

Library Expansion Project

November 19, 2019



CUPERTINO

Project Background

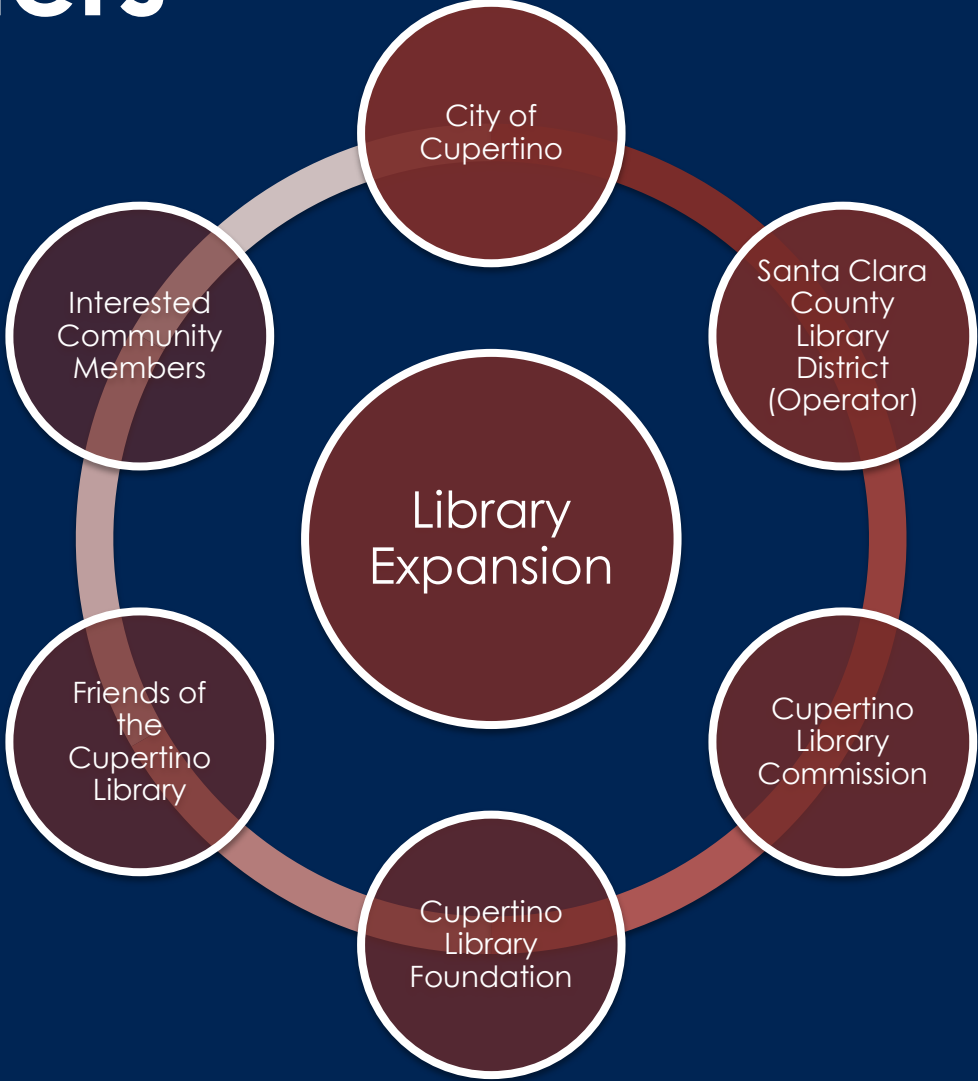
July 2015
Master Plan "Perch"
Option

February 2019
Allocated Excess
Funding

April 2019
Allocated \$5M

2019 June
Formalized Excess
Funding

Stakeholders



Issues with Current Library

Limited:

- Seats for patrons
- Program space
- Story room / children's activity space
- Conference rooms

Completed items

- Existing Building Condition Assessment
- Investigation of Design-Build delivery
 - Survey
 - Council approval to use Design-Build project delivery method
- Essential program elements
- Conceptual plans & cost estimates for 1-story & 2-story

Essential Program Elements

- 130 Seat minimum audience capacity
- Flexible Space
- Spillover Seating
- Utility Sink / Kitchenette
- Storage
- Restrooms



