



CITY COUNCIL STUDY SESSION



THE NEW PACIFICA LIBRARY

PACIFICA, CA

AUGUST 14, 2012

AGENDA

- **SUMMARY OF NEEDS ASSESSMENT FINDINGS**
- **BUILDING PROGRAM**
- **DESIGN PROCESS**
- **COMMUNITY CHARRETTES 1, 2 + 3**
- **CONCEPTUAL DESIGN**
- **COST MODEL SUMMARY**



Existing Sanchez Library



Existing Sharp Park Library



Pacifica Community Outreach



Pacifica Community Support

STUDY SESSION AGENDA



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PACIFICA LIBRARY NEEDS ASSESSMENT FINDINGS

- COMBINE EXISTING LIBRARIES INTO A SINGLE FACILITY TO MAXIMIZE SERVICE WHILE MINIMIZE COSTS
- EXPAND COLLECTIONS, SEATING
- EXPAND PROGRAMMING
- IMPROVE VISIBILITY, ACCESSIBILITY
- PROVIDE CURRENT BEST-PRACTICE TECHNOLOGY
- PROVIDE A RANGE OF SPACES, FROM GROUP STUDY ROOMS TO A MULTI-PURPOSE COMMUNITY ROOM
- AMPLE PARKING

NEEDS ASSESSMENT FINDINGS



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	Current Libraries	New Library	Current Best Planning Practice
			Communities 35,000 - 50,000
Population	42,254 in 2009/10	45,500 in 2030	(served by County/Regional Library Systems)
Collection	81,125 books + media	110,000 - 136,500 books + media	
	1.9 volumes per capita	2.4 - 3.0 volumes per capita	2.25 - 2.6
	69,600 books + media - adjusted for redundancy		
	1.7 volumes per capita		
Seating	84 seats	182 - 205 seats	
	2 seats per 1,000 people	4.0 to 4.5 seats per 1,000 people	4.0 - 5.0

CURRENT AND PROPOSED SERVICE LEVELS



Group Study/Collaboration Space	0 seats/0 rooms	24 - 40 seats/4 - 5 rooms	24 - 40 seats/4 - 5 rooms
Public Computers	21 workstations	40 - 50 workstations + 20 laptops for in-library use	
	0.5 computers per 1,000 people	1.3 - 1.5 computers per 1,000 people	1.0 - 1.5
Teen Space	150 sq feet (shared with magazine browsing)	1,000 - 1,150 sq feet	
Digital Lab	0 sq feet	400 - 500 sq feet	
Community Meeting Rooms	60 seats/1 room	150 - 225 seats/2 - 3 rooms	150 - 200+ seats
Children's Programming (designated)	0 seats	35 - 40 floor seats	35 - 75+
Square Feet of Building Space	11,211 sq feet*	33,400 - 34,800 sq feet	
	0.27 SF per capita	0.73 - 0.76 SF per capita	0.6 - 0.8 +
* Sharp Park = 7,082 SF; Sanchez = 4,129 SF			

CURRENT AND PROPOSED SERVICE LEVELS

Staff Area - 2,500sf

Friends of the Library - 125sf



Marketplace - 2,500sf



BUILDING PROGRAM - FLOOR 1



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Outdoor Rooms



Public Access Computers - 300sf



Children's Spaces - 5,600sf



BUILDING PROGRAM - FLOOR 1



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Collections - 2,700sf



Digital Lab - 500sf



Young Adult Area - 1,200sf



BUILDING PROGRAM - FLOOR 2



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Community Meeting Room Spaces - 4,000sf



Group Study Spaces - 600sf



BUILDING PROGRAM - FLOOR 2



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Community Meeting #1



Community Meeting #2



Community Meeting #3

MEETINGS

- (6) CORE TEAM MEETINGS
- (3) COMMUNITY CHARRETTES
- (1) STAKEHOLDERS MEETING
- (2) TECHNICAL MEETINGS
- (1) FARMERS MARKET
- (1) CITY COUNCIL STUDY SESSION (TONIGHT)

COMMUNITY ENGAGEMENT

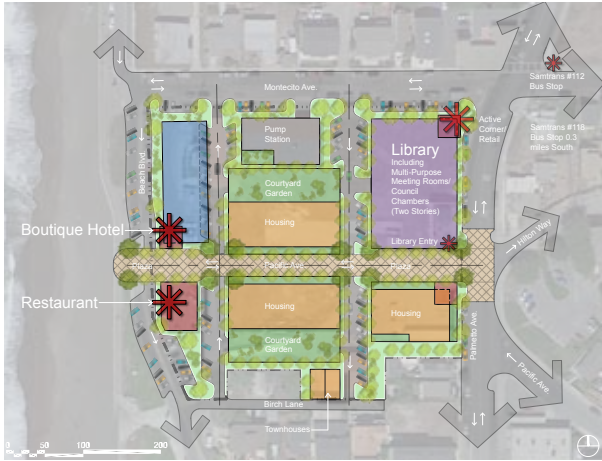


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Proposed Beach Boulevard Development



