



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 11, 2014

**TO:** Mayor and Councilmembers

**FROM:** Facilities Division, Public Works Department  
Library Department

**SUBJECT:** Children's Library Relocation Improvement Project At The Central Library Building

**RECOMMENDATION:** That Council:

- A. Authorize the Public Works Director to execute a Professional Services Agreement with LPA, Inc., in the amount of \$293,274, with \$29,327 available for extra services, for the final design of the Children's Library Renovation at the Central Library at 40 East Anapamu Street; and
- B. Increase appropriations and estimated revenues in the Capital Outlay Fund funded from transfers totaling \$357,601 from the Fenton Davison Trust (\$212,601), the Peggy Maximus Trust (\$95,000), and the Miscellaneous Gift Fund (\$50,000), for the cost of the contract and extra services that may result from necessary changes in the scope of work and City staff design costs.

**DISCUSSION:**

**BACKGROUND:**

The Central Library (Library) was last renovated in 1980. Since that time, there have been changes in demographics, services, and technology that have made the current space arrangement obsolete. Therefore, the Library is interested in completing the needed building renovations, including the relocation of the existing children's section from the main level to the lower level and the development of a new, state-of-the-art Children's Library for the community.

After working with Library, Public Works Facilities and Engineering staff, and community interest groups, LPA, Inc. (LPA), was selected and approved by the City to provide preliminary design services for the Children's Library Renovation in October 2010. The preliminary design was successfully completed, with the construction phase divided into two significant efforts: Phase 1; the initial relocation of the children's section from the main to the lower level, and Phase 2; future improvements to renovate additional areas

of the Library in response to expressed community needs, including the installation of a new elevator. The City is eager to move forward into the final design stage of Phase 1.

LPA has completed and submitted a Phase 1 final design proposal as of January 2014, which builds on the past preliminary design. The final design proposal has been reviewed and approved by the Public Works Facilities Division and the Library Department.

## PROJECT DESCRIPTION

The Children's Library Renovation will occur in two phases, which will both require design and construction as outlined below. Phase 1 is currently being addressed, and Phase 2 will be addressed with future funding and a separate design and construction effort. Phase 1 and Phase 2 will be executed as separate projects.

### Phase 1 - Design:

- Design for the renovation at the lower level of the Library into a state-of-the-art Children's Library including rooms, partitions, graphics, finishes, and furniture.
- Design for minor renovations of the Main Floor to provide additional electrical outlets as well as some architectural features.
- Design for adding restrooms to the new Children's Library area.
- Design for reconfiguration of the mechanical duct work.
- Design of all required electrical work.
- Design and documentation of the fire sprinkler and fire alarm system.
- Addressing accessibility (ADA) concerns.

### Phase 1 – Construction:

- Renovate the lower level of the Library into a state-of-the-art Children's Library, as per Phase 1 design plans.
- Perform minor renovations at the Main Floor including, but not limited to, additional electrical outlets as well as some architectural features.
- Construction of new restrooms in the Children's Library area.
- Reconfiguration of the mechanical duct work, as per Phase 1 design plans.
- Construction of a fire suppression system and water lines, as per Phase 1 design plans.
- Construction pertaining to any ADA concerns identified in the Phase 1 design.

Phase 2 – Design and Construction:

- Create required design documentation to execute desired renovations.
- Modified stairway between the Main and Lower levels.
- New ADA accessible elevator.
- Re-organized staff offices on upper level.
- Study room on upper level.
- Potential café or bookstore.

PHASE 1 DESIGN ARCHITECT SELECTION

Several architectural firms were invited to submit Statements of Qualifications (SOQ's) to be considered for this project. After City staff reviewed the SOQ's, the top firms were interviewed and distinguished themselves by demonstrating the essential elements of this project's success. During the interview process, LPA proved to be a collaboration-oriented firm with the experience, creativity, and flexibility required for this project. LPA also has significant past experience with similar library renovation projects.

