



*City
Council
Report*

Item: 10
Category: UNFINISHED BUSINESS
Meeting Date: April 6, 2021

TITLE: Measure O, Library Renovation Schematic Design

RECOMMENDED ACTION

That the City Council receive and approve the schematic design for the Library renovation project and provide feedback to staff regarding further details to be focused on during the design development phase.

BACKGROUND

At the January 11, 2021 City Council Meeting, the City Council was presented with two conceptual design alternatives for the Library Renovation Project. Although there was not a formal motion, there were many constructive comments; the Library's Orchard Green Design was unanimously favored as the preferred concept to move forward into the schematic design phase.

DISCUSSION

As directed by the City Council, the Design Team has continued to develop and refine the "Orchard Green" conceptual design scheme into the schematic design phase. In addition to meeting with City and Library staff, the Design Team also provided informational presentations to both The Friends of the Library and the Civic Improvement Commission regarding the preferred conceptual design. Collectively, these stakeholders were appreciative of the information and provided the Design Team with valuable input regarding refinements to the aesthetics, program, and functionality. Working with the Library and City Staff, the Design Team integrated many small updates and changes typical of the schematic design phase, as well as several more substantial revisions.

One of the primary changes reflected in the schematic design documents was a reconfiguration of the entry sequence to provide a more generous lobby space. This was a result of observations made by The Friends of the Library who believe the lobby would need to accommodate an influx of parents with strollers waiting to use the elevator during story-time events. The lobby was expanded by a full structural bay, and the location of the entryways into the Community Room and Children's Area were adjusted to accommodate this change. In addition, the glass guardrail at the upper flight of stairs was replaced with a shelving and display element, providing a better separation between the main stairs and the opening to the story below. The new

shelving also includes display for new and popular books on each level and allows for a prominent location for clear directional signage.

The Design Team also refined the approach to exterior grading, while keeping with the original intent reflected in the conceptual design. Several retaining walls were removed and replaced with a more gradual and natural grading strategy. The revised approach still achieves the goal of eliminating the barrier mound at the perimeter of the library and allows for more generous windows and daylight on the lower level; however it also simplifies the scope of earthwork. Prominent trees remain in place, including the redwood located at the southwest corner of the building, with grading conforming to the root elevation at these locations.

Based on feedback from the City Council as well as input provided by the Civic Improvement Commission, the Design Team also has identified locations for a history display and for potential future public art. The history display is proposed to be located immediately outside the elevator doors at the top floor of the library, adjacent to the Community Room entry. While the content is yet to be determined, the Design Team will work with the Campbell Historical Museum to either create a flexible display for history content, or possibly develop a wall graphic with content provided by the Historical Museum. For public art, the Design Team has identified a location at the new library plaza for a potential future outdoor sculpture. The selection of an artist and artwork would be subject to a process independent of the design of the library, although the two processes could be integrated if timing and schedule allow.

As a deliverable for the Schematic Design phase, the Design Team is also developing architectural and engineering plans and specifications, which have been sent to the cost estimator to confirm that the design remains consistent with the project budget. The cost estimate is currently in progress and will be completed and reviewed for accuracy in advance of the Council meeting. The Schematic Design Presentation will include the updated cost information.

Next Steps

Library Project Milestones	Anticipated Completion
Start Design Services	June 2020
Confirm Program and Space Needs	August 2020
Concept Designs (<i>Council Meeting</i>)	January 2021
Schematic Design (<i>Council Meeting</i>)	April 2021
Construction Documents (<i>Council Meeting</i>)	November 2021
Bid and Award (<i>Council Meeting</i>)	March 2022
Start Construction	May 2022
Construction Completion	November 2023

FISCAL IMPACT

The Library Renovation Project is funded through Measure O in the amount of \$21,010,000; this includes a contribution of \$510,000 from the Santa Clara County Library District.

ALTERNATIVES

1. Provide feedback and direct staff and project consultants to refine or alter the schematic design for the Library Renovation. These new schematic designs would be presented to the City Council at a future meeting and would likely impact the project schedule.

Prepared by:



Amy Olay, City Engineer

Reviewed by:



Todd Capurso, Director of Public Works

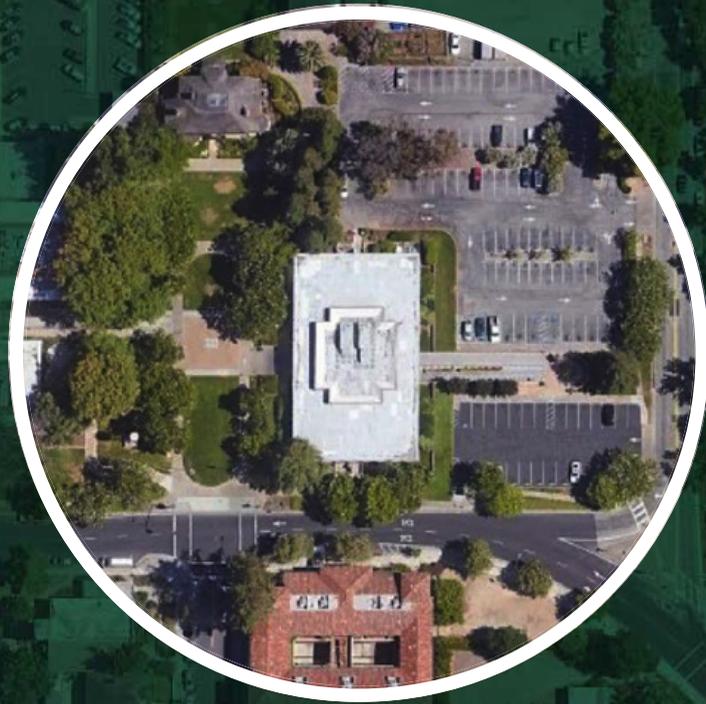
Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Campbell Library - Schematic Design Presentation



JAYSON
ARCHITECTURE

Campbell City Council Presentation

CAMPBELL LIBRARY SCHEMATIC DESIGN | DRAFT

April 6th, 2021



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



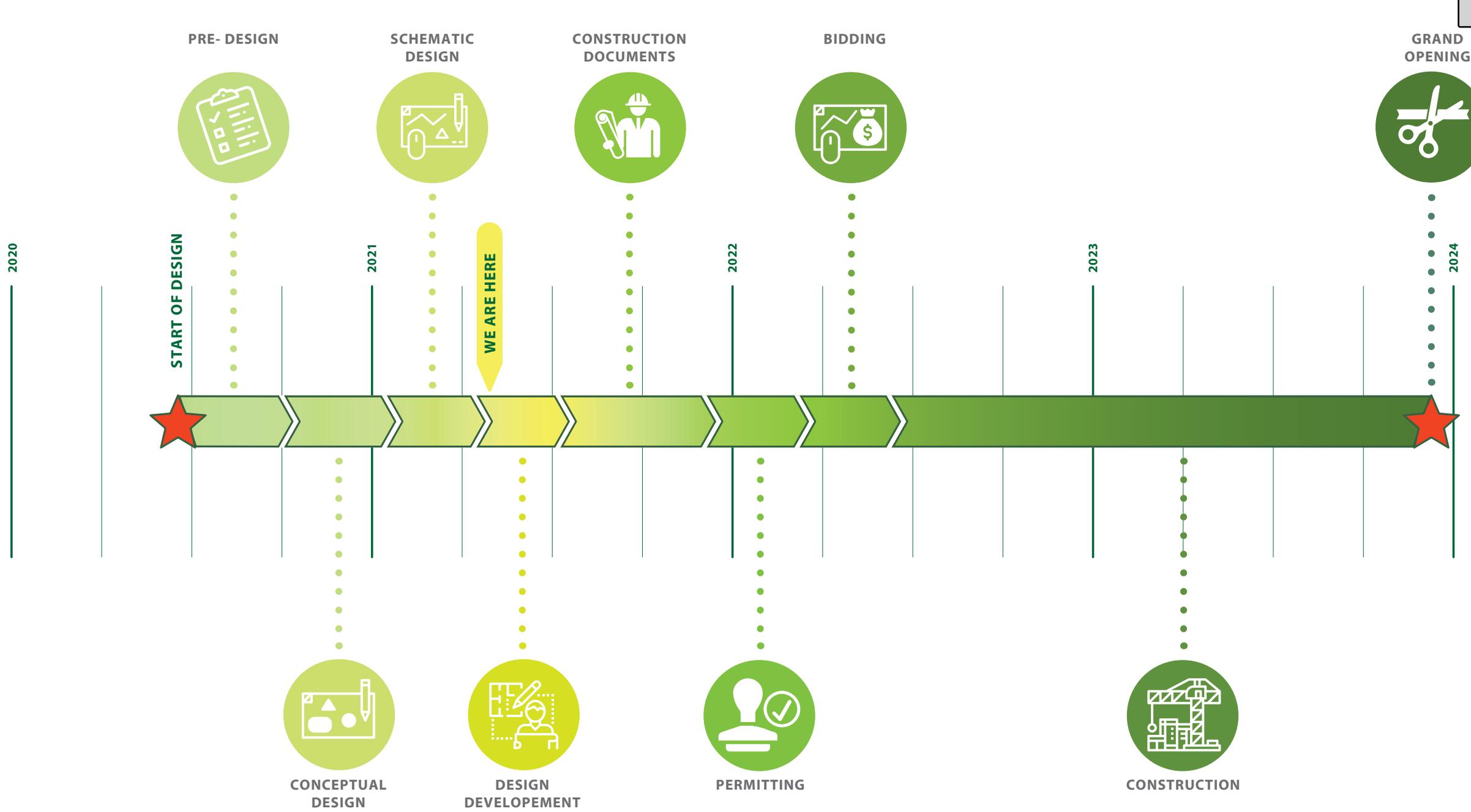
KATIE STUART
Project Manager

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

Education
Bachelor of Architecture
Cal Poly, San Luis Obispo

- I. SCHEDULE
- II. BUDGET
- III. EXTERIOR
- IV. INTERIOR

Attachment: Campbell Library - Schematic Design Presentation (Library Renovation Schematic Design)



I. SCHEDULE

- 1. CONSTRUCTION BUDGET** **\$16,800,000**
- 2. GROSS SQUARE FEET** **24,328 SF**
- 3. BUDGET/SF** **\$691/SF**
- 4. COMPARABLE PROJECT COST RANGE** **\$650-1,050/SF**

Construction budget represents the hard cost of construction, which is based on a total project budget of \$21,010,000, and includes soft costs and contingencies.