Site from Above



Pacifica Aerial View



Pacifica Context



Northeast Corner of Site



Site from Pier

DESIGN PROCESS - CONTEXT



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SITE MASSING

SITE ANALYSIS

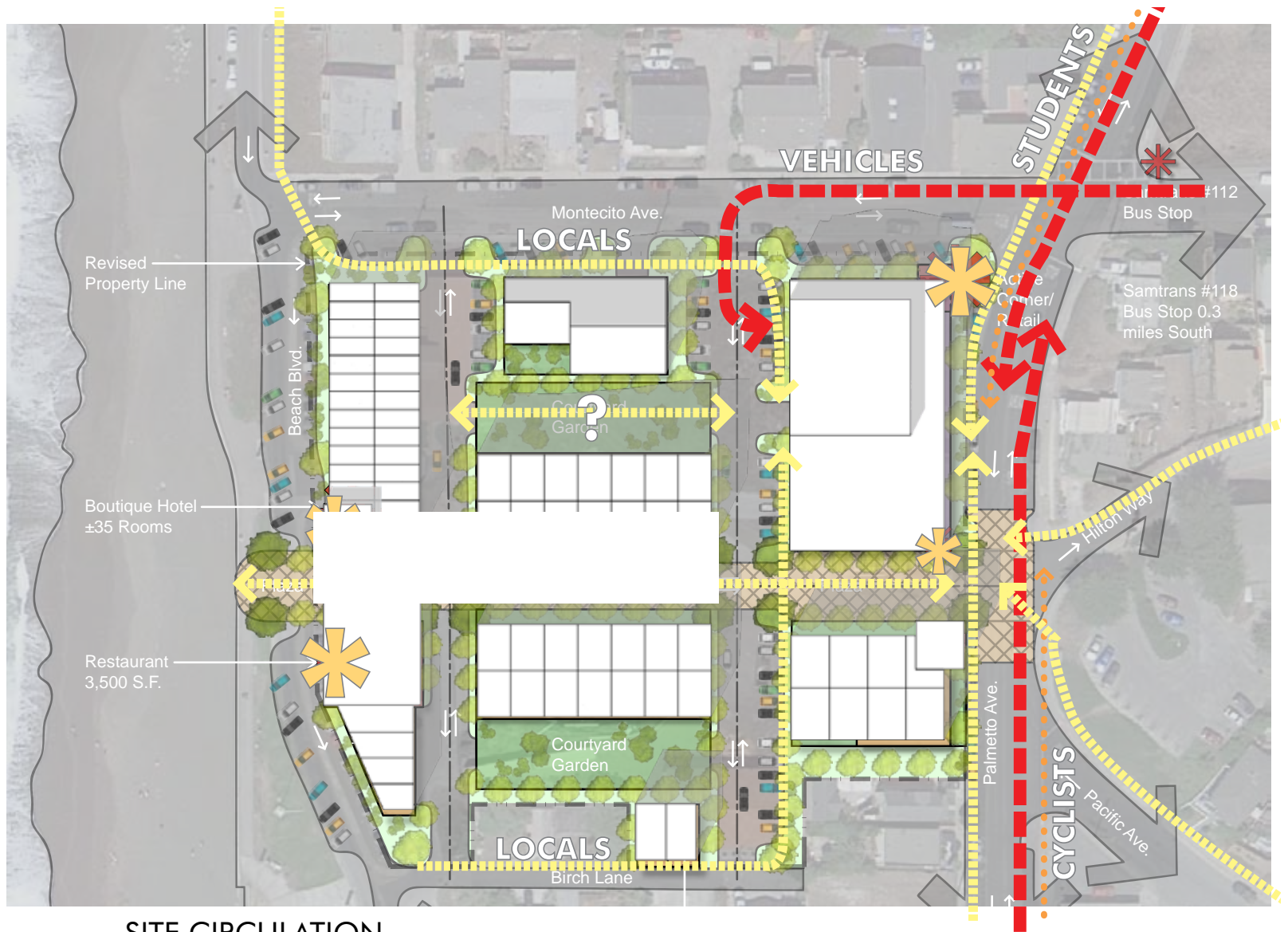
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SITE CIRCULATION

0 25 50

SITE ANALYSIS

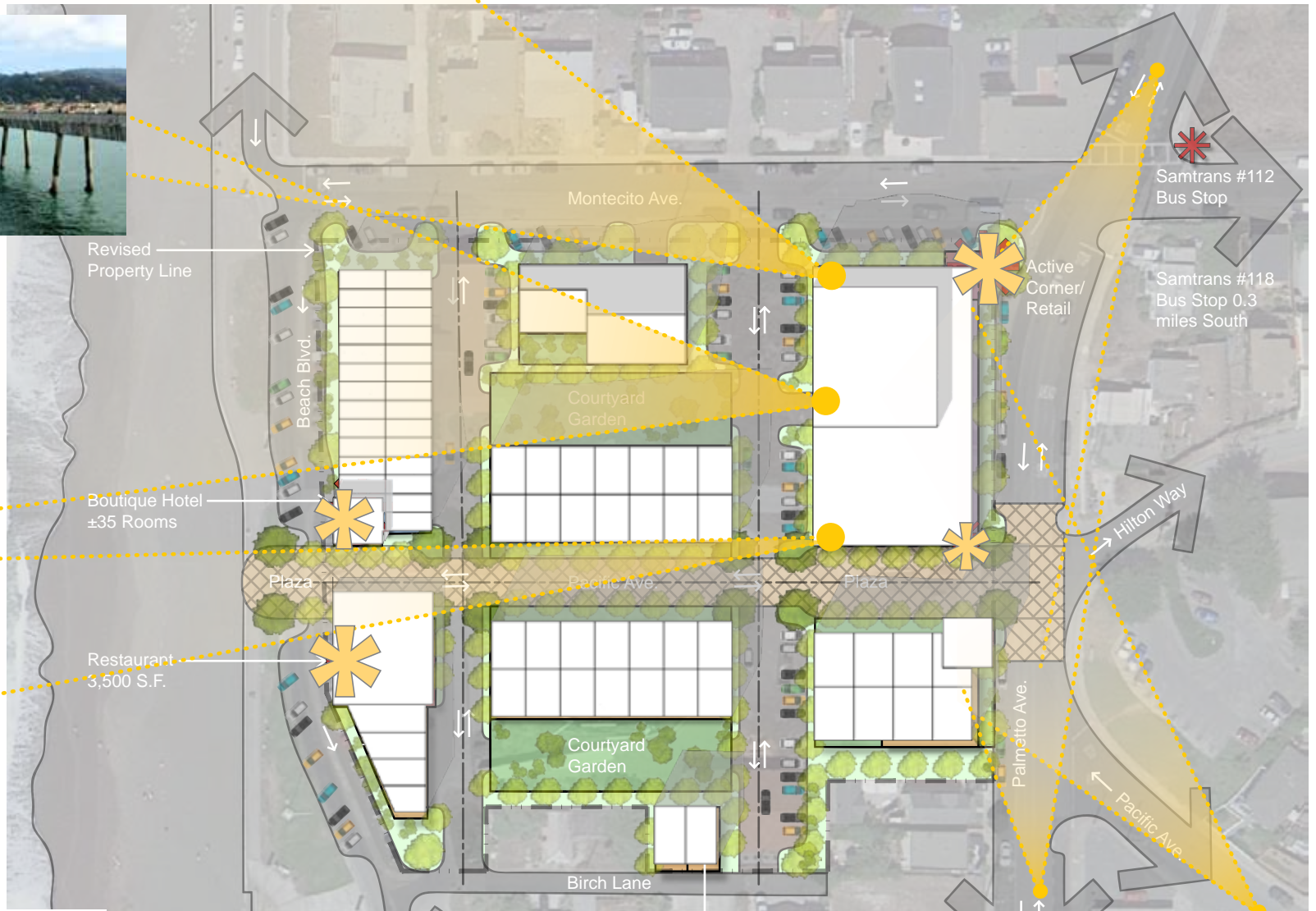
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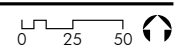
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SITE VIEWSHEDS



