



LIVE OAK LIBRARY ANNEX STUDY AND CONCEPT PLAN

September 10, 2019



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I. EXECUTIVE SUMMARY

Noll & Tam Architects has been retained by the County of Santa Cruz Department of Public Works, the Santa Cruz Public Libraries, and the Santa Cruz Department of Parks, Open Space and Cultural Services to conduct a study of the existing community center facilities at the Simpkins Family Swim Center, develop initial building concepts, and provide a community engagement process for a new Live Oak Branch Annex Library project. The prescribed study intent is to envision new flexible learning spaces to support current library space needs and leverage existing community spaces. Santa Cruz Public Libraries (SCPL) provided the following project goals as foundation for the design strategy:

- ***Create a learning environment which serves all ages and provides gathering spaces which encourage intergenerational activities***
- ***Provide learning facilities not available at the Existing Live Oak Library branch that are free to the public***
- ***Locate the facility in a central location accessible to the Live Oak Community***
- ***Design the facility to function in partnership with other community organizations maximizing the opportunities for collaborative and engaging programming as well as providing the most efficient use of resources and personnel***
- ***Leverage past investment in existing community institutions***

The study approach is comprised of three components that include: 1) An existing building assessment; 2) A visioning process for potential renovation(s)/expansion; 3) Community stakeholder outreach. To evaluate the existing building, Noll & Tam and their consulting team reviewed existing documentation, performed field exploration, and coordinated site walk interviews with facility staff to identify the current deficiencies and record the experience of facility staff maintaining the building. For the first community outreach, Noll & Tam incorporated initial assessment findings, assembled precedent projects to illustrate combined Library/Community facilities and outlined the goals of 21st century library program spaces. The second community meeting presented multiple concepts plans for interior/exterior annex spaces and program option for spaces. The third community meeting presented a preferred concept approach, incorporating community feedback and outlined project priorities. For the fourth and final community outreach meeting, Noll & Tam provided an updated concept plan that aligned with estimated project cost information, reflected the SCPL programmatic goals, and illustrated the proposed project phasing. The following report incorporates the building assessment, project concepts and estimated construction cost model.

Assessment Summary

A. Architectural Narrative

B. Structural Summary & Recommendations

C. Mechanical, Electrical & Plumbing Summary & Recommendations

D. Landscape Summary & Recommendations

E. Exclusions

- Tier 2 Structural System Analysis or Calculations
 - ⊖ Inspections of structural elements for corrosion or other damage.
 - ⊖ Seismic analysis, beyond informing Client of potential upgrades or analysis that would be triggered by the proposed renovations.
 - ⊖ Destructive Testing Exploration.
 - ⊖ Testing of structural materials.
- Building systems not impacted by the proposed renovation areas. (HVAC, Electrical, Lighting, Low Voltage, telecom/data, pool equipment/systems)
- Hazardous materials assessment and abatement study.

II. PROJECT TEAM

Architect

Noll & Tam Architects
729 Heinz Avenue, Suite 7
Berkeley, CA 94710
Tel. 510.542.2000

Landscape Architect

Joni L Janecki & Associates Inc.
525 Swift Street
Santa Cruz, CA 95060
Tel. 831.423.6040

Structural Engineering

IDA Structural Engineers, Inc.
1629 Telegraph Avenue, Suite 300
Oakland, CA 94612
Tel. 510.834.1629

Mechanical/Electrical/Plumbing/Fire Protection Engineering

Syska Hennessy Group
425 California Street, Suite 700
San Francisco, CA 94104
Tel. 415.288.9060

Cost Estimating Consultant

TBD Consultants
111 Pine Street, Suite 1315
San Francisco, CA 94111
Tel. 415.981.9430

III. REFERENCE DOCUMENTS





LIVE OAK COMMUNITY / SWIM CENTER PERMIT SET (Job No. 9222) ELBASANI & LOGAN ARCHITECTS	AUGUST 11, 1995
LIVE OAK COMMUNITY / SWIM CENTER DEVELOPMENT REVIEW SUBMITTAL (Job No. 92138)ELBASANI & LOGAN ARCHITECTS	JUNE 19, 1995
LIVE OAK COMMUNITY / SWIM CENTER BID SET (Job No. 9222) ELBASANI & LOGAN ARCHITECTS	JUN 25, 1996
SIMPKINS FAMILY SWIM CENTER RENOVATION BID SET (Job No. 2604) SUGIMURA & ASSOCIATES ARCHITECTS	MAY 2, 2008

IV. MEETINGS AND SITE VISITS

List of Meetings

Project Kickoff Meeting + Site Visit	May 30, 2018
Advisory Group Meeting	July 05, 2018
Advisory Group Meeting	September 09, 2018
Community Meeting #1	September 27, 2018
Advisory Group Meeting	October 11, 2018
Community Meeting #2	October 22, 2018
Community Meeting #3	December 4, 2018
Advisory Group Meeting	January 03, 2019
Community Meeting #4	May 28, 2019

List of Advisory Group & Participants from the County of Santa Cruz

<p>Santa Cruz Public Works</p>	
<p>Betsey Lynberg</p>	<p>Director of Capital Projects (Retired)</p>
<p>Damon Adlao</p>	<p>Project Manager</p>
<p>Santa Cruz County Parks Dept.</p>	
<p>Jeff Gaffney</p>	<p>Director of Parks, County of Santa Cruz</p>
<p>Kim Namba</p>	<p>Administrative Services Manager</p>
<p>Rebecca Hurley</p>	<p>Parks Superintendent</p>
<p>Santa Cruz Public Libraries</p>	
<p>Susan Nemitz</p>	<p>Director of Santa Cruz Public Libraries</p>
<p>Heather Norquist</p>	<p>Regional Manager for Santa Cruz Public Libraries</p>
<p>Janis O'Driscoll</p>	<p>Deputy Director for Santa Cruz Public Libraries (Retired)</p>
<p>County of Santa Cruz</p>	
<p>John Leopold</p>	<p>First District Supervisor</p>
<p>Angela Chestnut</p>	<p>County Supervisor's Analyst</p>

V. BUILDING OVERVIEW

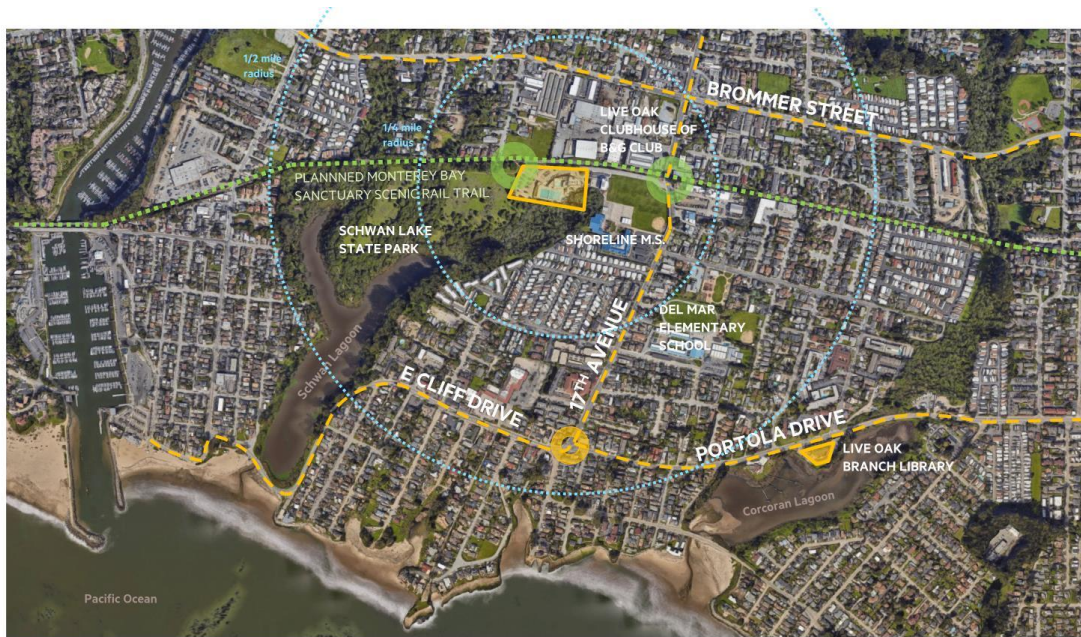
A. Site Context and History

The decisions to search for a new site to house library programs stemmed from the limitations at the existing Live Oak Branch Library located at 2380 Portola Drive. Currently, the library does not have a separate space for library programs. When there is an event, sound travels throughout the library which disturbs other visitors and displaces the groups the space was originally intended for. In addition, the site is constricted by natural features which limits the ability to grow both the building itself and the parking lot. Considering the limitations of the current location, a new, centrally located site was chosen to host this additional space for library functions – The Simpkins Family Swim Center.



Live Oak Branch Library

The Simpkins Family Swim Center is surrounded by a variety of land uses and geographical features. This location is approximately one mile away from the current Live Oak Branch Library. Directly to the west of the site is the Schwan Lake State Park and Schwan Lagoon. The existing facility shares a parking lot with Schwan Lake State Park. In the general vicinity, to the north of the swim center is a residential and small industrial area, and to the south and the east is a residential area including single family and multi-family homes. Just north of the site, running parallel with the access road to the facility is the existing rail line, which is planned to be the future Monterey Bay Sanctuary Scenic Rail-Trail. The swim center is located adjacent to the Live Oak Clubhouse of the Boys and Girls Clubs of Santa Cruz County, and just to the south of the Clubhouse is Shoreline Middle School. Del Mar Elementary School is also nearby, less than half a mile away. The site is located approximately one mile away from Monterey Bay.



