

JAYSON
ARCHITECTURE



SANTA CRUZ DOWNTOWN LIBRARY RENOVATION COST ASSESSMENT COMMUNITY MEETING

DECEMBER 13TH, 2019



**In June 2016, voters approved Measure S:
a \$67 million bond for facilities work throughout
the Santa Cruz Public Library system**

Downtown Library Budget: \$27,000,000

**Funds obtained through this measure will help
improve the existing space to support programs
for community members of all ages**



ABRAHAM JAYSON
Principal

Professional Credentials

*Architect, California License # C33239
LEED Accredited Professional, BD+C*

Education

*Master of Architecture
University of Colorado, Denver*

*BFA, Fine Art
University of California, Santa Cruz*



KATIE STUART
Project Manager

Professional Credentials

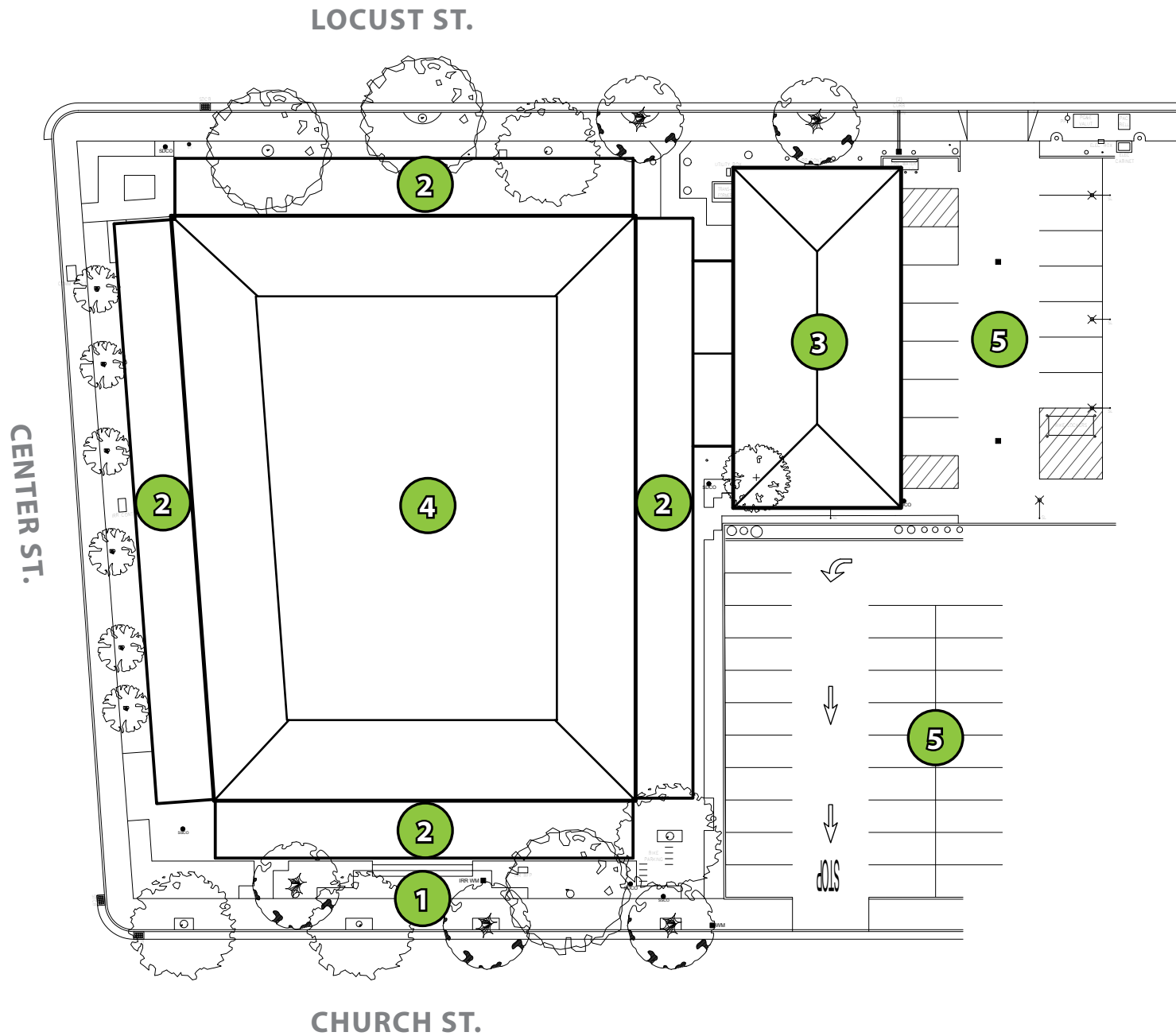
*Architect, California License # C36427
LEED Accredited Professional, BD+C*

Education

*Bachelor of Architecture
Cal Poly, San Luis Obispo*

- I. ASSESSMENT SUMMARY**
- II. COST MODEL & BUDGET**
- III. CONCEPTUAL PLANS**
- IV. PROGRAM ANALYSIS**
- V. VISUALIZATIONS**
- VI. NEXT STEPS & SCHEDULE**
- VII. Q&A**

I. ASSESSMENT SUMMARY



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



- 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



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- ⑫ FRIENDS STORAGE

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
- CURRENT ELECTRICAL SERVICE INSUFFICIENT TO 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 & BUDGET