SITE ANALYSIS

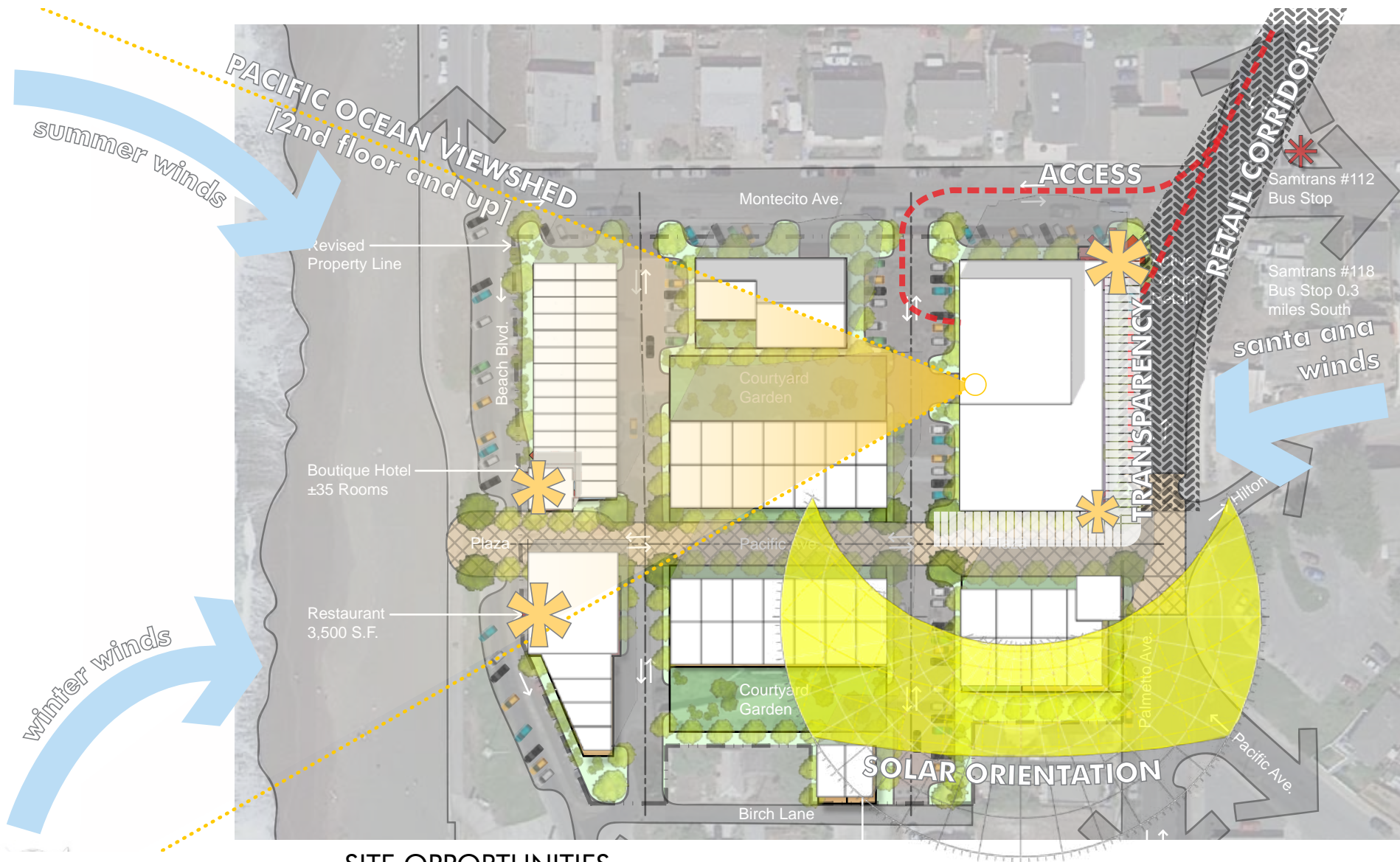
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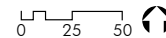
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SITE OPPORTUNITIES



SITE ANALYSIS

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COMMUNITY CHARRETTE #1 + #2



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COMMUNITY CHARRETTE #1 + #2

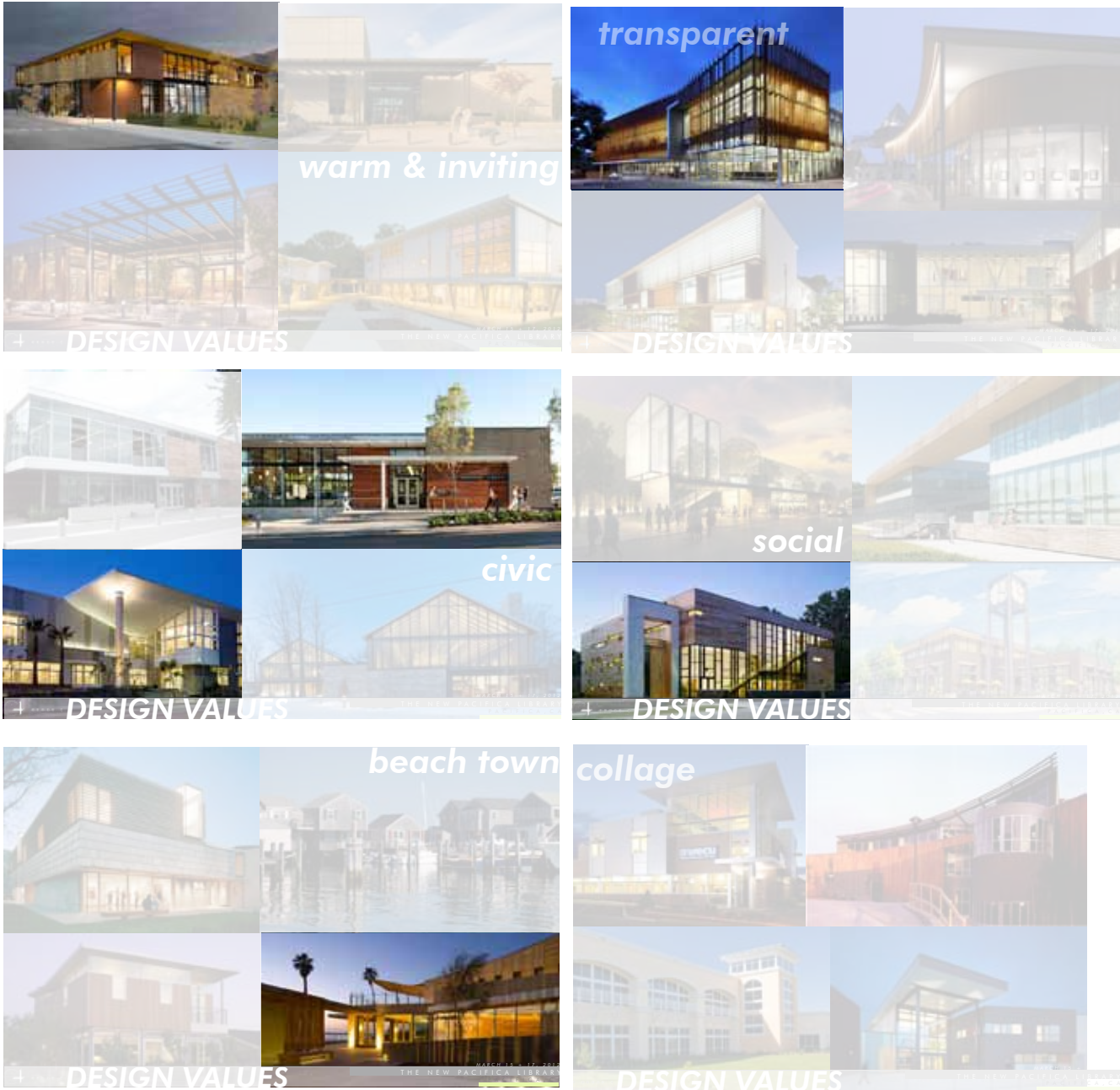


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COMMUNITY CHARRETTE #1 + #2



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COMMUNITY CHARRETTE #3 CONCEPTUAL DESIGN