COMMUNITY OUTREACH

The Library continues to work with various constituents to generate community support and involvement in helping to fundraise for the Children's Library Project. The Friends of Santa Barbara Public Library and the recently formed Santa Barbara Public Library Foundation are major partners in this effort. As of February 2014, the Library has raised \$2,321,000 in grants, bequests, and donor commitments to be used for the Children's Library Project. On January 27, 2014, the Council awarded a \$500,000 matching grant to the project. Community interest in the Children's Library Project is high and is gaining momentum as the project becomes a reality.

FUNDING

The Fenton Davison Trust, a bequest to the Central Library, will provide \$212,601, the majority of the funding for Phase 1 design costs. Additional funding will be provided as follows:

Orfalea Foundation	\$25,000
Santa Barbara Foundation	\$25,000
John & Peggy Maximus Fund	\$95,000

Phase 1 construction, including construction management, is estimated to be an additional \$2.7 million, which will be primarily funded by the Library's capital campaign. A shortfall in the Library's fundraising efforts could be offset by the use of Library gift funds such as the Fenton Davison Trust. It is anticipated that there will be sufficient construction funding by December 2014 for award of the construction contract, and the remaining project costs.

**BUDGET/FINANCIAL INFORMATION:**

The following summarizes Phase 1 estimated project costs:

**ESTIMATED TOTAL PROJECT COST – PHASE 1**

<b><u>Preliminary Design Costs-to-Date</u></b>	
Preliminary Design (by Contract) - <b>completed</b>	\$91,749
Other Design Costs – City Staff - <b>completed</b>	\$25,000
<b>Subtotal</b>	<b>\$116,749</b>
<b><u>Final Design – Phase 1</u></b>	
Final Design (by Contract)	\$293,274
Extra Design Services	\$29,327
Other Design Costs – City Staff	\$35,000
<b>Subtotal</b>	<b>\$357,601</b>
<b><u>Construction – Phase 1</u></b>	
Renovation Phase Construction	\$2,300,000
Construction Management/Permit/Inspection – City Staff	\$215,000
Architectural Construction Support – Consultant	\$80,000
Furniture/Equipment	\$90,000
<b>Subtotal</b>	<b>\$2,685,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$3,159,350</b>

**SUSTAINABILITY IMPACT:**

Facility improvements will be in alignment with the City's eco-friendly, environmental impact goals by utilizing durable carpeting with minimal off-gassing, stain and abrasion-resistant odor-free paints, energy efficient lighting, and low-emitting, 75% recycled content ceiling tiles.

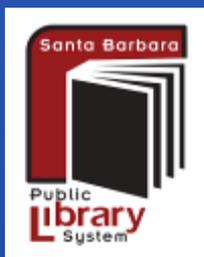
**PREPARED BY:** Jim Dewey, Facilities & Energy Manager/MW/IM/mh

**SUBMITTED BY:** Rebecca Bjork, Acting Public Works Director  
 Irene Macias, Library Director

**APPROVED BY:** City Administrator's Office



# Children's Library



Renovation and Improvement Project  
March 11, 2014

# Children's Library Project

- ◆ LPA hired - October 2010
- ◆ Preliminary Design completed - May 2011
  - Phase I
    - Move Children's Library to lower level
    - Repurpose vacated space on main level
  - Phase II
    - Service enhancements on main and upper levels

# WHY? Space

- ◆ We're bursting at the seams
- ◆ Current children's area is only 1500 sq. ft.



# WHY? Safety

- ◆ Poor sightlines and high shelving; staff & parents can't see children



# WHY? Services

- ◆ Current space is too dark; lacks of sufficient natural lighting



# WHY? Services

- ◆ Performances and special events: children must cross library space & lobby for storytimes and programs



