San Mateo County Libraries

Agenda Item IV.

To:	JPA Operations Committee
From:	Anne-Marie Despain, Director of Library Services
	Rachel McDonnell, Library Project Manager
Date:	May 7, 2020
Meeting:	May 12, 2020
Re:	East Palo Alto Library Conceptual Design

Background

The East Palo Alto Library has served the residents of East Palo Alto and the nearby unincorporated areas of the County for over 100 years. The Library is an important educational and cultural gathering space. Approximately 60% of residents have a library card and nearly 150,000 people visit the library annually. It is a learning center, safe haven, place of refuge, and open to everyone 7 days a week.

The City is part of the San Mateo County Library Joint Powers Authority which was established in 1999. The Library JPA is responsible for providing library operations and services to all members, and cities are responsible for maintenance of library buildings as well as any capital investments or expansions of service.

The current library operates out of the County-owned facility located at 2415 University Avenue in East Palo Alto. The existing facility is heavily used, and the space needs significant interior improvements. At just 7,680 square feet, the library struggles to effectively serve the critical needs of the community.

Discussion

Library Needs Assessment

The City of East Palo Alto, County of San Mateo County, and San Mateo County Library JPA conducted a Needs Assessment in FY 2017-18. The findings indicated that the existing facility presented significant barriers to the effective delivery of library services including the inability to house an adequate collection for a community of its size; the need to increase seating and computers; and the need to create zoned spaces for various uses, such as quiet study areas and spaces dedicated for children and teens.

Ultimately, the 2017 Needs Assessment recommended that in order to effectively meet the community's service needs, the facility would require an increase from the current 7,680 square feet to a total building size in the range of 22,000 to 27,000 square feet.

Conceptual Design Plan

The Needs Assessment Report was accepted by County, City, and Library with partners reaffirming their support for a new library and the exploration of a potential opportunity to

be located adjacent to the new EPACenter Arts building. wHY Architects, an architectural design firm, was retained in 2018 by the Library JPA to explore the feasibility of the site and to develop a conceptual design and budget estimate.

Project goals included designing a new library facility to address growing and changing local needs:

- Greater access to cutting-edge technology to aid in the rapidly changing information landscape and close the technology gap
- More spaces for work, study, and events to encourage lifelong learning
- A separate children and teen area with playful, age-appropriate spaces to foster excitement about reading and learning
- Gathering places for relaxing, socializing, connecting, and enjoying meals with one another
- A strong connection to the natural world that models sustainability and builds culinary literacy with gardens and a kitchen built into the library building

Working with the community and stakeholders including EPACenter Arts, and through public meetings and outreach work, wHY Architects developed a conceptual plan that reflects the proposed program and considers resident input and preferences. Over the course of the program design phase, the wHY design team also met with library staff to review program requirements and inform the space planning of the library. Based on the conceptual plan, the new library is a two-level building, approximately 23,878 square feet, and designed for LEED certification.

Cost Plan
The total project cost estimate is $32.4 million. This does not include the environmental impact mitigation and land and easement acquisition.

The East Palo Alto City Council enthusiastically received the presentation at their March 3, 2020 meeting and affirmed that the EPACenter site is the preferred location. Additionally, they gave guidance to City staff to open negotiations with the Goldman Foundation, search for alternative site options, and develop a funding plan.

Fiscal Impact

There is no fiscal impact associated with accepting this report.

Recommendation

Recommend JPA Operations Committee accept the East Palo Alto Library Conceptual Design.

Attachment

East Palo Alto Conceptual Design Presentation

EAST PALO ALTO LIBRARY
CONCEPTUAL DESIGN PRESENTATION

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NEEDS ASSESSMENT RECAP

- Places connect, explore, learn and relax – a town center
- A spacious library – greater breathing room, with privacy/separation of different uses
- Variety of outdoor spaces for reading, play, programs and connection with nature
- Ample seating and personal space for work and study
- Filled with natural light and views to outside
- Greater access to technology, particularly desk/laptops
- Separate children's area with better infrastructure, play opportunities, and space for events
- Art making and exhibition (including crafts, theater, music and dance)
- Access to community resources – from tutoring to housing assistance to taxes
- The ability to play – to let off steam and to explore new things
- Explore culinary literacy

