

October 25, 2017

Hello All ~

Two things.

- The DBTL campaign will be a guest on Bruce Bratton's KZSC 88.1 FM Radio Show on October 31 at 7:00 pm to 7:30 pm. Plan to listen and share this event with others.
- On October 12, two supporters of the DBTL campaign sent an email message (see below) to the Downtown Library Advisory Committee (DLAC) and copied it to Library Director Susan Nemitz and City Manager Martin Bernal. If you want to share the contents of the email with anyone, feel free to do so. It is also now found on the Don't Bury The Library website, under *News and Articles* here: <http://dontburythelibrary.weebly.com/news-and-articles.html>

Jean

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Date: 12 October 2017

Hello DLAC members ~

First, we send this very appreciative thank you for your hard work at last evening's meeting. My husband and I only left early because we had a 45 minute walk home ahead of us. Not because we were not still very much engaged in the DLAC process.

### Estimate Timing Problems

How bewildering to get the cost estimates so very late in the game! Had your Committee been given these estimates by the fourth meeting (7/27), it could have had robust discussions about details of what could or could not be expected in a downtown library for the next four meetings (8/9, 9/13, 9/28 and 10/11).

Instead, we think your time was wasted in futile exercises that discussed whether to site the library near the river, with a view of the ocean, how much a Cafe mattered or how a bigger community meeting room mattered or any number of the WOW factor visions that were proffered. Look at the effort in the survey you created! All of that was wasted also, because it gave the public surveyed expectations that it could have so much, when reality now tells us that everything will need to be pared down.

### County Chief Administrative Officer Says Stay Within Budget

Those of you who may have attended the Library Joint Powers Authority meeting earlier this month heard one JPA Board member (County CAO Carlos Palacios) say, very simply, design to the budget, stay with the budget; that is, you get \$23 million. No more.

It occurs to us that all Options presented tell an important story. There is not enough money to build a new downtown library, not A, B, C, or D. All are over budget. And budget is integral not only to the final product but to its maintenance in perpetuity. Even if one thinks the estimates are badly inflated, history tells us that all building projects cost more than anticipated. This is why a contingency fund is built into an estimate.

### Future Problems Knocking at the Library Door

Most troubling to us is that all of the Options presented to you are for buildings that will likely become what I call Energy Dogs; that is their monthly utility bills are going to be very high and be even higher as years go by. No matter how high the monthly utility bill is for the current downtown library, a new library, with all the electrical bells and whistles may have a higher monthly utility cost. We simply don't know, do we? If the library system has to pay these utility bills, then this information is necessary for decision-making. To our knowledge, the DLAC has not asked for this information and we think this is important to know in terms of any recommendation from your Committee.

Library Director Nemitz has consistently presented the bleak fact that sales tax revenue will tumble in coming years and the library will therefore have difficulty with less and less money. This of course is happening everywhere. Add to that the next recession, probably to be here within two years.

### What's Left?

What a shame it would be to recommend the parking garage option for the library, thinking that it is the only thing that can be built, given the estimates, only to learn somewhere down the line that even it is going to have cost overruns discovered after the fact. If you think this is not going to happen with the parking garage option, think again. It will.

Consider what has happened at the Half Moon Bay project (Noll & Tam) by reading the troubles they are now having:

[http://www.hmbreview.com/news/council-adopts-contingency-for-library-spending/article\\_42180036-5126-11e7-b104-073fb46ada59.html](http://www.hmbreview.com/news/council-adopts-contingency-for-library-spending/article_42180036-5126-11e7-b104-073fb46ada59.html)

### DLAC Power and Duties

We note that your Powers and Duties, in terms of making a recommendation (as found here <https://www.santacruzpl.org/aboutscpl/govern/dlac/> ) are thus:

- The final report of the committee should make recommendations as to:
- The programmatic scope of Downtown Library services.

- The feasibility of co-locating the SCPL administrative offices (currently residing elsewhere in 14,000 square feet) on site with the Downtown Library.
  - The evaluation of the three site option for the Downtown branch (new/current site, **remodel**/current site, new/parking garage site).
  - An estimate the cost of program goals against the current budget.
- Why didn't the DLAC get estimates for upgrading the existing building (not building a WOW factor renovation with everything but the books tossed out and replaced with new goodies)? As I stated at last night's meeting, the DLAC and the community as a whole deserve to see such an option allowing a better downtown library that stays within its Measure S budget.

It seems to us that it is quite possible for your Committee to keep true to its Power and Duties by recommending a *remodel option* that is not as grandiose as that which was presented to you as Option A (to essentially gut the entire existing building, to its skeleton, and building it new). In this regard, how would the DLAC communicate such a request for a lower expectations remodel cost estimate to Noll & Tam?

One further suggestion for your committee is to look again at Penny Hummel's recommendations at the 9/13 meeting, wherein she chose the mid-point of Current Best Practices, as seen on page 4 of the slide show here

[http://dontburythelibrary.weebly.com/uploads/1/2/6/7/12675463/nollandtam\\_library\\_presentation\\_09\\_13\\_17\\_lg.pdf](http://dontburythelibrary.weebly.com/uploads/1/2/6/7/12675463/nollandtam_library_presentation_09_13_17_lg.pdf)

As an example, Current Best Practices for number of seats is 193 - 322 (3 - 5 seats/1,000 people). Penney chose 268 (4 seats/1,000). Why not choose the minimum of best practices (193)? Our library now has 2.9 seats/1,000. Another example is children's programming space. Best practices is 40 - 75+ seats on floor. Penney chose 80 seats on floor. If Noll & Tam used Penney's figures, then in terms of staying within a \$23 million budget, all Options are inflated.

This is a lengthy comment and we appreciate your careful reading of its content. You've lots on your plates as it is. We hope our thoughts will give you pause to consider their merits.

Sincerely,  
 Jean Brocklebank  
 Michael Lewis  
 (SC library patrons for 38 years)