# WHY? Services

- ◆ Already using lower level for overflow performance space



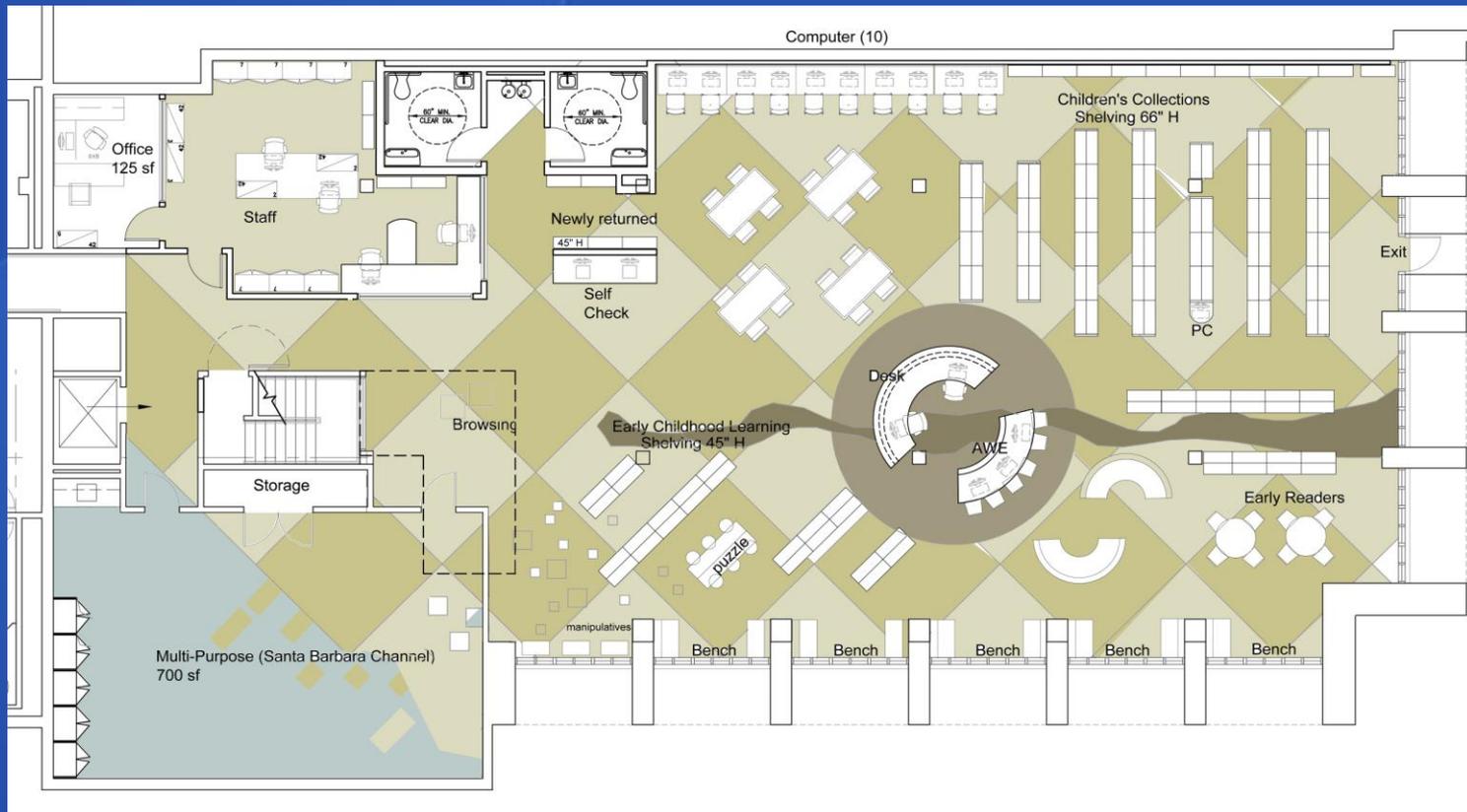
# WHY? Learning

- ◆ We're busy! Not enough parent-child and study spaces



# Solutions

- ◆ Proposed renovation offers MORE SPACE for families, children, events, and services