PROJECT INTENTIONS

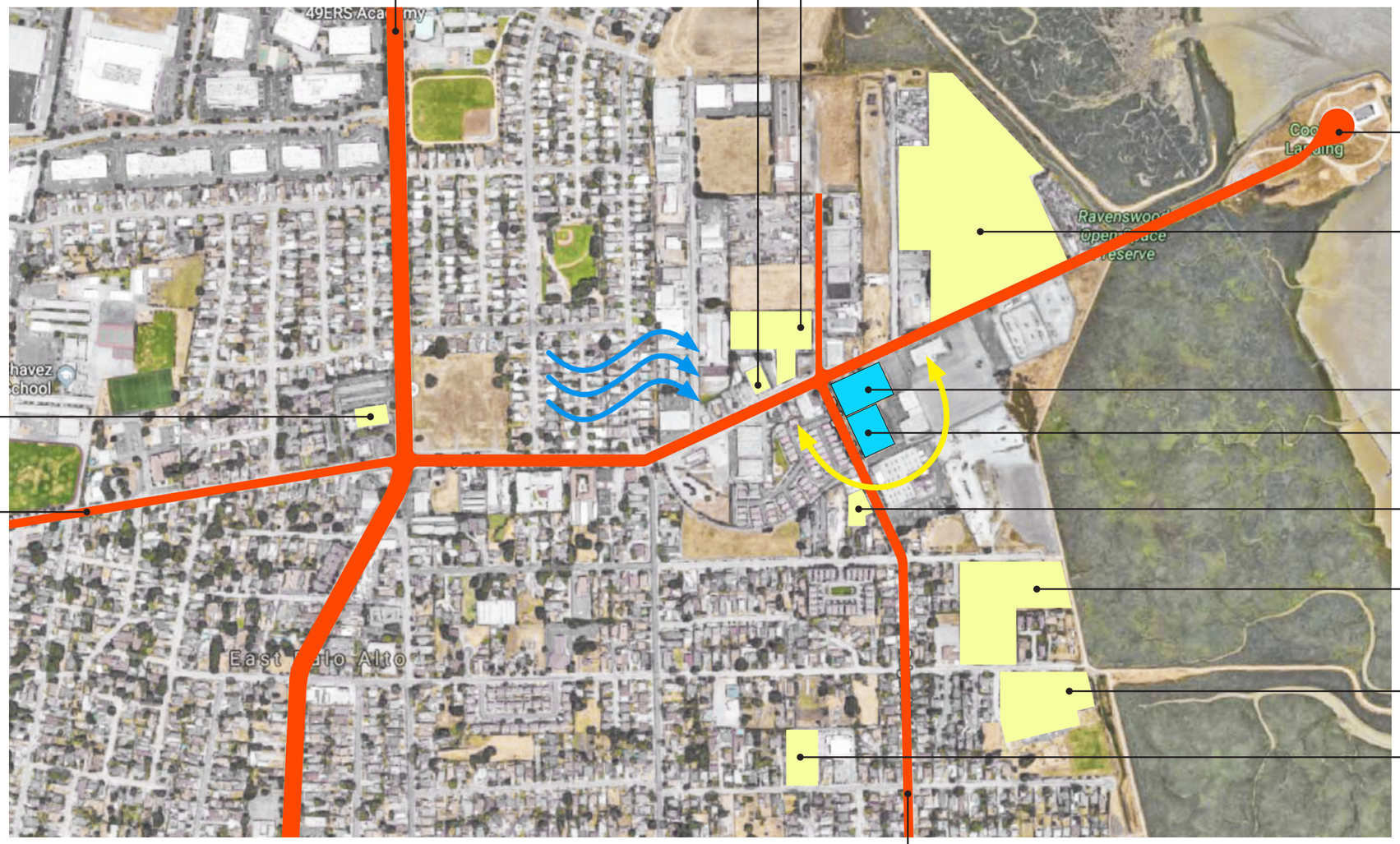
STIMULATING: ENCOURAGES LEARNING THROUGH EXPLORATION, PLAY, AND EXCITEMENT

ENABLING: PUTS RESOURCES WITHIN REACH, ENCOURAGES NEW CONNECTIONS

FLEXIBLE: ADAPTS TO EVOLVING COMMUNITY AND NEEDS

INTEGRATED: CREATES THE CIVIC COMMONS, SEAMLESSLY INTEGRATES WITH EPA CENTER

ABOUT THE SITE



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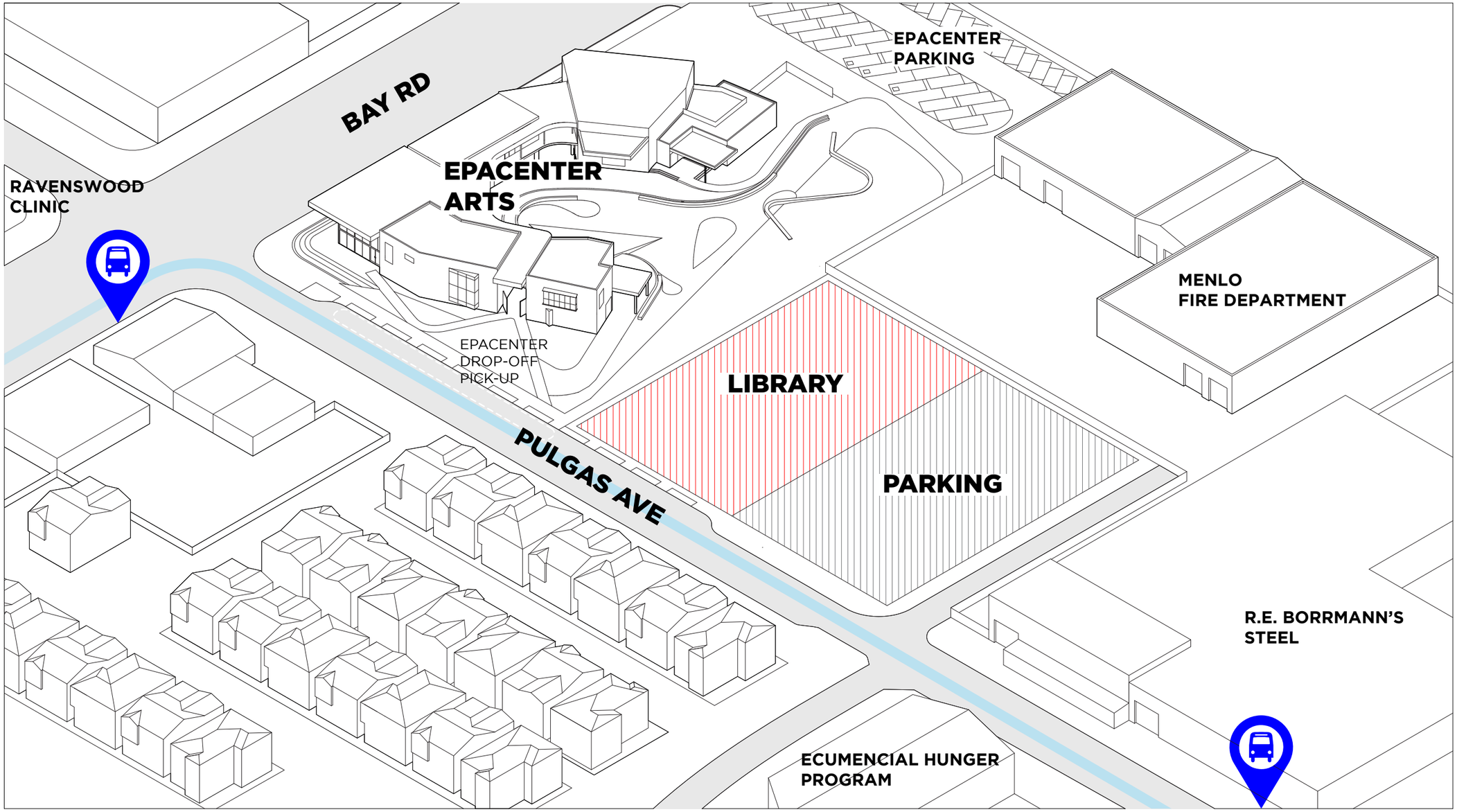