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

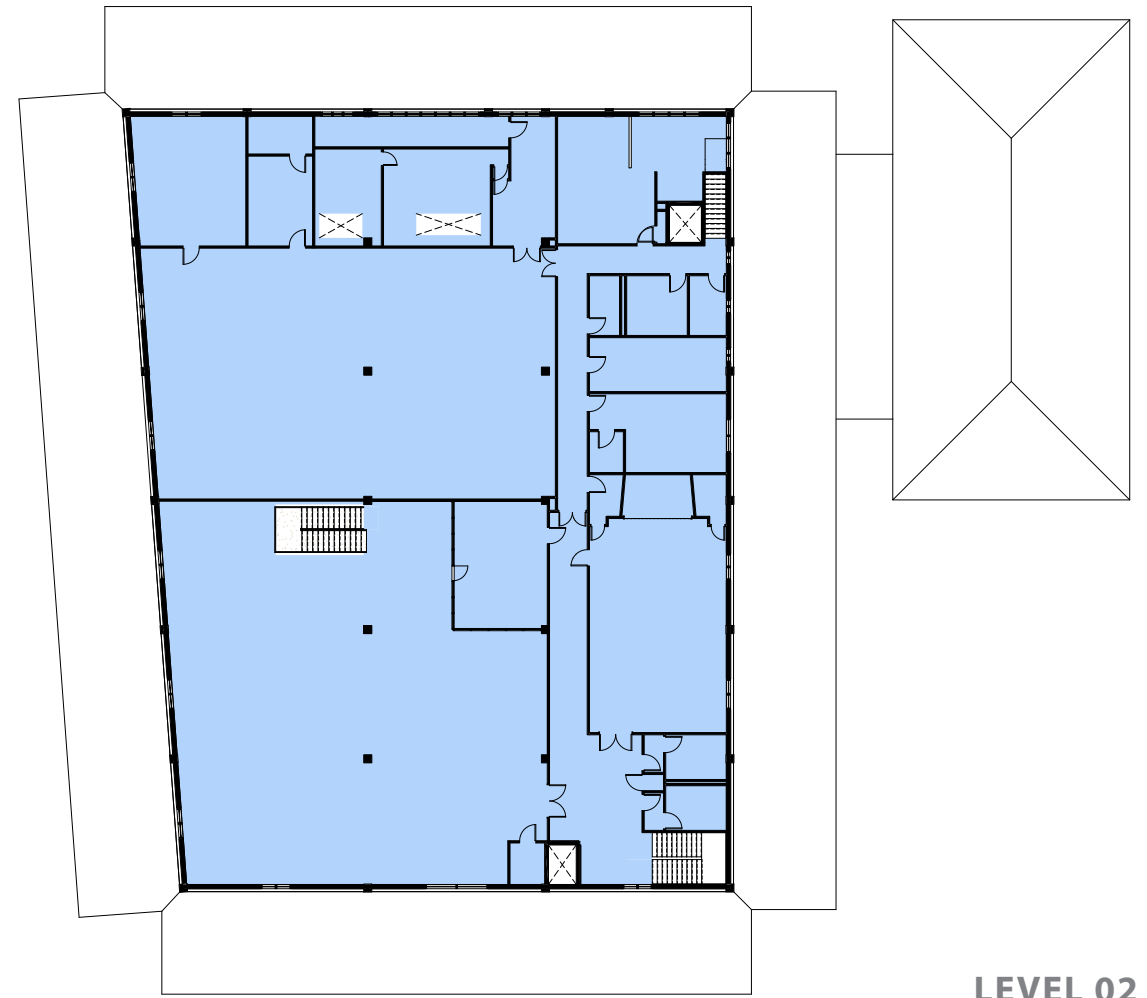
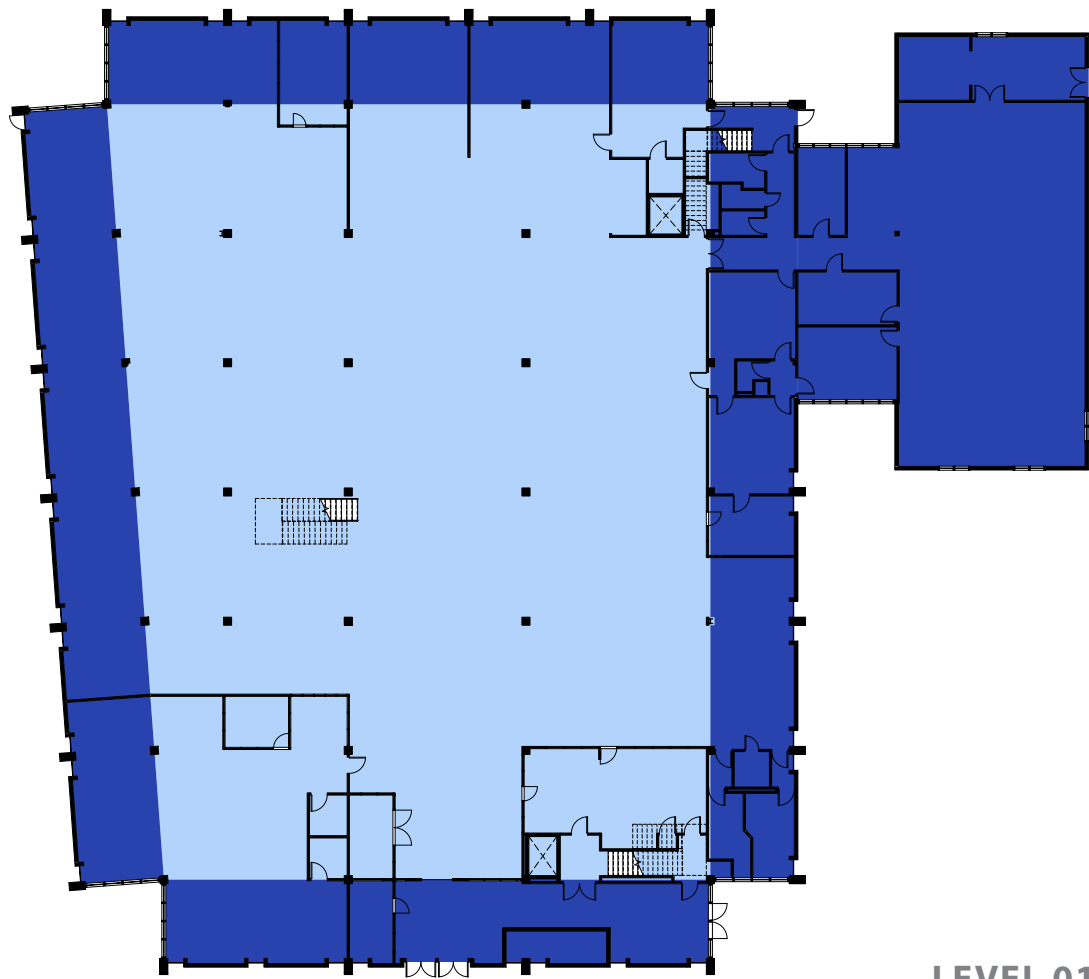
- \$650 - \$1,050 /SF
 - \$27.3 MIL - \$44.1 MIL
 - \$430 /SF @ \$18 MIL
- = **budget not viable**