LIVE OAK LIBRARY ANNEX PROJECT SITE

The original portion of the facility was designed in the mid-1990s by ELS/Elbasani & Logan Architects, and was completed in the Fall of 1998. The facility includes a large atrium, with offices and locker room facilities to the west to serve the pool area. East of the atrium is an area that includes a large community room that can be divided in half via an operable partition, storage spaces, server and electrical spaces, a kitchen, and a separate set of restrooms to serve this area. This area east of the atrium can be closed off from the remainder of the facility. The community rooms have exterior access to a covered area which opens to a courtyard to the south. The eastern portion of the facility includes a second floor which includes offices along the south wall, additional restrooms, and a large open office area.

The facility was renovated in 2009 to provide accessibility and safety upgrades, as well as increased energy efficiency. This effort provided upgrades for the shower and locker rooms, as well as site upgrades for improved accessibility. At this time, new solar hot water preheat systems and on-demand gas water heaters were also installed. Photovoltaics were also installed in the parking lot in 2018.

B. Building Overview

Area: 21,004 SF (Ground Floor 12,634 SF; Second Floor 8,370 SF). Areas per 1995 Simpkins Center bid documents.

Stories: 2 Stories

Construction Type: Type V, 1 HR; Fully sprinklered, fire resistive substitution for 1 hr.

Building Occupancy: B2/A3

The original building was designed under the following codes:

- UBC 1991
- National Electrical Code 1990
- Title 24 1993 edition
- ADA

The 2009 renovation was designed under the 2007 California Building Codes.

Systems

Foundations: Concrete slab on grade with isolated and continuous spread footings.

Vertical Structure: Steel framed structure.

Roof and Floor Structure: Second floor is lightweight concrete over metal deck, roof structure consists of metal deck on wide flange beams.

Stairs: The existing building includes 2 stairs. One is a steel interior curved stair, located adjacent to the main entrance. This is a design feature of the atrium, as it extends past the exterior building curve and also has a concrete bench below for patrons in the lobby. The second stair is an exterior steel egress stair on the south face of the building and is accessed from the open office area.

Elevator: There is one elevator in the existing building which serves the two-story portion of the facility.

C. Conceptual Cost Study

The conceptual cost study is based on the final concept plans and narratives as provided by the consultant team, as well as a priority phasing document to illustrate future primary and future phases. The scope of proposed work has been categorized into construction trade divisions which identify the type of work. Cost basis includes Phase 1 renovation area, building expansion and exterior site work. Additional phases are listed as alternates #1 through #3.

Cost Model Contingencies

Total construction costs maintain the following percentage adjustments:

- 15% design contingency
- 8.63% Compounded Escalation – Midpoint of construction, 22.5 months from July 2019

D. Logistical Considerations

Construction of this project should be coordinated with any deferred major maintenance of the Simpkins Family Swim Center. Timing any construction related shutdowns with pool repairs or seasonal downtime would minimize disruptions to the operations of the facility.

E. Notes on the Regulatory Process

The building was constructed under the jurisdiction of the County of Santa Cruz Planning Department which remains the Authority Having Jurisdiction (AHJ) for plan review and construction inspection. It is assumed that the project will be permitted under the 2019 California Building Code which will have an effective date of January 1, 2020. As part of entitlement approvals, the building and changes to the site use permit must comply with the County of Santa Cruz Zoning/Planning and additional County oversight for riparian buffer zones. Flood control district and Stormwater assessment for large project approval process falls under the authority of County of Santa Cruz Public Works department. Fire protection and fire access approvals require plan review by the Central Fire Protection District of the County of Santa Cruz.

F. California Environmental Quality Act (CEQA)

Under Article 19, Section 15301 of the CEQA Guidelines, the project is likely to be identified under a Class 1 exemption. The exemption should apply because the addition will be less than 50 percent of the floor area of the structure before the addition and will also be less than 2,500 square feet.

Categorical exemptions will require acceptance from County of Santa Cruz and local authorities having jurisdiction over project area.

VI. CODE SUMMARY & ACCESS COMPLIANCE

A. Code Update

Existing Area: 21,004 SF (Ground Floor 12,634 SF; Second Floor 8,370 SF). Areas per 1995 Simpkins Center bid documents.

Area Limits for 2016 CBC

Type V A, Based on A3: 2 story, 34,500 sqft per story

Code update: Type V, 1 HR; Fully sprinklered, fire resistive substitution for 1 hr. Exception is no longer part of the current code. Substitution will be part of “Grandfathering” of previous codes.

B. Prevailing California Building Code & Historic Reference Code

The Code Analysis provided as a part of this Facilities Assessment is based on the currently prevailing 2016 California Building Code (CBC), which has been adopted by the State of California effective January 2017. It should be noted that the 2019 California Building Code becomes effective January 1, 2020. It is presumed that a construction project for the Live Oak Library Annex will be permitted under this Code and will need to be reviewed for any changes between 2016 and 2019 codes.

The current CBC differs from the edition that was in effect when the Simpkins Family Swim Center completed construction in 1998. Additionally, a renovation in 2009 for the shower and locker rooms and site upgrades for improved accessibility.

There have been no changes in the use of the building since its construction, and minimal modifications to its original design. The following analysis summarizes the significant differences between the originally approved building, and current 2016 CBC requirements.

C. Code Summary & Access Compliance

Simpkins Family Swim Center

Basis of Code Summary: California Building Code, 2016 Edition

Building Type

Existing Simpkins Swim Center (1991 UBC)	1991 - Type V, 1 HR(A3, B2 Occupancy)
Equivalent Type per CBC 2016	2016 -Type V A (A3, B2 Occupancy)

Fire Suppression Sprinkler System

Fully sprinklered

Fire Alarm System

Building is monitored with a digital fire alarm system.

Occupancies

CBC 303.4, A-3 and 304.1 B

No change in occupancy is proposed

Building Area

21,004 SF (Ground Floor 12,634 SF; Second Floor 8,370 SF per 1995 Simpkins Center Bid Documents)

Allowable Building Area

Allowable Area Factor
Type V-A - (A3) 34,500 sf per story

Allowable Building Height Above Grade

2016 CBC Chapter 5 Table 504.3
Basic Allowable Height in Feet
(Type V-A / S (with area increase))

Project study does not include analysis of building above existing structure height of 33'
50' Allowable Building Height

Allowable Number of Stories

2016 CBC Chapter 5 Table 504.4

Basic Allowable Stories
(Type V-A / S (with area increase))

Project study does not include analysis of building above existing 2 stories

2 Stories allowed

Area Modifications

Sprinkler Protection and Frontage
Increases

Frontage increase not required for stories below the
allowed floor areas for the existing building

Fire Resistant Rating Requirements

CBC Table 601

Type V A

Fire Resistive Rated Construction

Non-compliant condition per allowed code
exception in UBC 1991 codes

Primary Structural Frame: 1 hour
Bearing Exterior Walls: 1 hour (exterior and interior)
Nonbearing Partitions: 0 hour (exterior and interior)
Floor, including supporting beams and joists: 1 hour
Roof including supporting beams and joists: 1 hour

Allowable Openings

CBC Chapter 7 Table 705.8

Project study does not include analysis of opening
protection

Occupant Load

Occupant load data is based on original
building configuration

No significant changes in occupant loading are
proposed.

Exiting and Egress

Existing Exiting and Egress requirements are
assumed to have been adequate at time of approval.
No reduction to existing exit paths is proposed.

Accessibility

CBC 11B-206 Accessible Routes
11B-206.2.4 Spaces and elements

Accessible Path of Travel. Where accessibility is
provided to comply with current code, the paths of
travel to those elements are to be made accessible.
Upgrades to parking and site accessibility done in
2009.

Restroom facilities

Where accessibility is provided to comply with
current code, the restrooms for served elements are
to be made accessible.

VII. EXISTING FACILITY ASSESSMENT

A. Architectural Recommendations

The following is a summary of the full report. Please see full report from Noll & Tam in the appendix.

Materials and Finishes:

The exterior walls are primarily painted cement plaster over metal studs with insulation at stud only. Spots of this wall are stained and/or cracked. Repairs to cement plaster should be done in select patches to match existing. No other deficiencies in materials were reported. Other materials and finishes are listed in full building evaluation.

Accessibility and Safety

Although the existing facility was constructed under the 1991 building codes, with accessibility upgrades to the locker room completed under the 2007 codes, confirmation of accessibility in field conditions of areas within the proposed scope will be required as part of the construction documentation process.

The existing facility has a fire protection system in place. The sprinkler system appears to be original, with sprinklers added to the lifeguard room in 2008 as part of the renovation. Sprinkler heads are well into their service life but have approximately a decade left of service before needing to be replaced. Fire alarm systems generally have a 25 year life cycle, at which point manufacturers no longer make replacement parts.

Waterproofing

Roofing is primarily low slope, with built-up roofing over metal deck and roof insulation. Per comments by staff, there are localized seasonal roof leaks. County of Santa Cruz to provide roof repair/replacement history and expected warranty period for system.

Comfort

The office space on the second floor does not have much access to natural daylight as there is glazing pushed back along the south face but nothing along the north. Window placement would be affected by the diagonal brace frames along the north wall. There is also a possibility for roof monitors and skylights to provide natural daylight.

The southern plaza does not have adequate shading to provide a comfortable space year round. Improvements made to the community center with additional shading in the south plaza could increase the usage of this space.

Recommendations

Overall, this building remains in good condition with the following deficiencies/ recommendations noted:

- Clean and potentially repair minor cracks in exterior plaster system
- Examine parapet details to identify and alleviate reported leaks at roof
- Review existing areas of the proposed scope for any accessibility issues

B. Structural Narrative & Recommendations

The following is a summary of the full report. Please see full report from IDA Structural Engineers in the appendix.

A site visit was performed on May 30, 2018. This report describes the existing structural system, and possible deficiencies. Structural implications of proposed improvements will be discussed separately when a conceptual plan is made available for review.

The existing building, known as the Simpkins Family Swim Center was constructed in the late 1990's per the 1994 Uniform Building Code (UBC). An addition and renovation project was completed in approximately 2009 per the 2007 California Building Code (CBC).