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PROPOSED PROGRAM FOR A NEW EAST PALO ALTO LIBRARY

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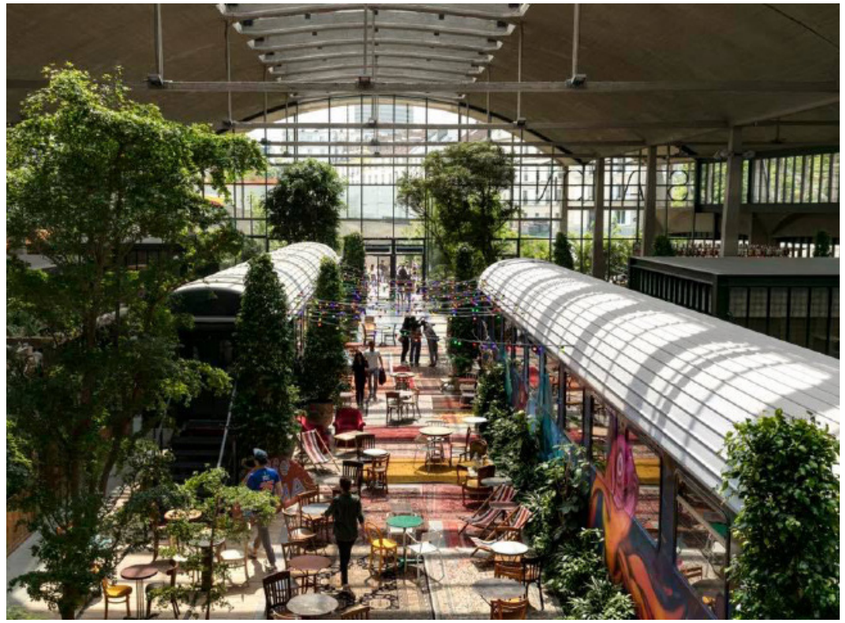
PROPOSED PROGRAM: WELCOME / ENTRY

NARRATIVE:

- Conveys a sense of welcome and a buzz of activity
- A central location from which most functions are visually or intuitively accessible
- Warm and inviting stations for greeting, information and check-out
- Seating for informal work and reading
- Ability to house large gatherings and events like readings, concerts, and open mic nights

FUNCTIONS:

- Entry / Lobby
- Concierge Stations
- Cart Cubby
- Self Check-out
- Holds
- Seating
- Restrooms



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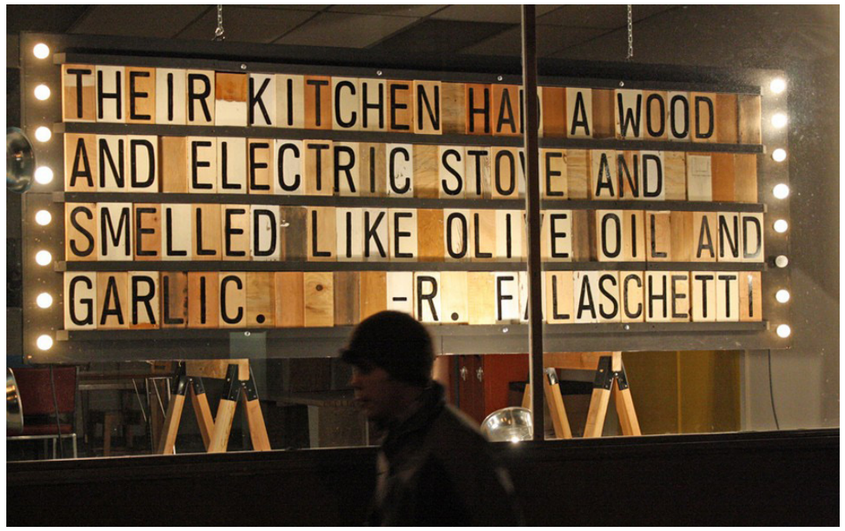
PROPOSED PROGRAM: COMMUNITY RESOURCE CENTER

NARRATIVE:

- A community hub for meeting and access to community resources
- Multi-purpose meeting room for events, presentations, meetings and classes
- Small meeting rooms for group work and community partners
- Open co-work type environment
- A community message board with upcoming events, resource information and more

FUNCTIONS:

- Medium Activity Room
- Small Activity Room
- Activity Room Storage
- Partner/Resource Rooms
- Communal Lounge
- Homework Center



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PROPOSED PROGRAM: CULINARY LITERACY CENTER

NARRATIVE:

- A nutrition, health and wellness resource for the community
- Domestic teaching kitchen for cooking and related classes
- A place to serve nutritious and tasty snacks for patrons
- Reading lounge with cooking, health, wellness, and gardening literature
- Access to a domestic demonstration garden

FUNCTIONS:

- Teaching Kitchen
- Storage
- Office
- Outdoor Seating
- Demonstration Garden

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PROPOSED PROGRAM: KIDS & FAMILY AREAS

NARRATIVE:

- A place for children of all ages and families to explore, play, learn and read
- Break-out areas for storytelling, play, and various media
- Adjacent outdoor space for working off energy, physical play, access to nature
- Playful elements to explore and discover, accommodating different ways of learning
- A room that grows with kids, promoting learning and exploration as fun

FUNCTIONS:

- New Books
- Table Seating
- Books
- Audio/ Visual & New Media
- Storytelling
- Storage
- Outdoor Area
- Family Restroom

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PROPOSED PROGRAM: CABINET OF CURIOSITY

NARRATIVE:

- A dynamic space for learning through doing, socializing, and engaging technologies
- Visible to all who enter the library to inspire curiosity
- A 'maker space' for all ages – sewing, dj, domestic skills, digital fabrication, etc.
- A place teens can call their own for reading, socializing, and individual and group activities with access to digital and physical resources
- Access to a multitude of environments and programs through virtual means to broaden horizons
- Flexible furniture to accommodate various activities and programs

FUNCTIONS:

- Teen Room
- Maker Room
- Virtual Reality Experience Alcove
- Office
- Storage

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PROPOSED PROGRAM: COLLECTIONS & STUDY

NARRATIVE:

- Large, open, naturally lit space for reading and quiet work
- Ample opportunities for independent study with comfortable seating, natural light, and power
- Flexible shelving to accommodate the evolution of the collection
- An East Palo Alto focused resource area, with the ability to house memorabilia and even record oral histories
- Workstations and laptop check-out machines, as well as printing stations
- Private rooms for small group study and tutoring

FUNCTIONS:

- Main Space
- New Books / Media / Periodicals
- Adult Collections
- East Palo Alto History
- Reader Seating
- Public Computers
- Printing
- Study Rooms
- Literacy center
- Quiet Room
- Restrooms

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PROPOSED PROGRAM: STAFF RESOURCE AREA

NARRATIVE:

- Stimulating, naturally lit work environment
- An ability to see the comings and goings of the library
- Open work spaces for permanent and temporary staff
- Wall space for sharing ideas and mapping out projects and schedules
- Privacy nook for quiet work and calls
- Easy access to book processing area

FUNCTIONS:

- Collection Processing Room
- Staff Open Office
- Enclosed Office
- Staff Break Area
- Storage
- Data / Telecom
- Staff Restroom w/Shower