19,000 SF NEW BUILDING

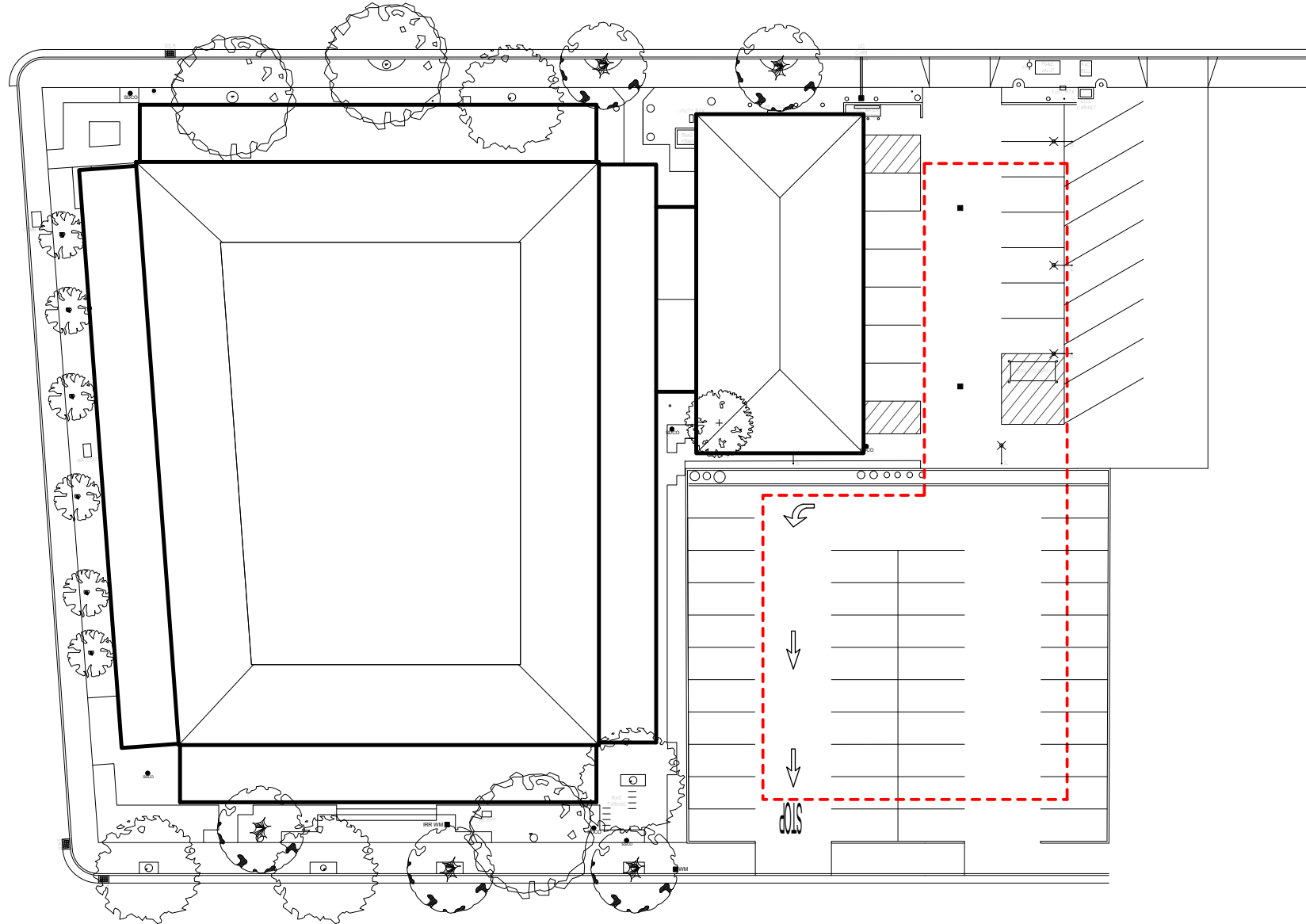
- \$950 - \$1,200 /SF
 - \$18 MIL - \$22.8 MIL
 - \$950 /SF @ \$18 MIL
- = **much less program**

30,000 SF RENOVATION

- \$650 - \$1,050 /SF
 - \$19.5 MIL - \$31.5 MIL
 - \$600 /SF @ \$18 MIL
- = **compromise of \$ vs sf**



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



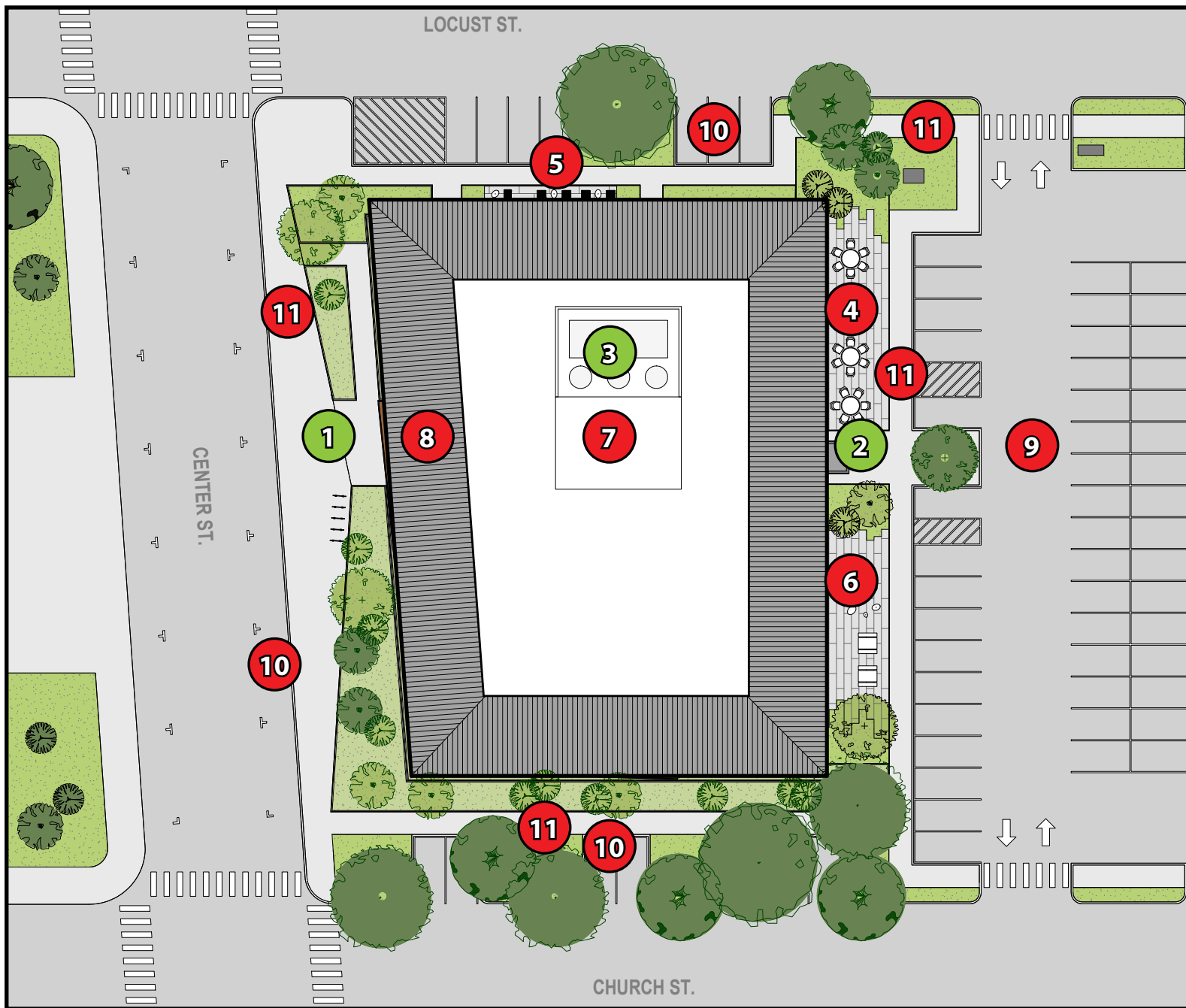
 NEW CONSTRUCTION: 19,000 SF

PROJECT COST, BASE & ALTERNATES

	BASE	BASE + ALTERNATES
CONSTRUCTION COST PER COST ESTIMATE	\$18.2 MIL	\$23.1 MIL
APPROXIMATE SOFT COSTS PER COST MODEL	\$9.0 MIL	\$11.2 MIL
TOTAL PROJECT COST:	\$27.2 MIL	\$34.3 MIL