The original building is a 2-story steel framed structure with mostly flat roofs. The building is a segment of a circle in plan, truncated at the west for an outdoor pool. Further west, a Pool Equipment building is within the overall footprint of the segment. Roof framing consists of bare metal deck spanning to wide flange beams at 6 to 7 feet on center. Beams are supported on wide flange girders, which in turn on supported on wide flange columns. The second floor is framed with 3.25" of lightweight concrete over metal deck (5.25" total thickness) spanning to wide flange beams at approximately 10 feet on center. The remainder of the system is similar to the roof.

The first floor consists of a 5" thick reinforced concrete slab on grade. Foundations are a combination of isolated and continuous spread footings, with bottom of footing founded 2 to 3 feet below top of slab.

The lateral force resisting system consists of the roof and floor decks acting as horizontal diaphragms, transferring loads to concentric steel braced frames with tube steel braces.

Recommendations

Overall, this building remains in good condition with the following deficiencies/recommendations noted:

- Repair roof and evaluate structure under areas that have leaked in the past.
- Clean and paint roof beam at front façade that has corroded.
- Perform an ASCE 41 Tier 2 evaluation of the structure to verify compliance of the seismic system with Life Safety standards. Further action and recommendations would follow from that study prior to the completion of the construction documentation.

C. Mechanical, Electrical & Plumbing Narrative & Recommendations

The following is a summary of the full report. Please see full report from Syska Hennessy Group in the appendix.

Syska Hennessy Group has been retained by Noll & Tam to conduct a study of the existing mechanical, electrical, and plumbing (MEP) systems at Simpkins Family Swim and Community Center in Santa Cruz, California. The building consists of an existing two-story building, approximately 21,004 square feet and proposed 2,750 square feet extension. The report is for Noll & Tam Architects and the County of Santa Cruz to understand the condition of the existing MEP systems and prioritize the replacement or upgrade of systems if needed.

Mechanical: The existing mechanical systems consist of multiple existing rooftop packaged units. The existing units are heating only furnace and heating/cooling gas fired heating with DX cooling. The cooling capacities for these units are between 3-ton to 20-ton. Most of these rooftop units were part of the original 1996 construction, except for one unit serving the Lifeguard Enclosure which was added in 2007.

Electrical: The existing building utilizes one electrical service. Electrical service comes from a PG&E pad-mounted utility transformer T-2740 located outside the main building and into the main electrical room to MSB1. Switchboard MSB1 is a FPE switchboard and is rated at 800A, 480/277V, 3-phase, 4-wire, 65,000 AIC. This switchboard MSB1 feeds panels within the building. MSB1 is connected to two 65 kW COGEN Load following meters. The two 65 kW COGEN provide additional power to the facility and at the same time the heat generated is used to warm the pool water. These are located in the pool mechanical equipment room. A solar PV system is intended to provide power to the building. The PV system was not connected during the site visit.

Plumbing: The existing plumbing systems are mostly original to the building. The newer plumbing components include upgraded existing domestic hot water systems for solar hot water pre-heat in 2007; added water heater for kitchen; and replaced the building domestic water heaters to tankless type.

Fire Alarm System: Fire alarm subcontractor to review and evaluate the existing fire alarm system for suitability to extend the system to serve the new addition, including testing existing devices and circuits to confirm whether their performance impedes the testing of devices and circuits that could trigger the need for installing an entirely new system.

Fire Protection: Fire protection subcontractor shall review existing fire protection system for suitability to extend to serve the new addition. It is anticipated the fire protection subcontractor will design and build an extension to the existing fire sprinkler system for new sprinkler piping and sprinkler head coverage, confirming capacities in existing system are sufficient for the additional coverage of the new space. Entire fire protection system will need to be commissioned and tested for confirmation of performance in compliance with NFPA and local code requirements, as well as AHJ and Fire Marshal as a complete system.

Recommendations

Overall, this building remains in good condition with the following deficiencies/recommendations noted:

- Replace existing AHU units
- Modify plumbing piping to have correct installation
- Upgrade the electrical devices servicing AHU units
- Upgrade the fluorescent lighting
- Update lighting controls

D. Landscape Narrative & Recommendations

The following is a summary of the full report. Please see full report from Joni L. Janecki & Associates in the appendix.

Entry Plaza:

There is an opportunity for the Entry Plaza to be enlarged to encompass some of the space currently occupied by parking and the traffic circle. Providing an adequately sized and safe gathering space adjacent to where large groups of children arrive and depart could enhance the safety and functionality of the Entry Plaza. Traffic turn-arounds could potentially be directed to take place in the parking lot, away from the main entry. The connection between the Boys and Girls Club and the Entry Plaza could be highlighted with signage, lighting, paving and plantings, to increase the sense of unity and connectivity between the two institutions. There are no plantings in the Entry Plaza that are valuable enough to prohibit locating an Annex structure in this area.

Courtyard:

The building's existing courtyard currently sits to the south of the building only a few feet away from the 30-foot riparian buffer, making expansion toward Schwann Lagoon impossible. Increasing shade in the courtyard would serve to make the space more usable all year. Since it is a very sunny and hot location, shade trees and, possibly, a shade sail structure could work toward providing more shade. In any new configuration of the Courtyard, security would continue to be addressed in a way that manages the flow of visitors in a secure and safe manner.

Parking Lot:

There is an opportunity to improve the pedestrian experience throughout the parking lot. Clearly marked pedestrian pathways could help both pedestrians and drivers safely navigate the parking lot. This improvement would be especially important if all vehicular turn-arounds were directed to occur within the parking lot, along a designated route, if the traffic circle were to be eliminated. Potential concerns over eliminating the seven Entry Plaza parking spaces (none of which are accessible) could be alleviated by reclaiming the use of the seven parking spaces currently being used for dumpster and mulch storage.

Maintenance Corridor:

With a reconfiguration of the Entry Plaza and/or the Courtyard, there may be an opportunity to address the storage and maintenance circulation needs of the Swim Center staff. Where possible, a maintenance corridor should remain or be incorporated into a new site design.

Recommendations

Overall, this building remains in good condition with the following deficiencies/recommendations noted:

- Create gathering space where large groups of children arrive and depart
- Increase shade in the southern courtyard to make it more usable all year
- Clearly mark pathways in parking lot for safe navigation

VIII. RESEARCH & PRECEDENTS

A. Similar Project Types

One of the main goals of the project is to provide an accessible and intergenerational learning facility while leveraging past investments of existing community institutions. Using existing infrastructure is a great way to reduce a project's costs and provides an opportunity to repair the existing structure.

The example projects that were studied involved a diversity among program types – many combining library and community center functions within a single building. These projects help provide reference on the design and how that affects the operations of such combined facilities.

Example Project:
Prewett Family Park and Community Center

- Multi-Use Gymnasium (revenue generating)
- Community Hall
- Kitchen
- Outdoor Patio
- Express Library
- Police Service Center
- Childcare facility
- Amphitheater
- Connections to the Outdoors
- Across from Deer Valley High School
- Completed in 2001

Antioch, CA



Example Project:
Almaden Library and Community Center

- Central lobby
- Gym & fitness facilities
- Full service library
- Child care center
- Adjacent to an elementary school and park
- 4,000 visitors per day
- Completed in 2006

San Jose, CA



Example Project:
Hayward Library

- Library Garden
- Story time Space
- Teen Space and Homework Center
- Digital Learning Center and Maker Lab Space
- Community Meeting Spaces
- Learning Center for adults and seniors
- Computer Literacy Center
- Pocket Café
- Heritage Plaza / Children's Garden

Hayward, CA



Example Project:
Cherryland Community Center

- Three multipurpose rooms for activities and classes
- Reading/computer room with satellite library facility (operated by AC Library)
- Pre-K children's room
- Large 250-person community room with kitchen.
- Programming, management and maintenance by Hayward Area Recreation and Park District (HARD)

Cherryland, CA



EXAMPLE PROJECTS

SANTA CRUZ COUNTY LIVE OAK LIBRARY ANNEX

SEPTEMBER 27, 2018



SANTA CRUZ PUBLIC LIBRARIES



NOLL & TAM ARCHITECTS

B. 21st Century Libraries

The library no longer serves the community in the same ways that it has in the past. For a library to best serve its community in the 21st century it can focus on its people, place, and services in the following ways.

People:

Librarians have increasingly become mentors and facilitators within their community as opposed to navigators within a library. They can serve an important role to help people navigate the abundance of resources among us and help turn information into knowledge. Libraries have also become a place where people of different ages and backgrounds can build connections and share knowledge networks among each other.



Place:

The physical library is clearly affected by the digital age and must reflect its flexibility to meet the needs of its users. The space of a 21st century library is informed by a reduction in physical materials, greater user mobility, and desire for flexibility and collaboration. While digital resources play an expanding role for the library, there is no doubt that the physical location is an anchor for the community. This anchor then has an opportunity to outwardly strengthen a community's identity.



Services:

The services that a library can provide will greatly influence the community's ability to thrive in the space. These services should be built upon the community's needs and goals and should be able to provide users with the opportunity to discover or gain knowledge in some way. Some modern services can be workspaces for mobile workers, space for video conferencing, maker spaces, or digital media creation functions.

**C. Storm Water Management**

Per the County of Santa Cruz Design Criteria (CDC):

“Projects that add or replace more than 5,000 square feet of impervious area must incorporate BMPs to minimize and mitigate pollutant and hydrologic impacts due to development. These BMPs shall include LID measures that emphasize minimization of impacts as a first priority consistent with General Plan Policy 7.23.2 for Minimizing Impervious Surfaces. Detailed site assessment and BMP analysis is required to demonstrate adequate mitigation design for large projects so that pre-development runoff rates are maintained for a range of storms while also maintaining pre-development groundwater recharge. Safe stormwater overflow shall be incorporated into the project design.”

The Live Oak Library Annex project will most likely be recognized as a “large” project because of the extensive work to the plaza in the north. Any area the project touches will only aim to achieve conditions that are better than the existing in terms of stormwater mitigation.