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PROPOSED PROGRAM: SITE & OUTDOOR AMENITIES

NARRATIVE:

- A place to connect with the outdoors and enjoy nature
- Space for larger gatherings as well as outdoor 'nooks' for solitude
- A demonstration garden for growing food
- Secure play areas for children
- Outdoor classroom and storytime area

FUNCTIONS:

- Outdoor Reading
- Outdoor Eating
- Youth Play Area
- Demonstration Garden
- Bike Racks
- Parking Spaces
- Loading

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DESIGN CONCEPT

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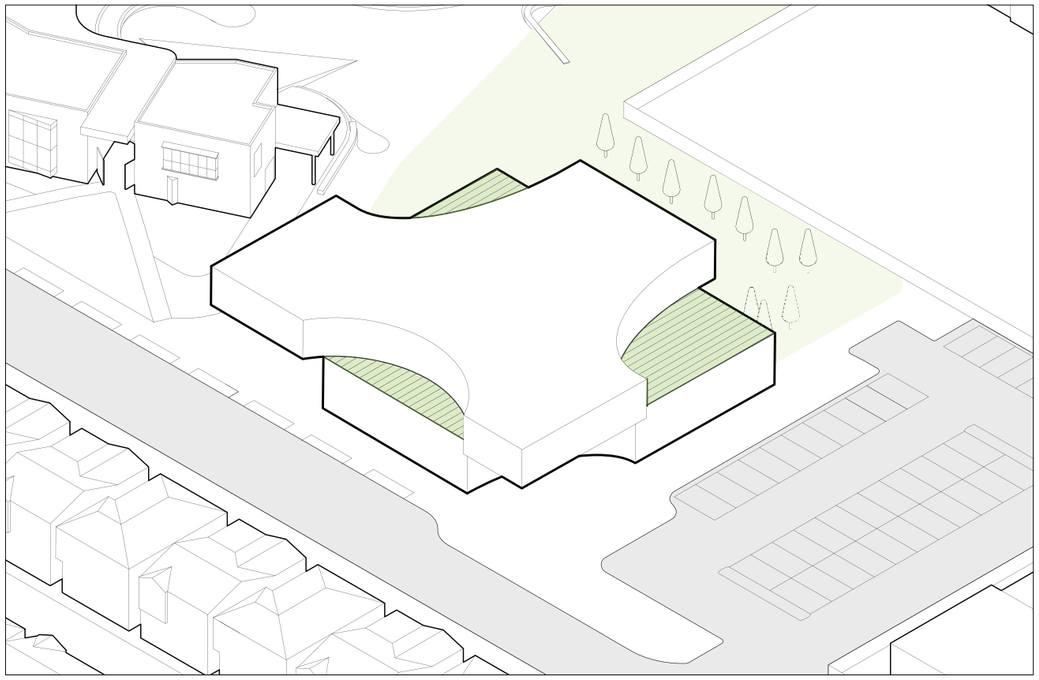
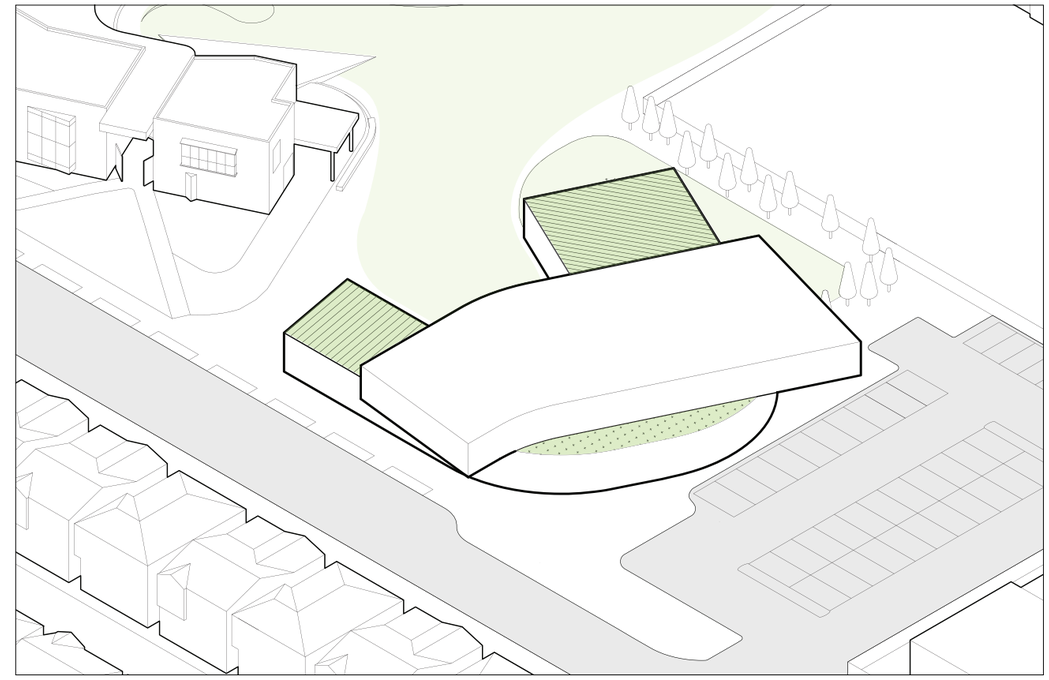
TWO APPROACHES