II. BUDGET

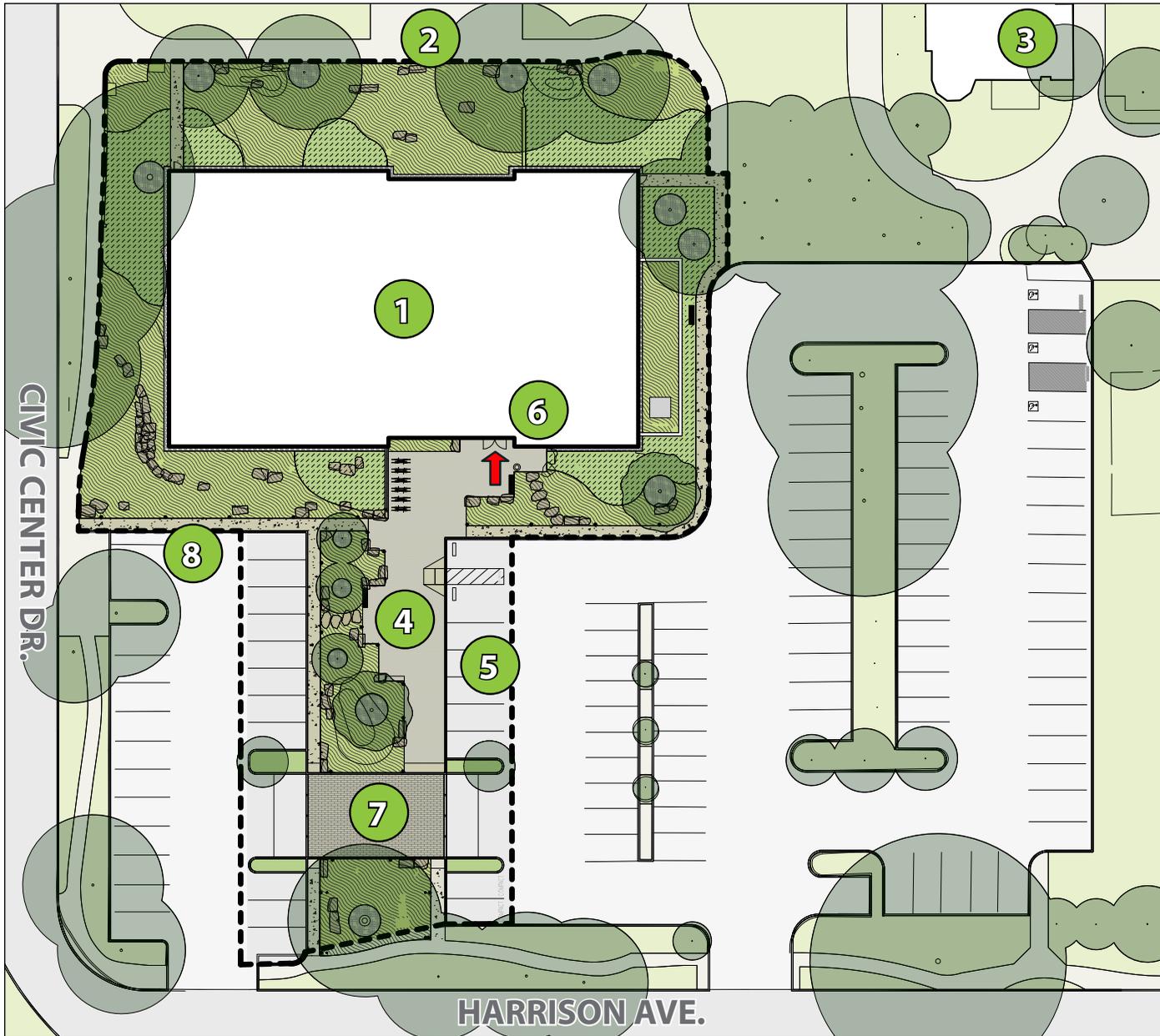
1. CONSTRUCTION BUDGET	\$16,800,000 or \$691 /SF
2. SCHEMATIC DESIGN ESTIMATE	\$16,987,000 or \$698 /SF
delta from budget:	(1%)

Estimate includes the following:

- **Contingency for the development of the design**
- **Cost escalation to completion of construction**

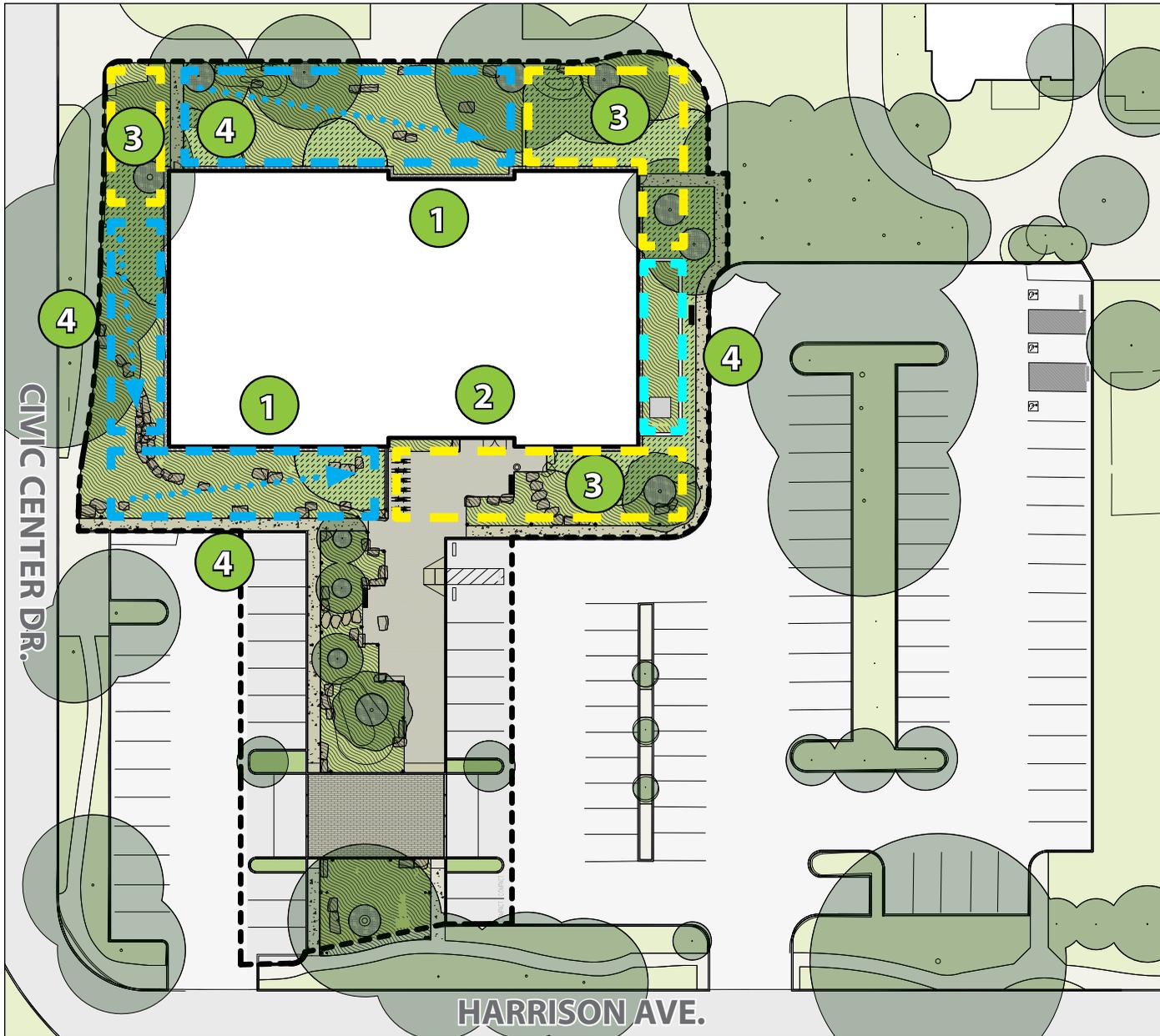


III. EXTERIOR



- ① LIBRARY
 - ② ORCHARD GREEN
 - ③ AINSLEY HOUSE
 - ④ ENTRY PLAZA
 - ⑤ SHORT TERM PARKING
 - ⑥ BOOK DROP
 - ⑦ NEW DRIVE AISLE
 - ⑧ NEW SIDEWALK TO BUS STOP
- ⊖
N