# Solutions for Families

- ◆ Sunny Parent-Child Reading Nooks
- ◆ Updated and functional furnishings



# Solutions for Children

- ◆ Developmentally appropriate spaces for play and learning



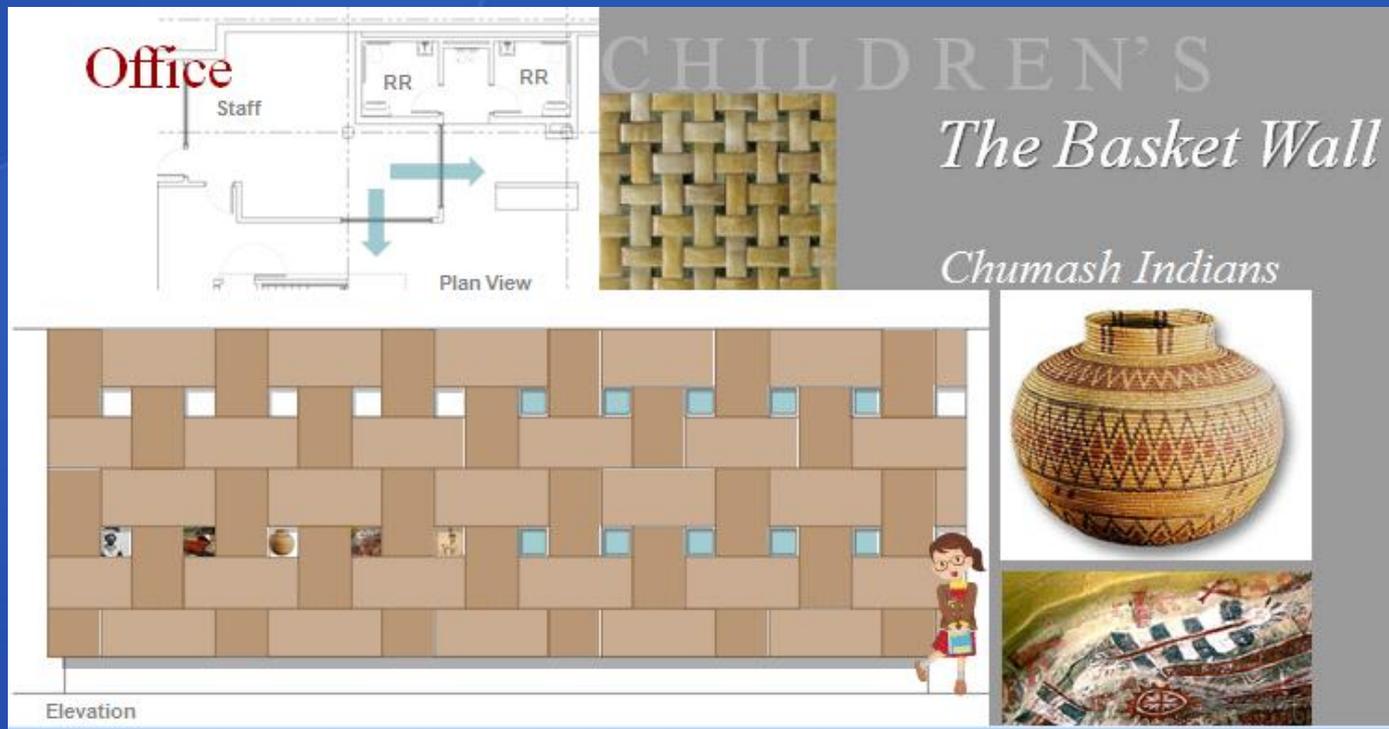
# Solutions for Events

- ◆ Dedicated space for storytimes, activities, and homework help



# Solutions for Service

- ◆ Staff work area adjacent to public use area



# Solutions for Service

- ◆ Centralized service area with clear sightlines
- ◆ Self-check kiosks
- ◆ ADA compliant family restrooms



# Children's Library – Phase I

## Scope (Children's Floor)

- New ADA Restrooms
- New Staff Areas
- New Service Desks
- New Computers
- New Lounge
- New Shelving, Finishes, Lighting & Ceilings
- New Self Check Kiosks (2)
- Co-located Staff Offices
- *Stair and Elevator Remain*
- *Meeting Room Size and Storage to Remain*

