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ARCHITECTURE



SANTA CRUZ DOWNTOWN LIBRARY RENOVATION ANALYSIS PROGRESS UPDATE

October 24TH, 2019



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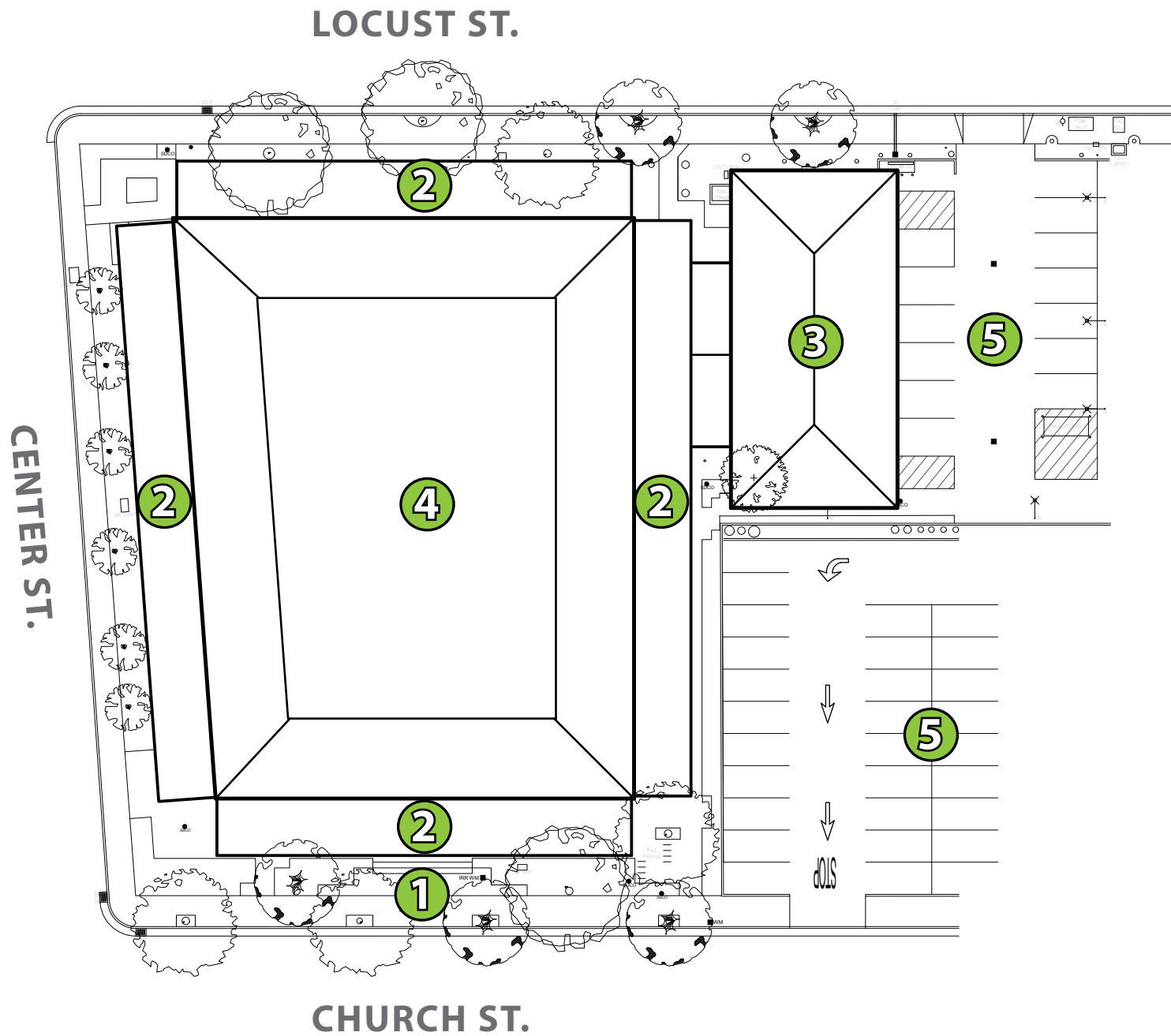
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- I. ASSESSMENT SUMMARY**
- II. COST MODEL**
- III. CONCEPTUAL PLANS**
- IV. PROGRAM ANALYSIS**
- V. VISUALIZATIONS**
- VI. PRELIMINARY TAKEAWAYS**
- VII. Q&A**

I. ASSESSMENT SUMMARY



- ① MAIN ENTRY
- ② ONE STORY BUILDING
- ③ ONE STORY ADMIN BLDG
- ④ TWO STORY BUILDING
- ⑤ CITY PARKING LOT



- ① LOBBY
- ② CHILDREN'S AREA
- ③ ADULT READING
- ④ ADULT COLLECTION
- ⑤ MEETING
- ⑥ HISTORY & GENEALOGY
- ⑦ LIBRARY STORAGE
- ⑧ ADMIN STAFF
- ⑨ BRANCH STAFF
- ⑩ MECHANICAL
- ⑪ ADMIN STORAGE
- ⑫ FRIENDS STORAGE

EXISTING FLOOR PLANS



- ① LOBBY
- ② CHILDREN'S AREA
- ③ ADULT READING
- ④ ADULT COLLECTION
- ⑤ MEETING
- ⑥ HISTORY & GENEALOGY
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TEAM OF EXPERTS:

- **CIVIL ENGINEER:** **BKF ENGINEERS**
- **STRUCTURAL ENGINEER:** **BASE DESIGN**
- **MECHANICAL ENGINEER:** **ALTER CONSULTING ENGINEERS**
- **PLUMBING ENGINEER:** **ALTER CONSULTING ENGINEERS**
- **ELECTRICAL ENGINEER:** **RIJA**
- **COST ESTIMATOR:** **MACK5**
- **HAZARDOUS MATERIALS:** **FOWLER ASSOCIATES**

ARCHITECTURAL ASSESSMENT:

- ROOF DUE FOR REPLACEMENT
- FINISHES WORN AND BEYOND USEFUL LIFE
- LIMITED DAYLIGHT ACCESS
- ACCESSIBILITY COMPLIANCE ISSUES THROUGHOUT
- AGING & UNRELIABLE ELEVATORS
- BUILDING ONLY PARTIALLY SPRINKLERED
- ASBESTOS THROUGHOUT (WALLS, FLOORS, FIREPROOFING, INSULATION)

MAIN TAKE-AWAY:

ARCHITECTURAL ELEMENTS OVERWHELMINGLY NOT SALVAGEABLE, REPLACEMENT IS RECOMMENDED.