III. CONCEPTUAL PLANS



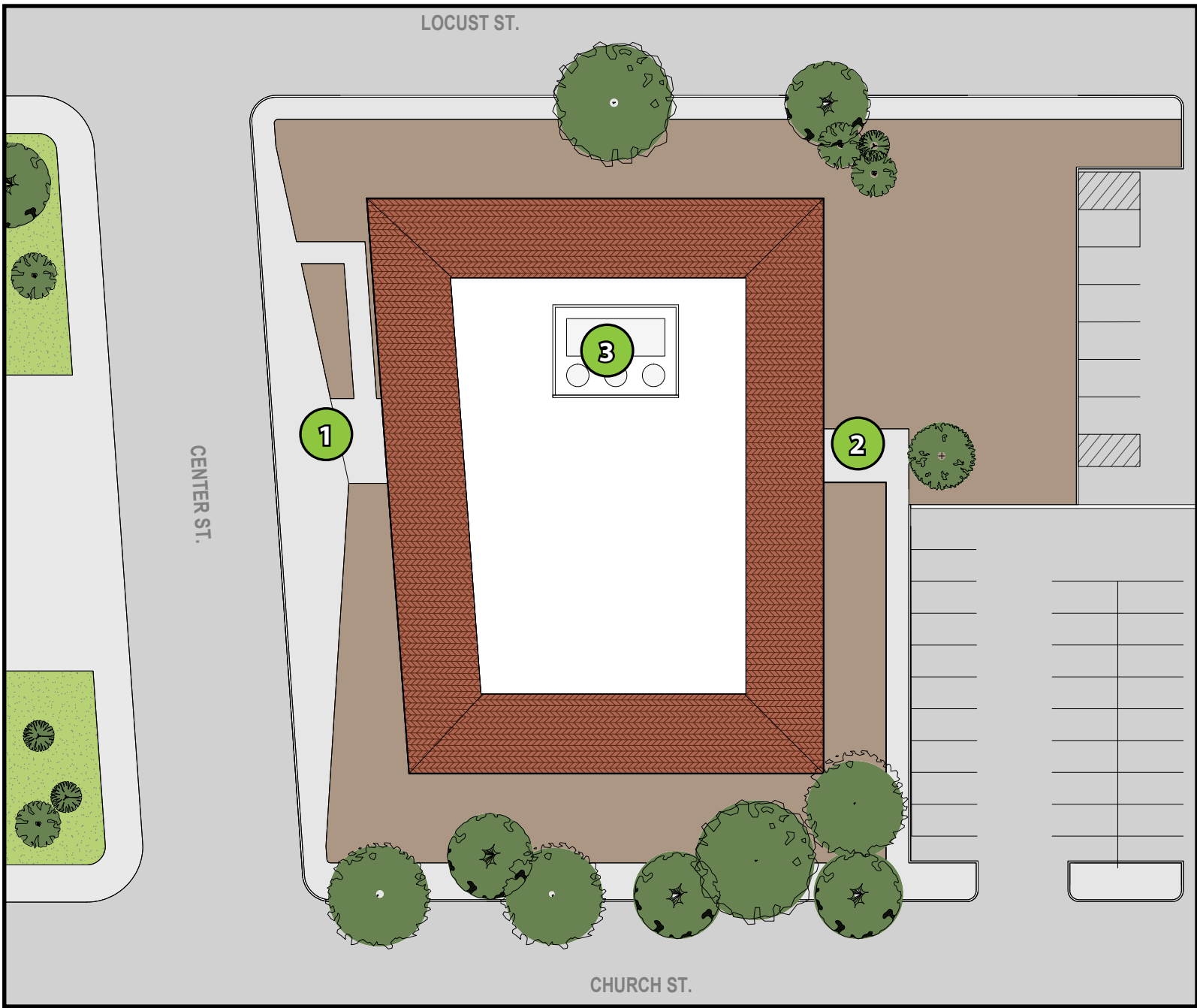


- 1 MAIN ENTRY
- 2 SECONDARY ENTRY
- 3 MECHANICAL UNITS
- 4 COMMUNITY PATIO
- 5 STAFF PATIO
- 6 CHILDREN'S GARDEN
- 7 CLERESTORY WINDOWS
- 8 NEW SLOPED ROOFING & WOOD EAVES
- 9 COMBINED PARKING LOTS
- 10 STREET PARKING
- 11 NEW SIDEWALKS

SITE PLAN - ALTERNATES

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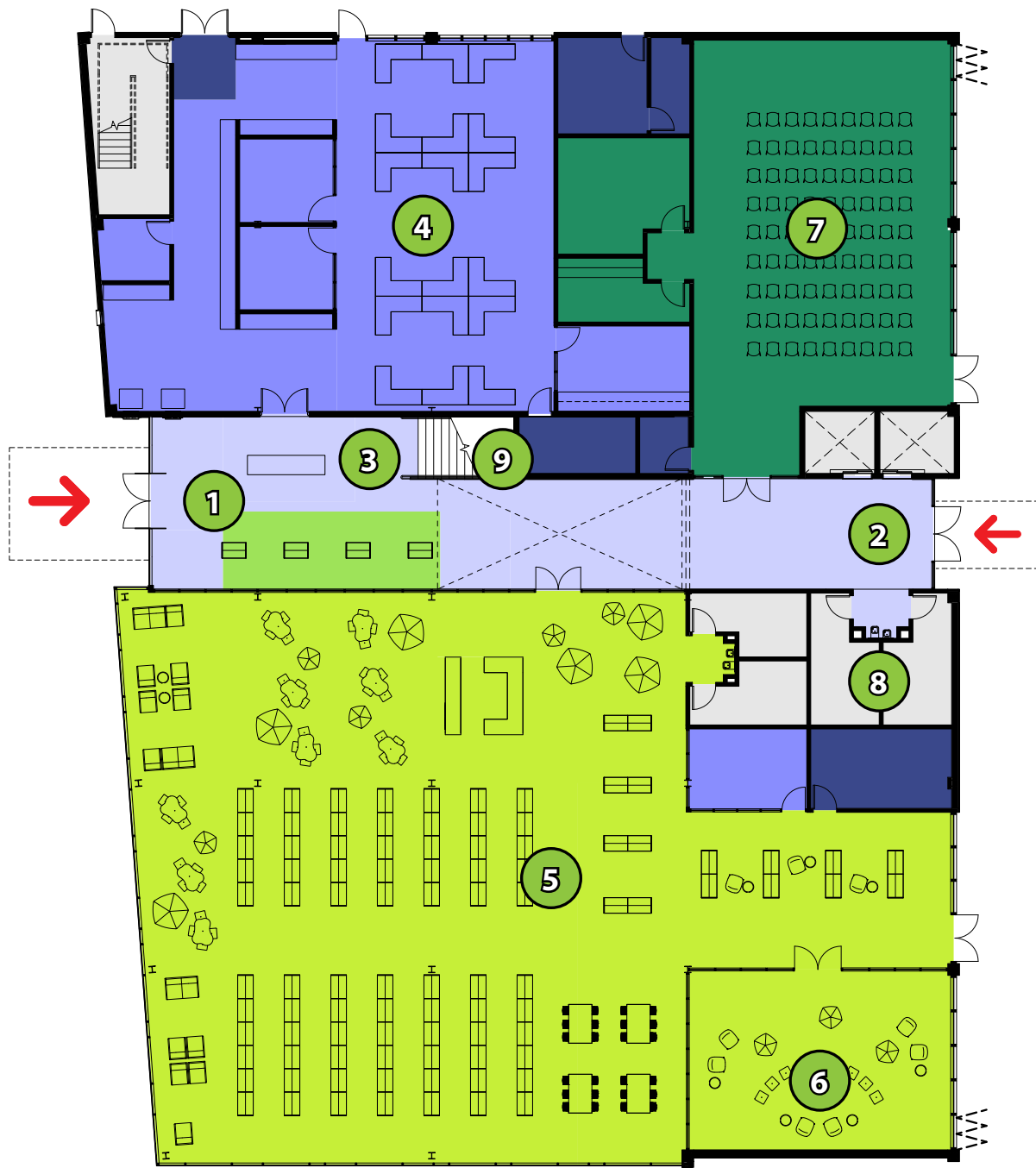