Charging Station

Rodriguez Ave

Rodriguez Ave

Tolle Ave

Cupertino City Hall

Cupertino Civic Center

Cupertino Library

Tolle Ave

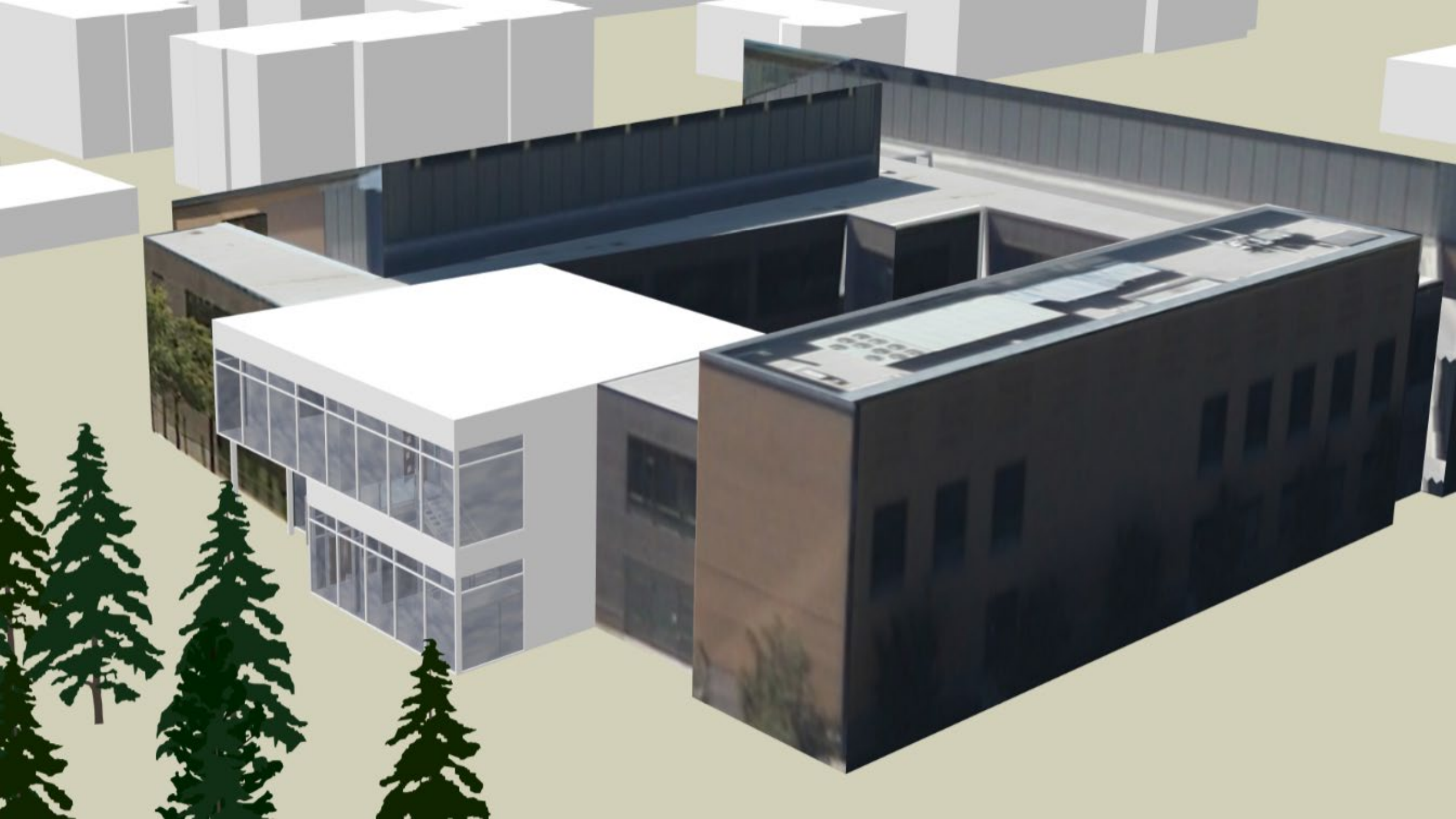
Patwardhan Corporation

Cupertino library park

Tolle Ave

Pacifica Dr