CIVIL ENGINEERING ASSESSMENT:

- 1997 CURB & SIDEWALK WORK SHOWING SIGNS OF DETERIORATION
- CURB RAMPS & SIDEWALKS NOT ACCESS COMPLIANT
- BACKFLOW PREVENTERS NON-COMPLIANT
- GAS, WATER, & ELECTRICAL SERVICE ADEQUATE
- STORMWATER CONNECTIONS ADEQUATE
- SANITARY SEWER CONNECTION ADEQUATE
- ONSITE STORMWATER RETENTION AREAS DO NOT MEET CURRENT CODES

MAIN TAKE-AWAY:

PRIMARY UTILITY SERVICES ARE ADEQUATE FOR FUTURE USE, RECOMMEND SITE IMPROVEMENTS TO MEET ACCESSIBILITY REQUIREMENTS.

STRUCTURAL ASSESSMENT:

- PERIMETER ONE STORY SECTIONS OF BUILDING ARE SEISMICALLY DEFICIENT
- NO SEISMIC SEPARATION BETWEEN MAIN LIBRARY AND LIBRARY SERVICES WING
- FOUNDATIONS ADEQUATE FOR GRAVITY LOAD BEARING REQUIREMENTS
- STEEL STRUCTURE ADEQUATE FOR GRAVITY LOAD BEARING REQUIREMENTS

MAIN TAKE-AWAY:

PRIMARY GRAVITY LOAD BEARING STRUCTURE IS IN GOOD SHAPE AND CAN BE RECOMMENDED FOR FUTURE USE. SEISMIC STRUCTURE WILL REQUIRE UPGRADING.

MECHANICAL/PLUMBING ASSESSMENT:

- PRIMARY MECHANICAL SYSTEM ONLY PROVIDES HEATING – NO COOLING
- MECHANICAL EQUIPMENT IS BEYOND USEFUL LIFE AND OBSOLETE
- REPLACEMENT PARTS ARE NO LONGER AVAILABLE FOR MANY COMPONENTS
- DAMPERS FOR OUTSIDE AIR WELL BEYOND USEFUL LIFE & PRONE TO FAILURE
- PLUMBING FIXTURES DO NOT MEET CURRENT WATER USE CODES

MAIN TAKE-AWAY:

**THE MECHANICAL SYSTEM IS OBSOLETE AND REPLACEMENT IS RECOMMENDED.
PLUMBING FIXTURES ARE NOT CODE COMPLIANT.**

ELECTRICAL ASSESSMENT:

- POWER SERVICE IS ADEQUATE FOR FUTURE USE
- ELECTRICAL DISTRIBUTION EQUIPMENT OBSOLETE
- REPLACEMENT PARTS DIFFICULT TO FIND
- ELECTRICAL SERVICE CANNOT ACCOMMODATE SOLAR PANELS
- LIGHTING CONTROLS NON-COMPLIANT

MAIN TAKE-AWAY:

PRIMARY SERVICE IS ADEQUATE FOR FUTURE USE. ELECTRICAL DISTRIBUTION & LIGHTING SYSTEMS ARE BEYOND USABLE LIFE, REPLACEMENT IS RECOMMENDED.

ASSESSMENT: KEY TAKE-AWAYS

MOST OF THE BUILDING'S SYSTEMS AND COMPONENTS ARE WELL BEYOND THEIR USABLE LIFESPAN AND OBSOLETE.

THE STRUCTURAL SYSTEM IS ONE OF THE FEW COMPONENTS OF THE BUILDING THAT CONTAINS SALVAGEABLE ELEMENTS.

II. COST MODEL

COST MODEL

- PREPARED BY MACK5, A SUB-CONSULTANT TO THE CITY
- **\$27 MILLION** TOTAL PROJECT BUDGET, INCLUDING SOFT COSTS
- **\$18 MILLION** CONSTRUCTION BUDGET, ONCE SOFT COSTS ARE REMOVED

SOFT COSTS INCLUDE:

- DESIGN & CONSTRUCTION MANAGEMENT FEES
- PERMITS & UTILITY FEES
- FURNITURE AND TECHNOLOGY
- CONTINGENCIES, AND OTHER COSTS

BASIS OF DATA

- **\$/SF (SQUARE FOOT) RANGE BASED ON RECENT HISTORICAL DATA FROM MACK5**
- **2 YEARS FUTURE ESCALATION @ 5-6% /YEAR**
- **LOW \$/SF: RENOVATION WITH CHEAP FINISHES, MATERIALS, & PRODUCTS, SALVAGE STRUCTURE & MAIN UTILITY SERVICE CONNECTIONS**
- **HIGH \$/SF: HIGH PERFORMANCE NEW BUILDING WITH QUALITY FINISHES, MATERIALS, & PRODUCTS**

BUDGET TEST FIT: 3 SCENARIOS

42,000 SF RENOVATION:

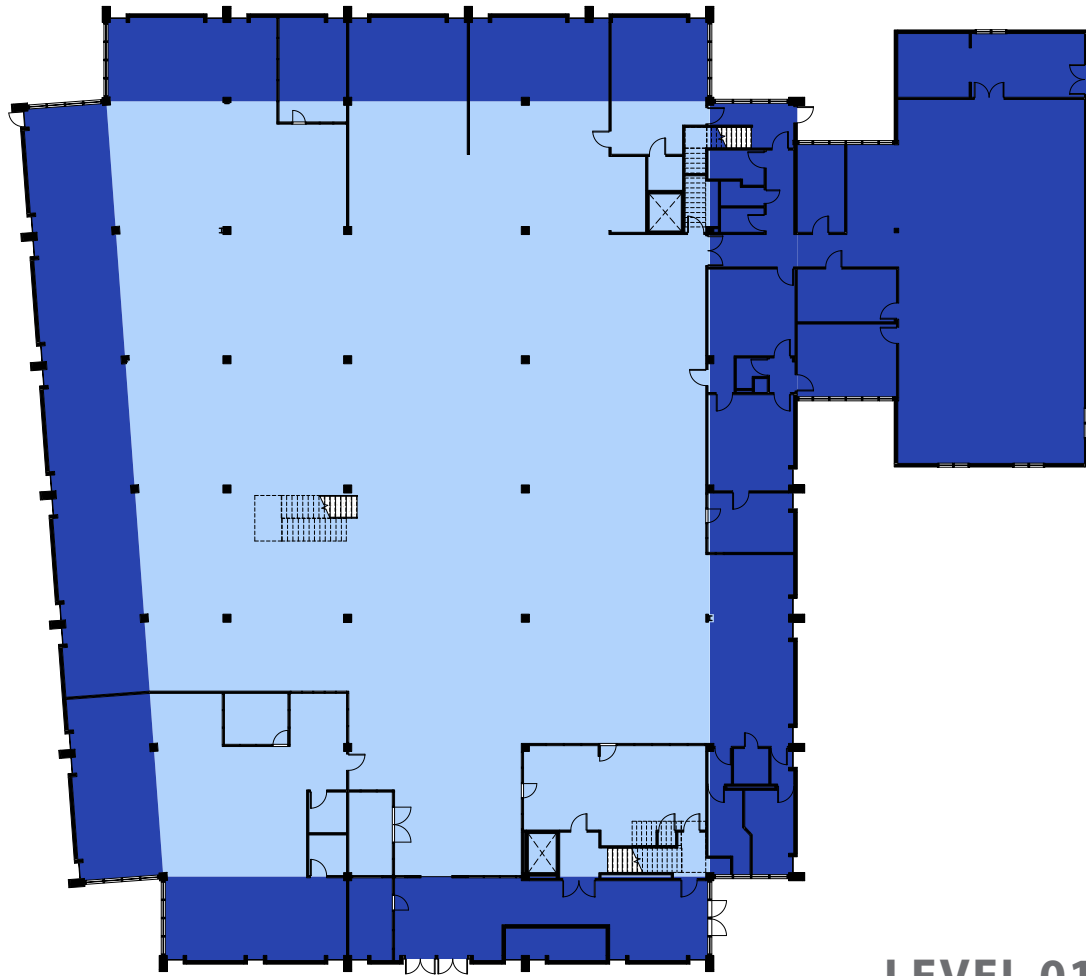
- \$650 - \$1,050 /SF
 - \$27.3 MIL - \$44.1 MIL
 - \$430 /SF @ \$18 MIL
- = BUDGET **NOT VIABLE**

19,000 SF NEW BUILDING:

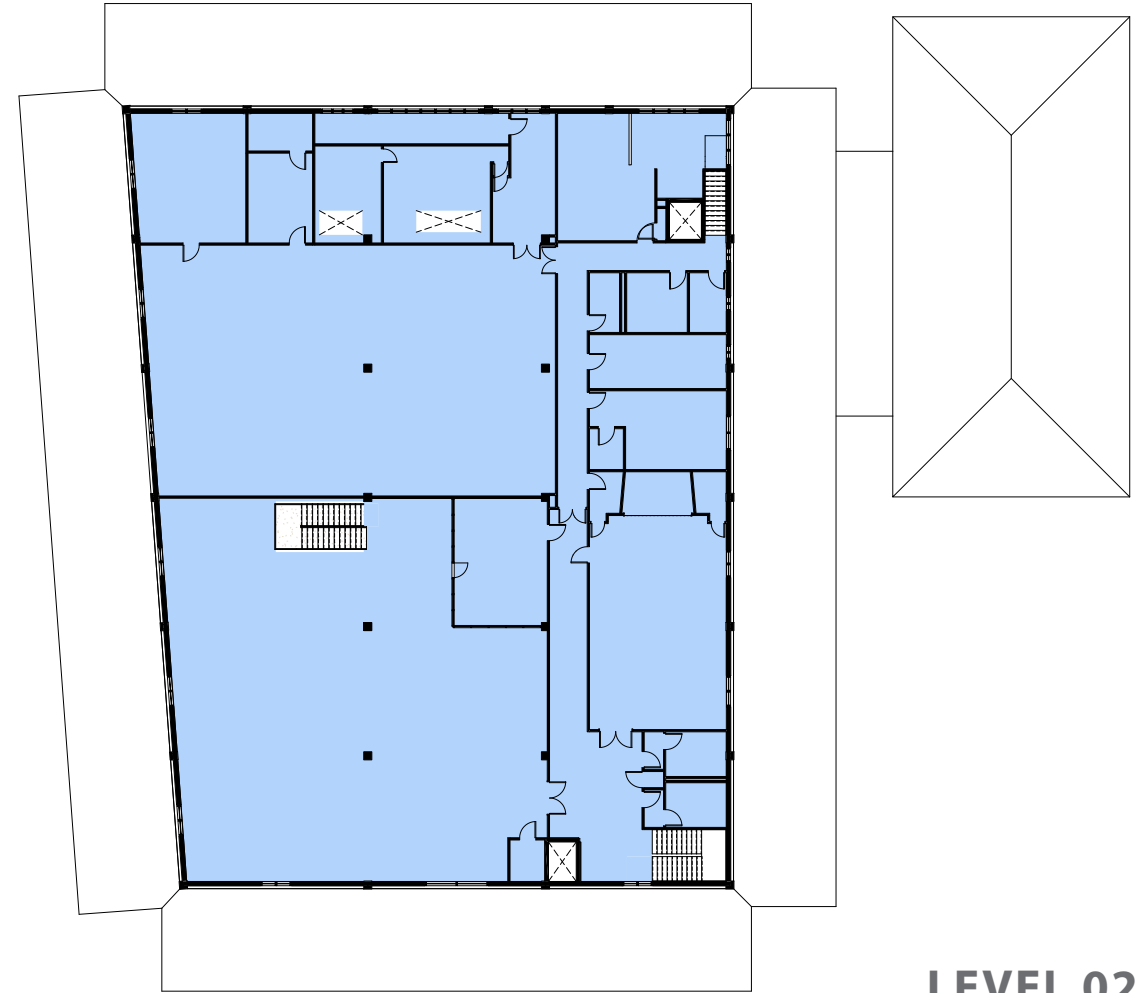
- \$950 - \$1,200 /SF
 - \$18 MIL - \$22.8 MIL
 - \$950 /SF @ \$18 MIL
- = MUCH LESS PROGRAM

30,000 SF RENOVATION:

- \$650 - \$1,050 /SF
 - \$19.5 MIL - \$31.5 MIL
 - \$600 /SF @ \$18 MIL
- = COMPROMISE OF \$ VS. SF

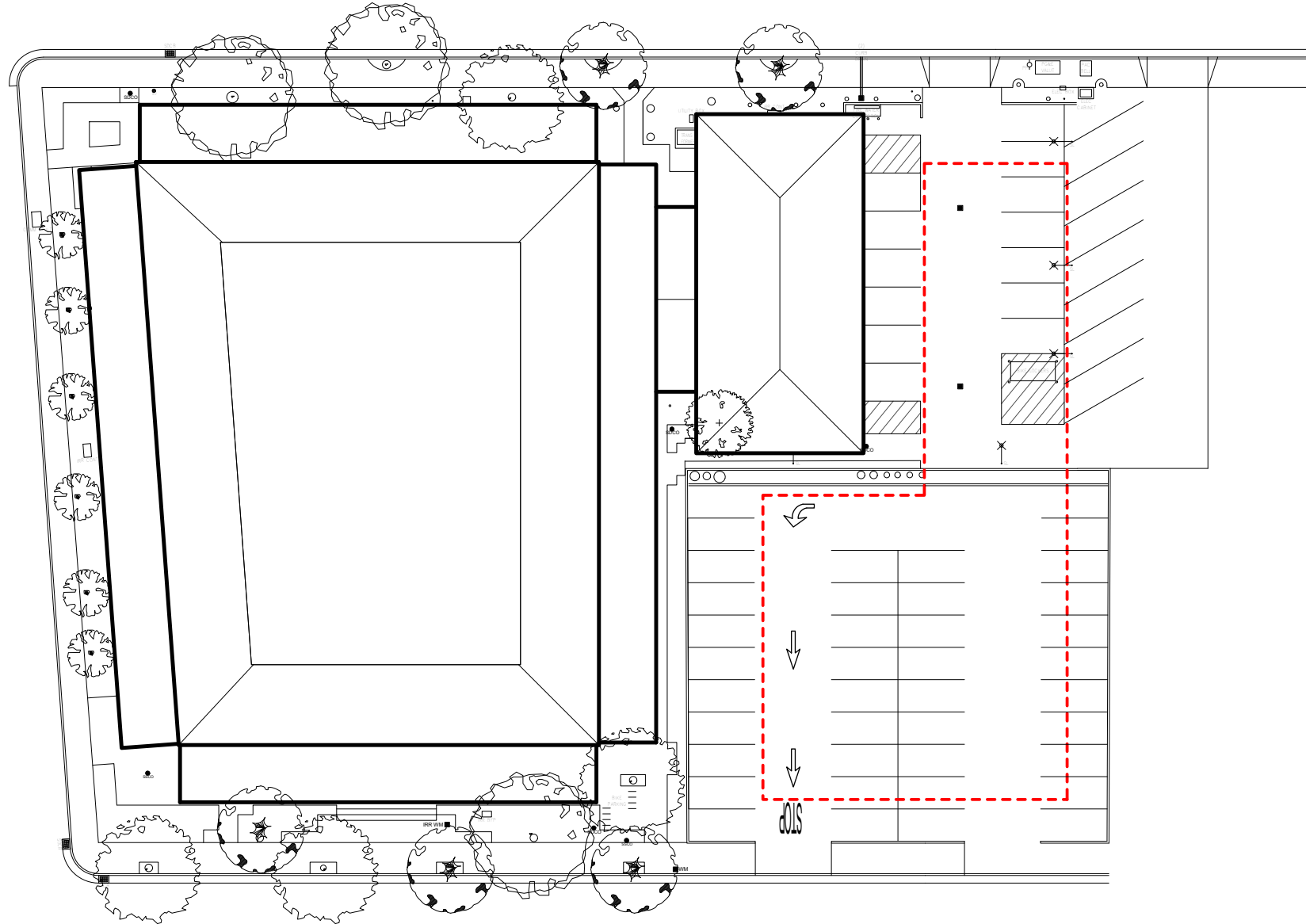


LEVEL 01



LEVEL 02

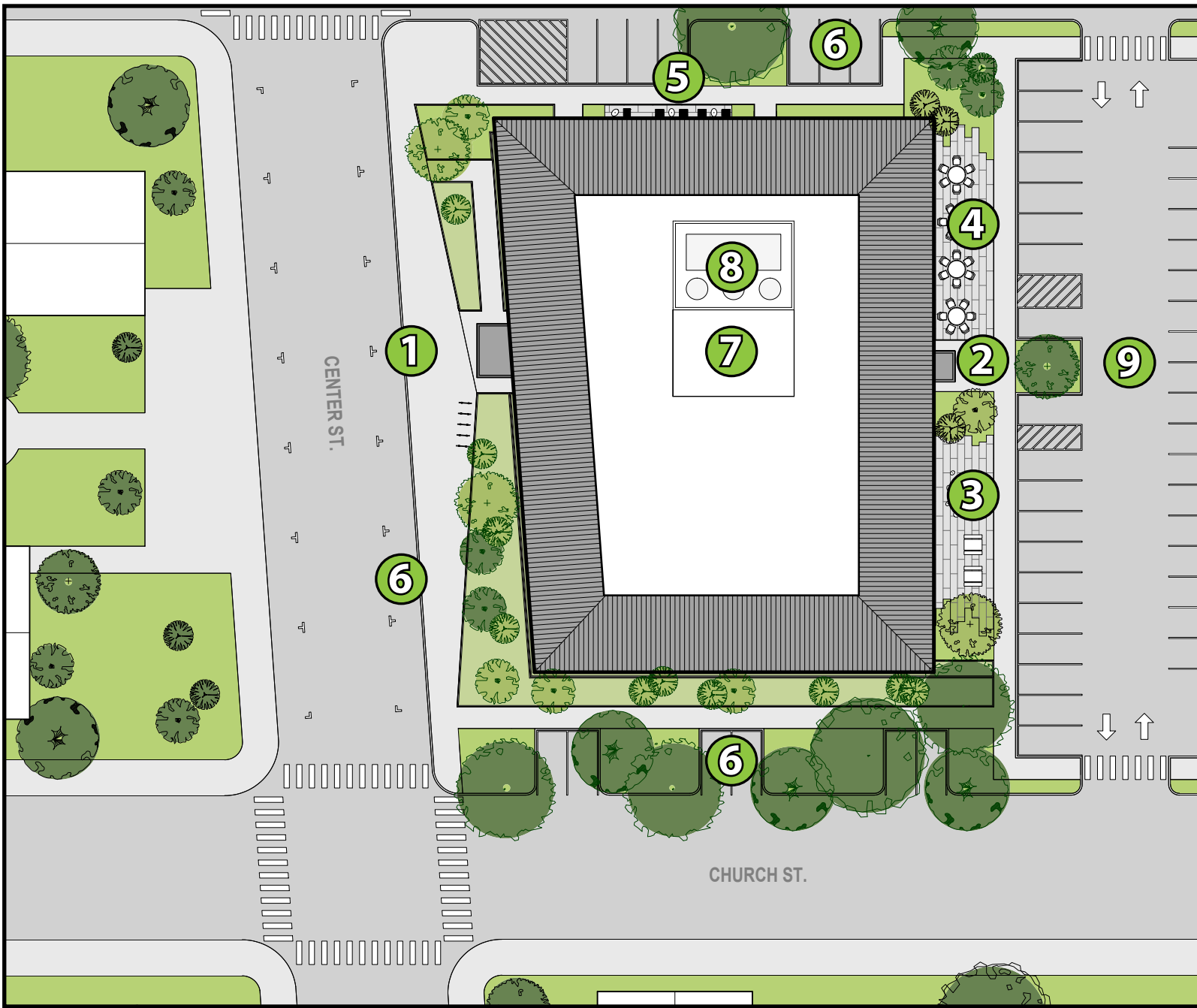
	PROPOSED DEMO	11,930 SF
	PROPOSED TO REMAIN	30,380 SF
TOTAL AREA:		42,310 SF