- ① MAIN ENTRY
- ② SECONDARY ENTRY
- ③ MECHANICAL UNITS

SITE PLAN - BASE

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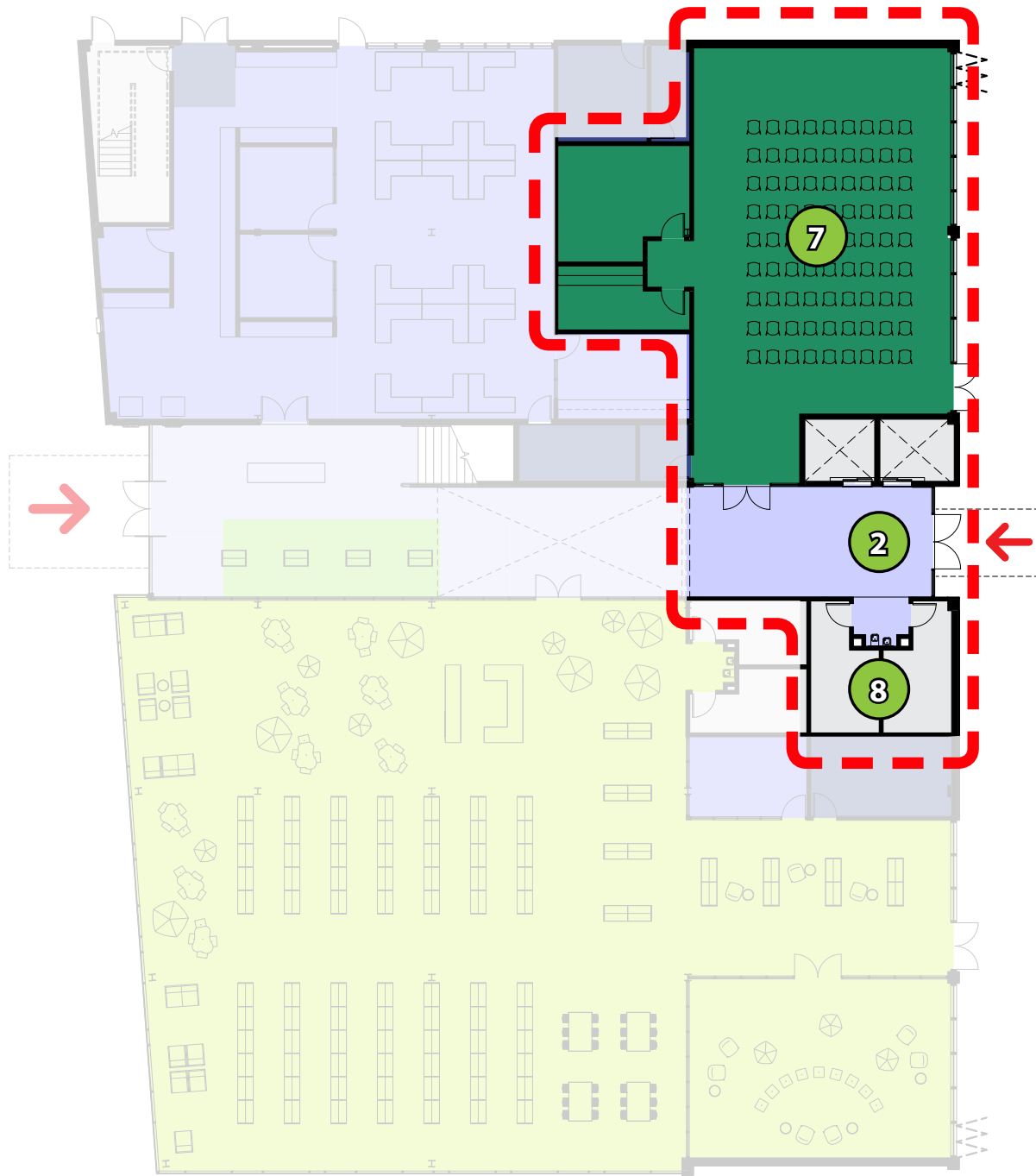


- ① MAIN ENTRY
- ② SECONDARY ENTRY
- ③ CIRCULATION DESK
- ④ STAFF
- ⑤ CHILDREN'S AREA
- ⑥ CHILDREN'S STORYTIME
- ⑦ COMMUNITY ROOM
- ⑧ PUBLIC RESTROOMS
- ⑨ MAIN STAIR