Pacifica Dr



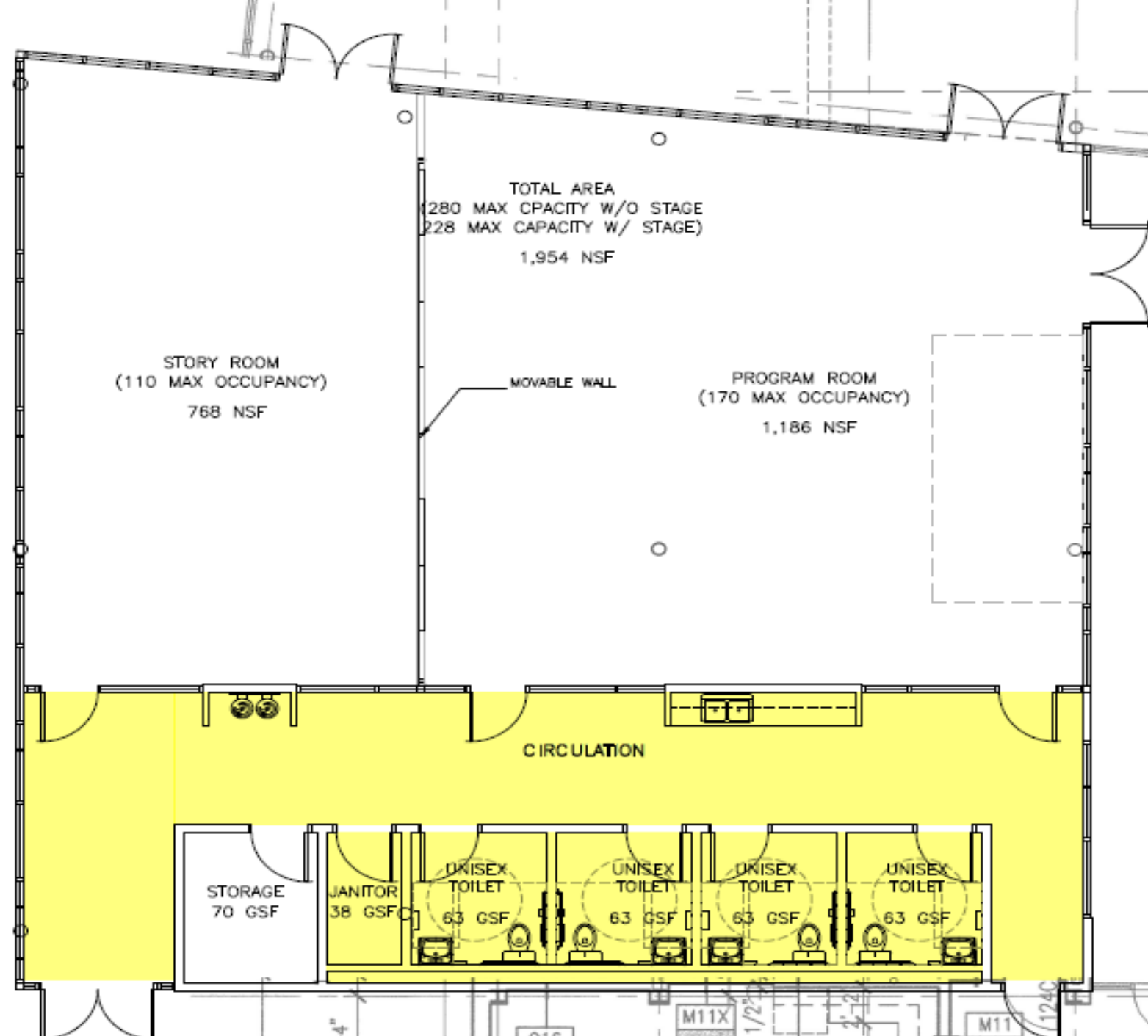
Two Conceptual Plans

- One-Story
- Two-Story

Torre Ave

Memorial Grove

Parking Lot



1 - Story

Required spaces to support program functions - 928 SF in total

PLAN NORTH