 **NEW CONSTRUCTION: 19,000 SF**

III. CONCEPTUAL PLANS



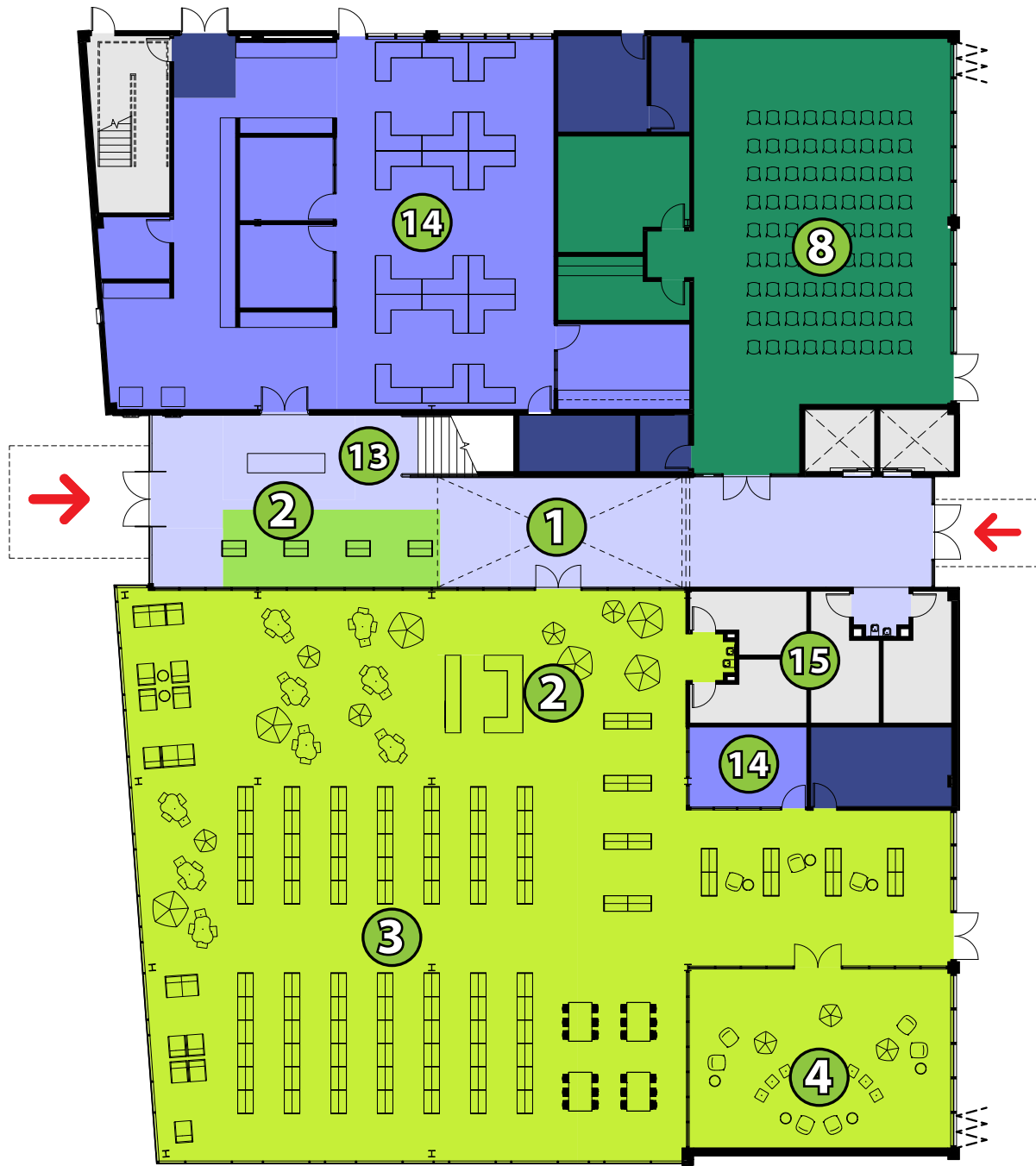


- ① MAIN ENTRY
- ② SECONDARY ENTRY
- ③ CHILDREN'S GARDEN
- ④ COMMUNITY PATIO
- ⑤ STAFF PATIO
- ⑥ STREET PARKING
- ⑦ CLERESTORY
- ⑧ MECHANICAL
- ⑨ COMBINED PARKING LOTS