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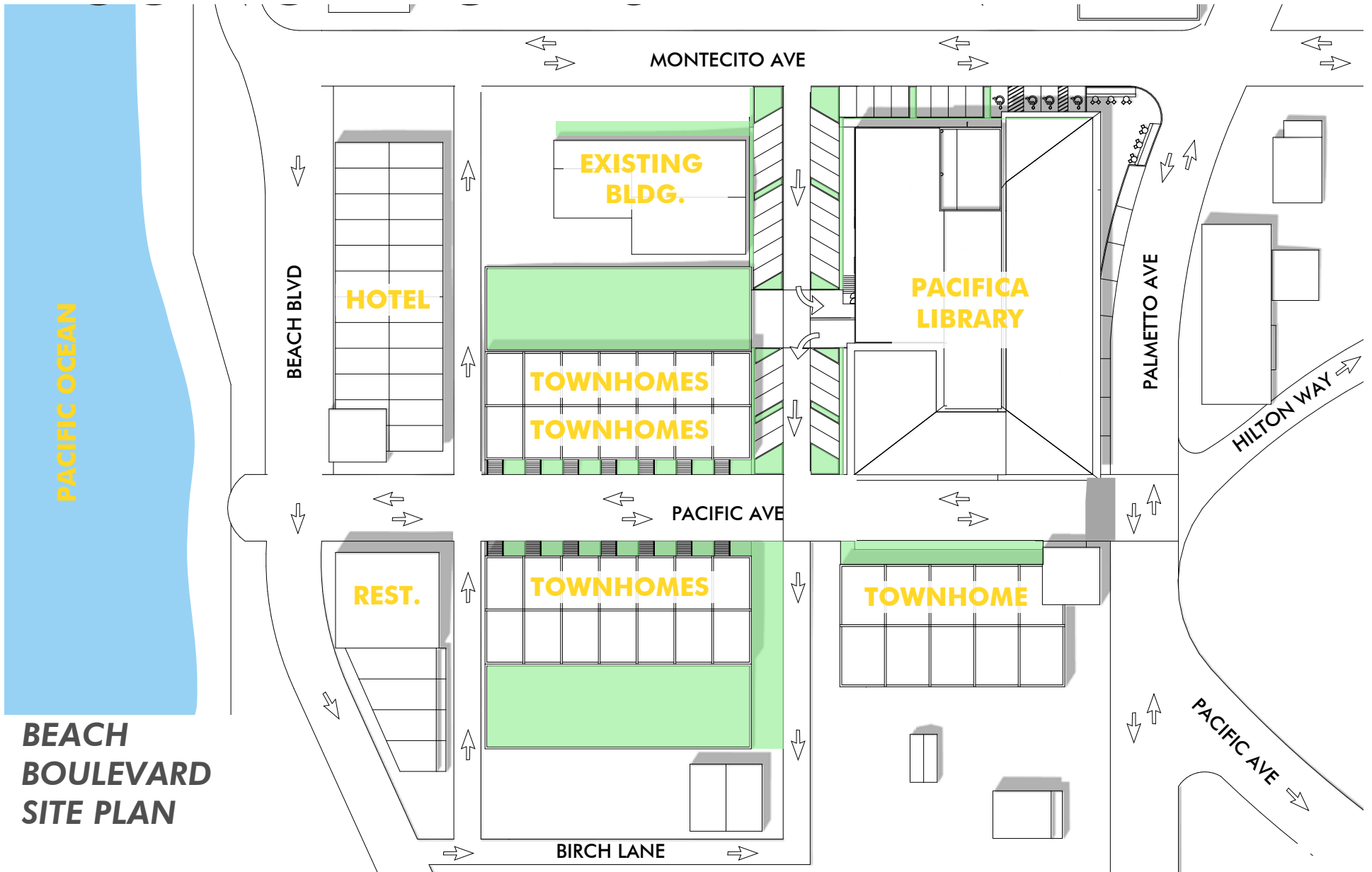
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COMMUNITY CHARRETTE #3



**BEACH
BOULEVARD
SITE PLAN**

SITE PLAN

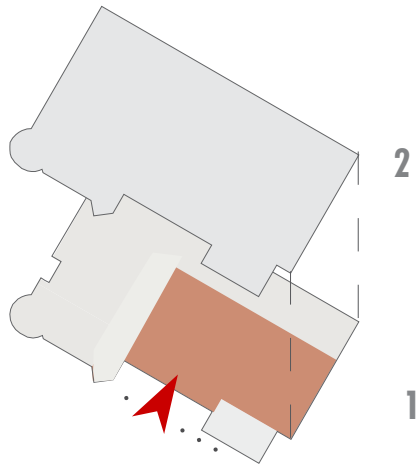


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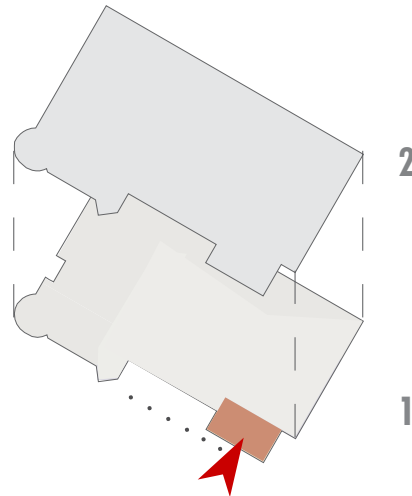
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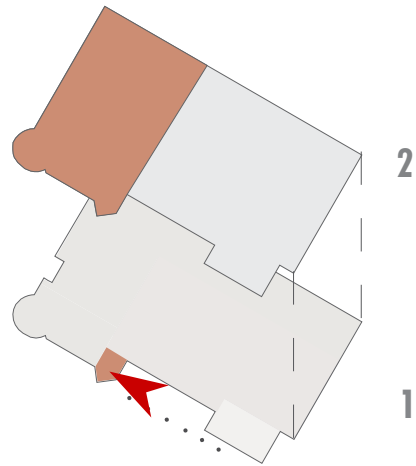
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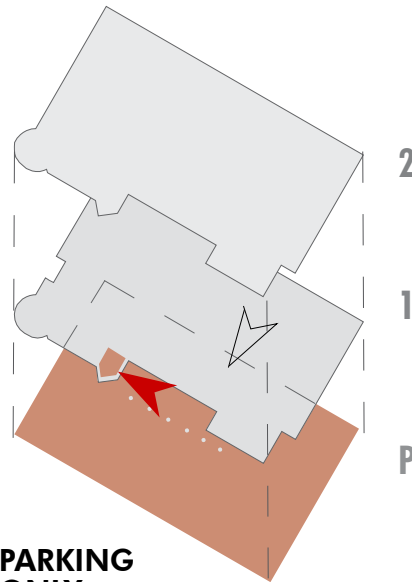
MARKETPLACE ONLY