SITE PLAN



- ① TALL WINDOWS
- ② ENTRY AT GRADE
- ③ FLAT (NO MOUND)
- ④ LOWER GRADE



Attachment: Campbell Library - Schematic Design Presentation (Library Renovation Schematic Design)

GRADING



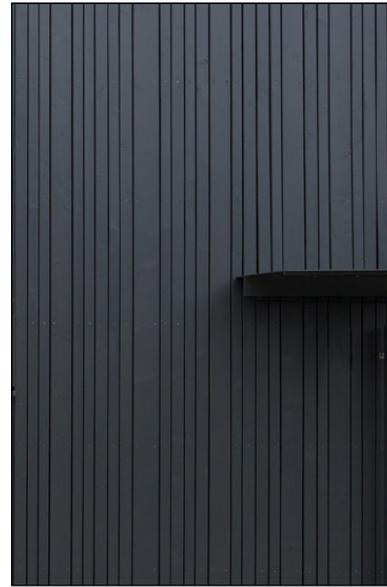
- ① LIBRARY
 - ② MAIN ENTRY
 - ③ STONE PATH
 - ④ NEW OAK TREE
 - ⑤ BIKE PARKING
 - ⑥ BOOK DROP
 - ⑦ STONE BENCH
 - ⑧ LANDSCAPE DIVIDERS
- ⑨ N

ENTRY PLAZA



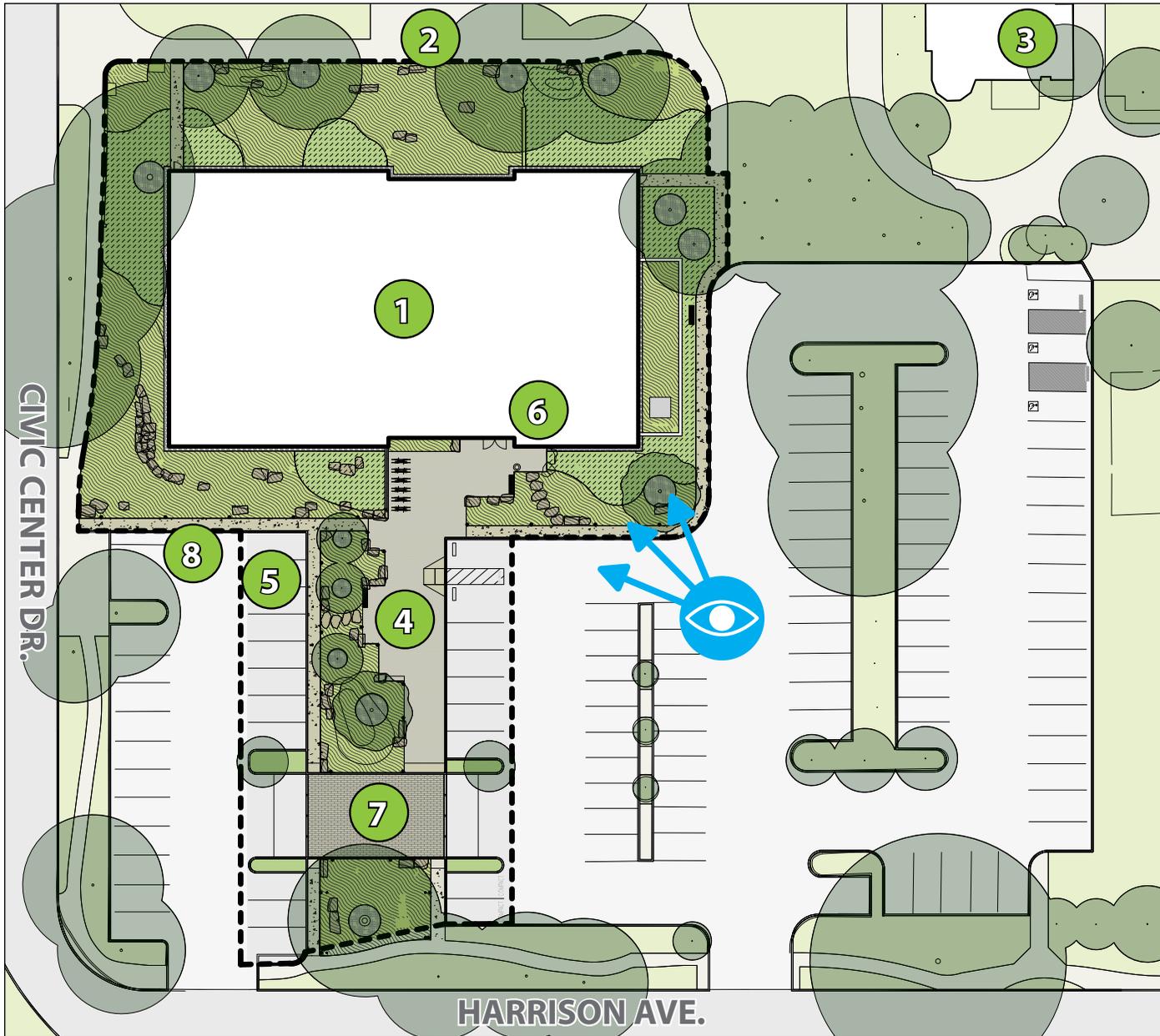
Attachment: Campbell Library - Schematic Design Presentation (Library Renovation Schematic Design)

MATERIALS - LANDSCAPE



Attachment: Campbell Library - Schematic Design Presentation (Library Renovation Schematic Design)

MATERIALS - EXTERIOR



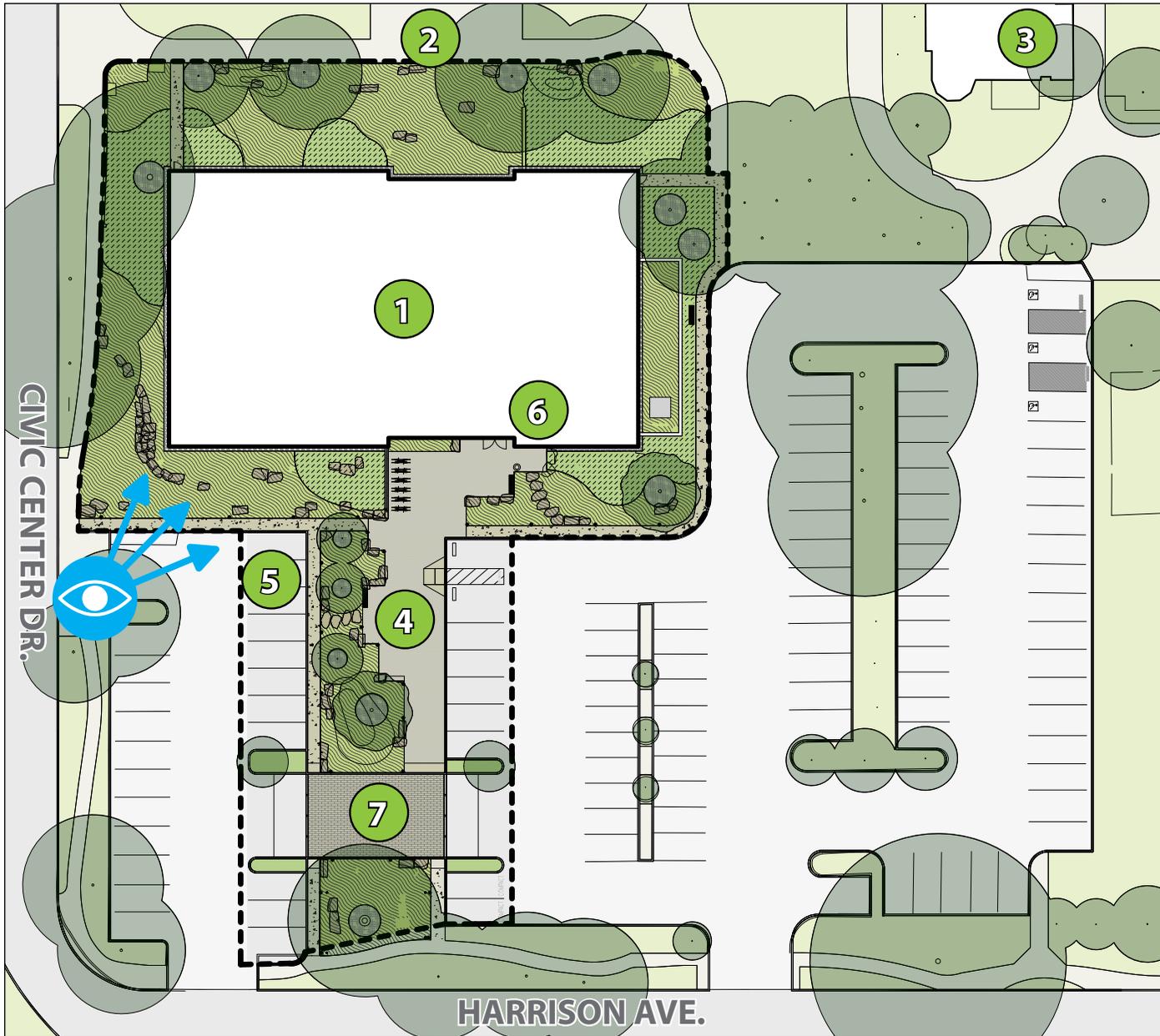
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- ⑨ N

