200	1,600
			14,350
Total 250 seat theatre building with 1.35 conversion factor			19,373
Covered Exterior Area		1,400	
Education			
Computer Classroom	0	800	
Classroom	0		
Graphics /Silkscreen Studio		800	
Textile Studio		800	
Painting Studio		800	
Preschool & Afterschool classrooms		1,000	
Photography Classroom	400	800	
Darkroom	200	300	
Dance Studio	800		

Carver Museum & Cultural Center Program

		Phase 1	Phase 2	Phase 3
Education (continued)				
	Recording Studios & Tech Room		800	
	Choir/Vocal Studio		800	
	Table / Chair Storage	100	300	
	Equipment Storage	100	300	
	Project Storage		200	
	Open Administrative Offices: performing arts education specialist, youth arts education specialist, adult education specialist & temp staff		400	
	Admin storage/ copy room		200	
	Toilets for education		550	
	Staff toilets		150	
	Education mechanical/electrical		1,450	
	Housekeeping Closets		100	
	Elevator		250	
	<i>Subtotal for Education</i>		10,800	
	Total for Education Building with 1.35 conversion factor		14,580	
Administration				
	Site Supervisor	150		
	Assistant Coordinator	100		
	Open Office Area for Staff (4 workstations)	400		
	Open office for Staff (4 positions) Moved to Education wing			
	Interim add to open office		200	
	Staff Lounge		400	
	Reception Area	0		
	Conference Room	300		
	Copy Fax	75		
	Office Supply Room	75		
	Staff Toilets	0	200	
Food Service				
	Kitchen	400		
	Event Room		800	
Retail				
	Museum Store	400		
	Inventory Storage	100		
Cafe				
	Seating area		1,900	
	Kitchen		1,500	
	Storage		100	
	Office		120	
Restoration of Historic Building				
Building Services				
	Research center in existing space			
	Public Elevator - in Education & Theatre Wings	200		
	Housekeeping Closets	200		
	Maintenance Staff and Lockers	100	100	
	Mechanical Room	1,600	200	
	Electrical Room (Main Level)	200	200	
	Electric Room (Secondary Level)	70		
	Data/com Room (Main Level)	65		
	Data/com Room (Secondary Level)	65		
	Subtotal	17,700	23,820	
	Maximum Subtotal SF to meet Budget	17,700		
	Conversion Factor 1.35			
	Total Gross SF	23,895	32,157	19,373
Museum Building Cost per SF \$213.02				
	Museum Building Cost:	\$5,090,113	Museum Building Budget: \$5,110,000.00	

Carver Branch Library Program

	Existing SF	Feasibility Study Draft Program	Proposed Program to align with Addition Estimate (\$60,357 over renovation estimate)	Proposed Program to align with Estimates for both Renovation & Addition
Visitor Facilities				
Entry Lobby	432	432	432	432
Circulation Area				
Circulation Desk	140	500	500	500
Library Services				
Reading Room	3,877	4,510	4,450	4,400
Audio Visual Collection	0	350	350	350
Youth Collection Area	633	1,600	1,600	1,600
Youth Computer Lab	0	400	400	400
Youth Librarian's Offices	0	200	200	200
Program Coordinator Office	0	120	120	100
Study Rooms	0	400	400	350
Meeting Rooms				
Meeting Rooms	1,770	2,400	2,400	2,200
Storage	145	195	145	145
Kitchen	90	100	100	100
Adminstration				
Workroom	380	525	500	500
Bookdrop	50	100	100	100
Librarian's Office	140	140	140	140
Staff Lounge	176	200	200	200
Storage Room	132	200	132	132
Building Services				
Public Toilets	300	500	500	500
Staff Toilets	75	75	75	75
Housekeeping Closet	0	50	50	50
Mechanical Room	170	600	600	600
Electrical Closet	0	50	50	50
GAATN/ Data / Telecom	145	145	145	145
Subtotal	8,655	13,792	13,589	13,269
Existing Building	10,000		10,000	10,000
Adjusted Subtotal for Addition			3,589	3,269
Conversion factor for new construction 15%		2,069	538	490
Total		15,861	14,127	13,759
Renovation Cost		\$472,744.00	\$309,857.00	\$309,857.00
Addition Cost		\$859,639.00	\$709,555.00	\$646,285.00
Total Cost		\$1,332,383.00	\$1,019,412.00	\$956,142.00
Renovation Cost per SF		\$47.27	\$30.99	\$30.99
Addition Cost per SF		\$146.67	\$171.93	\$171.93