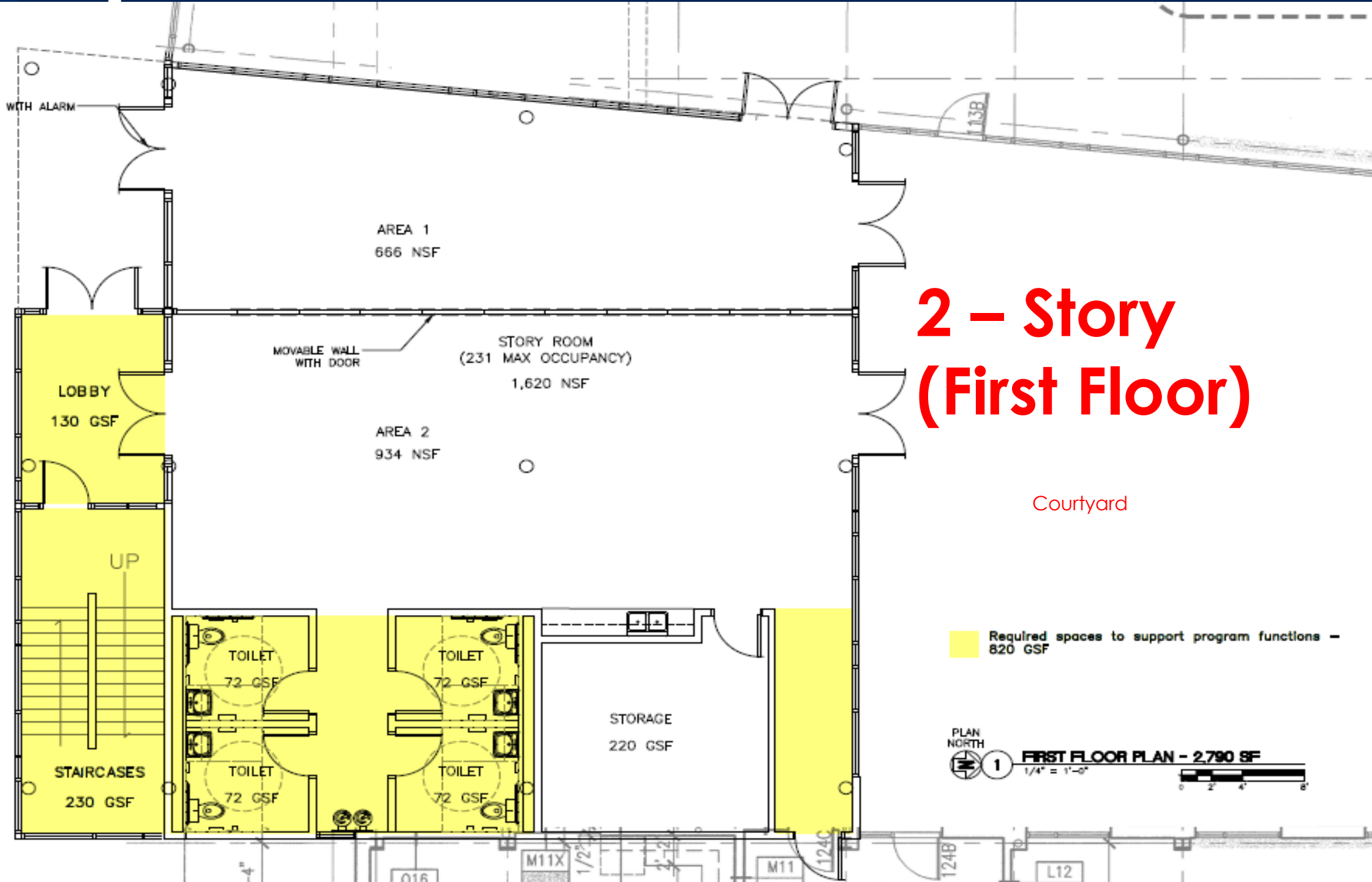
1 FIRST FLOOR PLAN - 3,082 SF

1/4" = 1'-0"

Torre Ave

Memorial Grove

Parking Lot



2 - Story (First Floor)

Required spaces to support program functions - 820 GSF

PLAN NORTH
1 FIRST FLOOR PLAN - 2,790 SF
1/4" = 1'-0"