EXTERIOR PERSPECTIVE
NORTHEAST VIEW



Attachment: Campbell Library - Schematic Design Presentation (Library Renovation Schematic Design)

EXTERIOR PERSPECTIVE
NORTHEAST VIEW



- ① LIBRARY
 - ② ORCHARD GREEN
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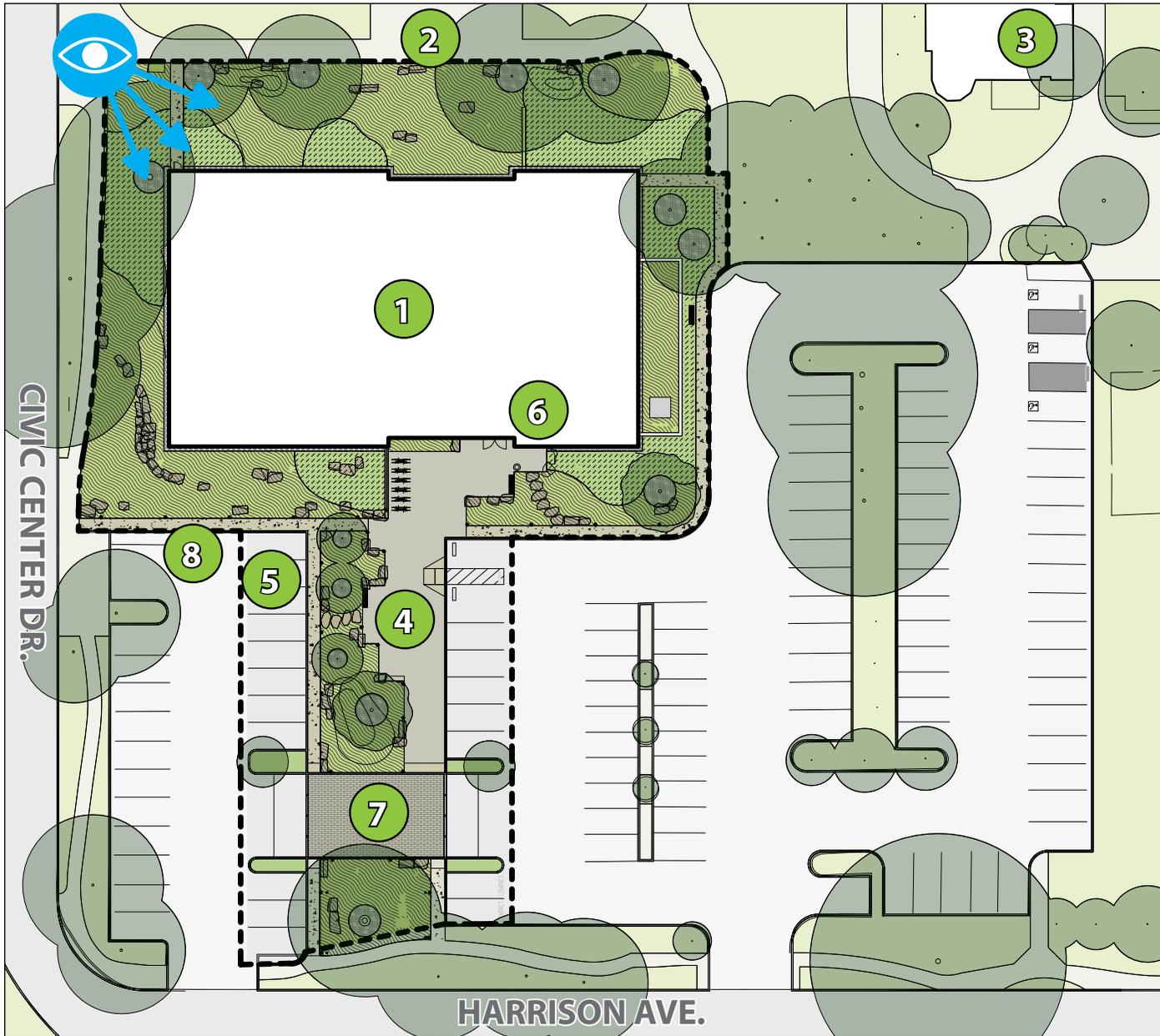
EXTERIOR PERSPECTIVE
SOUTHEAST VIEW



Attachment: Campbell Library - Schematic Design Presentation (Library Renovation Schematic Design)

EXTERIOR PERSPECTIVE

SOUTHEAST VIEW



- ① LIBRARY
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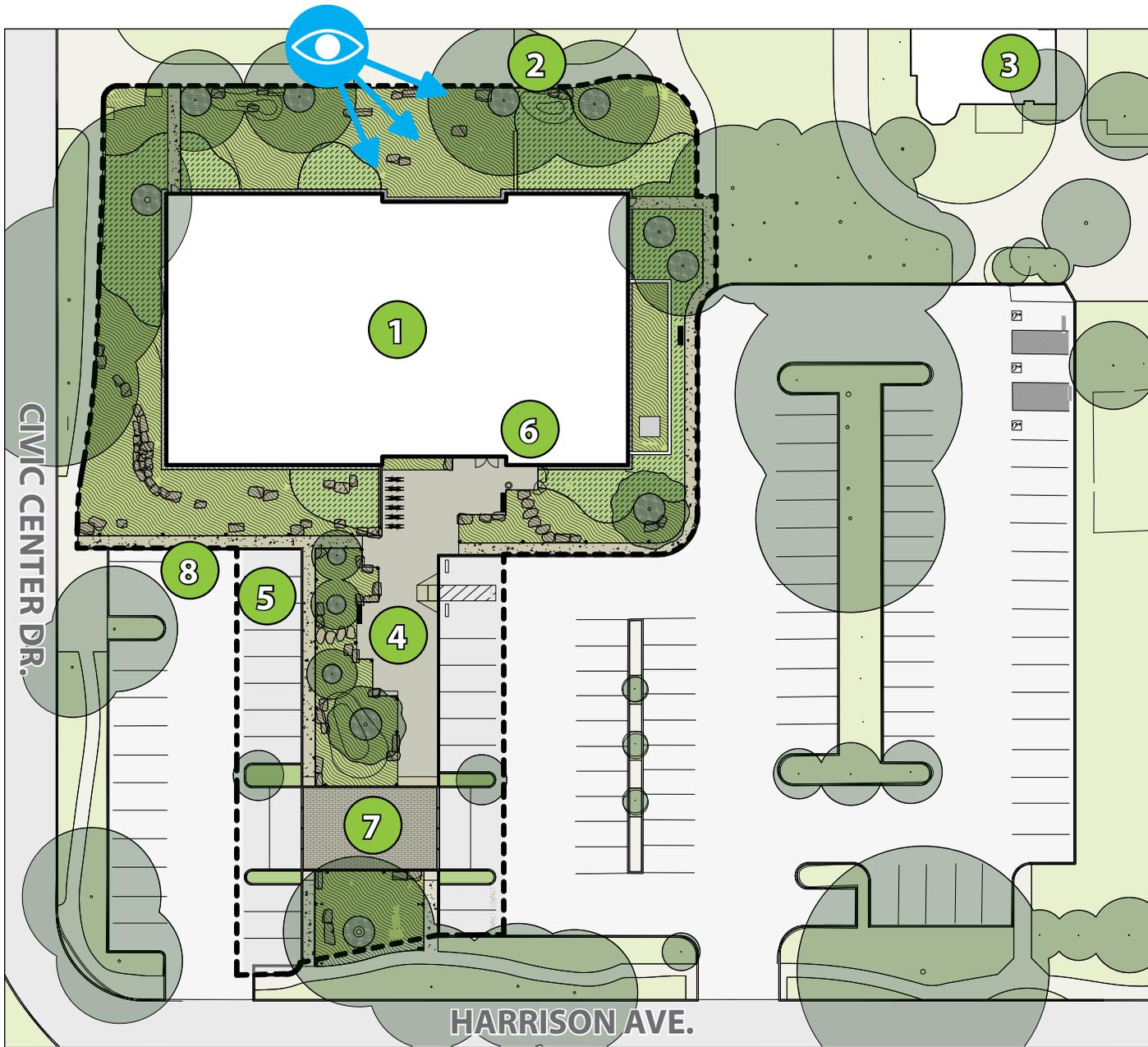
EXTERIOR PERSPECTIVE
SOUTHWEST VIEW



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EXTERIOR PERSPECTIVE

SOUTHWEST VIEW



- ① LIBRARY
- ② ORCHARD GREEN
- ③ AINSLEY HOUSE
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- ⑤ SHORT TERM PARKING
- ⑥ BOOK DROP
- ⑦ NEW DRIVE AISLE
- ⑧ NEW SIDEWALK TO BUS STOP