Library Building Budget: \$969,500.00

Carver Museum & Cultural Center and Carver Library Site Program

Phase 1

Buildings	
Existing Museum Footprint	1,894
Existing Library Footprint	10,806
Museum Expansion Footprint	21,500
Library Expansion	5,137
Site Development	
Entry Plaza	32,560
Service and Parking	68,314
New Sidewalks	7,679
Landscape	
Stormwater Detention	17,000
Landscaped Areas	22,825
Grassed Areas	95,707
Areas of No Work	
Existing Right-of-Way to Remain	34,086
Area of No Work	96,175
Amphitheatre	
Amphitheatre (stage and stepped terraces)	6,759
Total	420,442

Site Area: 420,442 SF (9.65 acres)

Site Cost \$1,859,500

Site Budget:

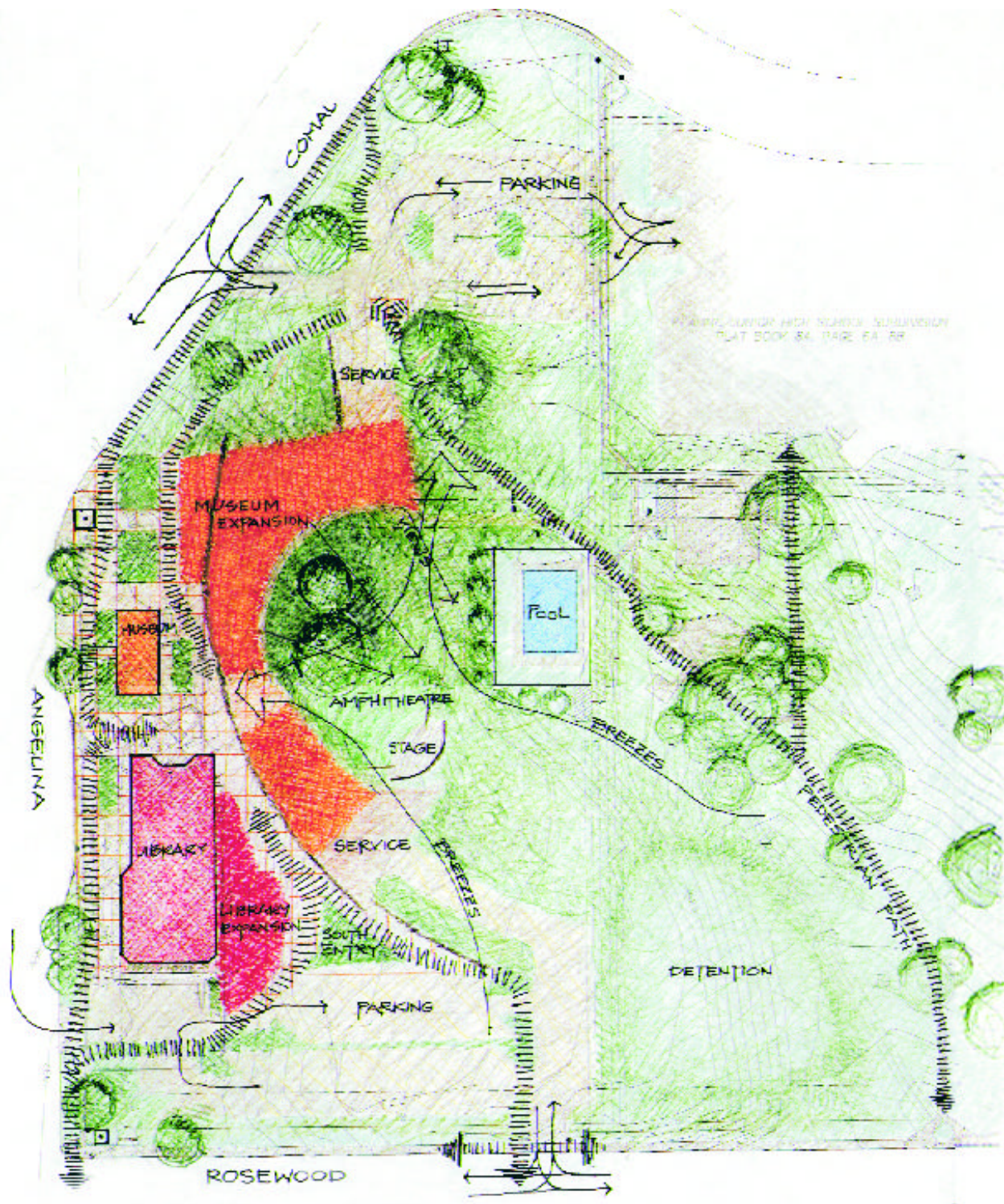
\$1,384,500.00

Phase 2

History Walk	
Improve Landscape	
Monuments	
Improve sidewalk	