SITE PLAN

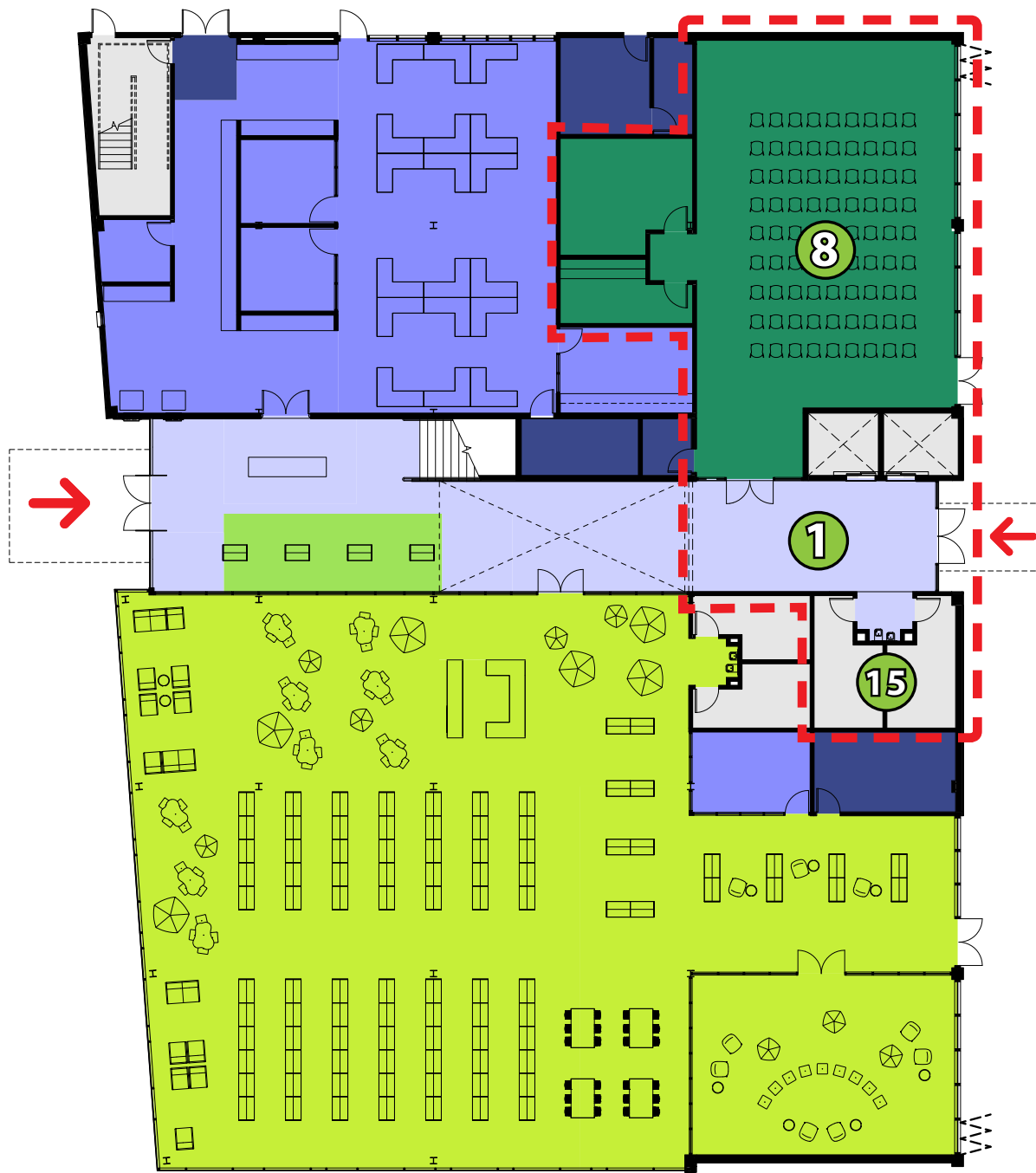
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- ① LOBBY
- ② CIRCULATION DESK
- ③ CHILDREN'S AREA
- ④ CHILDREN'S STORY TIME
- ⑤ ADULT READING
- ⑥ ADULT COLLECTION
- ⑦ TEEN SPACE
- ⑧ COMMUNITY ROOM
- ⑨ MEETING
- ⑩ QUIET READING
- ⑪ LIFE LITERACIES
- ⑫ TECHNOLOGY
- ⑬ MAIN STAIR
- ⑭ STAFF
- ⑮ PUBLIC RESTROOMS

LEVEL 1 PROGRAM PLAN



- ① LOBBY
- ② CIRCULATION DESK
- ③ CHILDREN'S AREA
- ④ CHILDREN'S STORY TIME
- ⑤ ADULT READING
- ⑥ ADULT COLLECTION
- ⑦ TEEN SPACE
- ⑧ COMMUNITY ROOM
- ⑨ MEETING
- ⑩ QUIET READING
- ⑪ LIFE LITERACIES
- ⑫ TECHNOLOGY
- ⑬ MAIN STAIR
- ⑭ STAFF
- ⑮ PUBLIC RESTROOMS

LEVEL 1 AFTER HOURS PROGRAM PLAN



- ① LOBBY
- ② CIRCULATION DESK
- ③ CHILDREN'S AREA
- ④ CHILDREN'S STORY TIME
- ⑤ ADULT READING
- ⑥ ADULT COLLECTION
- ⑦ TEEN SPACE
- ⑧ COMMUNITY ROOM
- ⑨ MEETING
- ⑩ QUIET READING
- ⑪ LIFE LITERACIES
- ⑫ TECHNOLOGY
- ⑬ MAIN STAIR
- ⑭ STAFF
- ⑮ PUBLIC RESTROOMS

LEVEL 2 PROGRAM PLAN



IV. PROGRAM ANALYSIS



LEVEL 01



LEVEL 02

	PUBLIC	27,394 SF (65%)
	PRIVATE	14,916 SF (35%)
TOTAL:		42,310 SF

EXISTING PUBLIC/PRIVATE RATIO

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RENOVATION ANALYSIS - PROGRESS UPDATE**

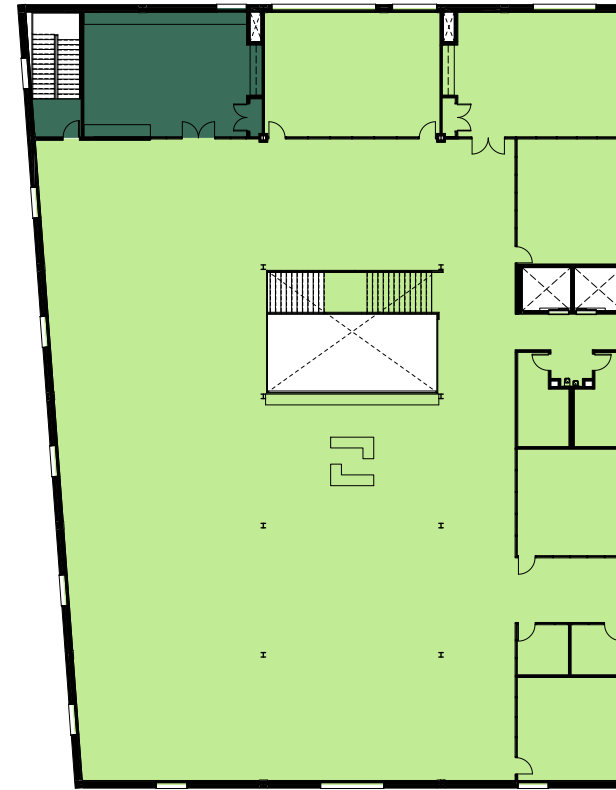
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LEVEL 01