JIGSAW PUZZLE



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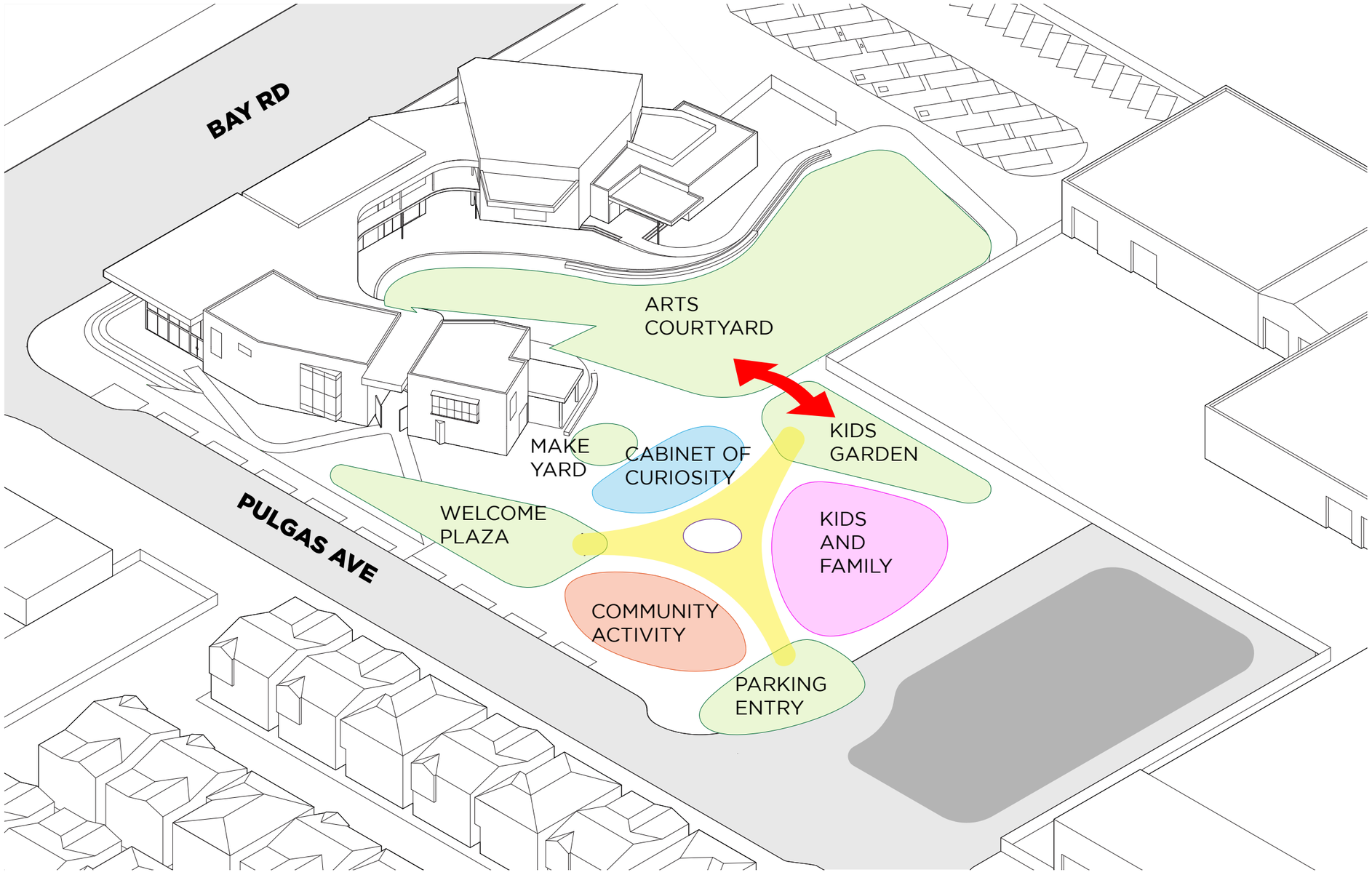
JIGSAW PUZZLE DESIGN



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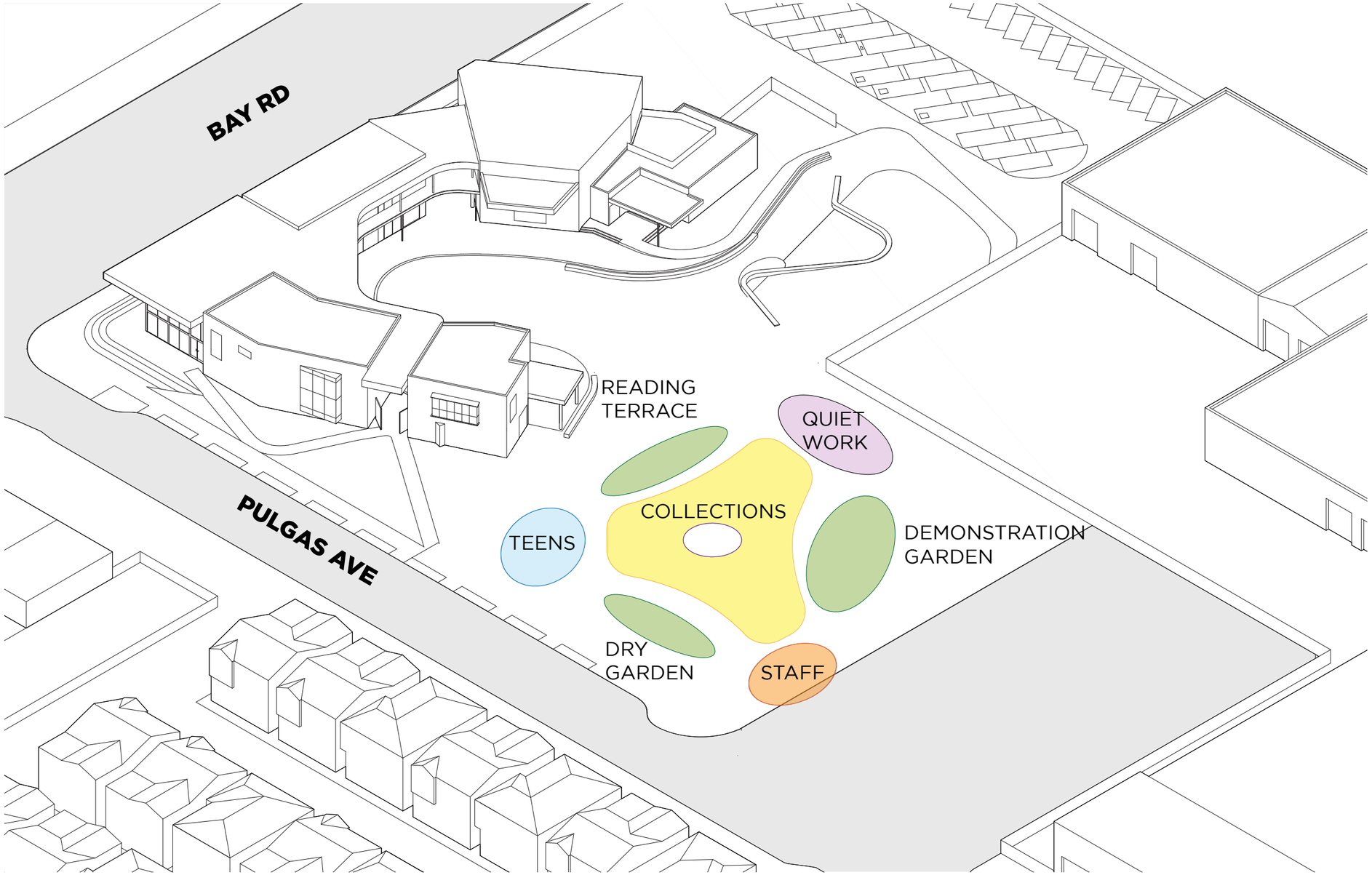