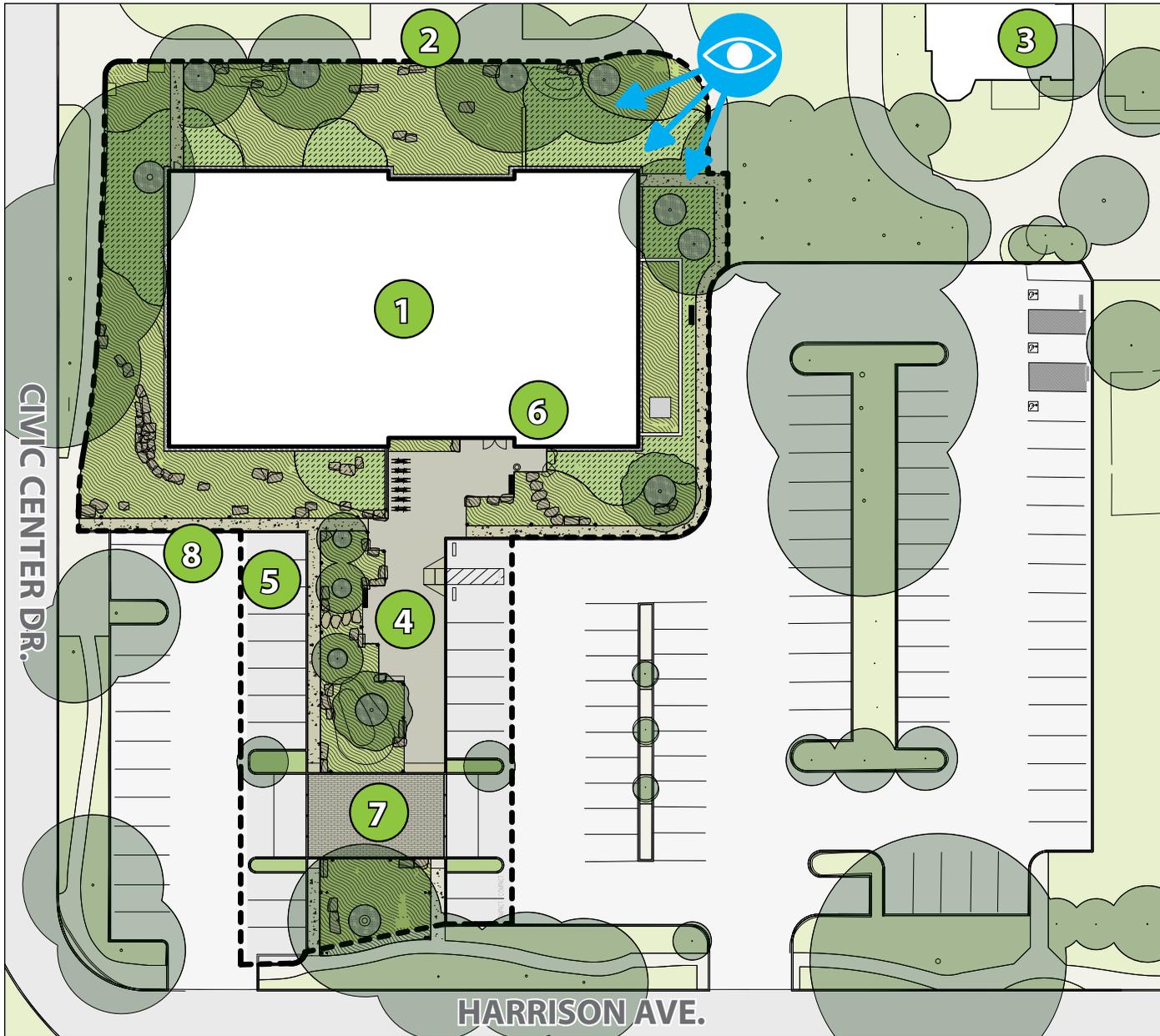
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EXTERIOR PERSPECTIVE
WEST VIEW



Attachment: Campbell Library - Schematic Design Presentation (Library Renovation Schematic Design)

EXTERIOR PERSPECTIVE
WEST VIEW



- ① LIBRARY
 - ② ORCHARD GREEN
 - ③ AINSLEY HOUSE
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N

EXTERIOR PERSPECTIVE
NORTHWEST VIEW

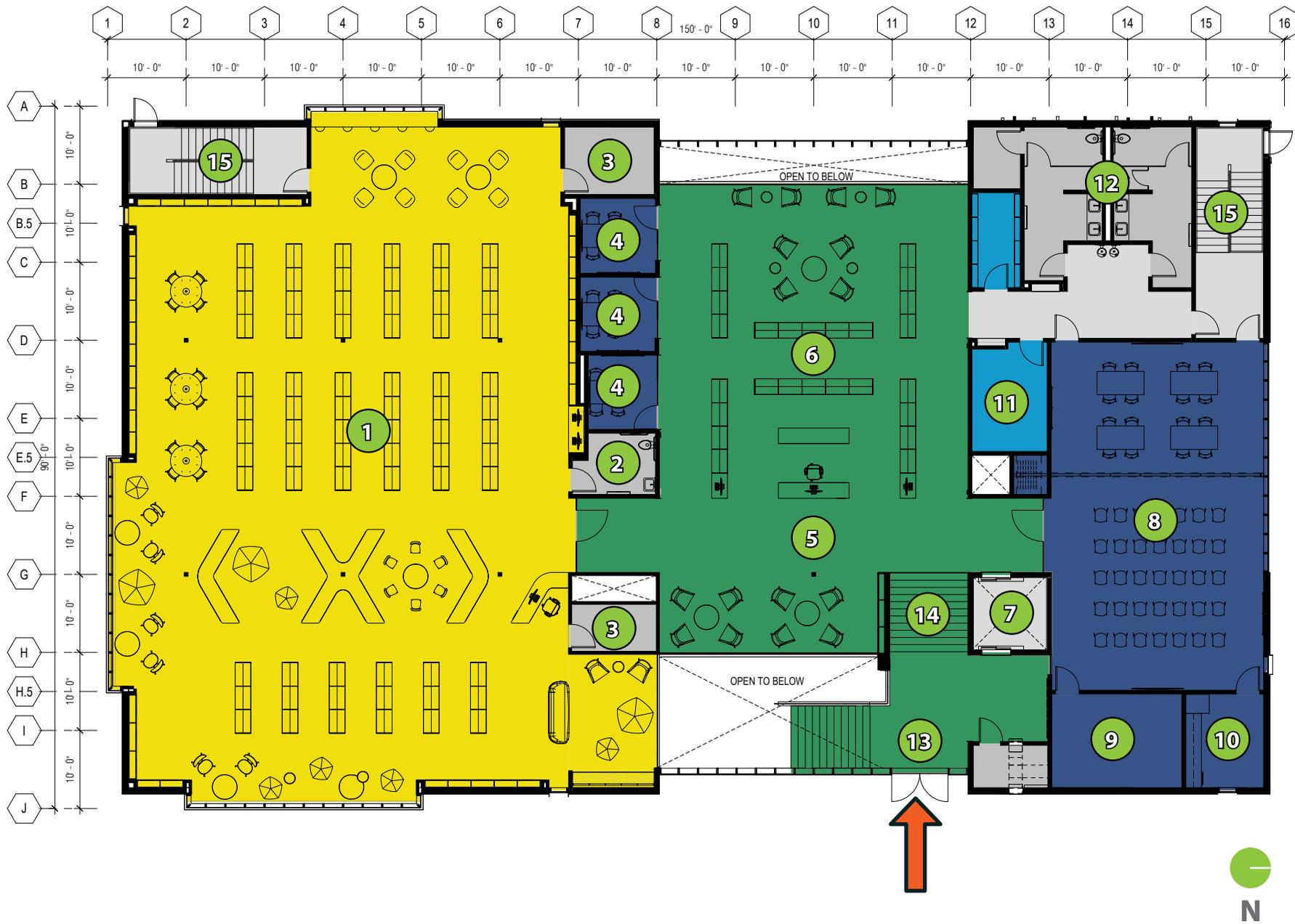


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EXTERIOR PERSPECTIVE
NORTHWEST VIEW



