



# County of Santa Cruz

## Department of Public Works

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John J. Presleigh, Director of Public Works

**Meeting Date:** January 24, 2017  
**Date:** January 5, 2017  
**To:** The Board of Supervisors  
**From:** John Presleigh, Director  
**Subject:** Proposed Measure S County Library Projects Work Plan

On September 20, 2016, Public Works provided a status report to your Board regarding approval of Measure S for Libraries and was directed to return to your Board with a proposed library work plan.

### Background

On June 7, 2016, voters approved Measure S for Libraries. With approval of this measure, the Santa Cruz Libraries Facilities Financing Authority (LFFA) is authorized to distribute up to \$62 million in special tax revenues and bond proceeds to improve community libraries in Santa Cruz County. The LFFA is committed to completing all library projects financed by Measure S in the next 5 to 8 years. A total of \$26 million in funding has been identified for the library branches and facilities in the unincorporated areas of Santa Cruz County. These branches and facilities include the following:

Aptos Library	\$10,000,000 for a major renovation and expansion
Boulder Creek Library	\$ 500,000 for various upgrades
Felton Library	\$10,000,000 for a new building and site improvements
La Selva Beach Library	\$ 500,000 for various upgrades
Live Oak Library	\$ 5,000,000 for various branch upgrades and an annex

### Proposed Work Plan

In recent months, Public Works staff has consulted with Santa Cruz Public Libraries (SCPL) staff, attended SCPL strategic plan community meetings held at each branch, and met with the Friends of Felton Library and Friends of La Selva Beach Library, and others. This input has been useful in confirming, to the extent possible at this stage, the scale and scope of work for the projects, as well as community interests for the future of the library system. As noted above, the LFFA is committed to completing construction of library improvements funded by Measure S projects within the next 5 to 8 years. To

ensure the public's access to library services over this period of time, staff has also consulted with SCPL staff regarding the timing of the County projects in relation to timing of improvements at all the 10 system-wide branches. Based upon this input and information known at this time, a proposed sequence for the County's Measure S library projects and preliminary time frames are discussed below and summarized in the attached work plan.

#### Felton Library

Teall Messer, Architect, is under contract to update preliminary design plans and studies previously prepared by the SCPL for a new Felton Branch Library on Gushee Street adjacent to the Felton Post Office. A new approximately 9,300-square-foot library will include a children's area, teen area, reading room, meeting/program space, patio, and energy-efficient construction. Public Works, Parks and SCPL staff are also coordinating with Friends of Felton Library on the possible development of outdoor educational facilities on the 2-acre site. A community meeting will be scheduled for later this Winter, prior to submittal of the development permit application. The agreement with the Verutti Family, which donated the property, requires that construction of the new library commence within 5 years of the passage of Measure S, or June 2021.

Submittal of the development permit application is anticipated in Spring 2017, submittal of other required permits would occur in Summer of 2017, and construction would begin by Fall 2018, with the new branch open by the end of 2019.

#### La Selva Beach, Boulder Creek and Live Oak Libraries

The various upgrades planned for the La Selva Beach, Boulder Creek and Live Oak Branch Libraries are expected to be of a similar nature and will include accessibility improvements; circulation and reference desk changes; mechanical system, lighting, power and data upgrades; other interior and exterior improvements, including possible program and/or shared work space at Live Oak Library. Because of the similarity of the nature of work at these branches, there is the opportunity to achieve cost and communication efficiencies and to employ similar standards, as appropriate, by selecting one consultant team to complete these projects in three phases. Staff proposes that the first phase focus on La Selva Beach Library, followed by Boulder Creek Library and then Live Oak Library. The community will be invited to provide input during the design phase of each project.

The consultant selection process is proposed to begin in Summer of 2017. Following this process, the design and construction of each branch would be conducted in sequence with construction of improvements at the La Selva Beach Library proposed to begin no later than Fall 2019 (before Aptos Library closes), construction of Boulder Creek Library improvements would begin in Spring 2020 (after the new Felton Library opens), and construction of improvements at the

newest branch, the Live Oak Library, would begin in Fall 2020.

#### Aptos Branch Library

Significant renovation work is needed at the Aptos Branch Library to improve accessibility and overall building productivity, address building mechanical systems and energy efficiency, and upgrade data and connectivity, with the possibility of adding new square footage to improve the user experience. Scoping this work will require careful consideration of design options and budget, as well as close coordination with SCPL and input from the community.

Staff proposes beginning the consultant selection process for this project in Summer 2017. Evaluation of options would follow, with the intent to begin the design and approval phase by Spring 2018. Construction could begin in approximately Summer 2020 and take a year to complete.

#### Live Oak Library Annex

Improved access to library services for families and youth has been identified as a need in the Live Oak community. The County's Measure S allocation includes funding for a Live Oak Library annex. Further discussion is necessary to define the types of programs and facilities needed and to identify an annex location. While discussions have begun, timing of this project will be dependent on the outcome of these talks, community input, as well as identification of potential project partners and an annex location.

### **Appropriation of Library Financing Authority Funds**

As previously reported to your Board, the LFFA approved a distribution of special tax revenues to the County in the amount of \$1,539,598 for Fiscal Year 2016/2017. Of that amount, \$300,000 has been appropriated for the Felton Library Project. Staff recommends that the balance of funds be appropriated at this time as shown in the attached resolutions. The proposed appropriations will provide funds for project-related work in the coming months. The LFFA is working towards the first issuance of bonds in Summer 2017, which will provide project funds for the 2017/2018 and 2018/2019 fiscal years.

It is, therefore, RECOMMENDED that your Board:

1. Approve the Measure S County Library Projects work plan as described in this memo;
2. Adopt the attached resolution accepting and appropriating unanticipated revenue from the Libraries Facilities Financing Authority in the amount of \$919,598 for the Felton Library Project, GL-191403;
3. Adopt the attached resolution accepting and appropriating unanticipated revenue from the Libraries Facilities Financing Authority in the amount of \$80,000 for the

La Selva Beach Library Project, GL-191404;

4. Adopt the attached resolution accepting and appropriating unanticipated revenue from the Libraries Facilities Financing Authority in the amount of \$80,000 for the Boulder Creek Library Project, GL-191402;
5. Adopt the attached resolution accepting and appropriating unanticipated revenue from the Libraries Facilities Financing Authority in the amount of \$80,000 for the Aptos Library Project, GL-191401; and
6. Adopt the attached resolution accepting and appropriating unanticipated revenue from the Libraries Facilities Financing Authority in the amount of \$80,000 for the Live Oak Library Project, GL-191405.

**Submitted by:**

  
John Fresleigh, District Engineer 1/11/2017

**Recommended:**

Susan A. Mauriello, County Administrative Officer

**Attachments:**

- a Preliminary Library Work Plan
- b Resolution AUD-60, Felton Library Project
- c Resolution AUD-60, Boulder Creek Library Project
- d Resolution AUD-60, Aptos Library Project
- e Resolution AUD-60, La Selva Library Project
- f Resolution AUD-60, Live Oak Library Project