Site Development	
Outdoor Exhibit Area	
Entry Plaza for Education Building	
Structured Parking for 142 Additional Spaces	
New Sidewalks	
Amphitheatre	
Improve Stage	
Stage Storage	600
Changing Rooms	400
Concessions	300
Public Toilets	900
Playscape	
Improve Playscape Structure	
Play Surface	
Sidewalks	
Festival Infrastructure	
Shade Roofs	
Power	

Phase 3


Site Development	
Entry Plaza for Theatre	
Add a Level to Structured Parking for 29 spaces	
Additional Surface Parking for 55 spaces	
New Sidewalks	
Subsurface Stormwater Detention	



LEGEND

	PHASE 1 MUSEUM EXPANSION
	PHASE 2 MUSEUM EXPANSION
	PHASE 3 MUSEUM EXPANSION
	LIBRARY EXPANSION

PHASE 1

0 20' 40' 60'  PLAN NORTH
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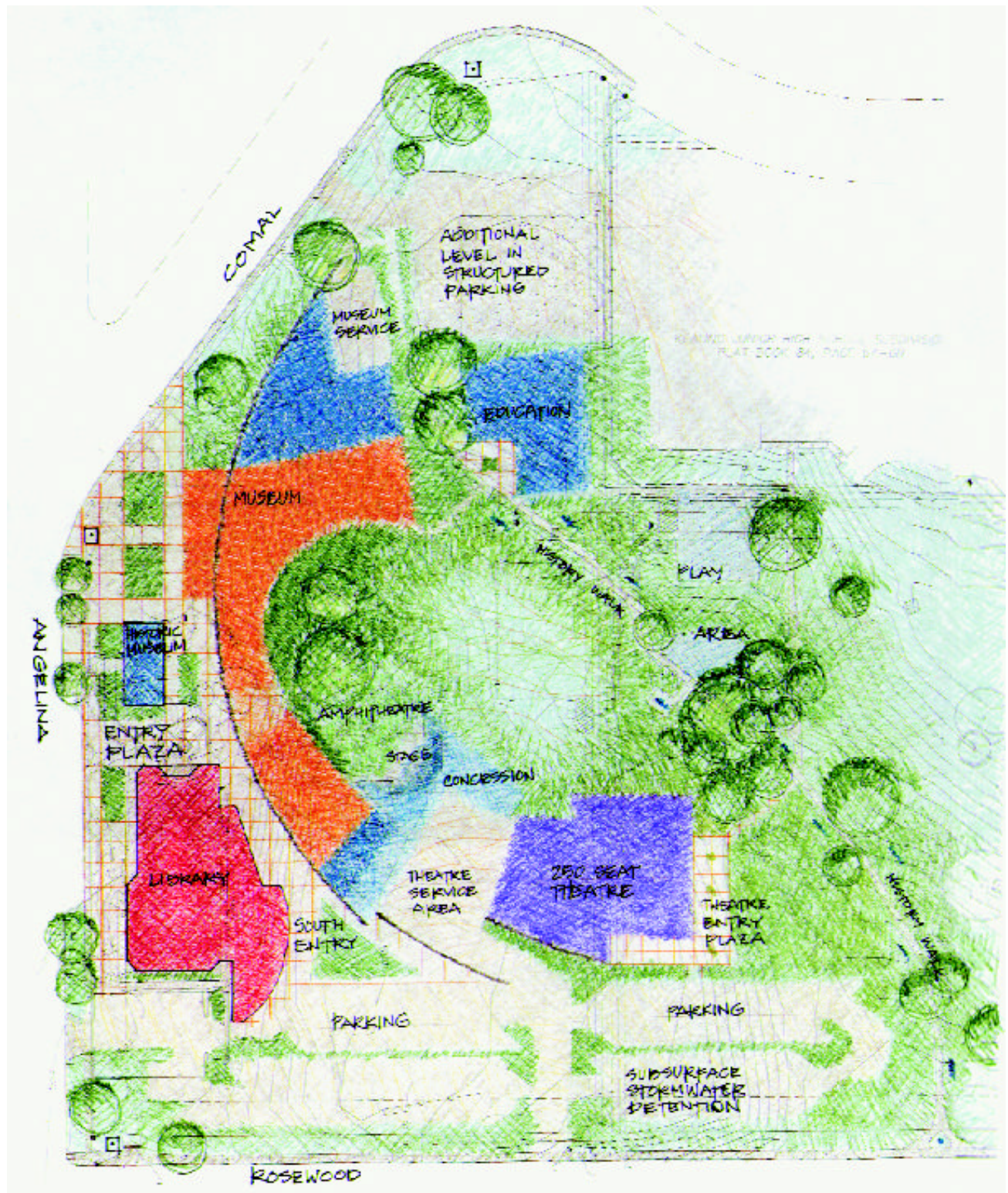