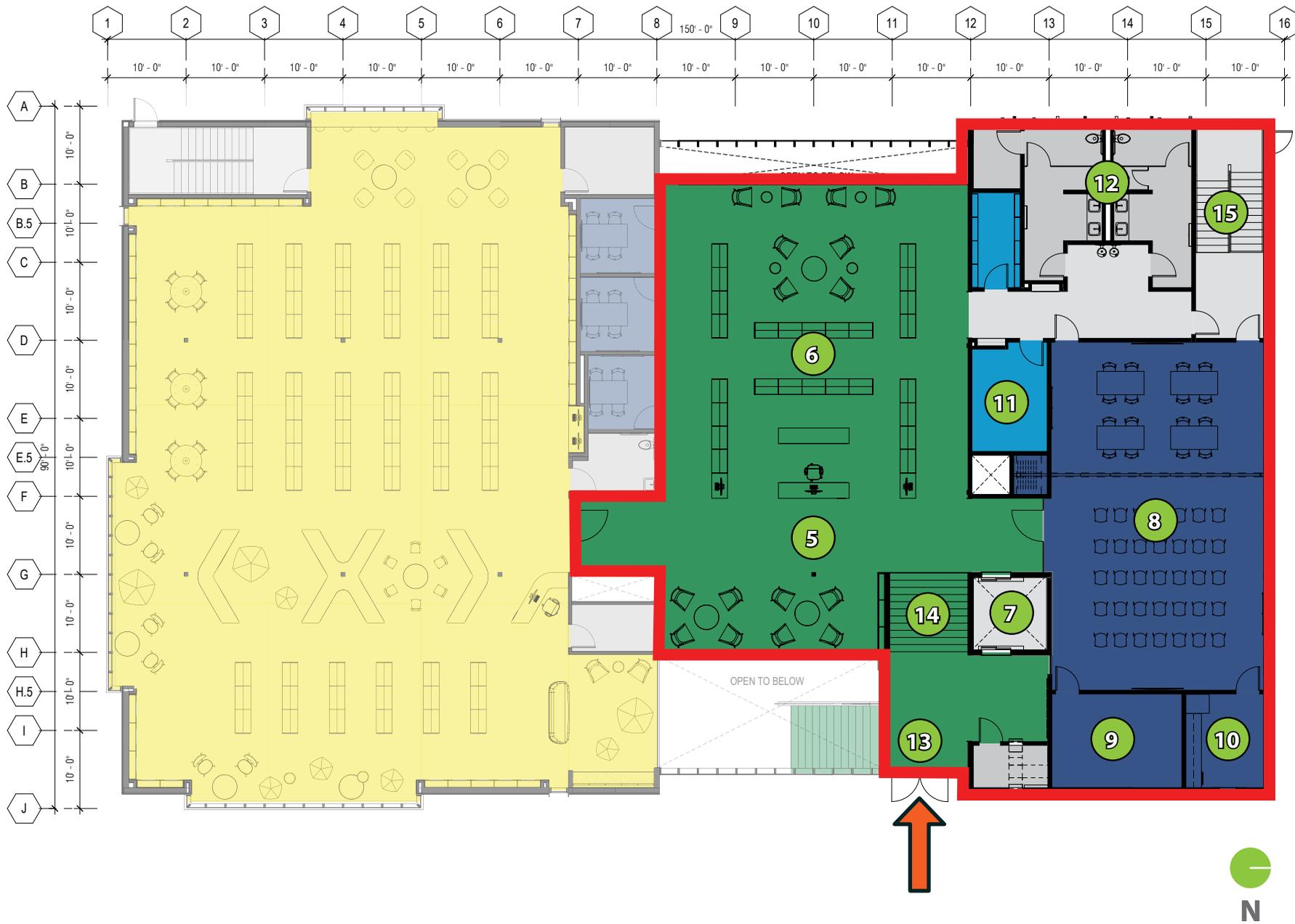
IV. INTERIOR



- 1 CHILDREN'S
- 2 FAMILY RESTROOM
- 3 STORYTIME STORAGE
- 4 SMALL MEETING ROOM
- 5 LOBBY/ MAIN INFO DESK
- 6 MARKETPLACE
- 7 ELEVATOR
- 8 COMMUNITY ROOM
- 9 COMMUNITY ROOM STORAGE
- 10 SERVERY
- 11 FRIENDS' WORKROOM
- 12 PUBLIC RESTROOM
- 13 ENTRY
- 14 MAIN STAIR
- 15 EXIT STAIR

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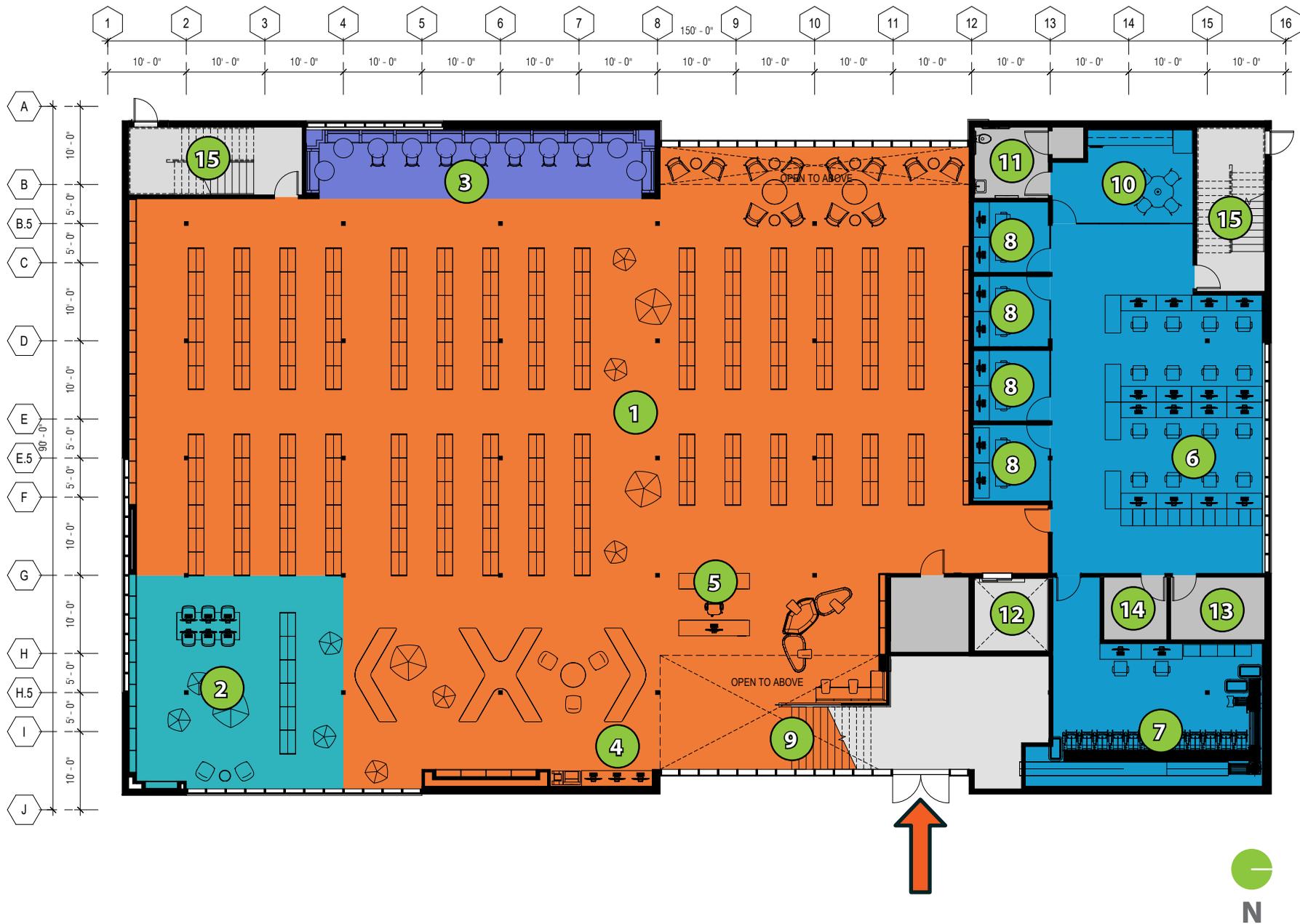
FLOOR PLAN - UPPER LEVEL



- 1 CHILDREN'S
- 2 FAMILY RESTROOM
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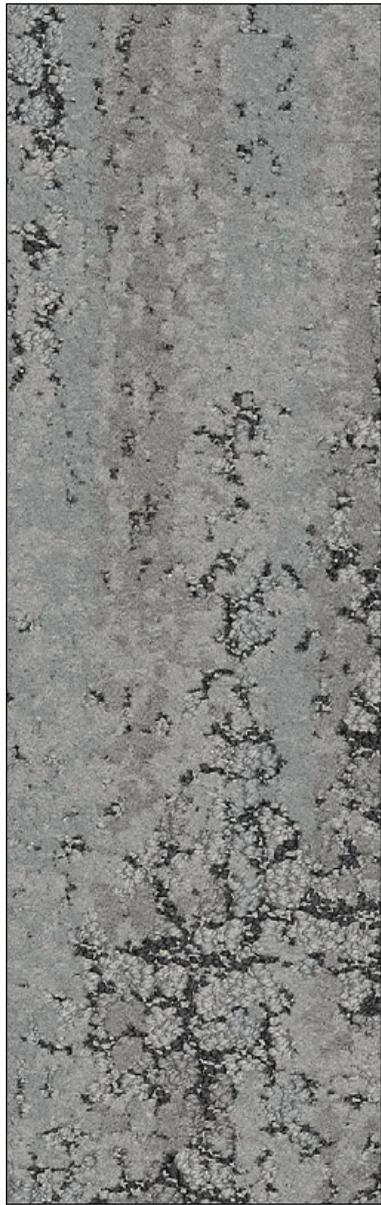
FLOOR PLAN - AFTER-HOURS