LEVEL 1 PROGRAM PLAN

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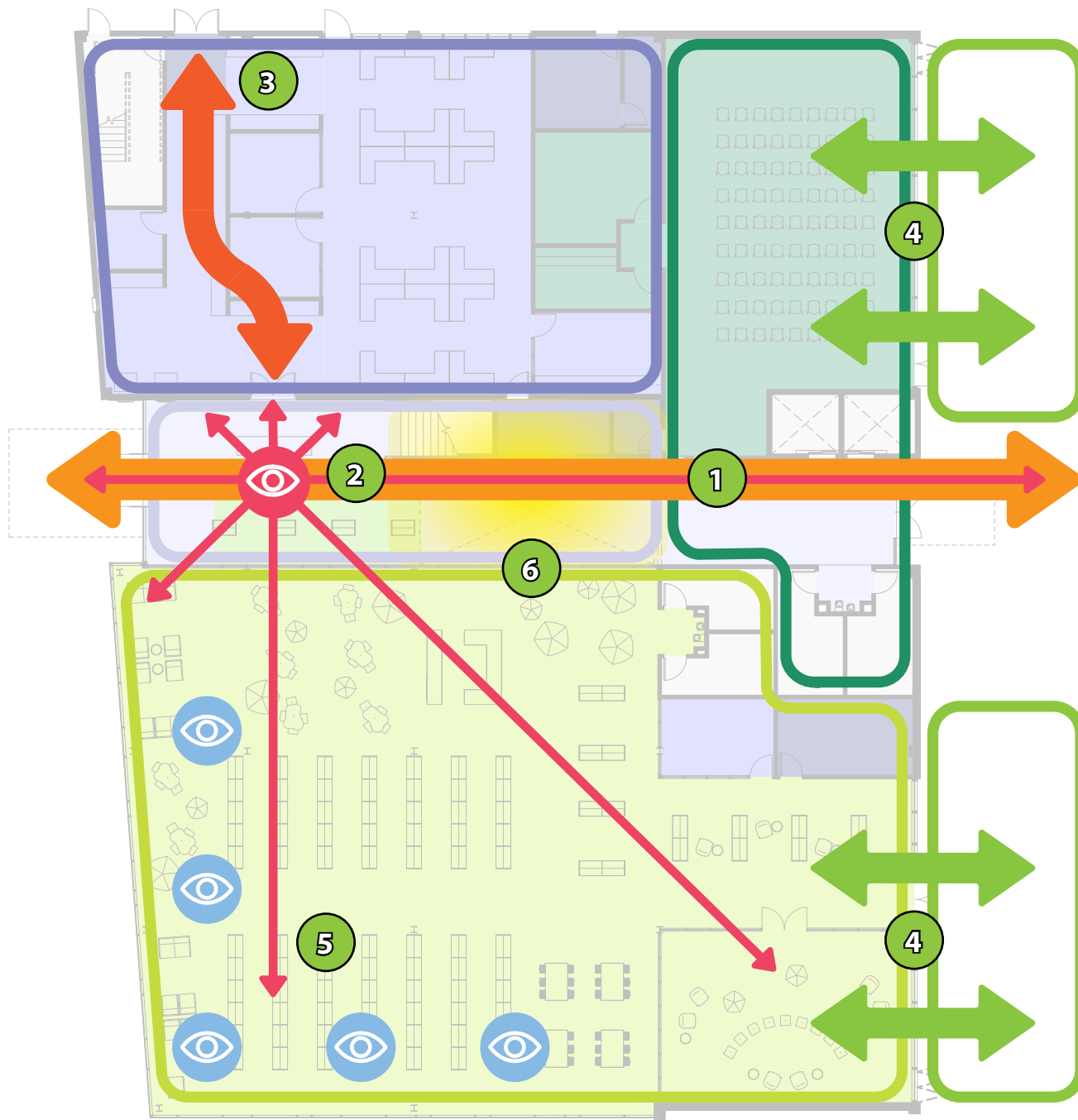


- ① MAIN ENTRY
- ② SECONDARY ENTRY
- ③ CIRCULATION DESK
- ④ STAFF
- ⑤ CHILDREN'S AREA
- ⑥ CHILDREN'S STORYTIME
- ⑦ COMMUNITY ROOM
- ⑧ PUBLIC RESTROOMS
- ⑨ MAIN STAIR

LEVEL 1 AFTER HOURS PROGRAM PLAN

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- ① CIRCULATION PATH
- ② SITELINES FROM CIRC DESK
- ③ STAFF ACCESS
- ④ CONNECTION TO OUTDOORS
- ⑤ VIEWS
- ⑥ DAYLIGHT

LEVEL 1 DIAGRAM

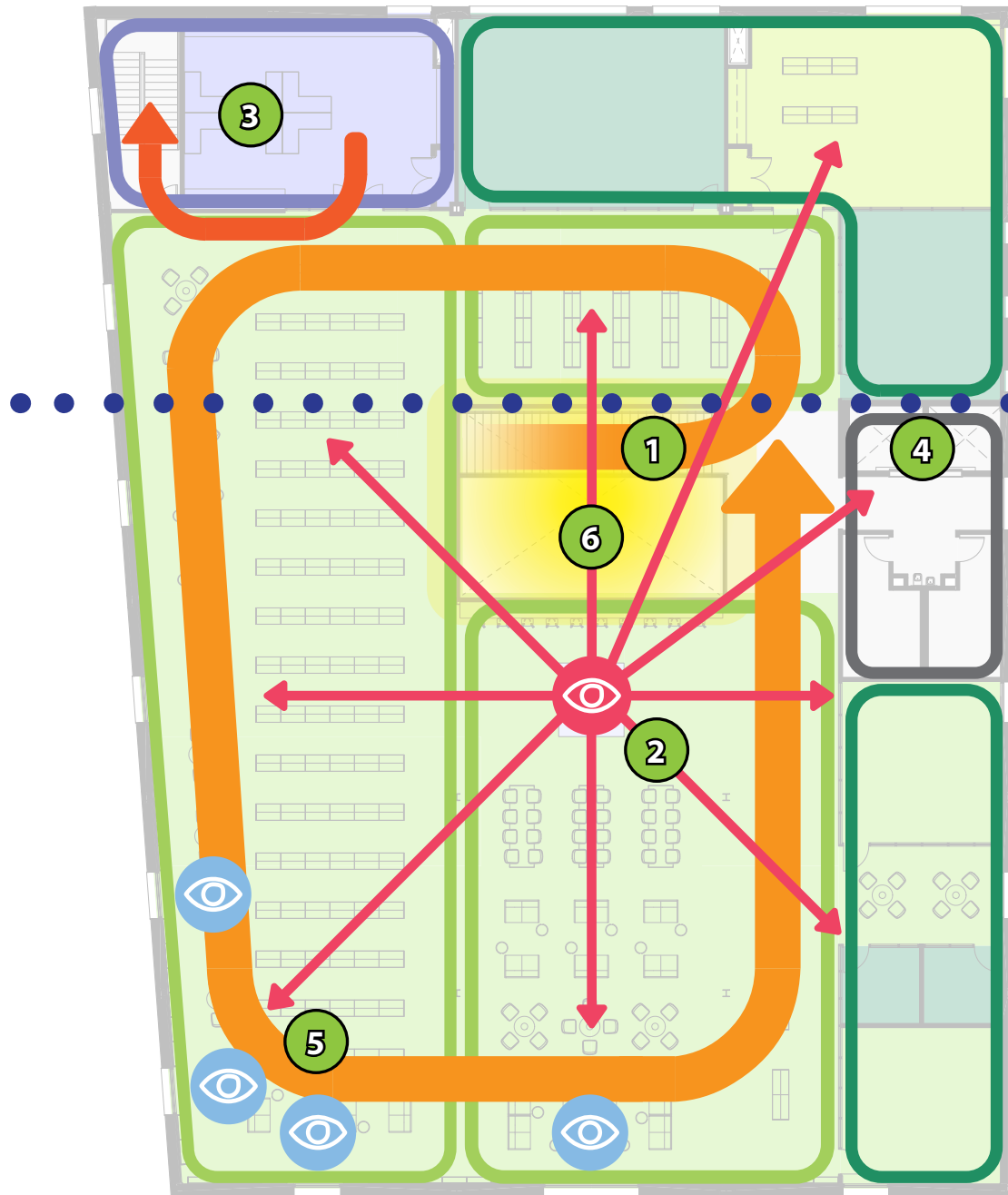


- ① MAIN STAIR
- ② CIRCULATION DESK
- ③ ADULT COLLECTIONS
- ④ ADULT READING
- ⑤ ADULT COMPUTERS
- ⑥ STAFF
- ⑦ MEETING
- ⑧ TEENS
- ⑨ LIFE LITERACIES
- ⑩ QUIET READING
- ⑪ PUBLIC RESTROOMS