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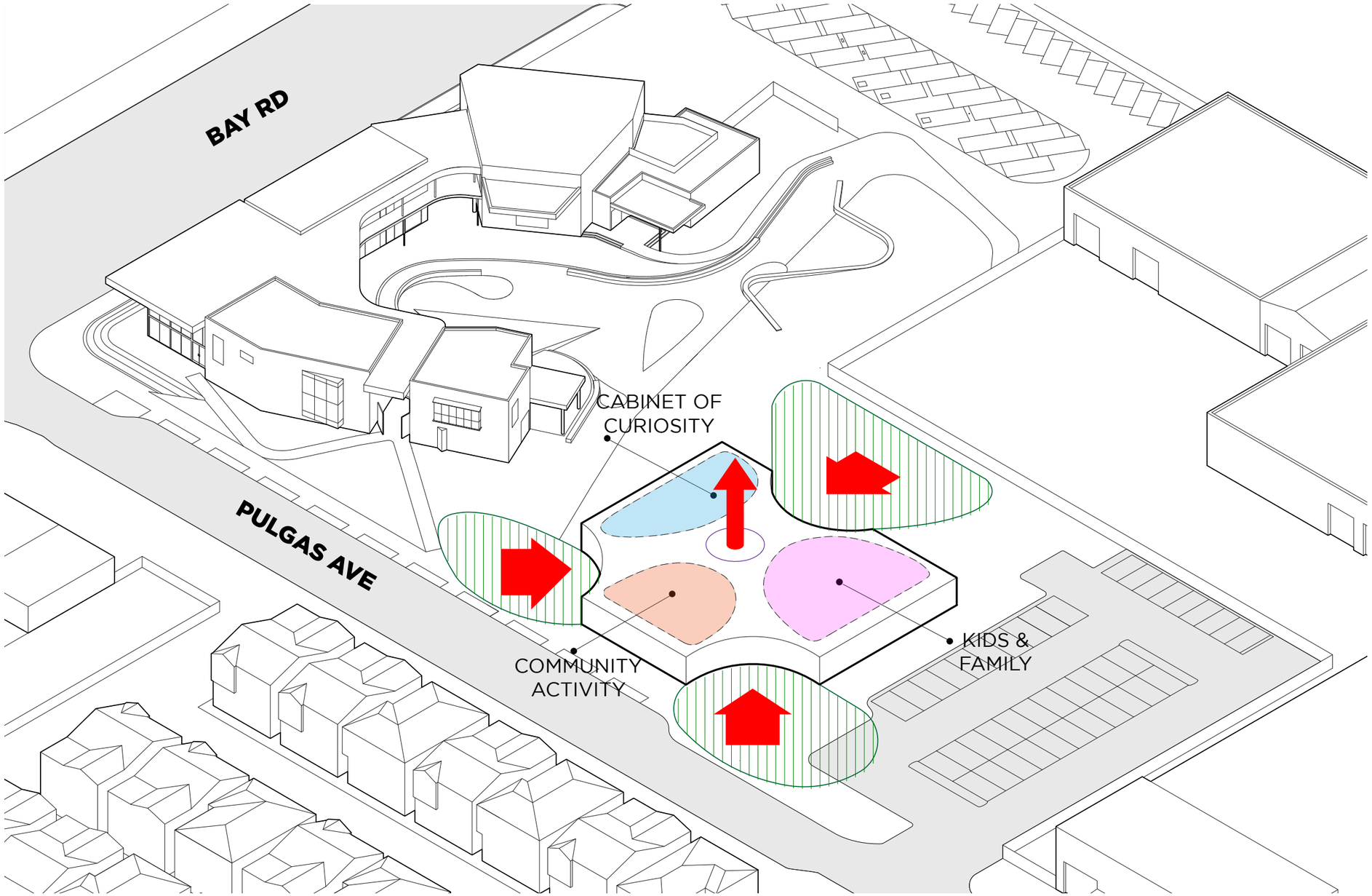

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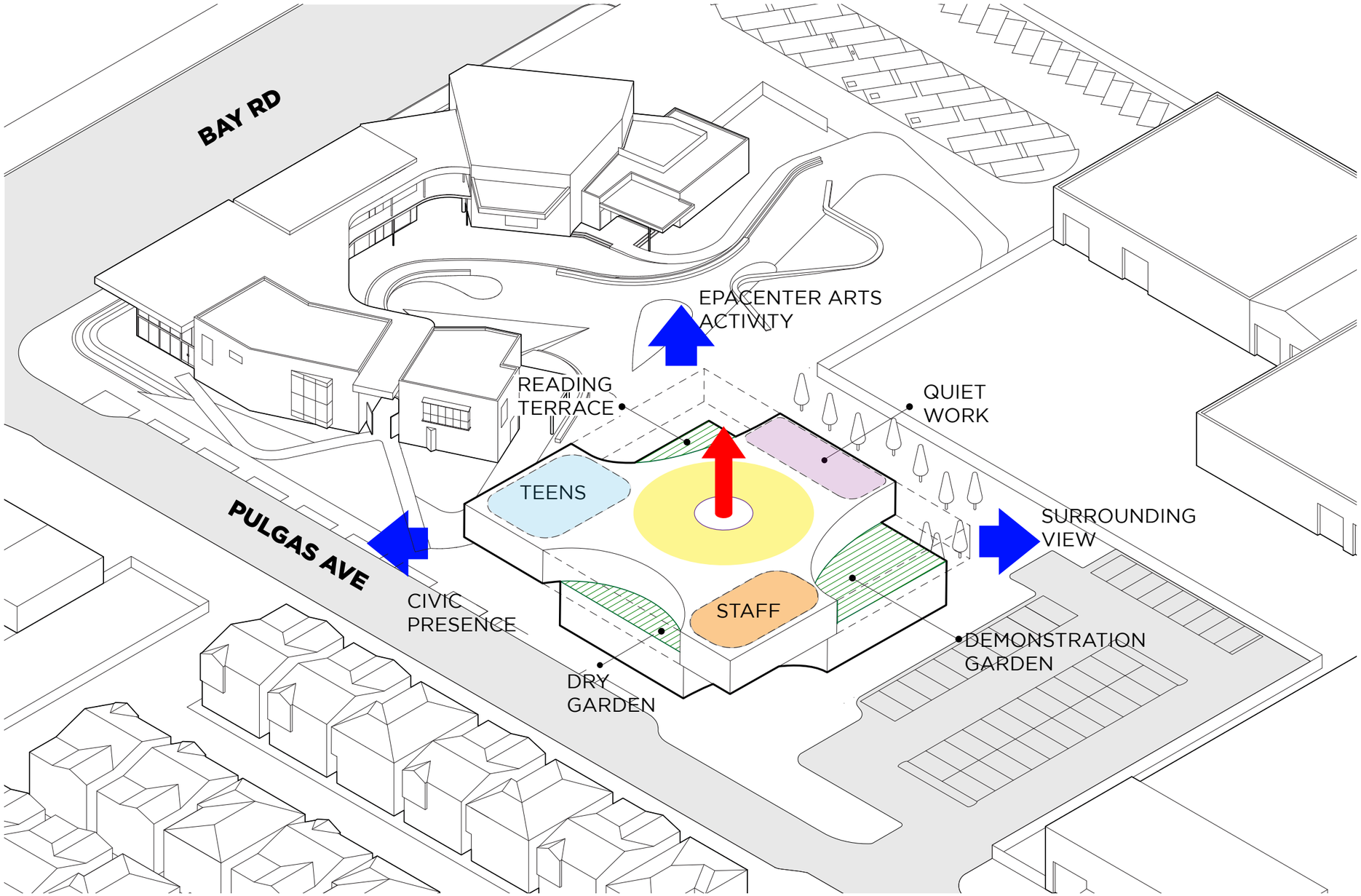