EXISTING:

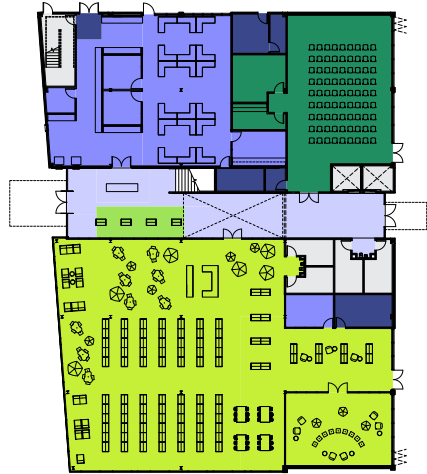
PUBLIC:	27,394 SF (65%)
PRIVATE:	14,916 SF (35%)
TOTAL:	42,310 SF



LEVEL 02

RENOVATION:

	PUBLIC:	26,181 SF (87%)
	PRIVATE:	4,049 SF (13%)
	TOTAL:	30,230 SF



	EXISTING	RENOVATION	Δ FROM EXISTING
00 GROSS SQFT	11,510 SF	3,190 SF	(8,320) SF
01 PUBLIC AREAS	1,600 SF	1,545 SF	(55) SF
02 ADULT SERVICES	16,000 SF	10,319 SF	(5,681) SF
03 YOUTH SERVICES	4,000 SF	7,530 SF	3,530 SF
04 MEETING SPACES	1,200 SF	3,496 SF	2,296 SF
05 STAFF AREAS	6,000 SF	3,542 SF	(2,458) SF
06 SUPPORT AREAS	2,000 SF	608 SF	(1,392) SF
GROSS SQUARE FOOTAGE:	42,310 SF	30,230 SF	(12,080) SF

PROGRAM - SQUARE FOOTAGE

COLLECTIONS: NUMBER OF VOLUMES

	EXISTING (42,000 SF)	DLAC PROGRAM (47,000 SF)	RENOVATION (30,000 SF)	Δ FROM EXISTING	Δ FROM PROGRAM
KIDS	26,300	±33,100	±31,200	4,900	(1,900)
TEENS	3,700	±4,700	±2,200	(1,500)	(2,500)
ADULTS	105,500	±152,600	±73,500	(32,000)	(79,100)
TOTALS	135,500	±190,400	±106,900	(28,600)	(83,500)

COLLECTIONS: RATIOS

	% of EXISTING	% of PROGRAM
KIDS RENOVATION	119%	94%
TEENS RENOVATION	59%	47%
ADULTS RENOVATION	70%	48%
TOTAL RENOVATION:	79%	56%

V. VISUALIZATIONS



CAPTURING A DESIGN:

- GENERATE EXCITEMENT
- ILLUSTRATE DESIGN POSSIBILITIES
- SUPPLEMENT THE DRAWINGS AND MEMOS FOR COST ESTIMATE
- COMMUNICATE LEVEL OF QUALITY & AMBIANCE
- PROVIDE A FRAMEWORK FOR FEEDBACK
- LAY THE GROUNDWORK FOR **FUTURE COMMUNITY INPUT**



CENTER STREET - BASE DESIGN

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CENTER STREET - ALTERNATE

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MAIN ENTRY - BASE DESIGN

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MAIN ENTRY - ALTERNATE

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MAIN LOBBY - BASE DESIGN

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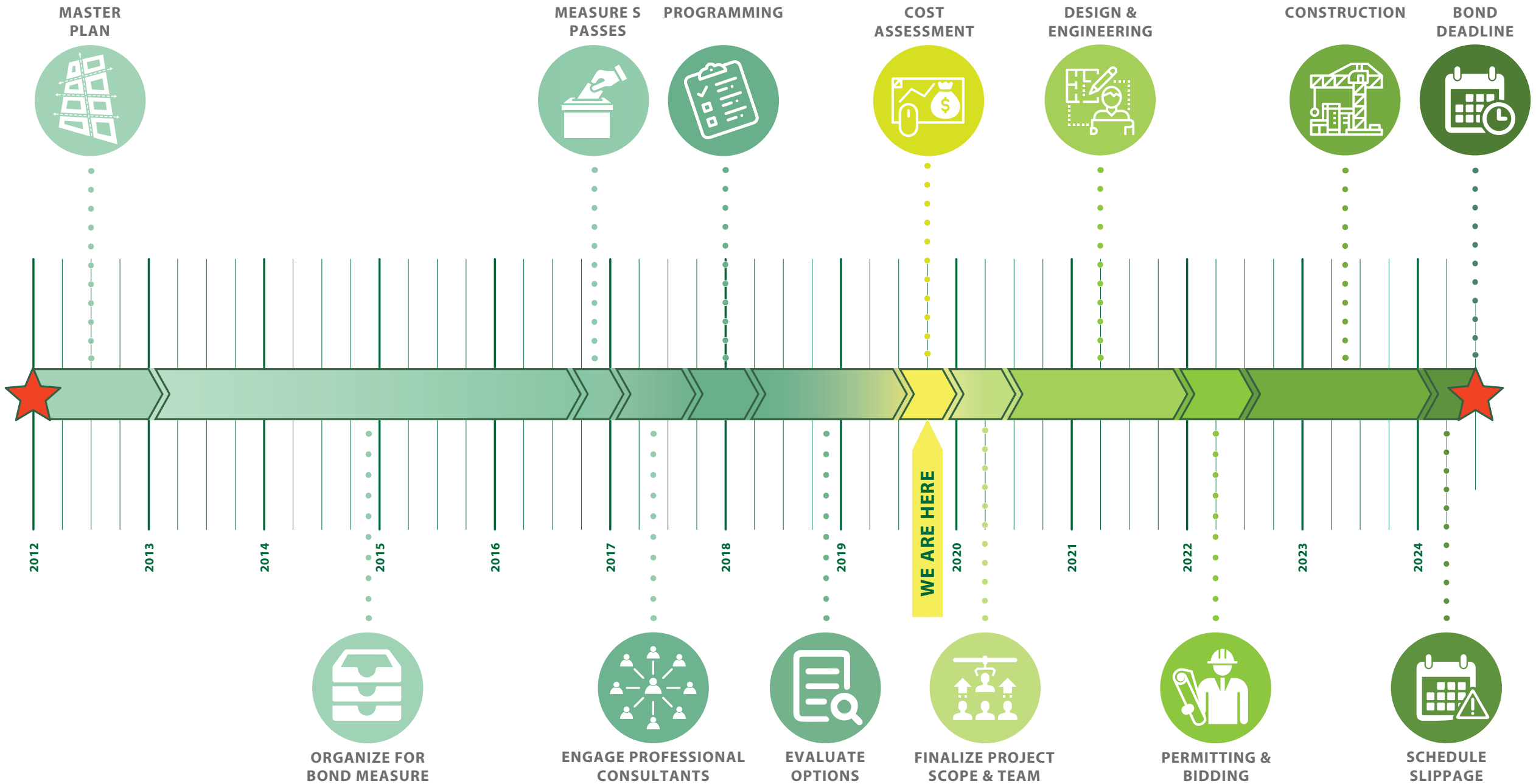
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DESIGNING A LIBRARY FOR YOUR COMMUNITY:

- RENDERINGS ILLUSTRATE POSSIBILITIES, NOT FINAL DECISIONS
- SCOPE & DESIGN TO BE SHAPED BY CITY COUNCIL AND COMMUNITY
- THE BEST DESIGNS COME OUT OF **ROBUST COMMUNITY PROCESS**

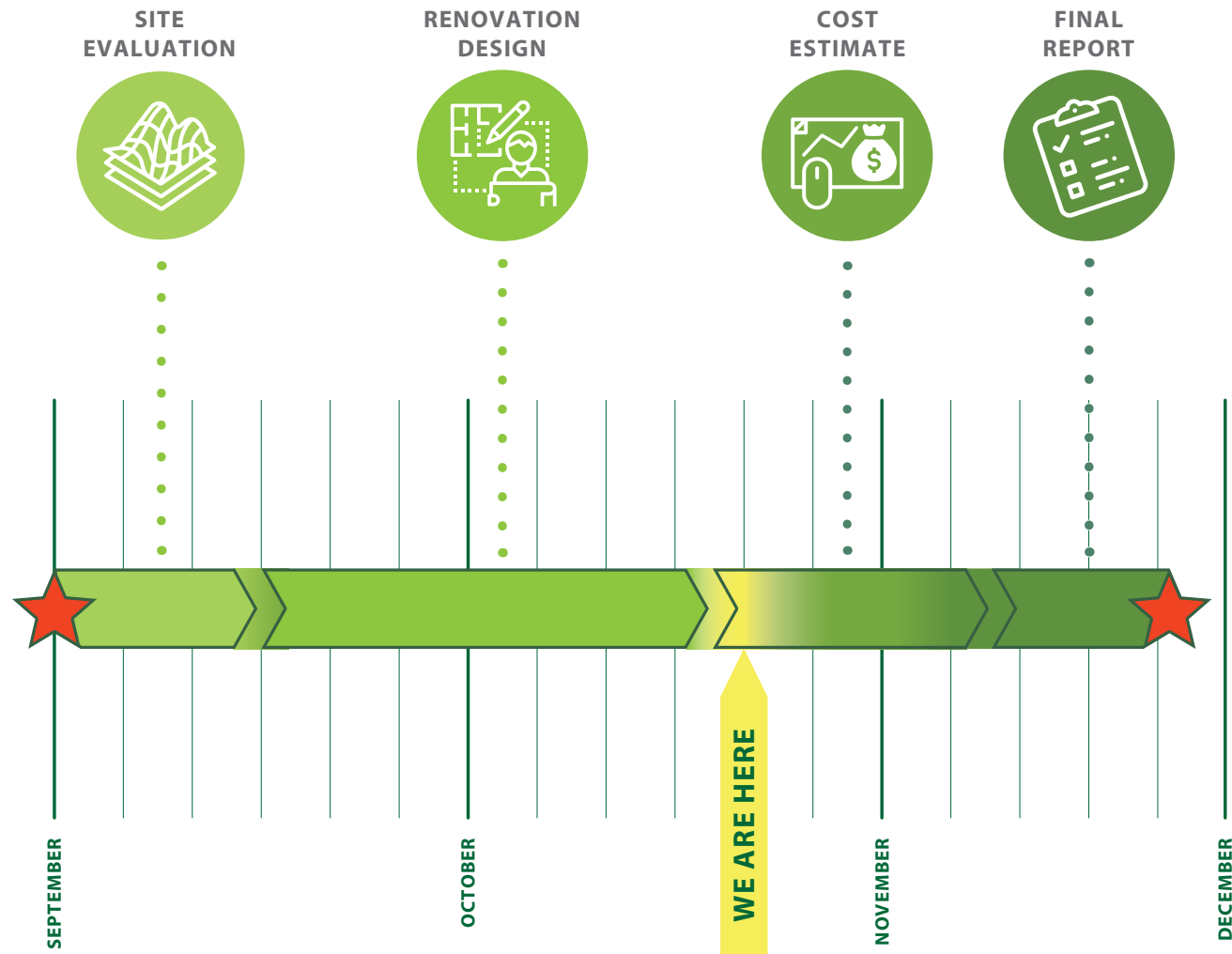
VI. PRELIMINARY TAKEAWAYS



OVERALL PROJECT SCHEDULE

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COST ASSESSMENT SCHEDULE

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RENOVATION ANALYSIS - PROGRESS UPDATE**

NEXT STEPS:

- **COST ESTIMATION CURRENTLY UNDERWAY**
- **FINAL REPORT WILL INCORPORATE THE FOLLOWING:**
 - **EXISTING CONDITIONS ASSESSMENT**
 - **PROPOSED RENOVATION DESIGN**
 - **PROJECT COST MODEL**
 - **CONSTRUCTION COST ESTIMATE**
 - **CONSTRUCTION ALTERNATE REQUIREMENTS**
 - **PROJECT BUDGETARY PHASING REQUIREMENTS**
- **FINAL REPORT COUNCIL PRESENTATION PLANNED FOR END OF NOVEMBER**

VII. Q&A