D. Zoning & Planning with Santa Cruz County

The Simpkins Family Swim Center is zoned for PR, Parks and Recreation.

The existing Live Oak Library is zoned for C-1, Neighborhood Commercial, and the remainder of the parcel is the lagoon which is zoned for PR, Parks and Recreation.

Parking Requirements

Currently the Simpkins Family Swim Center has the following parking count:

- 182 normal spaces including those at the roundabout
 - Per Landscape's review, 7 of these spaces are being used as dumpster and mulch storage
- 8 accessible spaces

Total = 190 parking spaces

Per Santa Cruz County Code 13.10.552:

Use: Places of public assembly: churches, community centers, private clubs, auditoriums

Auto Parking Space: 0.25 per seat or 30 per 1,000 square feet (92.9 square meters) if no fixed seating

Bicycle Parking Space: 0.1 per seat or 10 per 1,000 square feet (92.9 square meters)

Use: Public buildings and grounds

Auto Parking Space: 1 per 200 square feet (18.6 square meters) of gross floor area* plus 30 per 1,000 square feet of public assembly area

Bicycle Parking Space: 1 per 1,000 square feet (92.9 square meters) of gross floor area*

* Exclude any floor area used only for storage or truck loading.

Further review regarding required parking and how it will coordinate with the existing facility will be taken in the next phase of the project.

Flood Zone

Based off maps provided by the Federal Emergency Management Agency (FEMA) the site is in an area of minimal flood hazard, Zone X.

The project is located within Flood Control Zone 5 and shall comply with Part 3 of the County of Santa Cruz Design Criteria – Stormwater Management Guidelines.

Riparian Zone

The riparian zone as defined by ELS and their 1995 bid documents will serve as the basis for this project. The riparian zone continues 30' past the edge of the recorded drip line. New construction is not to occur within this area.

IX. STAKEHOLDER OUTREACH

A. Community Meeting #1 Date: September 27, 2018

In order to gain input for the needs of the Live Oak community, the first meeting was held as a visioning and needs forum. 11,800 postcards were sent via mail to Live Oak residents and businesses, flyers were distributed to local schools and businesses, and email invites were sent to the community two weeks prior to the event to solicit interest for the event. These flyers and postcards had text in both English and Spanish. A press release was also issued which appeared in local publications, including Sentinel Coastlines. At the meeting there was a presentation given to inform the public about the history, context, and goals of the project. Following the presentation, the floor was opened up to four different stations with different folks involved in the project to answer questions. An online survey was also opened to reach community members that did not make it to the meeting. The feedback from this meeting focused on opportunities for the site – possible partnerships, programs, and uses for the space. Boards shown at this meeting are in the appendix.

B. Community Meeting #2 Date: October 22, 2018

The goal for the next community meeting was to present 3 conceptual design solutions with variation in size, placement, adjacencies, and site work. Electronic flyers were sent via email to Live Oak residents and flyers were distributed to local schools and businesses two weeks prior to the event to solicit interest for the event. These flyers had text in both English and Spanish. A press release was also issued which appeared in local publications, including Sentinel Coastlines. Again, there was a presentation explaining the project - reporting on the first community meeting and online survey, showing some landscape character options, and explaining these design concepts. The three design options were displayed on the wall and community members were encouraged to vote on aspects they liked and disliked by placing green and red dots on these boards. They also voted on landscape imagery that they liked. Feedback from this meeting gave the design team insight into what aspects of the project the community preferred. Some of the feedback that moved forward was to utilize the existing community rooms, keep the kitchen, maintain the existing entry, and to expand upon the connection to the Boys and Girls club. Boards shown at this meeting are in the appendix.

C. Community Meeting #3 Date: December 4, 2018

What was initially planned to be the final community meeting, this third community meeting was an effort to consolidate the community feedback we had gathered and present it back through a single concept design. Electronic flyers were sent via email to Live Oak residents and flyers were distributed to local schools and businesses two weeks prior to the event to solicit interest for the event. These flyers had text in both English and Spanish. A press release was also issued which appeared in local publications, including Sentinel Coastlines. Following the same procedure as the previous meetings there was a presentation given at the beginning and a chance for the public to look at the concept plans and ask questions after. There was an emphasis when displaying the combined concept plan to

show that the community's responses had been processed through the design. The plan was generally well received but there was some concern about security, staffing, and even more of connection to the Boys & Girls Club. Boards shown at this meeting are in the appendix.

D. Community Meeting #4 Date: May 28, 2019

After the initial community process the advisory and design team focused on any elements that the design was missing and the reality of running the facility. After rework and the inclusion of a more defined plan for the site work and landscaping it was decided to hold another community meeting in order to inform the public about the status of the project.

To reach a larger and varied audience, the final community meeting was given a different format and it was held just after a Zumba class at Live Oak Elementary. Electronic flyers were sent via email to Live Oak residents and flyers were distributed to local schools and businesses two weeks prior to the event to solicit interest for the event. These flyers had text in both English and Spanish. A press release was also issued which appeared in local publications, including Sentinel Coastlines. Intended to be more of an open-house meeting, boards and easels were set up displaying updated concept plan, landscape plans, phasing plan, and 3D visualizations for the public to view. A brief presentation was held to give attendees an overview of the design. The conversations around this meeting involved questions about the allocated budget, library functions, and staffing. Boards shown at this meeting are in the appendix.

X. CONCEPTUAL DIAGRAMS & APPROACH

A. 3 Original Concepts – Community Meeting #2

Option A – Community Meeting #2

The concept design for the first option was intentionally limited to provide an option that was financially responsible. A common theme among these options was the landscape oriented towards the south side of the building to open views to the forested areas of Schwan Lagoon. To keep in line with a financially responsible design, the concept to utilize half the existing community room for active learning library programs was adopted. To gain group study rooms, the community rooms were slimmed down in the east/west direction and extended to the south to push up against a new glazed wall overlooking the southern plaza.

Option B – Community Meeting #2

The goal for the concept design of Option B was to create a presence for the public library at the front of the Simpkins Family Swim Center. New construction at the front of the building provided an opportunity to create a unified and prominent entrance for the two spaces and provided great natural daylight for the new addition. The sitework was a hybrid between retaining existing parking and a creating a new plaza.

Option C – Community Meeting #2

In Option C the existing community rooms are converted into library space and the community rooms become newly constructed pieces in the southern plaza. Removing the community centers opened up the interior for a great sense of visibility from the south plaza to the north plaza of the site. The group study rooms and classroom were pushed to one side to maintain an open flexible space for the functions of the library. Building outside the current footprint left room in the future for a possible second story for other functions of the facility. Here the plaza to the north is given much more coverage in order to provide a location for public events and to strengthen the connection to the Boys and Girls Club.

OPTION A

EXISTING CENTER RENOVATED TO LIBRARY AND FLEXIBLE PROGRAM ROOM WITH NEW ENTRANCE

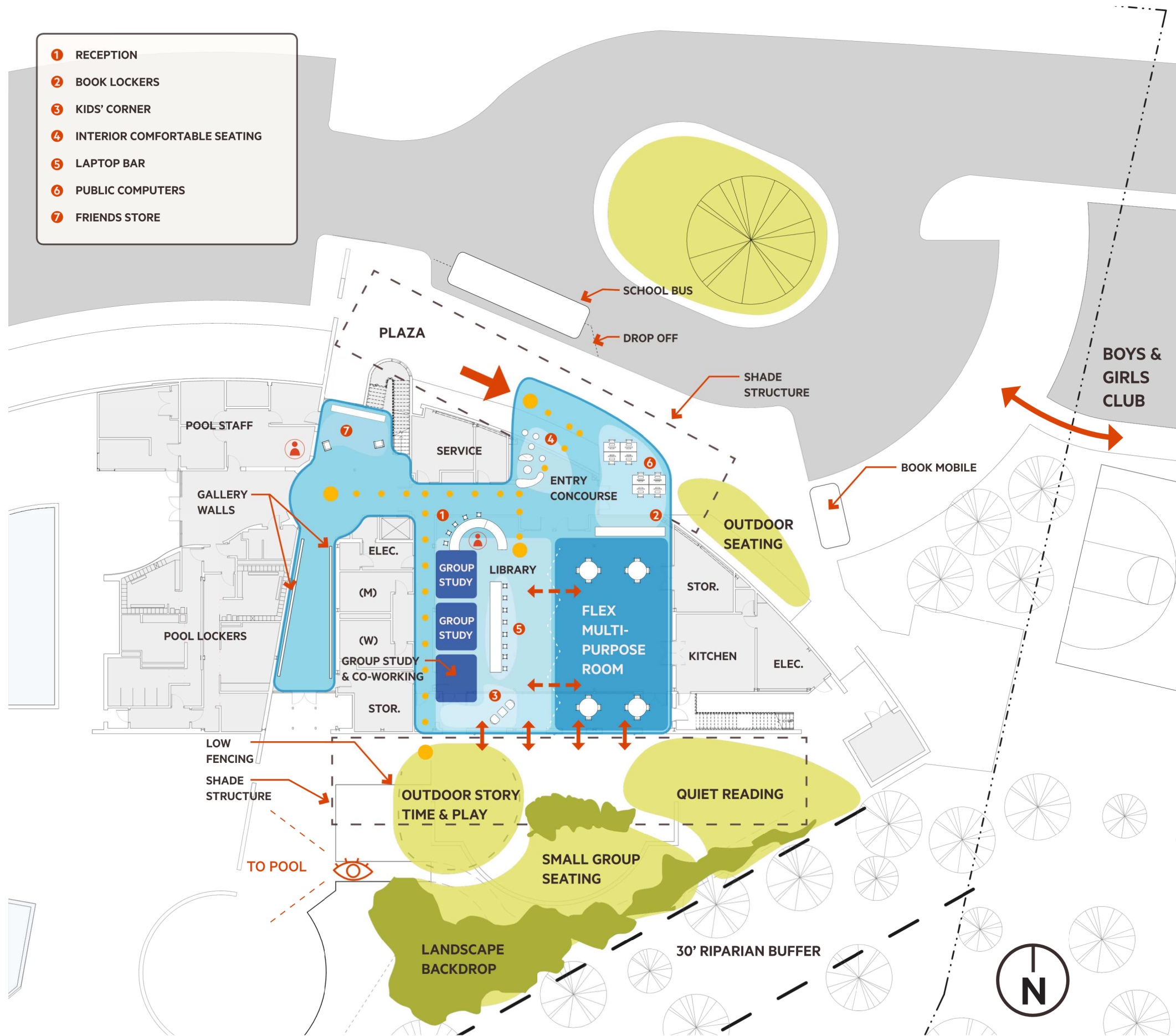
WHICH CONCEPT DESIGN OPTION WILL BEST SERVE LEARNING OPPORTUNITIES FOR ALL AGES?

