

GFO New Home Requirements rev 5

Roughly in priority order:

1. **Space:** at least 6000 sq ft. Desired: 8000 sq ft, what we have now plus allow at least 20% growth.
2. **Accessibility & Distribution of space.** Ideally on one floor (at least need bulk of space needs to be on one floor). At least 4800 sf on one floor that can support bookcases. First floor access desirable. Relatively convex space for stacks (so 2 RAs could supervise from a desk by the entrance)
3. **Central Portland Location.** Rationale - GFO's members in the Portland area are evenly distributed around the center of Portland (at least in east-to-west terms) OR, at least near a major highway
4. **Parking:** Parking for at least eight cars, but more is better. We should strive to accommodate average daily number of researchers and staff.
5. **Classroom Space:** 30-person classroom space. More would be desirable.
6. **Safety & Security:** Members should feel safe parking and walking to GFO. Building should be in a location with minimal vandalism and crime.

Desirable

1. Walkability to local restaurants
2. Public transit access (Max stop and bus stops)
3. Nearby parking to accommodate GFO group meetings and possibly seminars
4. Not next to train tracks!
5. Curbside visibility
6. Street-level access for deliveries
7. 1000 sq ft rentable space (offset expenses)
8. Avoid any unreinforced masonry buildings. It could be prohibitively expensive if required to reinforce masonry.

Due Diligence Items

Factors that we need to consider regarding renovation costs

1. Meet load limits. Office buildings are usually designed for 50-100 pounds/sf, while libraries are supposed to be 150. We could get by with a building at 100 pounds/sf by strategically placing a corridor or not using the top shelves.
2. ADA access
3. Fire sprinklers
4. Bathrooms
5. Earthquake readiness