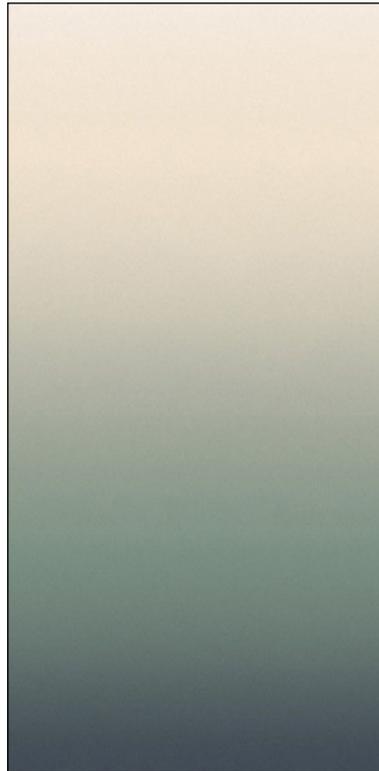
- 1 ADULTS
- 2 TEENS
- 3 QUIET READING
- 4 SELF CHECK / OPAC
- 5 SECONDARY INFO DESK
- 6 STAFF WORKROOM
- 7 SORTING/RETURNS
- 8 OFFICE
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FLOOR PLAN - LOWER LEVEL



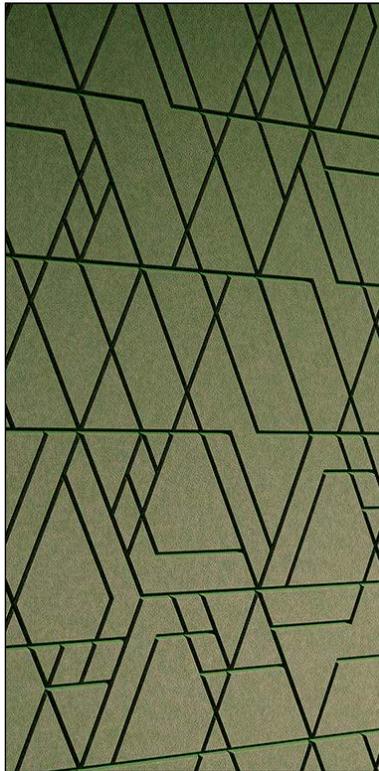
CARPET



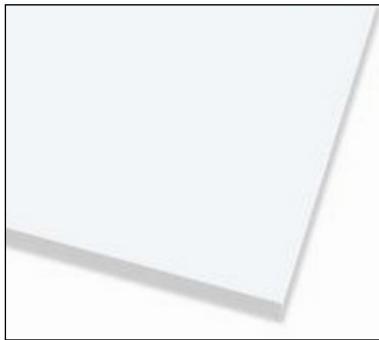
WALL COVERING



QUARTZ



ACOUSTIC FELT



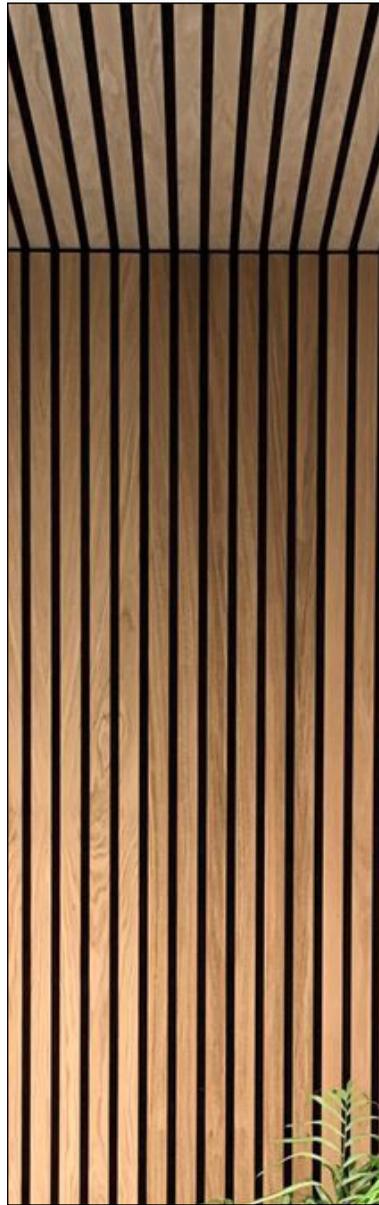
CASEWORK



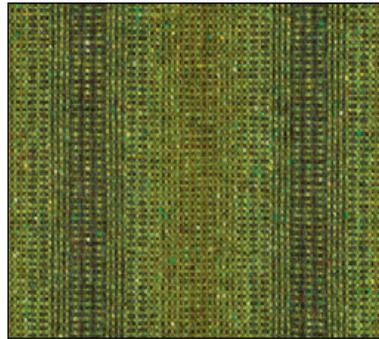
STONE FLOOR



SIGNAGE



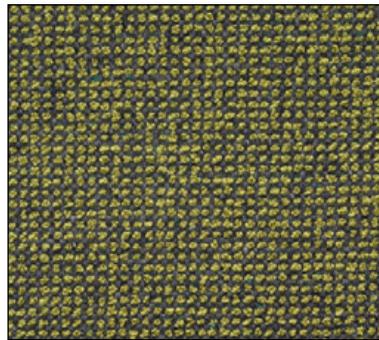
WOOD SLAT



FABRIC



FABRIC



FABRIC

Attachment: Campbell Library - Schematic Design Presentation (Library Renovation Schematic Design)

MATERIALS - INTERIOR



- 1 CHILDREN'S
- 2 FAMILY RESTROOM
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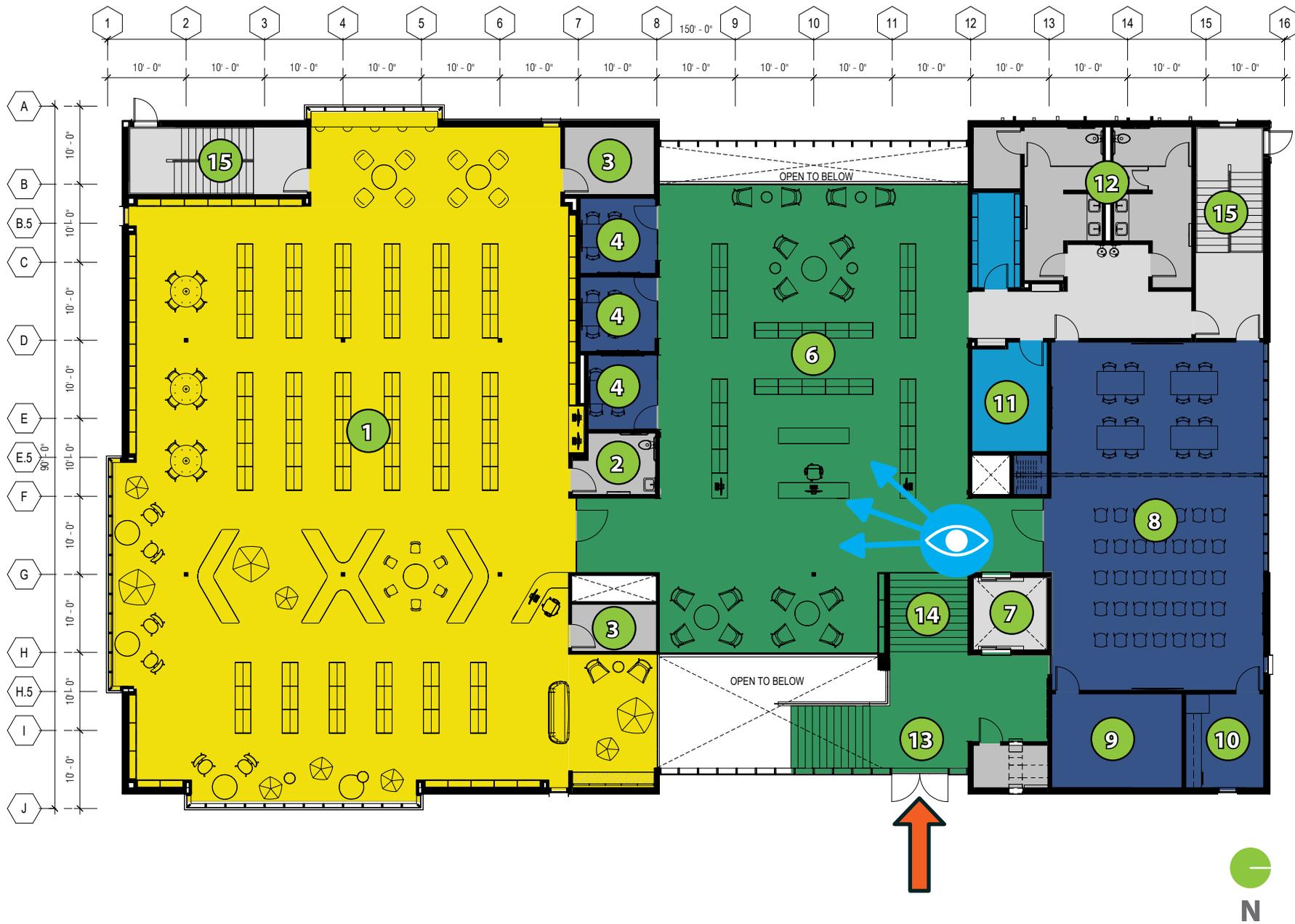
INTERIOR PERSPECTIVE

MAIN ENTRY VIEW



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INTERIOR PERSPECTIVE
MAIN ENTRY VIEW



- 1 CHILDREN'S
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INTERIOR PERSPECTIVE

