

STAFF REPORT*CITY OF OCEANSIDE*

DATE: April 7, 2010

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department
Library Department

SUBJECT: **APPROVAL OF PLANS AND SPECIFICATIONS FOR THE OCEANSIDE CIVIC CENTER LIBRARY RENOVATION PROJECT AND APPROVAL OF BUDGET TRANSFERS IN AMOUNTS TOTALING \$578,327**

SYNOPSIS

Staff recommends that the City Council approve the plans and specifications for the construction of the Oceanside Civic Center Library Renovation Project, and authorize the City Engineer to call for bids; and approve budget transfers in the amount of \$578,327 from various accounts to the project account (907112200503).

BACKGROUND

The Oceanside Public Library Strategic Plan 2005-2010 was approved by the City Council on November 2, 2005. The plan included action steps to recarpet the Civic Center Library and improve the lighting and also to create a "library marketplace based on a bookstore model". The goal was to provide a more welcoming, customer-friendly library that reflected the new patterns of library usage, self-service capability, and computer technology.

An RFP was issued and Dominy + Associates Architects was selected to prepare a conceptual plan. On June 6, 2007, the City Council approved \$200,000 in additional funding for furnishings and \$320,000 for Civic Center Library renovation as part of the FY 2007-08 mid-cycle operating budget. Funding has already been expended for design services, wiring upgrades and implementation of self-checkout technology and equipment. The CIP budget has \$100,000 in deferred maintenance earmarked for the Library flooring and carpeting project.

On May 19, 2009, a professional services agreement was executed with Dominy + Associates Architects for final design services of the Civic Center Library renovation and remodel project.

ANALYSIS

The Civic Center Library was constructed in 1989 and opened in January 1990. The carpet and furnishings are original to the facility and are showing extreme wear from the estimated 1,000 people per day who visit the library. Recarpeting the library will necessitate moving all the books and book stacks to install carpet underneath the shelves. Therefore, the carpeting project was deferred until renovation plans were complete to take advantage of the opportunity to reconfigure space to meet modern library user needs. Staff and the Library Board of Trustees worked with the architect in an extensive planning process focused on creating a more efficient and inviting floor plan that would be flexible and accommodate changing needs.

The proposed renovation will consolidate staff areas to create more usable space for the public. In addition to new carpet and lobby tile, the plans on the first floor include a central information desk and display shelving in the great hall, new lighting, new restroom entries and a reconfigured staircase. Teen services have grown dramatically in the past 20 years, and the plan creates a larger teen area on the first floor as well as a new space for "tweens", youth aged 10-13, to better serve these important age groups. The children's area will have a new shelving arrangement and a door into the community room for easy access for large children's programs.

The old tables and seating are very unsightly and will be replaced. Because of their age and heavy use, they can no longer be cleaned or reupholstered. The existing automatic front door is at the end of its useful life and needs to be replaced. It will be upgraded with a wider opening for easier access by the disabled and parents with baby strollers. The main stairway will be straightened and widened to create more floor space and allow comfortable passage by the many library customers.

The second floor book collection will remain in its current location, with the addition of an expanded computer area and a new training room for public computer classes, which replaces the training room lost when the Community Computer Center closed. Several offices will be reconfigured and three small study rooms will be constructed for quiet small group and individual study.

Bids are anticipated to be opened by May 19, 2010, with the results returned to the City Council in June 23, 2010, to consider the award of a construction contract. The construction period will be 2.5 months. Due to the logistics of carpeting, stack relocation and interior improvements the Library will be closed during construction but will provide basic services for book and DVD checkout and reserve pick-up through a temporary location in one-half of the Community Rooms. No public computer services will be available, but the Mission Branch Library will be open for full service during the construction.

COMMISSION OR COMMITTEE REPORTS

The Library Board of Trustees has reviewed the floor plans, furniture and finishes and provided input on the renovation throughout the plan development process. They have approved the plans as presented.

FISCAL IMPACT

The FY 2009-10 Capital Improvement Program (CIP) budget includes the Library Remodel Project (907112200503). Additional funds of \$334,875 from the Library Administration (350010101.5703); \$24,787 from the Support Services (350357101.5704); \$127,112 from the Branch Library Planning Study (912888100503) and \$91,553 from the Deferred Building Maintenance (630607581) will be transferred to the Library Remodel project (907112200503.5325 and 907112200503.5706) to complete the construction financing.

The project costs are estimated as follows:

Direct Construction Costs

Construction	\$350,000
Construction Contingency 10%	\$ 35,000
Furnishing, Fixtures & Equipment Package	\$170,000
Project Construction Cost	\$555,000

Construction Support Costs

Consultant Construction Support	\$ 10,000
City Inspection and Administration	\$ 13,000
Total Project Construction Phase Cost	\$578,000

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

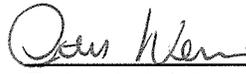
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