WHICH CONCEPT DESIGN OPTION IS THE MOST "FLEXIBLE" TO SUPPORT A VARIETY OF PROGRAMS?

WHICH CONCEPT DESIGN OPTION IS THE MOST WELCOMING TO THE COMMUNITY?

WHICH CONCEPT DESIGN OPTION IS THE BEST SHARED USE OF THE LIBRARY ANNEX AND THE SIMPKINS SWIM CENTER?

WHICH CONCEPT DESIGN OPTION MOST EFFECTIVELY USES THE EXISTING FACILITY?



OPTION B

LIBRARY ADDITION AT FRONT OF BUILDING AND EXPANDED ENTRANCE

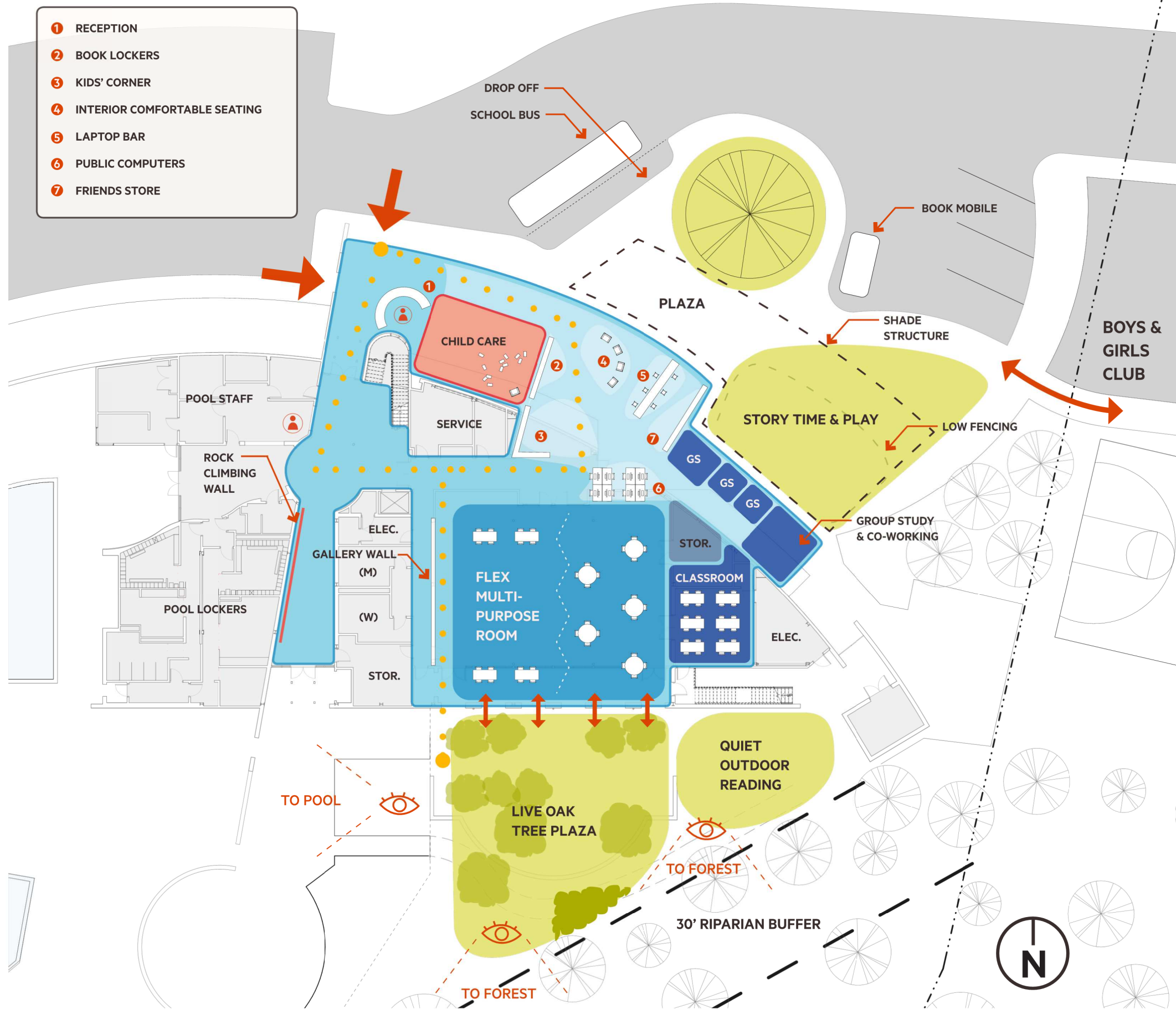
WHICH CONCEPT DESIGN OPTION WILL BEST SERVE LEARNING OPPORTUNITIES FOR ALL AGES?

WHICH CONCEPT DESIGN OPTION IS THE MOST "FLEXIBLE" TO SUPPORT A VARIETY OF PROGRAMS?

WHICH CONCEPT DESIGN OPTION IS THE MOST WELCOMING TO THE COMMUNITY?

WHICH CONCEPT DESIGN OPTION IS THE BEST SHARED USE OF THE LIBRARY ANNEX AND THE SIMPKINS SWIM CENTER?

WHICH CONCEPT DESIGN OPTION MOST EFFECTIVELY USES THE EXISTING FACILITY?



OPTION C

RENOVATED CENTER FOR LIBRARY AND
EXPANDED FLEXIBLE PROGRAM ROOM

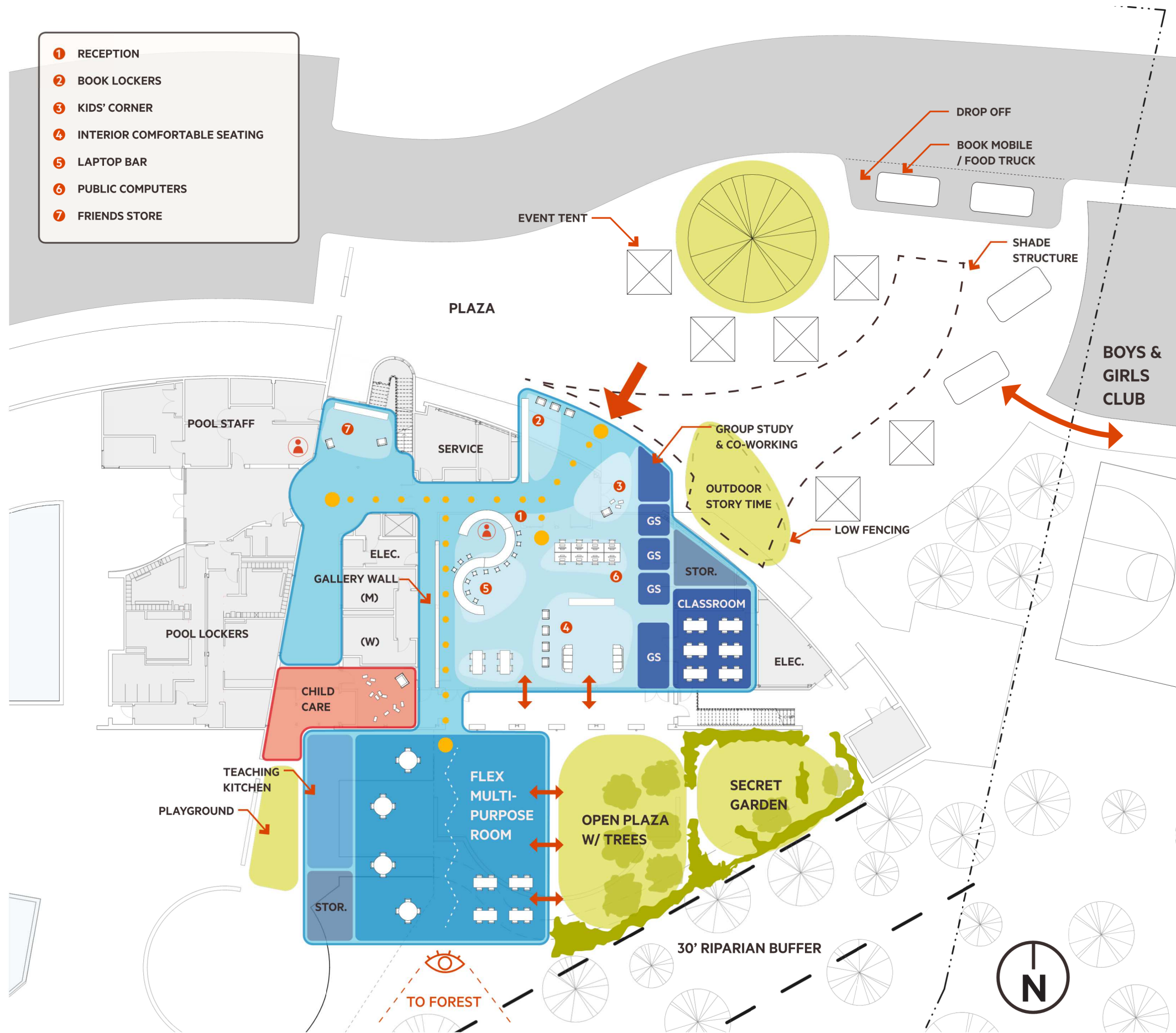
WHICH CONCEPT DESIGN OPTION WILL BEST
SERVE LEARNING OPPORTUNITIES FOR ALL
AGES?