**New Area: 6,325 Sq Ft.**

Reader seats: **34**

Computers: **12**

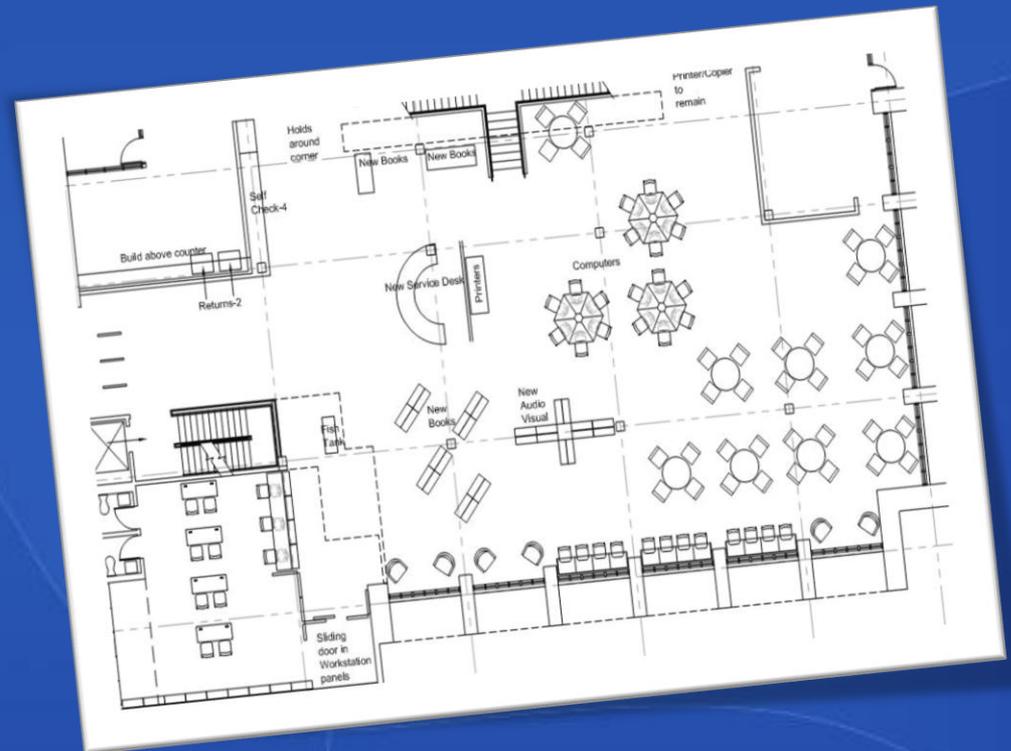
Soft Seating: **15**

Collection: **3,064 Ln. Ft.**  
Shelving

# Children's Library – Phase I

## Scope (Main Floor)

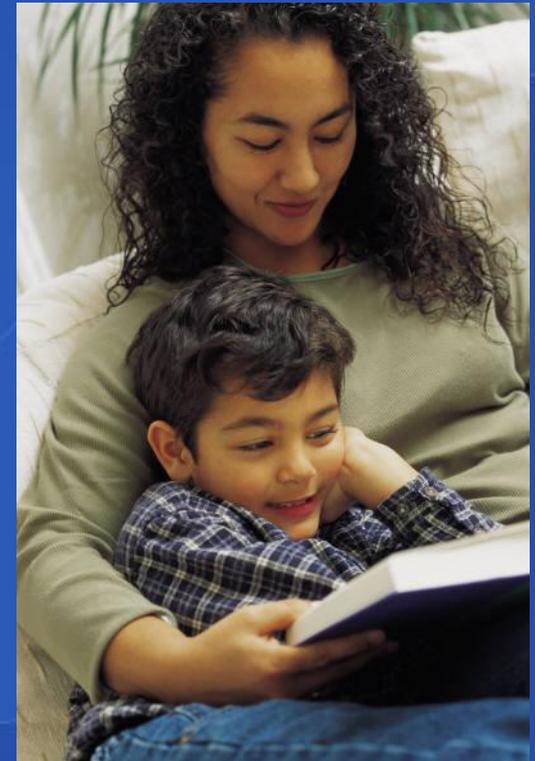
- ◆ Move Adult Literacy to Existing Children's Area
- ◆ New Service Desk
- ◆ New Display for Marketplace
- ◆ Consolidate Computers (Better Staff Support)