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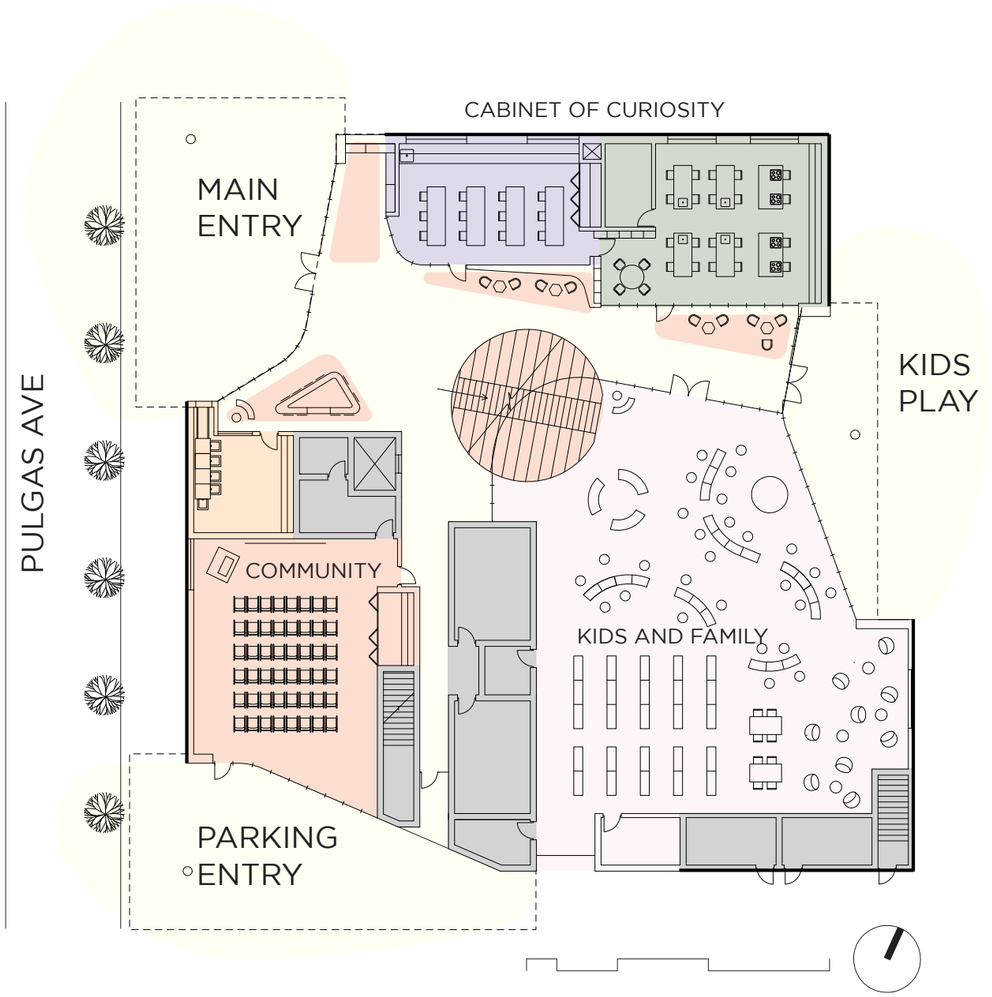
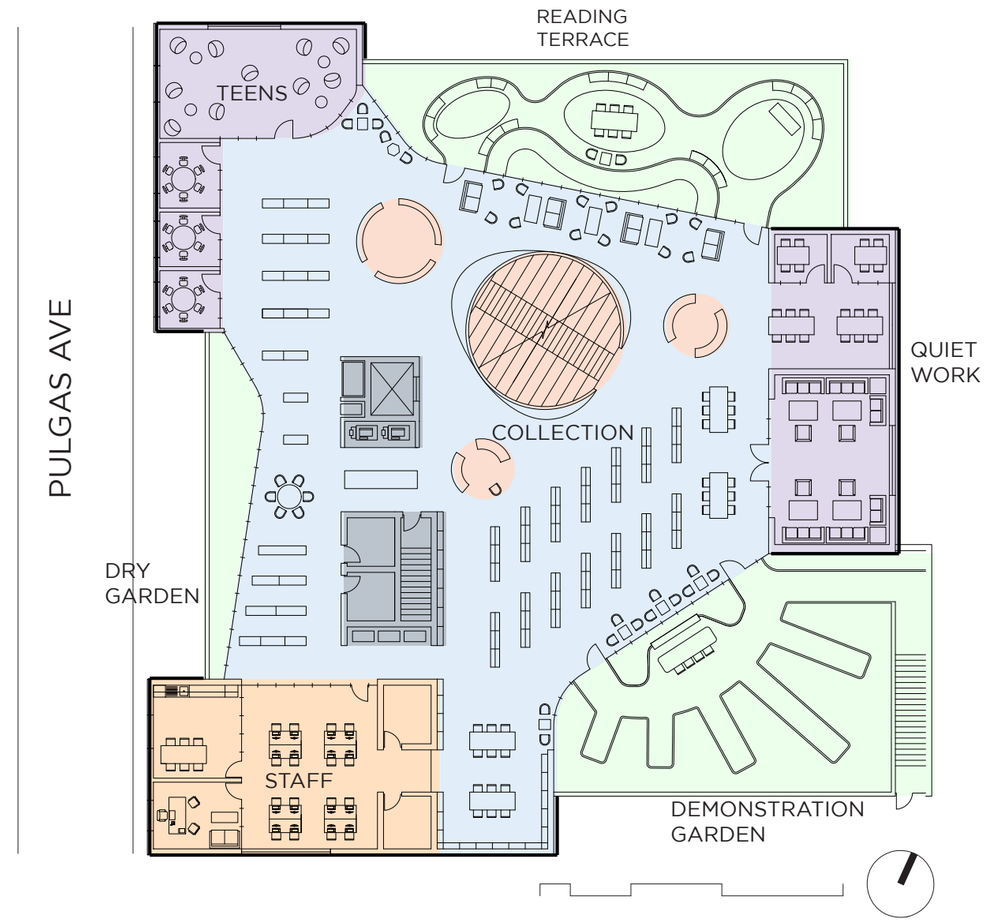