WHICH CONCEPT DESIGN OPTION IS THE
MOST "FLEXIBLE" TO SUPPORT A VARIETY OF
PROGRAMS?

WHICH CONCEPT DESIGN OPTION IS THE
MOST WELCOMING TO THE COMMUNITY?

WHICH CONCEPT DESIGN OPTION IS THE BEST
SHARED USE OF THE LIBRARY ANNEX AND
THE SIMPKINS SWIM CENTER?

WHICH CONCEPT DESIGN OPTION MOST
EFFECTIVELY USES THE EXISTING FACILITY?



B. Preferred Concept Option – Community Meeting #3

With the input of the community at the previous meeting, this plan was presented as an amalgamation of the options presented and feedback received. There was strong preference for Option A which had minimal addition to the building. In order to maintain the sizes of the existing community rooms the group study rooms had to be moved. Now located in the north plaza, the wing of rooms created a protected outdoor space that could be used as a controllable, flexible area. There was strong input from the community to keep the kitchen and possibly expand it, so the area has been left available for those improvements in the future. With input to both have a strong connection to the Boys and Girls Club and to retain parking, the hybrid site plan was used to address both comments.

DESIGN CONCEPT

EXISTING CENTER RENOVATED TO LIBRARY / FLEXIBLE PROGRAM ROOMS AND ADDITION AT FRONT OF BUILDING

FLEXIBLE PROGRAM ROOMS :

- CLASSROOM
- SMALL MEETING
- FITNESS CLASS
- SMALL EVENT
- TRAINING
- DANCE CLASS
- COOKING CLASS

WHAT OTHER ACTIVITIES? WRITE IN BELOW!

ACTIVE LEARNING :

- WRITING GROUP
- MAKER SPACE
- CRAFT PROGRAMS
- SEWING CLASSES
- OPEN SEMINARS

WHAT OTHER ACTIVITIES? WRITE IN BELOW!



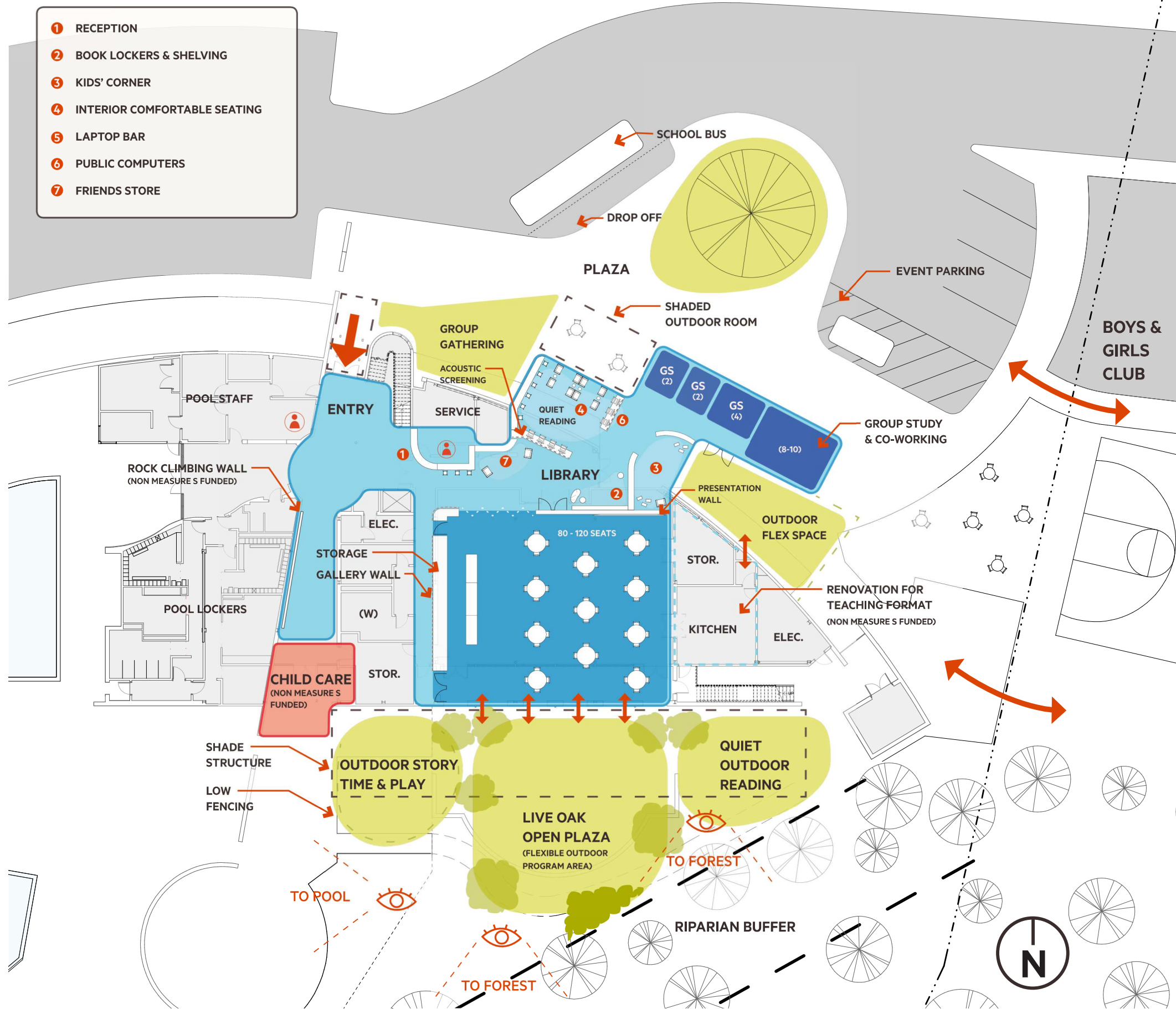
DESIGN CONCEPT

EXISTING CENTER RENOVATED TO LIBRARY / FLEXIBLE PROGRAM ROOMS AND ADDITION AT FRONT OF BUILDING

FLEXIBLE PROGRAM ROOMS :

- COMMUNITY MEETING
- VOTING PRECINCT
- BANQUET
- ART SHOW

WHAT OTHER ACTIVITIES? WRITE IN BELOW!



DESIGN CONCEPT

EXISTING CENTER RENOVATED TO LIBRARY / FLEXIBLE PROGRAM ROOMS AND ADDITION AT FRONT OF BUILDING

FLEXIBLE PROGRAM ROOMS :

- CONFERENCE
- PERFORMANCE
- LARGE GROUP TRAINING
- MOVIE NIGHT

WHAT OTHER ACTIVITIES? WRITE IN BELOW!



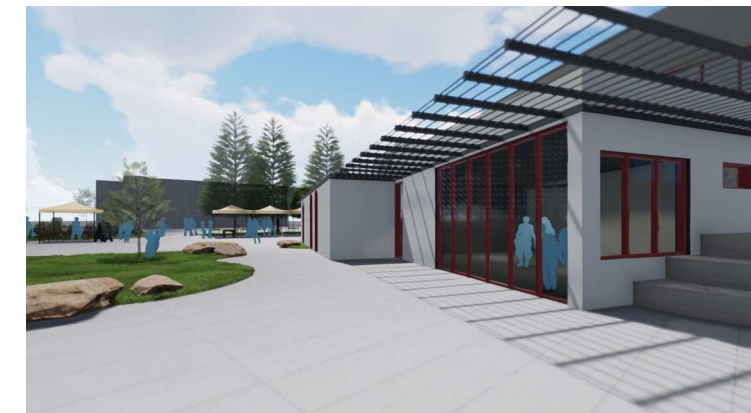
C. Final Concept & Rendering – Community Meeting #4

Architectural Plan

The final concept was produced with consideration of community input and the joint operations between the County Parks Department and the Public Libraries. Within this design there is a greater emphasis on the plaza to the north and the addition of new “Active Learning Room”. The Childcare has also shifted slightly to maintain existing circulation paths. For budget considerations the southern glass line of the community rooms was pulled back to its existing location – leaving the arcade intact.

With a strong importance placed on staff presence, the reception desk location was a topic of discussion throughout design. It was determined to have the location within view of the current reception area to ensure that if a single position were to be empty for a moment, navigation to another staff member would be easy. Since visibility for this staff member is important, the interior facing walls of the group study room will be glazed while the active learning room, which will be lockable, is pushed further from sight. The entrance on the east portion of the addition is intentionally not prominent. There is preference to only have one entrance point to make surveillance easier, but this backdoor was included for requested after hour access to the active learning room and for the purposes of safe exiting.

The interior elements provide users with comfortable seating, access to public computers, book lockers, limited shelving, and a children’s area. Additional elements such as movable, powered laptop bar and a storage/gallery wall in the multipurpose rooms give both the users and the staff flexibility in how to use the space. A Friends of the Public Library store, possibly in accordance with a Friends of Parks & Recreation store, is a possibility to form here. This volunteer staffed store may provide the facility an extra set of eyes.