LEGEND

	PHASE 1 MUSEUM EXPANSION
	PHASE 2 MUSEUM EXPANSION
	PHASE 3 MUSEUM EXPANSION
	LIBRARY EXPANSION

PHASE 2


0 20' 40' 60' PLAN NORTH



LEGEND

■	PHASE 1 MUSEUM EXPANSION
■	PHASE 2 MUSEUM EXPANSION
■	PHASE 3 MUSEUM EXPANSION
■	LIBRARY EXPANSION

PHASE 3

0 20' 40' 60'  PLAN NORTH
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BUILDING SYSTEMS

Sustainability

The City recently adopted the U.S. Green Building Council's (USGBC) building rating system called Leadership in Energy and Environmental Design (LEED) for all its public projects. For the City, the adoption and use of LEED is a reflection of the City's long-standing commitment to institutionalizing sustainability. For the Carver expansion projects, the Project Team will make all efforts to be a LEED certified facility.

Implementing LEED will be a challenge. Merely changing strategies or systems without understanding the fundamental issue of sustainability will not ensure its success. In LEED's five major categories (Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, and Indoor Environmental Quality), there are seven prerequisites, all of which must be met before a project can be submitted to the USGBC for scoring and rating. Some of these will certainly add to the cost of the project (i.e., fundamental building systems commissioning, energy modeling), and these costs need to be addressed and resolved early in the next phase. But it is also important to keep the long term goal of LEED clearly in view.

The Carver projects are well on their way to scoring LEED points. Early work in the feasibility phase takes advantage of an existing site, and expanding the Library and Museum in an area that is already well known and developed in the community. LEED awards points for projects that are developed only in appropriate sites, that build or reuse existing buildings, that protect natural areas, that reduce the need for automobile use, and that protect and restore the site. Additionally, the Museum and Library expansions will use renewable energy, either by installing active solar systems or by participating in the City's Green Choice Program, both of which count toward LEED points.

The Museum and Library will be designed to respond to their climate, users and evolving programmatic needs. Furthermore, the building will be composed to maximize its resource and energy efficiency in its construction and operation to mitigate its impact on the immediate urban ecosystem through prudent water management techniques. LEED points depend on these and other strategies.