CAFE ONLY



**COUNCIL CHAMBERS/MPR/
CONFERENCE/EDUCATION
CENTER**



**PARKING
ONLY**

CONCEPTUAL DESIGN STUDIES



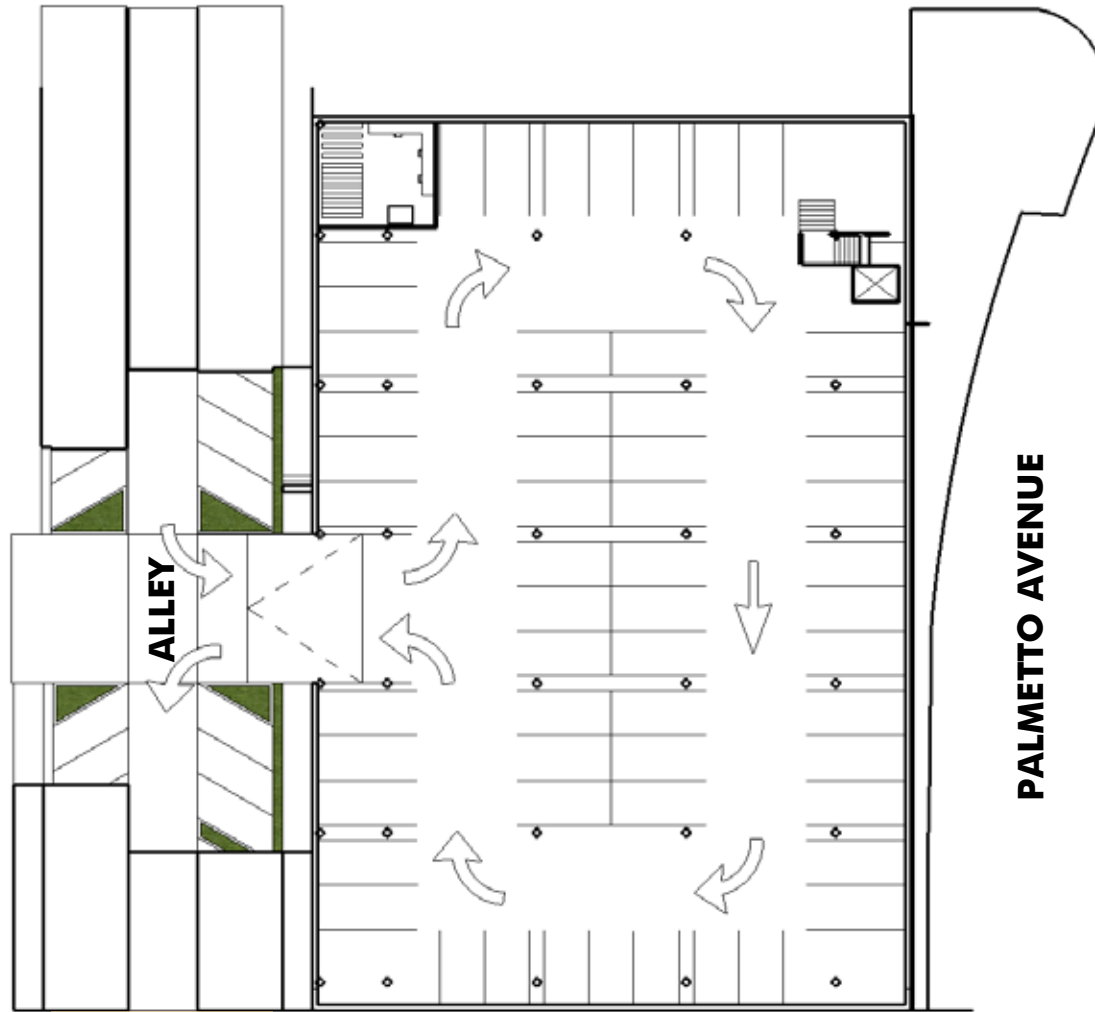
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MONTECITO AVENUE