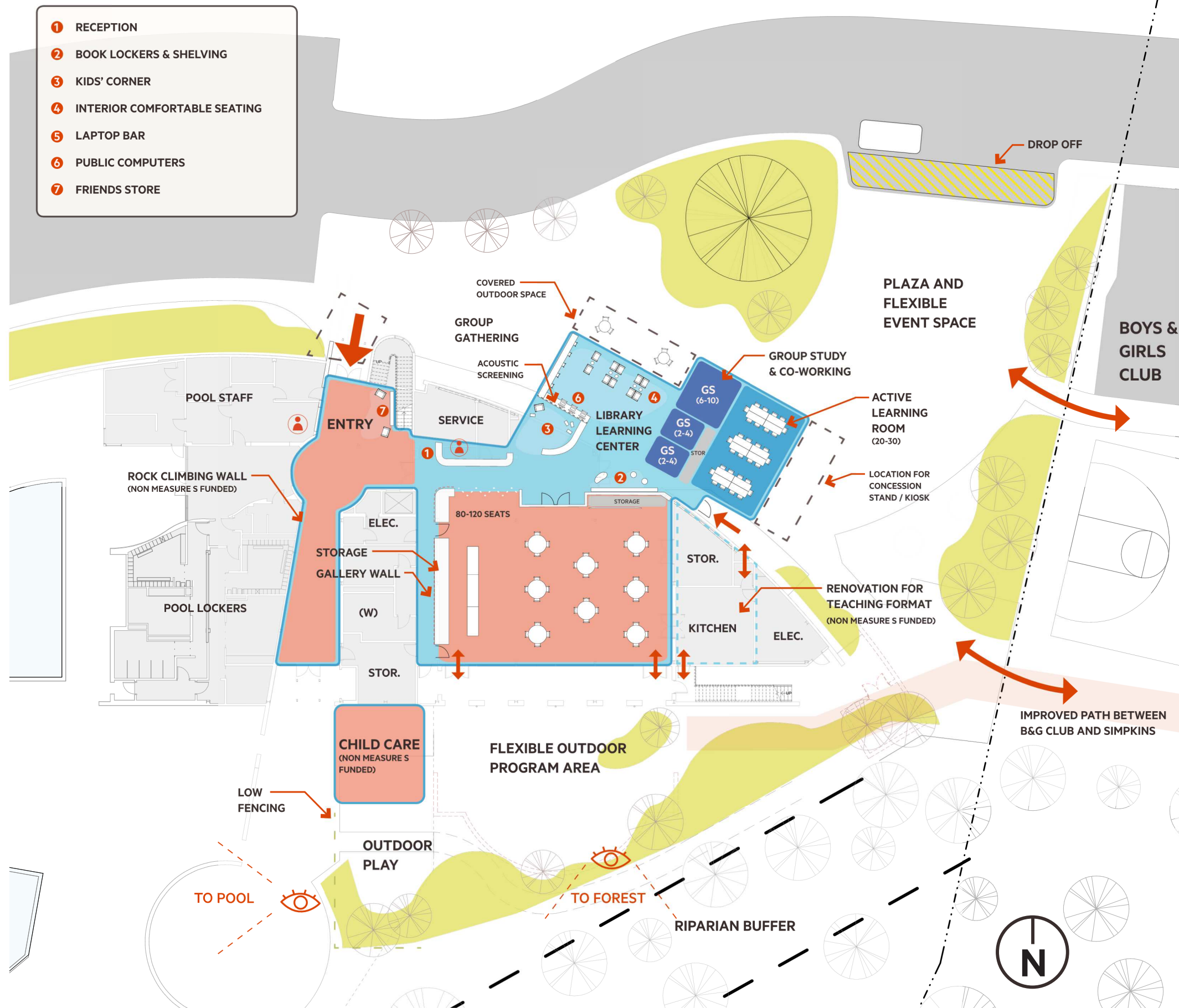


DESIGN CONCEPT

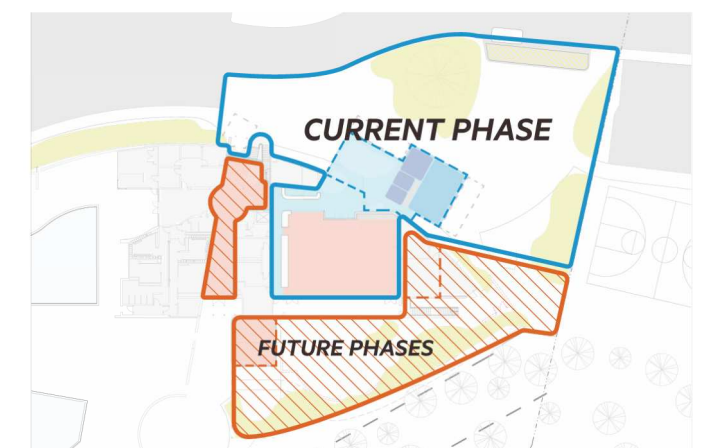
EXISTING COMMUNITY CENTER ROOMS
UPGRADED AND LIBRARY ADDITION AT
FRONT OF BUILDING

FLEXIBLE MULTI-PURPOSE ROOMS :

- COMMUNITY MEETING
- VOTING PRECINCT
- BANQUET
- ART SHOW



PROJECT PHASING



CONCEPTUAL LAYOUT DIAGRAM

MAY 28, 2019

SANTA CRUZ LIVE OAK LIBRARY ANNEX

SANTA CRUZ PUBLIC LIBRARIES & COUNTY PARKS DEPARTMENT

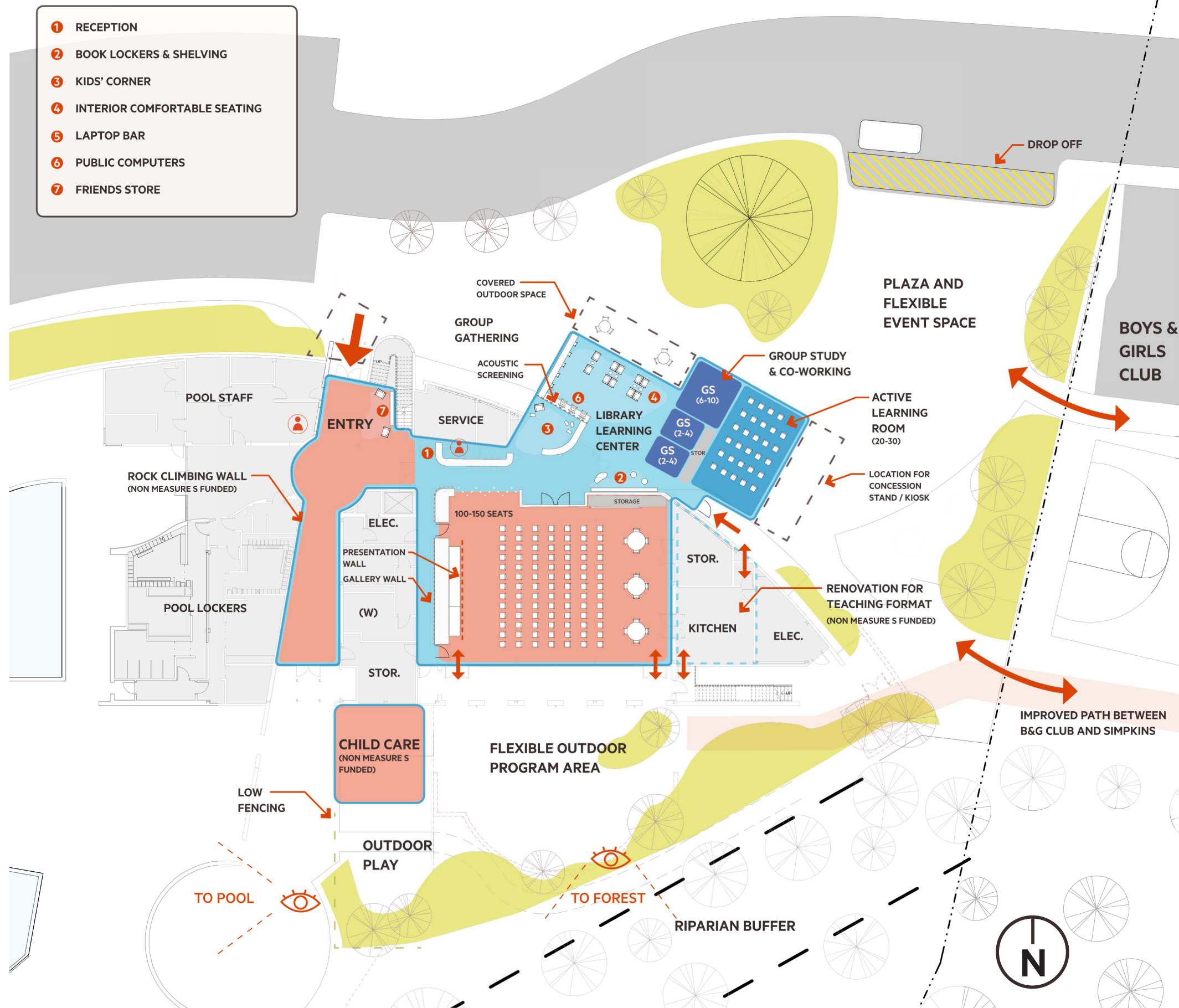
NOLL & TAM
ARCHITECTS

DESIGN CONCEPT

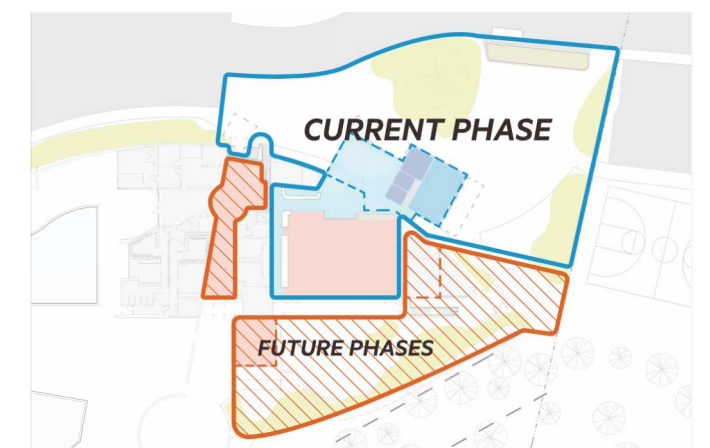
EXISTING COMMUNITY CENTER ROOMS
UPGRADED AND LIBRARY ADDITION AT
FRONT OF BUILDING

FLEXIBLE MULTI-PURPOSE ROOMS :

- CONFERENCE
- PERFORMANCE
- LARGE GROUP TRAINING
- MOVIE NIGHT



PROJECT PHASING



CONCEPTUAL LAYOUT DIAGRAM

MAY 28, 2019

SANTA CRUZ LIVE OAK LIBRARY ANNEX

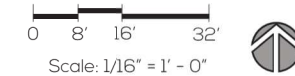
SANTA CRUZ PUBLIC LIBRARIES & COUNTY PARKS DEPARTMENT

NOLL & TAM
ARCHITECTS

Landscape Plan Options

Both landscape concepts create a similar language throughout the site using patterns, texture, and planting. The symbolic Oak tree was kept intact and upgraded by planning for new monumental signage and seating at adjacent locations. The concepts present a flexible design, providing opportunities for farmer's markets, movie nights, performances, etc. Storm water management in the form of bioswales and permeable pavers in the design was implemented for the expanse of the hard surfaces among the plaza.