LEVEL 2 PROGRAM PLAN

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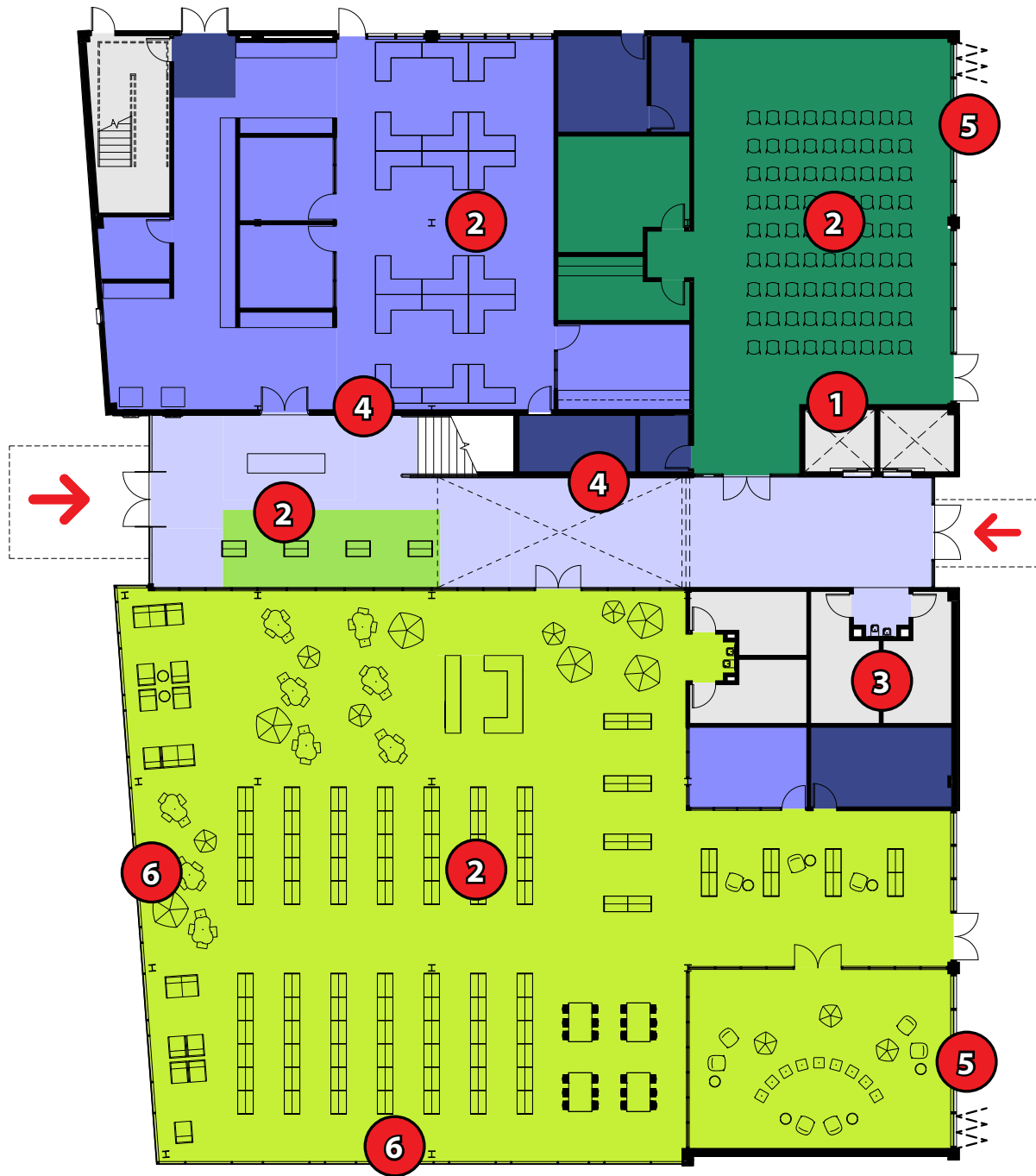
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ACTIVE
FOCUSED

- ① CIRCULATION PATH
- ② SITELINES FROM CIRC DESK
- ③ STAFF ACCESS
- ④ ACTIVE & FOCUSED
- ⑤ VIEWS
- ⑥ DAYLIGHT

LEVEL 2 DIAGRAM



- ① SECOND ELEVATOR
- ② ACOUSTIC CEILINGS
- ③ MULTI-OCCUPANCY RESTROOMS
- ④ WOOD WALL FINISH
- ⑤ OPERABLE STOREFRONT
- ⑥ MOTORIZED WINDOW SHADES

LEVEL 1 - ALTERNATES

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- ① SECOND ELEVATOR
- ② ACOUSTIC CEILINGS
- ③ MULTI-OCCUPANCY RESTROOMS
- ④ NEW WINDOWS
- ⑤ CEMENT PLASTER AT EXTERIOR
- ⑥ CLERESTORY WINDOWS
- ⑦ WALL GRAPHIC
- ⑧ MOTORIZED WINDOW SHADES



LEVEL 2 - ALTERNATES

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IV. PROGRAM ANALYSIS



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

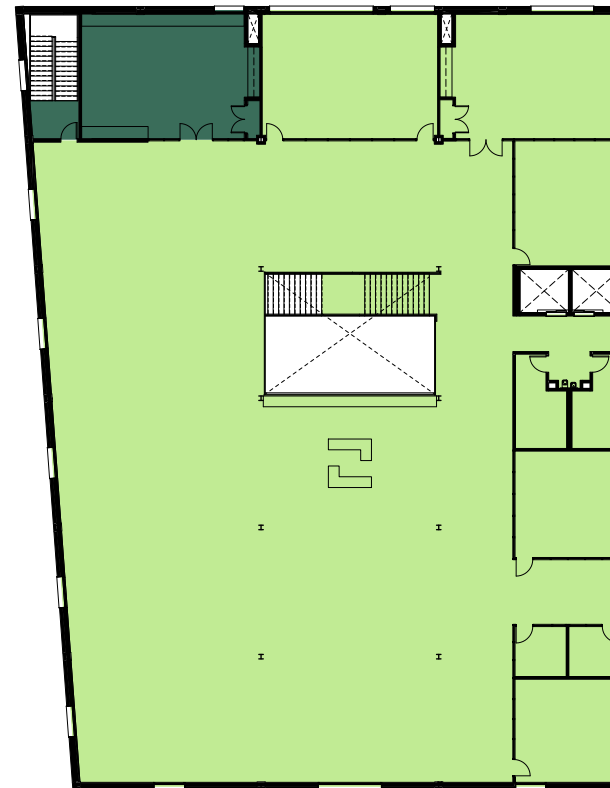
EXISTING PUBLIC/PRIVATE RATIO

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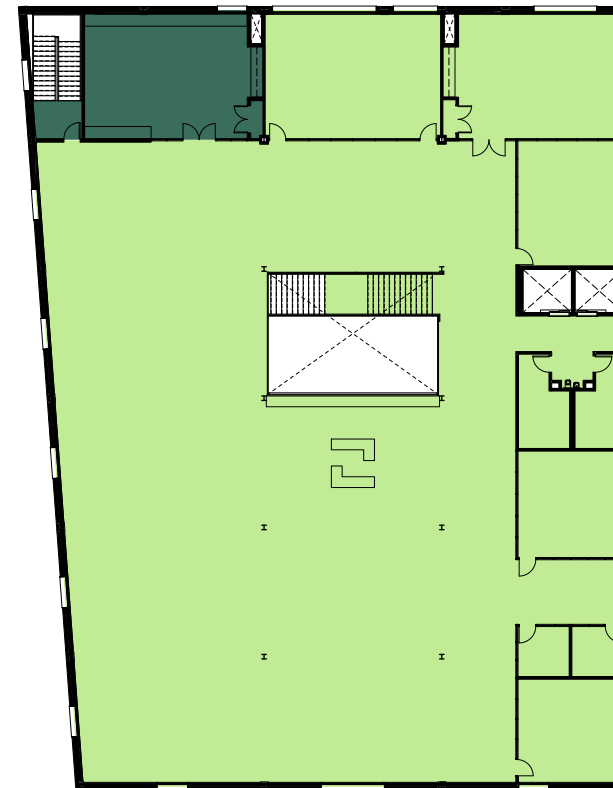
LEVEL 01