GROUND FLOOR



SECOND FLOOR

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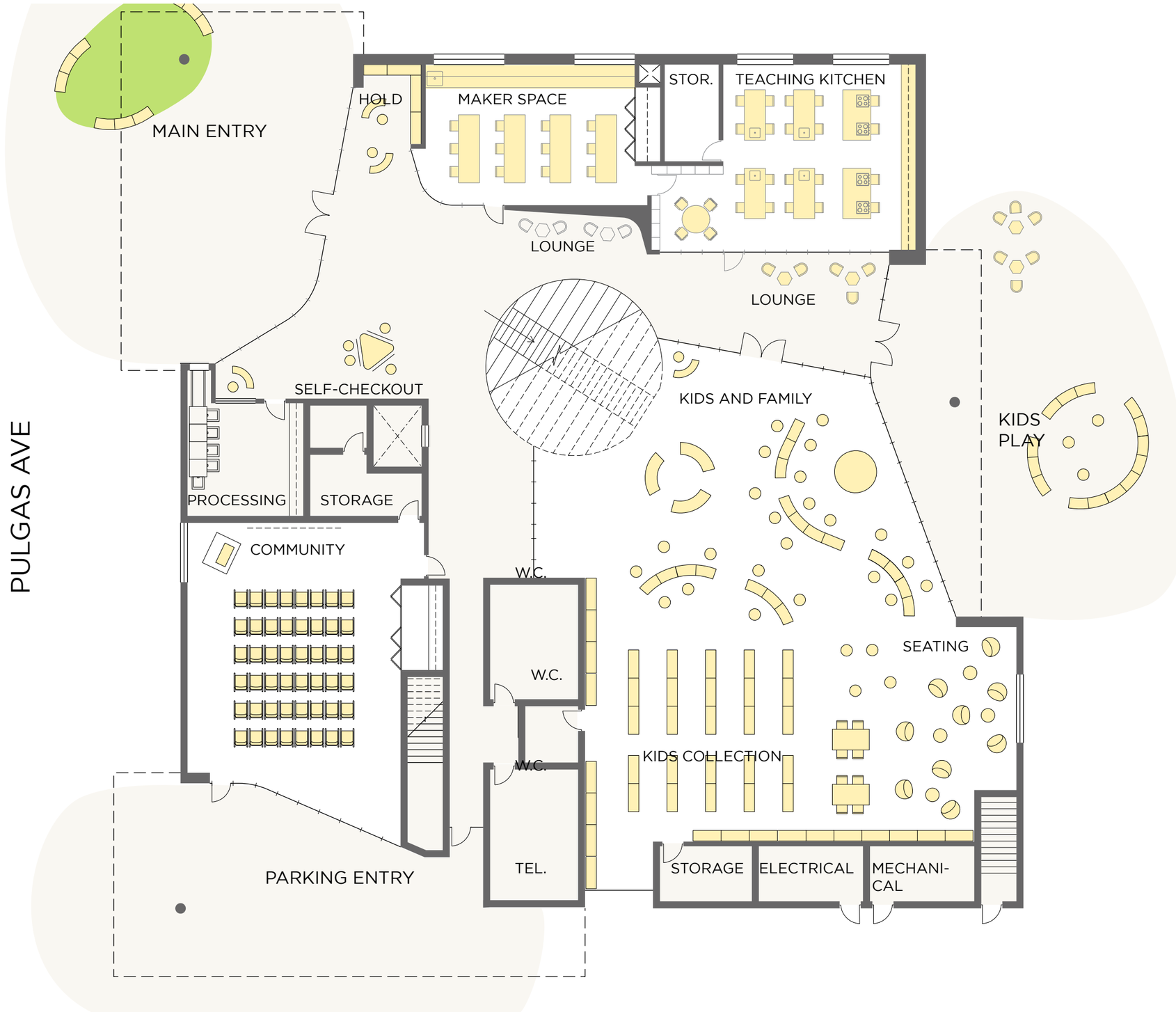
GROUND FLOOR PLAN



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SECOND FLOOR PLAN

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LANDSCAPE PLAN

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FAVOR

CONCEPT DESIGN COST PLAN

Overall Summary

		SF	$/SF	TOTAL $x1,000
New Construction				
Library		23,878	857.00	20,474
TOTAL BUILDING CONSTRUCTION		23,878	857.00	20,474
Sitework				
Existing Building Demo				N/A
Sitework		43,527	47.00	2,044
TOTAL SITEWORK				2,044
TOTAL BUILDING AND SITEWORK				22,518
Escalation To Start Date (January 2021)	8.00%			2,000
TOTAL ESCALATED CONSTRUCTION COST				24,518
Project Soft Costs (To Be Reviewed and Verified With Owner)				
Acquisition Costs				Excluded
Design and Engineering Services	13%			3,190
Furnishings, Fixtures and Equipment		23,878	30.00	716
Public Art	1%			Excluded
Testing, Inspection and Permit	2%			370
Other Owner's Soft Costs	5%			1,230
Contingencies	10%			2,450
TOTAL PROJECT SOFT COSTS	32%			7,956
RECOMMENDED BUDGET FOR PROJECT				32,474

Add Alternates:

01 Premium for LEED Platinum over Gold	1,000
02 Net Zero - incl PV Panels	3,000

Excludes:

- Land and easement acquisition
- Environmental impact mitigation
- Move in and Pre-opening Costs
- Financing and Legal
- Offsite Development (B Permit)

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