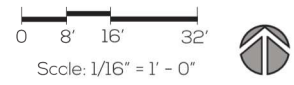
Additional features for the landscape that are not reflected in these drawings include a climbable boulder element, bike parking, and a dog friendly area.



CONCEPTUAL LANDSCAPE PLAN - A

LIVE OAK LIBRARY ANNEX

JULY 08, 2019



CONCEPTUAL LANDSCAPE PLAN - B
LIVE OAK LIBRARY ANNEX
 JULY 08, 2019

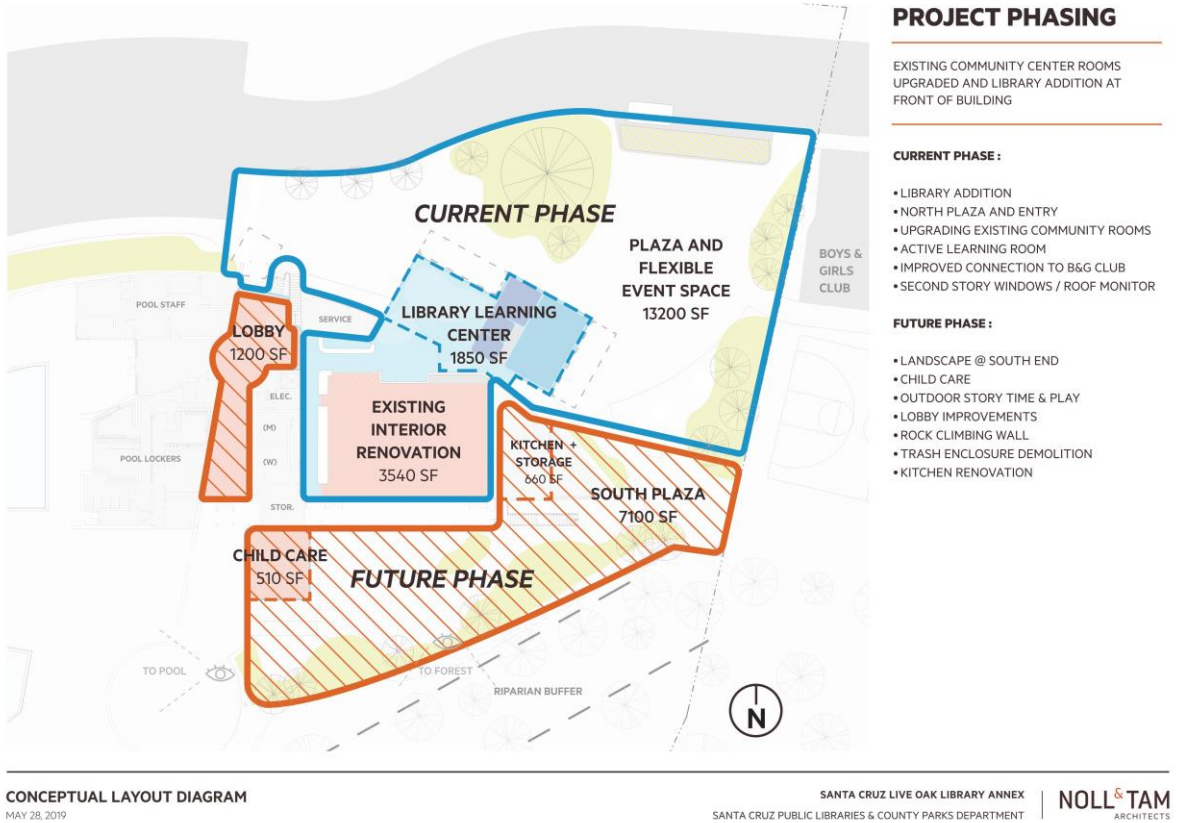
XI. CONCEPTUAL STUDY COST REPORT

A. Scope Priority & Cost

To fit within the allocated budget the project will be phased into several parts. For the first phase of the project the funding will come from two sources – funding from Library Measure S / County Library funds and funding from Parks Measure G. The phase will be prioritized as shown below. See full cost estimate in appendix.

SCOPE	SQUARE FEET (APPROXIMATE)	FUNDING*
<p>New Building Addition</p> <p>New construction for the library annex. This will include the library learning center, group study rooms, and an active learning room with ancillary storage.</p>	1,850 SF	100% Library Funded
<p>Renovation for Learning Center</p> <p>This will include the demolition and construction of walls around the communication services. This area will be replaced with new lighting, ceilings, and flooring.</p>	940 SF	100% Library Funded
<p>Refresh of Community Room</p> <p>Refresh of the existing community rooms. This work will include the replacement of the sliding partition with a better performing acoustical partition. The space should be fitted with new lighting, AV equipment, and a replacement for the AHU. There will also be additional storage constructed and some additional casework.</p>	2,600 SF	100% Parks Funded
<p>Site/Plaza Area</p> <p>North plaza and flexible event space. The cost of this work will be shared.</p>	13,200 SF	75% Library Funded 25% Parks Funded
<p>Second Floor Modifications</p> <p>Addition of windows and/or roof monitors to the second floor. Also, there will be a reconfiguration of a storage room into a small conference room.</p>	240 SF	100% Parks Funded
*Total Funding = \$7,050,000		

B. Phasing Diagram & Implementation Plan

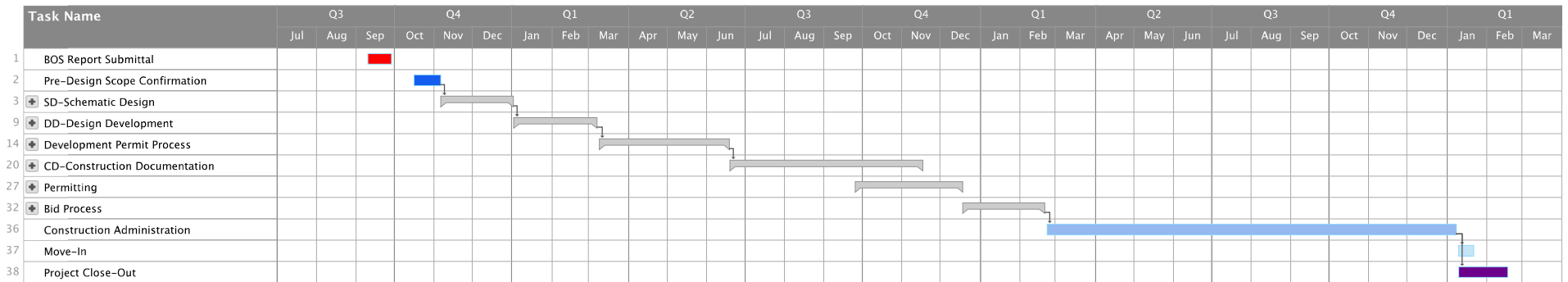


As noted previously the construction of this project should be coordinated with any planned maintenance of the Simpkins Family Swim Center. With funding from Measure S, setting up the library learning center and its ancillary outdoor and indoor spaces is the priority for this project.

C. Project Schedule

See schedule on following page.

C of SC LOLA - Schedule



D. Statement of Operation

The Santa Cruz Public Libraries and Santa Cruz County Parks Department share similar goals in wanting to create healthy and engaging flexible environments where people can connect and learn. Achieving these goals together in a combined facility is a new opportunity for both entities. Each party is motivated to develop a long-term partnership that will benefit the Live Oak community and foster a new experience for Simpkins Family Swim Center and Live Oak Library Annex users. Libraries and Parks are in discussions to establish a memorandum of understanding (MOU) to address joint use of the shared facility, including the following topics:

- Operating and open hours and days
- Staffing issues
- Cross training goals for staff
- Security and access
- Live Oak Library Annex furnishings, including computers and technical supplies
- Maintenance and janitorial issues
- Programming responsibilities, priorities, and coordination
- Promotion coordination
- Partnership and collaboration to meet community needs

XII. APPENDIX

A. Original Drawings

1. Original Drawings (Select Sheets) – 1996 Bid Set - Live Oak Community / Swim Center
2. Renovation Drawings (Select Sheets) – 2008 Bid Set - Simpkins Family Swim Center Renovation

B. Existing Building Evaluations

3. Architectural Building Evaluation
4. Structural Building Evaluation
5. Mechanical, Electrical & Plumbing Building Evaluation
6. Landscape Building Evaluation

C. Concept Plans, Diagrams, and Visualizations

7. Concept Plans (3)
8. Preferred Concept Plan (1) + Alternate Mode Plans (2)
9. Final Concept Plan (1) + Alternate Mode Plans (2)
10. Landscape Plans (2)
11. Phasing Diagram
12. Building and Site Rendering

D. Ancillary Community Documents

13. Community Meeting Presentations and Boards, English and Spanish (4)
 - a. Community Meeting #1
 - b. Community Meeting #2
 - c. Community Meeting #3
 - d. Community Meeting #4

E. Cost Estimate

14. Cost Estimate Packet