# Children's Library – Phase I

## Design (LPA Inc – Architect)

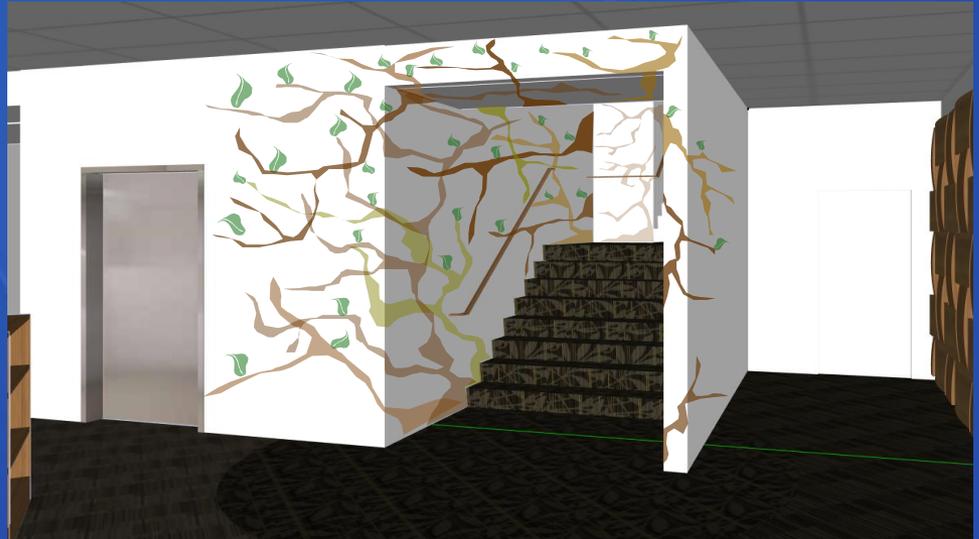
- ◆ Design for:
  - ◆ New Children's Library
  - ◆ Minor renovations of the main level
  - ◆ ADA improvements
  - ◆ Electrical and mechanical
  - ◆ Fire protection



# Master Plan - Phase II

## Future Children's Floor Remodel

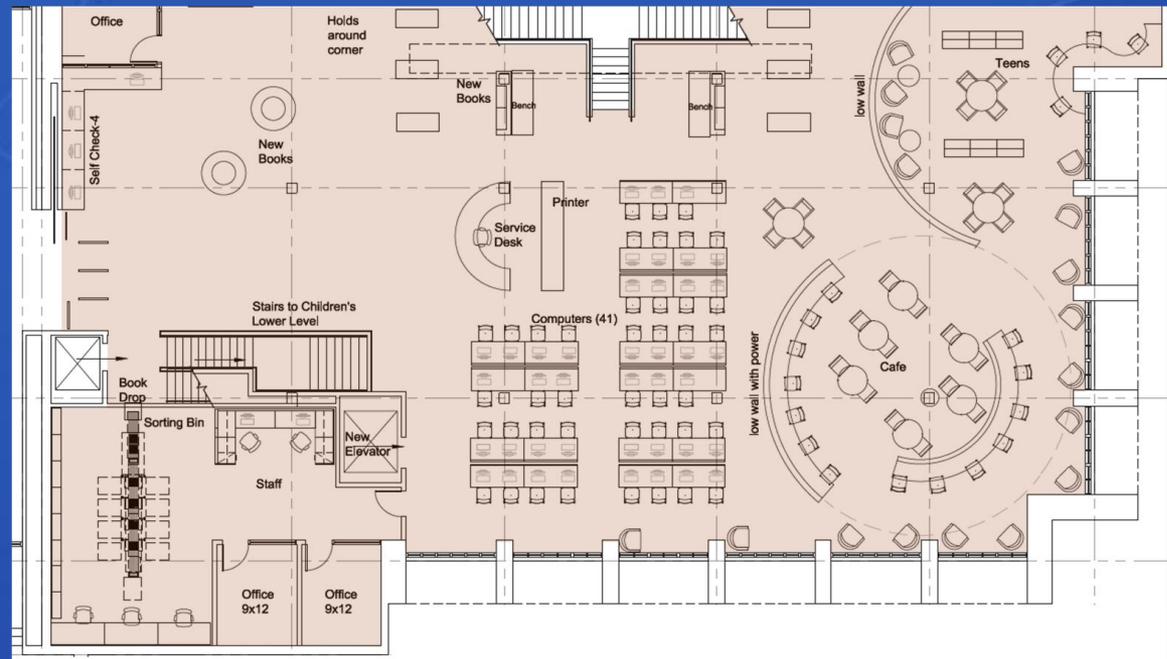
- ◆ New Enlarged Elevator
- ◆ Reconfigured Stair
- ◆ Revised Multi-Purpose Space
- ◆ Fire Sprinklers