Museum and Library Structure

Subsurface soil conditions typical for this site indicate the presence of expansive clay material. The foundation most likely will consist of concrete slab and beam system with drilled piers. The concrete slab and beam system may need to be isolated from grade to prevent damage due to excessive differential movements. It is also anticipated that the project will require the use of concrete basement walls at areas constructed below grade. The structural system shall be designed to meet the City of Austin Building Code requirements for gravity and lateral loads. The proposed elevated floor framing system shall consist of either a cast-in-place normal weight concrete system or a composite concrete slab and steel beam framing system. The primary roof framing system shall consist of structural steel open web bar joist, structural steel beams, and metal roof deck. Structural steel tube columns will be used throughout.

Museum Mechanical

New museum areas such as classrooms and offices will require fairly typical temperature and humidity control and treatment. Design conditions are assumed to be 75°/50% Rh in these general spaces, with particular emphasis on reasonably close humidity control (both high and low end) in museum exhibit and archive areas. The desired humidity control range will need to be considered closely, as initial and operating costs can be greatly impacted (increased) as tolerances for these indoor conditions diminish. The theater will have a varying load, and the quantity and treatment of outside air will need to be addressed.

Library Mechanical

The new systems will be designed to maintain 73°F/50%Rh in the spaces. It is understood that these are typical target conditions, not worst case allowable conditions. Accordingly, it is acknowledged that conditions will occasionally depart from this design target based upon outdoor ambient conditions, upon occupant loading, equipment operation and condition. Design will also include ventilation, zoning, system efficiencies, maintenance requirements, controls systems, etc. per the Library's "Specification Guidelines for Energy Conscious Design of Public Library Facilities", and per the expansion program for Carver Library.

Museum Sprinkler System

Due to the potential damage to artifacts, if a sprinkler system is provided, it is recommended that a preaction dry pipe system be provided for the areas used for artifacts. This type of system will require two signals for activation of the system, and will allow a short period of time for staff to react to prevent activation in case of false alarms. But as with any system, it cannot be guaranteed that there will never be a false activation of the system.

Museum Security

A security system will be provided which includes door contacts on all exterior doors, dual technology motion detectors throughout and panic switches where appropriate. Also, provided will be mag-locks on doors to collections storage and staff areas, with programmable card access. Closed circuit T.V. cameras and monitors can be provided if staff and space are available for monitoring.

Museum Lighting

Lighting for the exhibition spaces will be designed to accommodate a very wide variety of needs. Each exhibit will have its own specific lighting requirements for lighting quality and style. The successful lighting design will include a highly flexible system, perhaps museum quality track. Most quality track systems have a very wide variety of fixtures (track heads) allowing future configurations to accommodate the unforeseen future display requirements. Switched and un-switched power will be available for displays which might include electronics which run continuously (for example, computers). Additionally, the exhibit spaces will have spare conduits for future expansion.

A special consideration exists in display applications. In all exhibit lighting, attention must be directed at conservation of the exhibited items. The most damaging effect lighting can have on delicate objects is degradation due to ultraviolet exposure. For light quality and sustainable building purposes daylighting will be incorporated into the design of the exhibit spaces. Limited UV exposure will be accomplished through filtering artificial and natural light, limited time exposure and limited illumination levels. Lighting controls will be designed to allow simple lighting control from a central location. A suitable control system can be designed using relay-based controls. Dimming may not be required in exhibit spaces.

Lighting at Performing Arts Lecture Hall/Theatre

The performing art spaces present the greatest variety of lighting applications. Performance spaces (Lecture Hall/Theatre) will be designed to accommodate the requirements of a wide variety of productions, from plays and ensembles to single speakers. Lighting will address the functional needs of the theater and enhance the visual quality of the spaces.

PUBLIC INFORMATION PROGRAM

Carver Museum supporters have been actively seeking a new facility since 1985 and support has been widespread. Because of the diverse nature of the community wide support for the project, a public relations firm was included as part of the Project Team to facilitate a public information program. The goal of the public information program was to communicate the progress of the Feasibility Study as well as solicit feedback from stakeholders.