PALMETTO AVENUE

PACIFIC AVENUE

BASEMENT PARKING PLAN

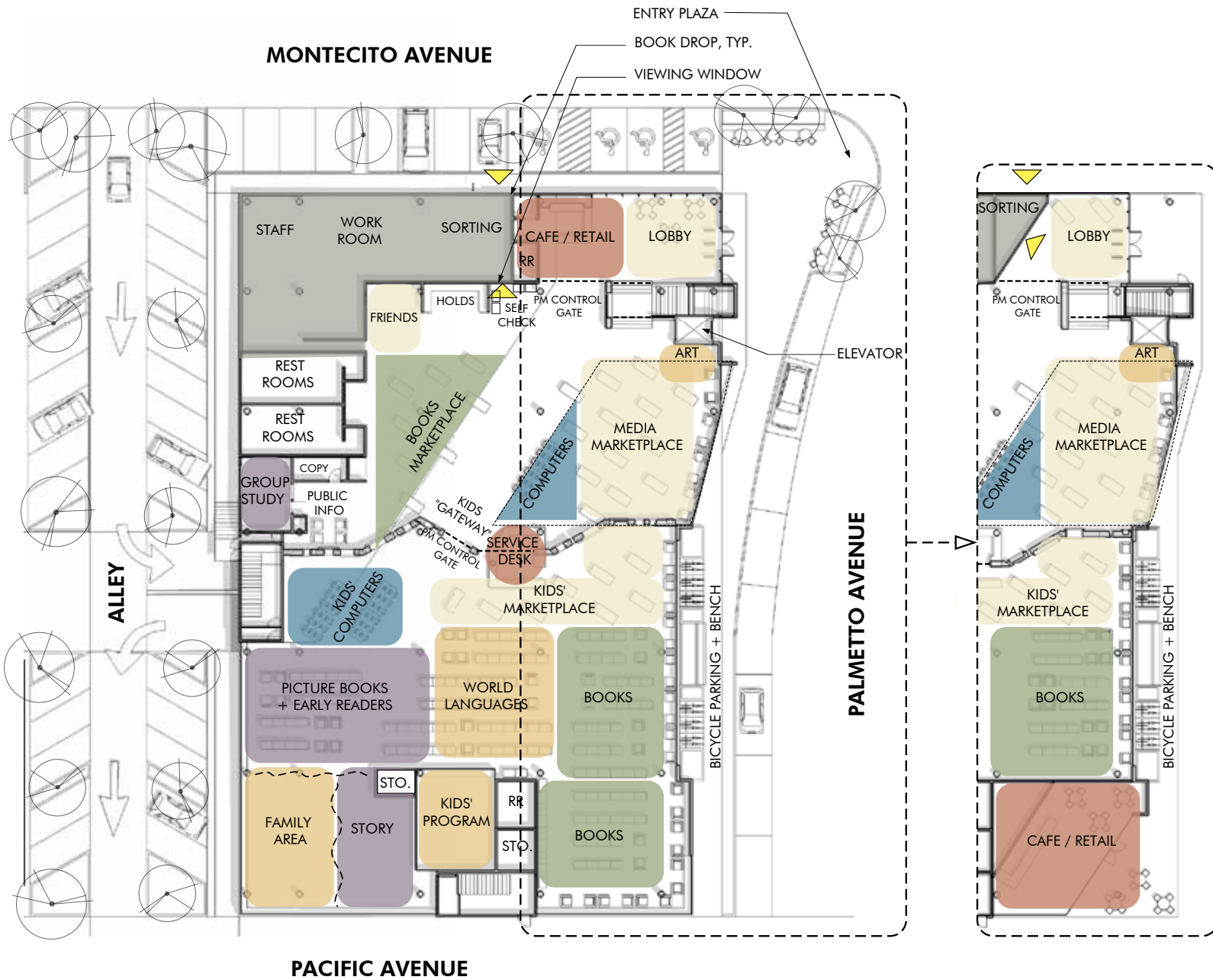


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FIRST FLOOR PLAN

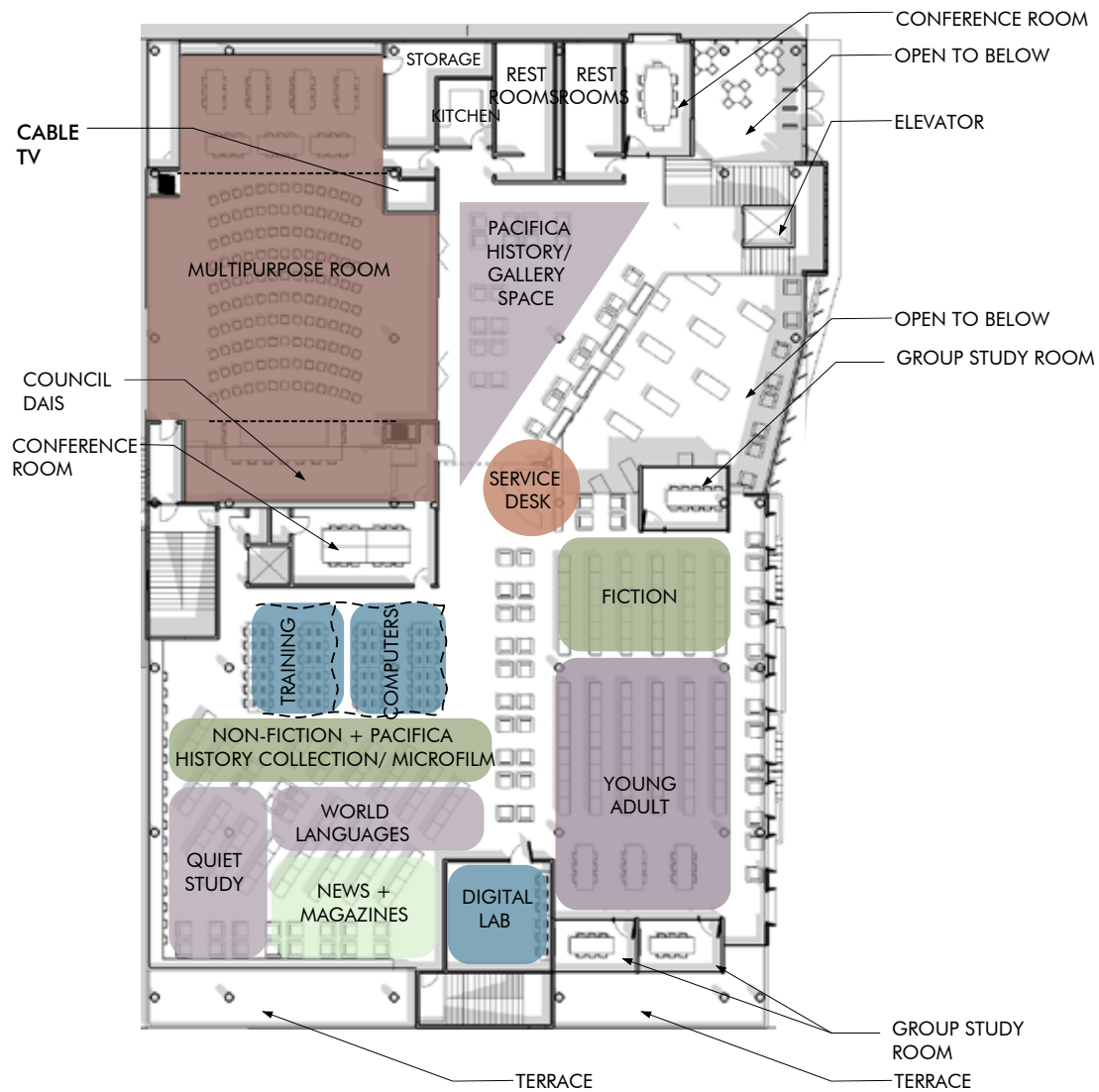


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SECOND FLOOR PLAN



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ENLARGED SECOND FLOOR PLAN



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ATRIUM + MARKETPLACE



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COMMUNITY ROOM FOYER



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KIDS' GATEWAY + SERVICE DESK



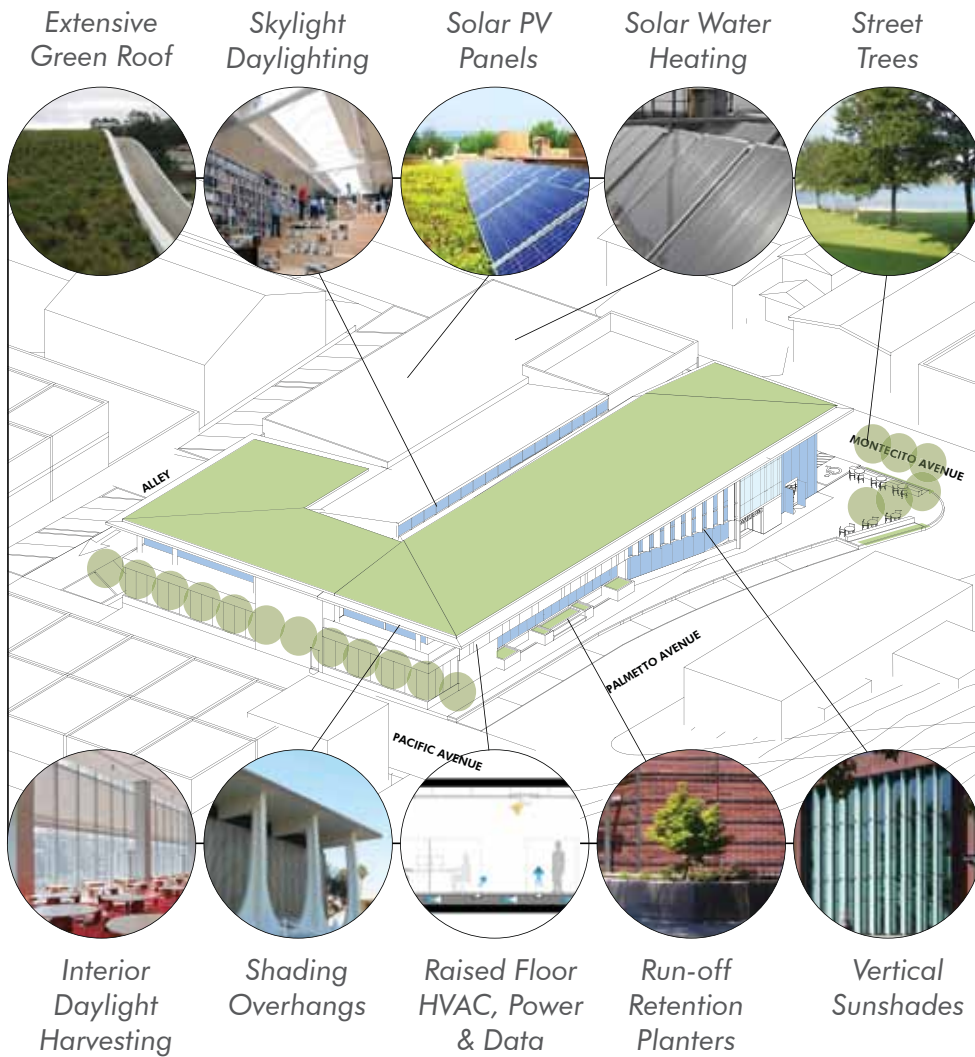
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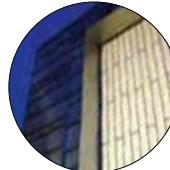