# Master Plan - Phase II

## Future Main Floor Remodel

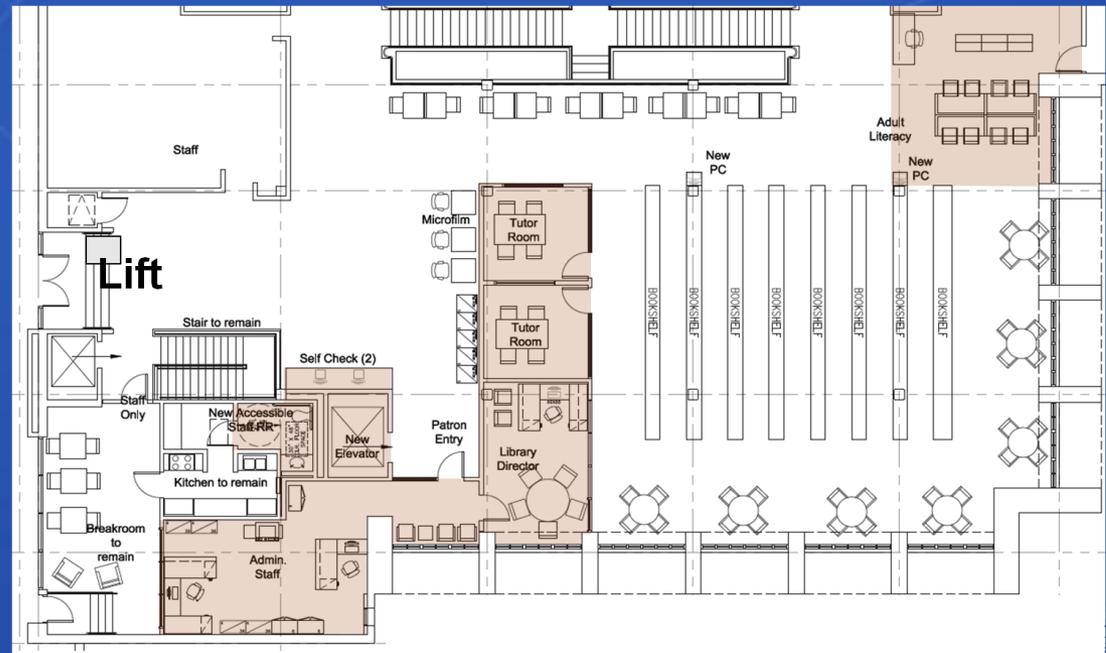
- New Café & Marketplace
- New Elevator
- New Book Sorting
- New Staff Area
- New Computers
- New Teen Area
- Lighting
- New Book Display
- New Finishes & Ceilings
- Fire Sprinklers



# Master Plan - Phase II

## Future Upper Floor Remodel

- Adult Literacy Furniture
- New Study & Tutor Rooms
- Reconfigured Staff Area to Accommodate New Elevator
- New ADA Staff Restroom
- New Finishes & Ceilings
- Lighting
- New Study Tables & Chairs
- New Fire Sprinklers
- New Terrace Patio Floor
- Lift to Access Terrace



# Children's Library

## Phase 1: Estimated Project Costs

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# Children's Library Project Funding

Source	Amount
City of Santa Barbara	\$500,000
Friends of the Santa Barbara Library	\$50,050
Individual Donors	\$433,115
Local Foundations	\$425,000
Corporate Donors	\$250,000
Bequests	<u>\$760,000</u>
<b>Total to date</b>	<b>\$2,418,265</b>

# The Children's Library

“Literacy is not a luxury, it is a right and a responsibility. If our world is to meet the challenges of the 21<sup>st</sup> century we must harness the energy and creativity of all our citizens.”

- PRESIDENT WILLIAM JEFFERSON CLINTON