The public information program, conducted as part of the Feasibility Study, developed programs, flyers, newsletters and other public information pieces to inform and educate citizens about the expansion project and engage them in the planning for the new facility. The feedback received throughout the Feasibility Study has helped to guide the Project Team's efforts to be sensitive to community needs and desires for a state-of-the-art Museum and branch Library addition which can be completed on time and within budget. Team members have been open and accessible to citizens through public meetings. Citizens could also learn about the project and provide their input through e-mail or a dedicated phone information line.

Public participation in the Feasibility Study included the distribution of more than 1,000 surveys in the newsletter and at several public locations. Results from those surveys, along with feedback gathered during public meetings, gave the Project Team a basis and determined priorities for space programming for the Museum and Library. During the Feasibility Study more than 15,000 citizens were informed of the project and progress through direct mailings, newspaper articles, the project newsletter, a television interview, flyers newspaper advertisements, web site, and posters placed in high traffic areas.

Stakeholder Contact

A mailing list of 1,300 names was developed at the beginning of the Feasibility Study that later grew to almost 1,500 entries. These include:

- Friends of Carver
- Educators
- Parks supporters
- Local museums
- Community and civic organizations
- Community leaders and elected officials
- Black and Hispanic Churches
- Public library supporters
- Neighborhood organizations in 78702, 78723, 78752 and 78724 zip codes
- Artists in 78702, 78723, 78752 zip codes who have received funding from the City's cultural contracts program
- Fraternities and Sororities

This mailing list was used throughout the project to notify citizens of the progress of the Feasibility Study and upcoming opportunities to meet with the Project Team to learn more about the project and give feedback.

Public Surveys

A survey tool was developed to find out what activities and spaces people wanted to see as part of the expansion of the Carver Museum and Cultural Center. Questions were also posed about the types of spaces and uses for them in regards to the Carver Branch Library expansion. A post-card size survey was mailed to the entire database with copies being distributed at selected recreation centers and the Carver Museum, Branch Library and at all project related public meetings.

Surveys show significant interest in the live theater/stage arts, galleries, meeting rooms and classroom/studio spaces in the expanded Carver Museum and Cultural Center. Participants also expressed a strong desire to see the following activities as part of the expansion: cultural seminars; ethnic dance; film and video presentations; and computer arts and graphic classes.

Survey results verified the proposed program for the Library expansion. The survey supported additional space for computers for both youth and adult activities, internet access as well as additional meeting space. Survey results were distributed at the last two public meetings and included in the newsletter.

Public Meetings

Three public meetings were held at Carver Library in June, July and August to inform interested citizens and encourage participation in the Feasibility Study of the expansion project. At these meetings, project information was presented and input was gathered from the community. The Project Team also provided the community with information about the site characteristics, potential spaces and their uses and the budget for the project. The public meetings generated an interest in having smaller focus groups meet during the design phase of the project.

Newsletters

A simple, 2-page newsletter was created to highlight the expansion project. Issues publicized upcoming meetings, highlighted features about the Library and Museum, and reported public comments made by citizens. Copies were distributed to the mailing list and available at the Library and Museum.

Public Notices

Posters, flyers, fax alerts and mailings were all used as tools to notify the public of upcoming meetings to discuss the expansion projects. For the last meeting, the City of Austin posted signs at busy intersections and placed ads in local community newspapers. Phone calls were made to key individuals to remind them of each meeting.

Public Service Announcements/Press Releases

Public service announcements and press releases were prepared and distributed to all Austin media and the City's Channel 6 for each of the public meetings. Highlights of coverage received include:

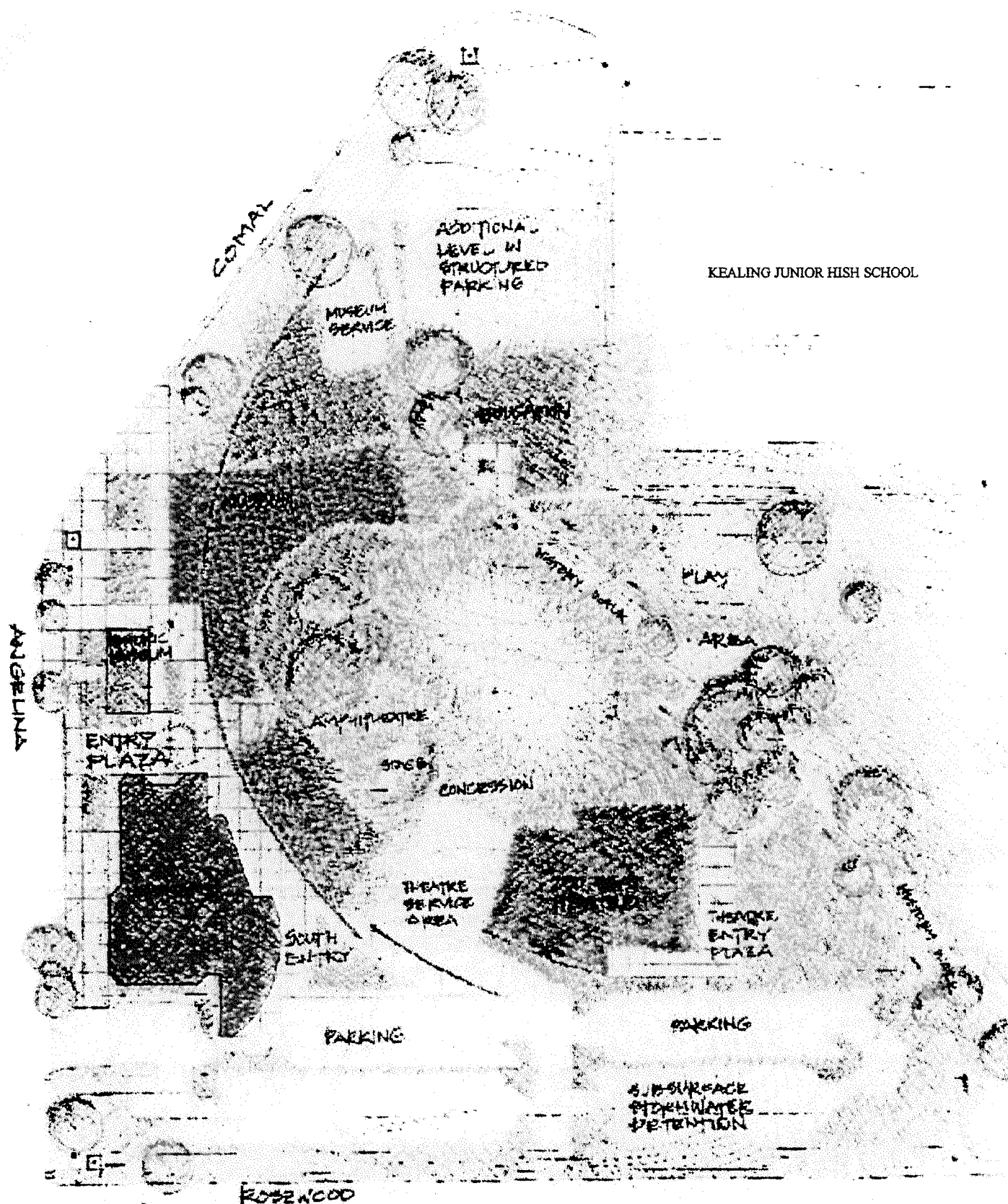
- Article and photo placed in the Villager and NOKOA newspapers describing the first meeting, article in 31 August edition.
- PSA's included in Channel 7's community calendar
- Live interview with Carver Museum curator Bernadette Phifer on Channel 24's morning show

Website and Information Line

An information line for citizens to call about project updates and citizens could also leave questions and comments for the Project Team. The Carver Museum website was also initiated during this period. The project phone number and web site address were published on all Carver expansion project materials.





Design Phase

The Project Team will continue to seek public input during the Design Phase of the project. There will be additional opportunities for key stakeholders to meet with the Project Team during the critical points in the design process.