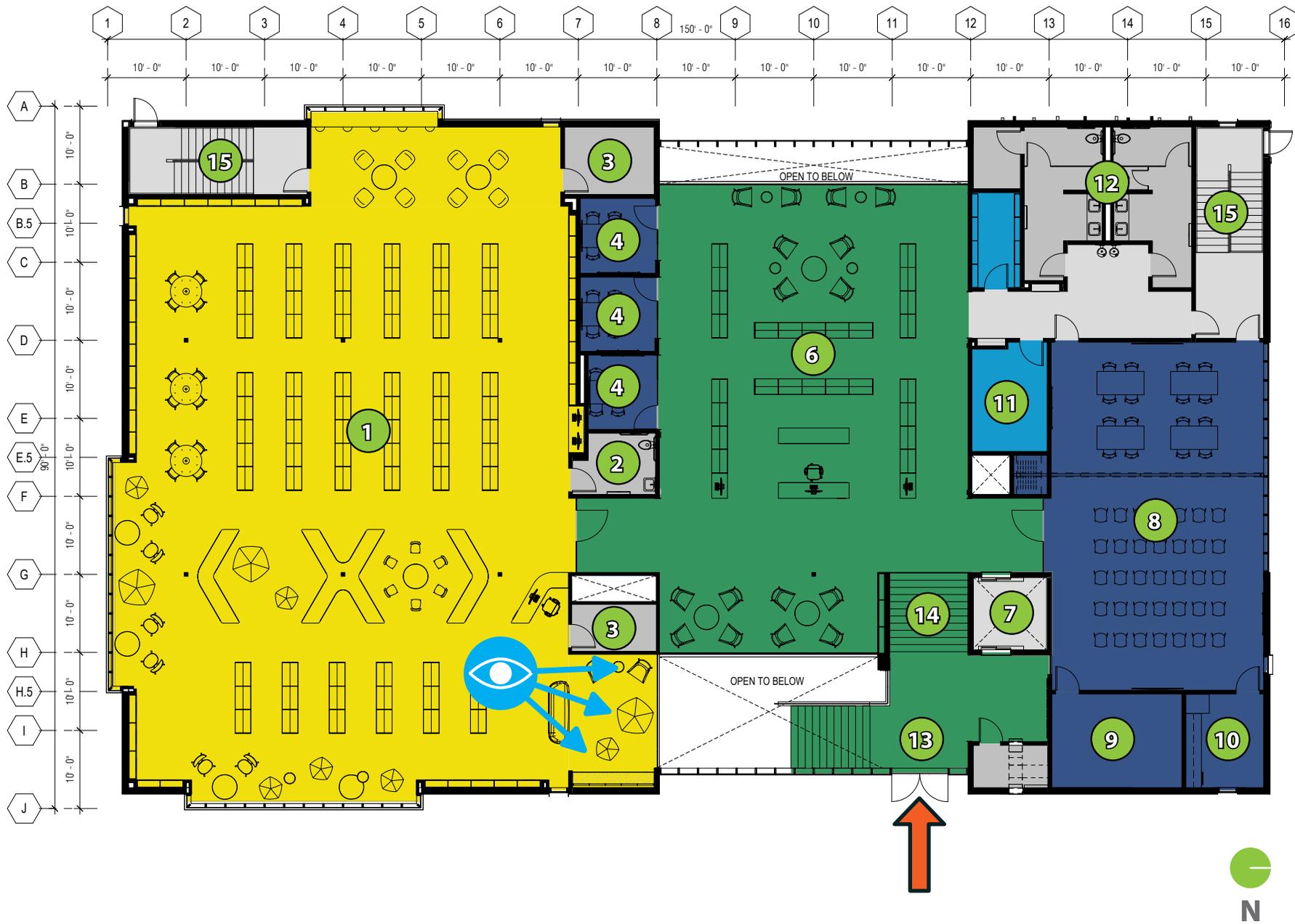
LOBBY / MARKETPLACE VIEW



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INTERIOR PERSPECTIVE
LOBBY / MARKETPLACE VIEW

City Council Presentation | Campbell Library Schematic Design | April 6th, 2021



- 1 CHILDREN'S
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Attachment: Campbell Library - Schematic Design Presentation (Library Renovation Schematic Design)

INTERIOR PERSPECTIVE CHILDREN'S READING NOOK VIEW



Attachment: Campbell Library - Schematic Design Presentation (Library Renovation Schematic Design)

INTERIOR PERSPECTIVE
CHILDREN'S READING NOOK VIEW

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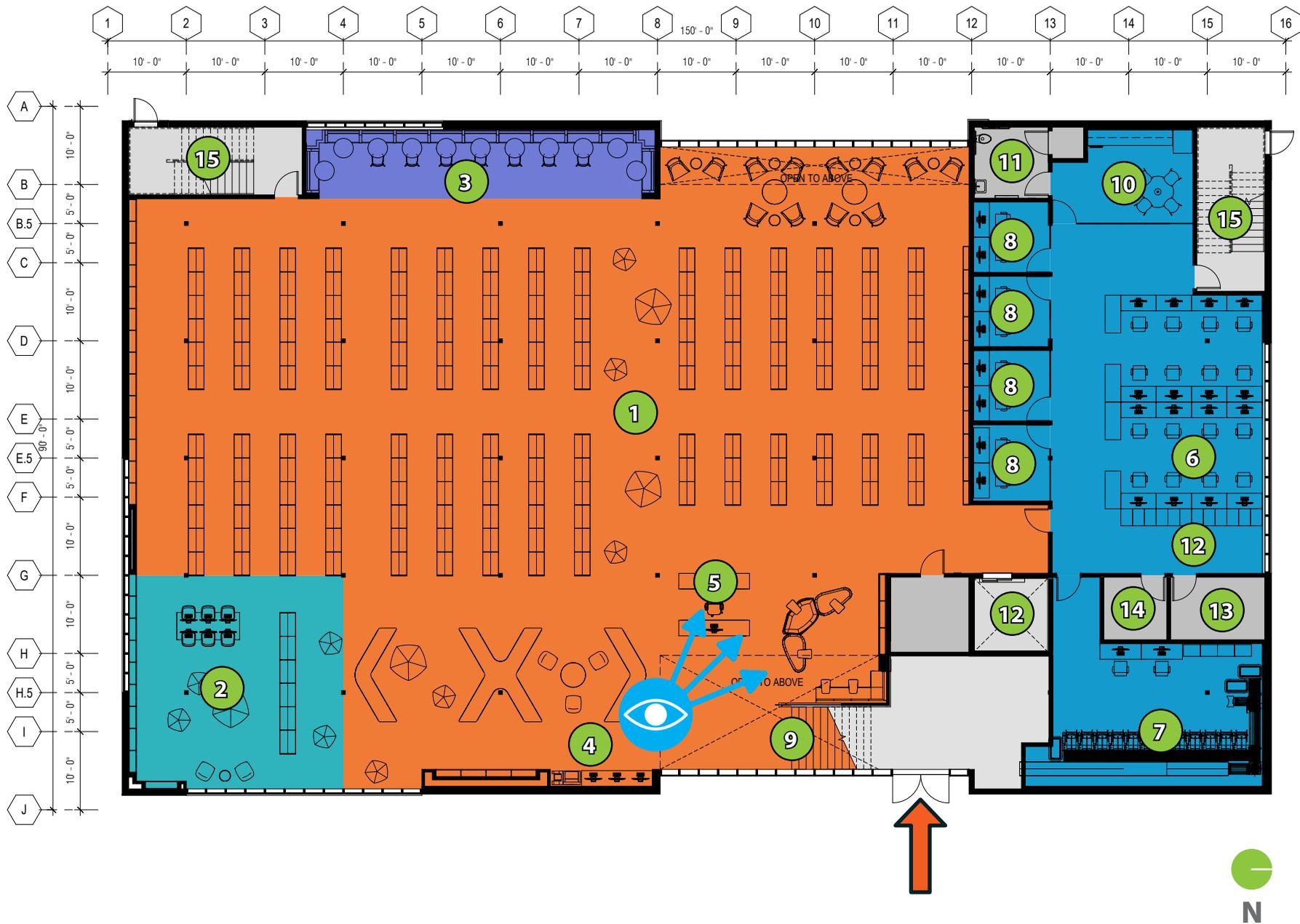
INTERIOR PERSPECTIVE

CHILDREN'S AREA VIEW



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INTERIOR PERSPECTIVE
CHILDREN'S AREA VIEW



- 1 ADULTS
- 2 TEENS
- 3 QUIET READING
- 4 SELF CHECK / OPAC
- 5 SECONDARY INFO DESK
- 6 STAFF WORKROOM
- 7 SORTING/RETURNS
- 8 1 PERSON OFFICE
- 9 MAIN STAIR
- 10 STAFF LOUNGE
- 11 STAFF RESTROOM
- 12 ELEVATOR
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- 14 IT ROOM
- 15 EXIT STAIR

INTERIOR PERSPECTIVE
LOWER LEVEL VIEW

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INTERIOR PERSPECTIVE
LOWER LEVEL VIEW

SIGNIFICANT CHANGES FROM CONCEPTUAL DESIGN:

1. EXTERIOR GRADE TRANSITIONS SOFTER
2. INCREASED FLEXIBILITY IN COLLECTION LAYOUT
3. ENTRY LOBBY MORE GENEROUS
4. LOWER LEVEL CONFIGURATION REVISED FOR DIVERSE USES



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