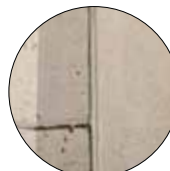


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SUSTAINABLE SYSTEMS



BUILDING MATERIALS

<p>Green Roof</p>  <ul style="list-style-type: none"> • native species • habitat • runoff control • heat island • insulation 	<p>Concrete Block</p>  <ul style="list-style-type: none"> • durability • affordable • appearance 	<p>Corten Steel</p>  <ul style="list-style-type: none"> • weathering • appearance • durability 	<p>Glass Sunshades</p>  <ul style="list-style-type: none"> • sun control • corrosion resistance
<p>Formed Concrete</p>  <ul style="list-style-type: none"> • durability • attractive • diverse 	<p>Translucent Glazing</p>  <ul style="list-style-type: none"> • daylighting • low maintenance • glowing • skylights 	<p>Low-E Glazing</p>  <ul style="list-style-type: none"> • admits daylight • provides views in/out • controls solar gains 	<p>Ipe Wood Soffits</p>  <ul style="list-style-type: none"> • durable • beautiful • renewable
<p>Wood Rainscreen</p>  <ul style="list-style-type: none"> • native species • renewable • attractive 	<p>Stucco</p>  <ul style="list-style-type: none"> • affordable • durability • diverse 	<p>Stone Paneling</p>  <ul style="list-style-type: none"> • durability • corrosion resistant • civic appearance 	<p>Permeable Pavers</p>  <ul style="list-style-type: none"> • sustainable • durability • attractive

SUSTAINABILITY STRATEGIES



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Pacifica Library, Pacifica, CA
New Construction and Major Renovation 2012