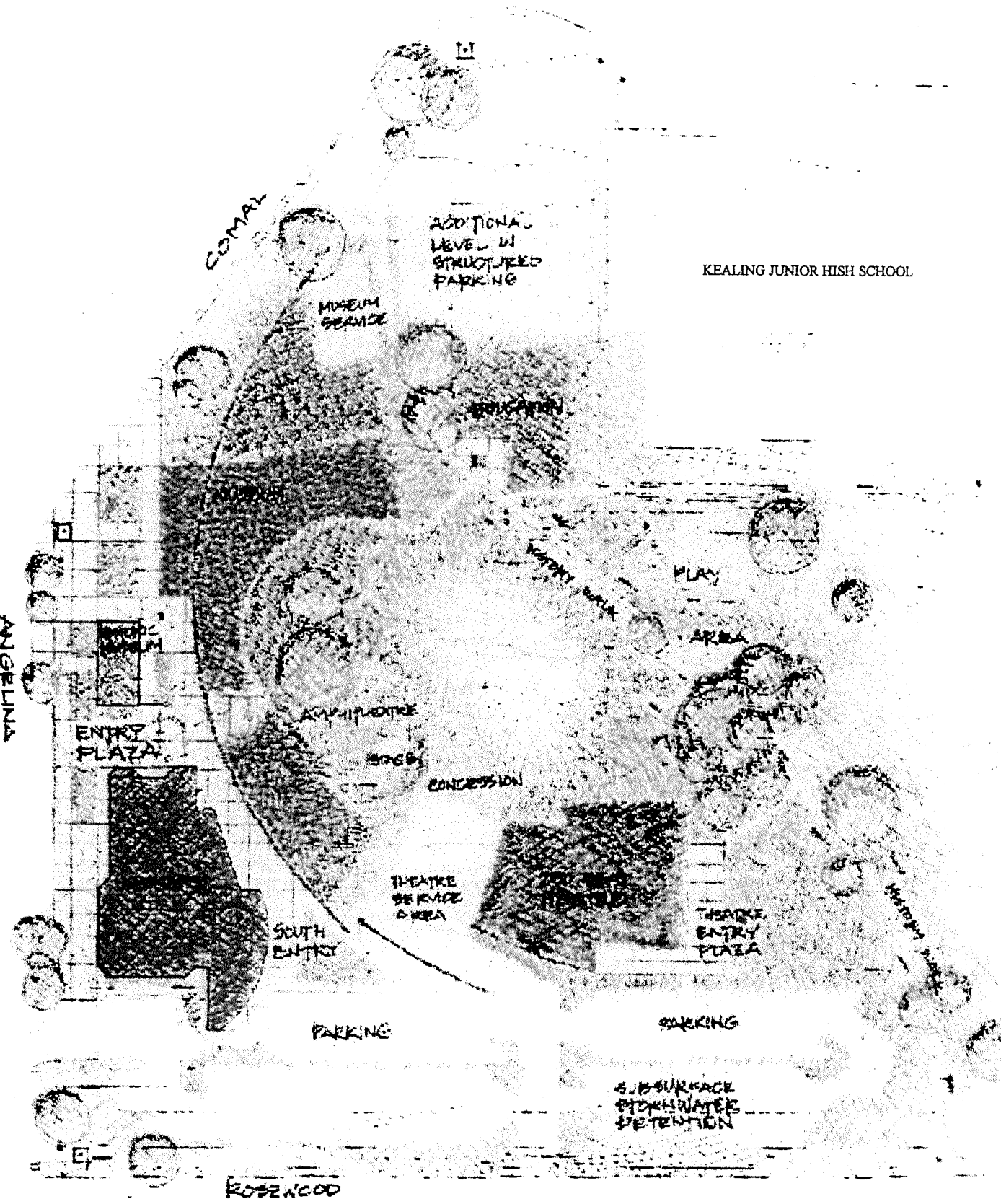
KEALING JUNIOR HIGH SCHOOL

LEGEND

-  PHASE 1 MUSEUM EXPANSION
-  PHASE 2 MUSEUM EXPANSION
-  PHASE 3 MUSEUM EXPANSION
-  LIBRARY EXPANSION





PHASE 3

0 20' 40' 60'  PLAN NORTH




KEALING JUNIOR HIGH SCHOOL

LEGEND

-  PHASE 1 MUSEUM EXPANSION
-  PHASE 2 MUSEUM EXPANSION
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-  LIBRARY EXPANSION

PHASE 3

0 20' 40' 60'  PLAN NORTH
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