LEVEL 02

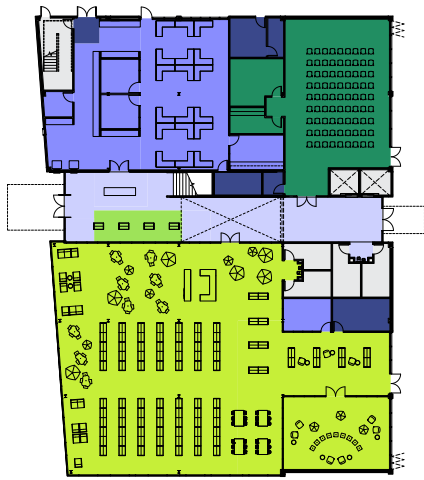
RENOVATION:








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



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

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

NUMBER OF VOLUMES

	EXISTING (42,000 sf)	RENOVATION (30,000 sf)	Δ FROM EXISTING
KIDS	26,300	±31,200	4,900
TEENS	3,700	±2,200	(1,500)
ADULTS	105,500	±73,500	(32,000)
TOTALS	135,500	±106,900	(28,600)

RATIOS

	% of EXISTING
KIDS RENOVATION	119%
TEENS RENOVATION	59%
ADULTS RENOVATION	70%
TOTAL RENOVATION	79%

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 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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MAIN LIBRARY - ALTERNATE

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DESIGNING A LIBRARY FOR YOUR COMMUNITY

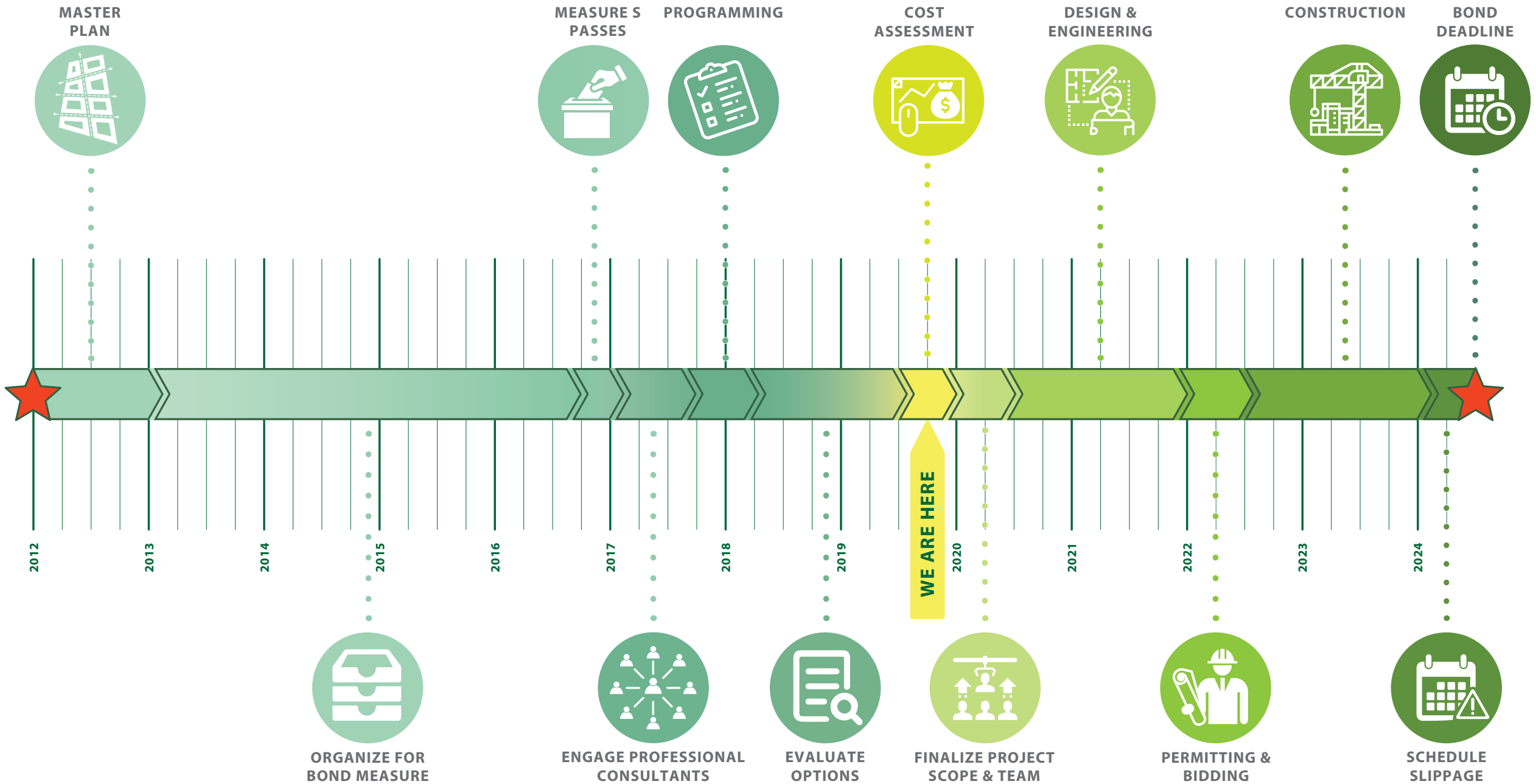
- RENDERINGS ILLUSTRATE POSSIBILITIES, NOT FINAL DECISIONS
- SCOPE & DESIGN TO BE SHAPED BY CITY COUNCIL AND COMMUNITY
- THE BEST DESIGNS COME OUT OF **ROBUST COMMUNITY PROCESS**

VI. NEXT STEPS & SCHEDULE

PROJECT FEASIBILITY: KEY TAKE-AWAYS

**RENOVATION OF THE EXISTING LIBRARY IS
FEASIBLE FOR A \$27 MILLION BUDGET.**

**TO ACHIEVE THIS BUDGET, THE CITY AND
COMMUNITY WILL HAVE TO COMPROMISE ON
PROGRAM, QUALITY, AND SUSTAINABILITY.**



SCHEDULE

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VII. Q&A