Sustainable Sites		28 Points	Notes
Phase 1	C Construction Activity Pollution Prevention	Required	Anticipated per the LEED Design Final Review
0x1	D Site Selection	1	Anticipated per the LEED Design Final Review
0x2	D Development Density & Community Connectivity	1	Anticipated per the LEED Design Final Review (Community Connectivity option)
0x3	D Brownfield Redevelopment	1	Anticipated per the LEED Design Final Review
0x4	D Alternative Transportation, Public Transportation Access	6	SDUEES 16.110.11F
0x4.1	D Alternative Transportation, Bicycle Storage & Changing Rooms	1	Anticipated per the LEED Design Final Review (14 secure bike spaces needed with peak building users cover one changing room needed with FTE cover)
0x4.2	D Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3	Possible but out of current scope
0x4.3	D Alternative Transportation, Parking Capacity	2	Regulated capacity is 20% below (a) city req's. Will require 47 van pool spaces (8% of total)
0x4.4	D Alternative Transportation, Parking Capacity	1	Possible with Green Roof covering 20% of site area including belowground native plants
0x4.5	D Site Development, Protect or Restore Habitat	1	Combination of Green Roof & Flow-thru planters
0x4.6	D Site Development, Maximize Open Space	1	Combination of Green Roof & Flow-thru planters
0x4.7	D Storm Water Management, Quantity Control	2	Combination of Green Roof & Flow-thru planters
0x4.8	D Storm Water Management, Quality Control	1	Below grade parking contributes under option #3 method -50% is covered
0x4.9	C Heat Island Effect, Non-Roof	1	Anticipated per the LEED Design Final Review
0x4.10	D Light Pollution Reduction	1	Anticipated
Water Efficiency		19 Points	Notes
Phase 1	D Water Reduction, 20% Reduction	Required	Anticipated, utilized roof top rainwater capture and parking garage cisterns
0x1.1	D Water Efficient Landscaping, Reduce by 50%	2	Pacifica has no plans for a purple pipe system - building will require double piping for this credit
0x1.2	D Water Efficient Landscaping, No Potable Use or No Irrigation	2	Pacifica has no plans for a purple pipe system - building will require double piping for this credit
0x2	D Innovative Wastewater Technologies	2	Cannot achieve 40% reduction level
0x3.1	D Water Use Reduction, 30% Reduction	1	
0x3.2	D Water Use Reduction, 35% Reduction	1	
0x3.3	D Water Use Reduction, 40% Reduction	1	
Energy & Atmosphere		38 Points	Notes
Phase 1	C Fundamental Commissioning of Building Energy Systems	Required	Anticipated per the LEED Design Final Review
Phase 2	D Minimum Energy Performance, 10% New or 5% Existing	Required	Anticipated per the LEED Design Final Review
Phase 3	D Fundamental Refrigerant Management	Required	Anticipated per the LEED Design Final Review
0x1	D Optimize Energy Performance, 12% New or 5% Existing	1	Anticipated per the LEED Design Final Review
0x1.1	D Optimize Energy Performance, 14% New or 10% Existing	1	
0x1.2	D Optimize Energy Performance, 16% New or 12% Existing	1	
0x1.3	D Optimize Energy Performance, 18% New or 14% Existing	1	
0x1.4	D Optimize Energy Performance, 20% New or 16% Existing	1	
0x1.5	D Optimize Energy Performance, 22% New or 18% Existing	1	
0x1.6	D Optimize Energy Performance, 24% New or 20% Existing	1	
0x1.7	D Optimize Energy Performance, 26% New or 22% Existing	1	
0x1.8	D Optimize Energy Performance, 28% New or 24% Existing	1	
0x1.9	D Optimize Energy Performance, 30% New or 26% Existing	1	
0x1.10	D Optimize Energy Performance, 32% New or 28% Existing	1	
0x1.11	D Optimize Energy Performance, 34% New or 30% Existing	1	
0x1.12	D Optimize Energy Performance, 36% New or 32% Existing	1	
0x1.13	D Optimize Energy Performance, 38% New or 34% Existing	1	
0x1.14	D Optimize Energy Performance, 40% New or 36% Existing	1	
0x1.15	D Optimize Energy Performance, 42% New or 38% Existing	1	
0x1.16	D Optimize Energy Performance, 44% New or 40% Existing	1	
0x1.17	D Optimize Energy Performance, 46% New or 42% Existing	1	
0x1.18	D Optimize Energy Performance, 48% New or 44% Existing	1	
0x2	D On-Site Renewable Energy, 1%	1	Pacifica site's wind power potential is rated as "GOOD" with average wind speed 11-14 mph
0x2.1	D On-Site Renewable Energy, 2%	1	
0x2.2	D On-Site Renewable Energy, 5%	1	
0x2.3	D On-Site Renewable Energy, 7%	1	
0x2.4	D On-Site Renewable Energy, 9%	1	
0x2.5	D On-Site Renewable Energy, 11%	1	
0x2.6	D On-Site Renewable Energy, 13%	1	
0x3	C Enhanced Commissioning	2	Additional commissioning needed for PV system
0x4	C Enhanced Refrigerant Management	2	Anticipated per the LEED Design Final Review
0x5	C Measurement & Verification	3	Achievable with MSV plan, dashboard system, one-year post-occupancy follow-up, and Corrective Action Plan
0x6	C Green Power	2	Green power can be purchased to achieve this credit
Materials & Resources		14 Points	Notes
Phase 1	D Storage & Collection of Recyclables	Required	Anticipated per the LEED Design Final Review
0x1.1	C Building Reuse, Maintain 50% of Existing Walls, Floor, Roof	1	Achievable percentage of building to be reused is 50%
0x1.2	C Building Reuse, Maintain 75% of Existing Walls, Floor, Roof	1	Achievable percentage of building to be reused is 50%
0x1.3	C Building Reuse, Maintain 95% of Existing Walls, Floor, Roof	1	Not achievable
0x2	C Building Reuse, Maintain 50% of Interior Non-Structural Elements	1	Not achievable
0x2.1	C Construction Waste Management, Divert 50%	1	Waiting assistance from Phase 1 contractor
0x2.2	C Construction Waste Management, Divert 75%	1	Waiting assistance from Phase 1 contractor
0x3.1	C Materials Reuse, Specify 5%	1	Not achievable
0x3.2	C Materials Reuse, Specify 10%	1	Not achievable
0x3.3	C Recycled Content, Specify 10% (post-consumer + 12 pre-consumer)	1	Waiting assistance from Phase 1 contractor
0x3.4	C Recycled Content, Specify 20% (post-consumer + 12 pre-industrial)	1	Waiting assistance from Phase 1 contractor
0x3.5	C Regional Materials, 10% Extracted, Processed & Manufactured Regionally	1	Waiting assistance from Phase 1 contractor
0x3.6	C Regional Materials, 20% Extracted, Processed & Manufactured Regionally	1	
0x4	C Rapidly Renewable Materials	1	
0x5	C Certified Wood	1	
Indoor Environmental Quality		15 Points	Notes
Phase 1	D Minimum IAQ Performance	Required	Anticipated per the LEED Preliminary Design Review
Phase 2	D Environmental Tobacco Smoke (ETS) Control	Required	Anticipated per the LEED Preliminary Design Review
0x1	D Outdoor Air Delivery Monitoring	1	Not achievable
0x2	D Increase Ventilation	1	Not achievable
0x3	C Construction IAQ Management Plan, During Construction	1	Not achievable
0x3.1	C Construction IAQ Management Plan, Before Occupancy	1	Not achievable
0x4	C Low-Emitting Materials, Adhesives & Sealants	1	Not achievable
0x4.1	C Low-Emitting Materials, Paints & Coatings	1	Not achievable
0x4.2	C Low-Emitting Materials, Flooring Systems	1	Not achievable
0x4.3	C Low-Emitting Materials, Composite Wood & Agrifiber	1	Not achievable
0x5	C Indoor Chemical & Pollutant Source Control	1	Not achievable
0x6.1	D Controllability of Systems, Lighting	1	Per the LEED Preliminary Design Review, additional clarification is needed regarding the individual system controls to be used (controls, sensors, sensors, etc.)
0x6.2	D Controllability of Systems, Thermal Comfort	1	Not achievable
0x7	D Thermal Comfort, Design	1	Not achievable
0x7.1	D Thermal Comfort, Verification	1	Not achievable
0x8	D Daylight & Views, Daylight 75% of Spaces	1	Anticipated per the LEED Preliminary Design Review
0x8.1	D Daylight & Views, Views for 80% of Spaces	1	Not achievable
Innovation & Design Process		8 Points	Notes
0x1.1	Innovation in Design, Educational Tours and Exhibits	1	Achievable with educational signage and tours, can be part of City's scope
0x1.2	Innovation in Design, Green Housekeeping Program	1	
0x1.3	Innovation in Design, Undefined	1	
0x1.4	Innovation in Design, Dolphin System - reduced chemical water treatment	1	
0x1.5	Innovation in Design, Exemplary performance EA22-15% LEED™ Accredited Professional	1	Achievable with PV's on the main building roof, RHW building roof, and on parking canopies
0x2	LEED™ Accredited Professional	1	
Regional Bonus Credits		4 Points	Notes
0x1.1	Region Specific, Environmental Priority	1	SBCA #1 Public Transit to Site
0x1.2	Region Specific, Environmental Priority	1	SBCT #1 Near Transit Effect - Show waste reduction
0x1.3	Region Specific, Environmental Priority	1	WECS #1 Option #1
0x1.4	Region Specific, Environmental Priority	1	WECS #1 Water Use reduction (40%)
0x1.5	Region Specific, Environmental Priority	1	EA2-2 Option 1 - Water Use reduction (40%)
0x1.6	Region Specific, Environmental Priority	1	SBCT #1 - Stormwater (35%)

Yes	Yes	?	No
82	57	28	26

Project Totals

110 Points

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80-110 points

LEED Score at Conceptual Design

ORDINANCE NO. 779-C.S.

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PACIFICA ADDING CHAPTER 21 TO TITLE 8 OF THE PACIFICA MUNICIPAL CODE TO REQUIRE GREEN BUILDING MEASURES FOR CONSTRUCTION PROJECTS.”

Any City Sponsored Project 2 years after adoption of the Green Building Ordinance shall meet or exceed **LEED Gold** Certification.



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PACIFICA LIBRARY ESTIMATE		
	COSTS	NOTES
CONSTRUCTION HARD COSTS		
• PARKING COSTS	\$3,707,000	\$65K/SPACE
• BUILDING COSTS	\$16,161,000	\$442/SF
• SITEWORK COSTS	\$976,000	\$48/SF
• FURNITURE, FIXTURES, + EQUIPMENT (FF+E), AND TECHNOLOGY COSTS	\$1,598,000	
• HARD COSTS, FF+E, & TECH. CONTINGENCY	\$2,420,000	10%
HARD COSTS, FFE+E & TECH. SUBTOTAL	\$24,862,000	
CONSTRUCTION SOFT COSTS		
• PROFESSIONAL FEES*	\$5,211,000	
• MISCELLANEOUS COSTS	\$237,000	
• SOFT COST CONTINGENCY	\$272,000	5%
SOFT COSTS SUBTOTAL	\$5,720,000	
PROJECT ESCALATION (3 YEARS, 2012-2015)	\$1,741,000 - 2,238,000	7-9%
CONCEPTUAL DESIGN TOTAL PROJECT BUDGET**	RANGE \$32,323,000 - \$32,820,000	

* Architecture and Engineering, Construction Management, Interior Designer, Cost Estimator, Energy and Special Studies, Testing, City Staff, other Specialists and Reimbursable Expenses

** Estimated 2015 Dollars.

COST MODEL SUMMARY



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