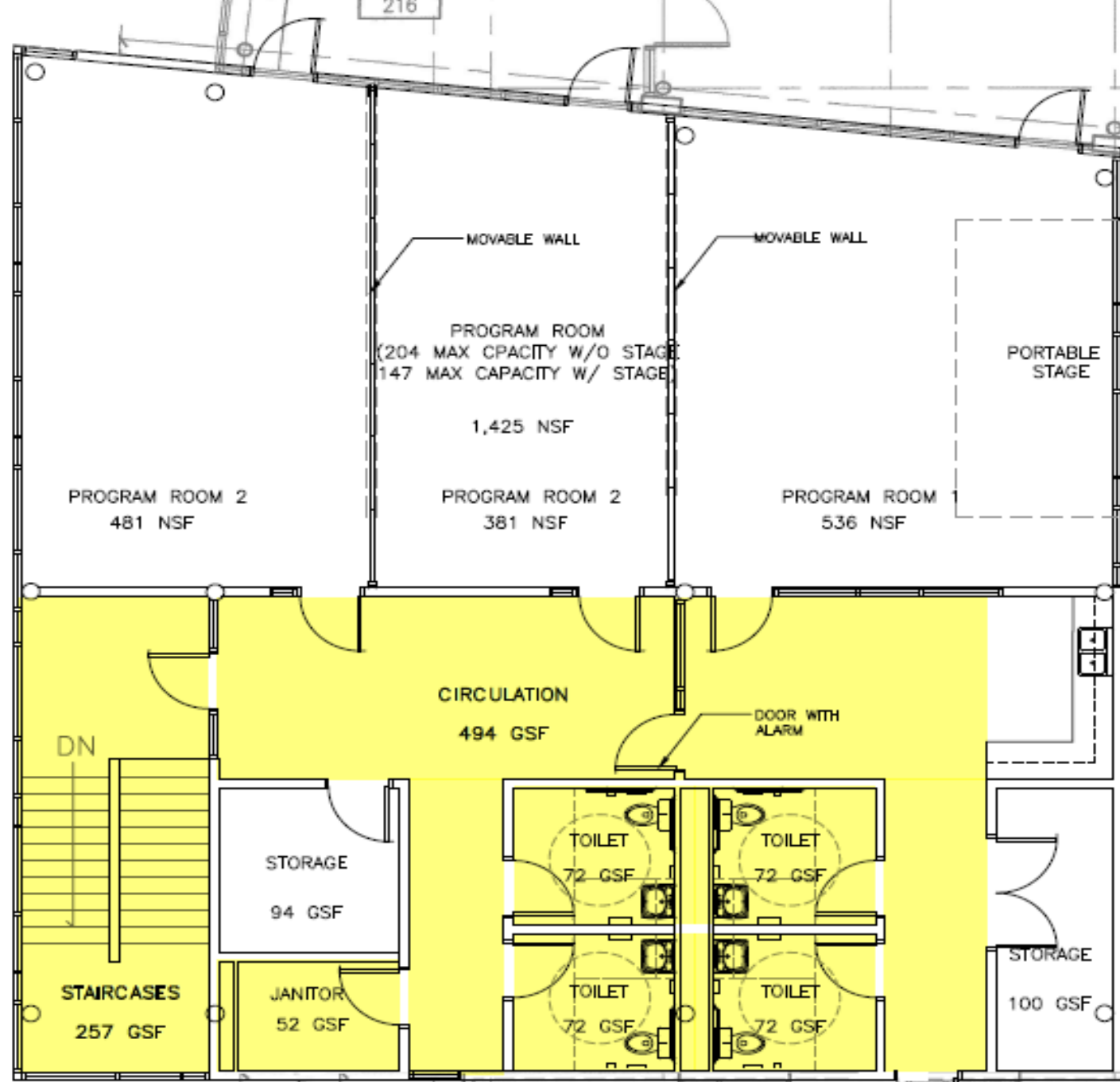


Torre Ave

Memorial Grove



Parking Lot



2 - Story (Second Floor)

Courtyard

Required spaces to support program functions - 910 GSF

PLAN NORTH

1 SECOND FLOOR PLAN - 2,926 SF

1/4" = 1'-0"

Cost Comparisons

Costs Components	One-Story Design (millions)	Two-Story Design (millions)
Construction Cost	\$4.04	\$7.5
Soft Costs: Design, project management costs	\$1.05	\$.77
15% Contingency	\$.55	\$.85
Total Costs:	\$5.64	\$9.12

Factors Influencing Project Costs

- Constrained site
- Seismic bracing
- Infill project
- Steel Structural system with piers or piles required
- Number of code required restrooms
- Continued operation of Library



CUPERTINO LIBRARY

As Published In: Library Journal December 2018

AMERICA'S
STAR
 LIBRARIES
 TOP PUBLIC LIBRARIES

STAR LIBRARIES 2018

Santa Clara County Library
 America's Star Libraries Top-Rated Libraries
 Library Journal - December 2018

FY18/19 Visitors: 904,349



Cupertino Library operational challenges in current building include:

- Insufficient seating space
- Not enough group and quiet study areas
- Lack of onsite program space for events exceeding 40 people
- Insufficient space for storytime and children's educational, creativity and enrichment programs



Cupertino Library lacks space for childrens' creativity /enrichment activities (Morgan Hill Library shown)



Cupertino Library expansion benefits for one-story option:

- Space on site for larger programs
- Ability to use added space for overflow seating at peak periods
- Onsite community meeting space
- Option for community members to utilize space for programs free and open to the public



Weekly ESL programs in high demand



Cupertino Library expansion benefits for two-story option:

Same benefits as one-story option, plus:

- Ability to offer multiple programs simultaneously (adults/children)
- Multiple meeting room spaces
- Ability to offer overflow seating for each floor
- Dedicated space for children's programs and learning activities

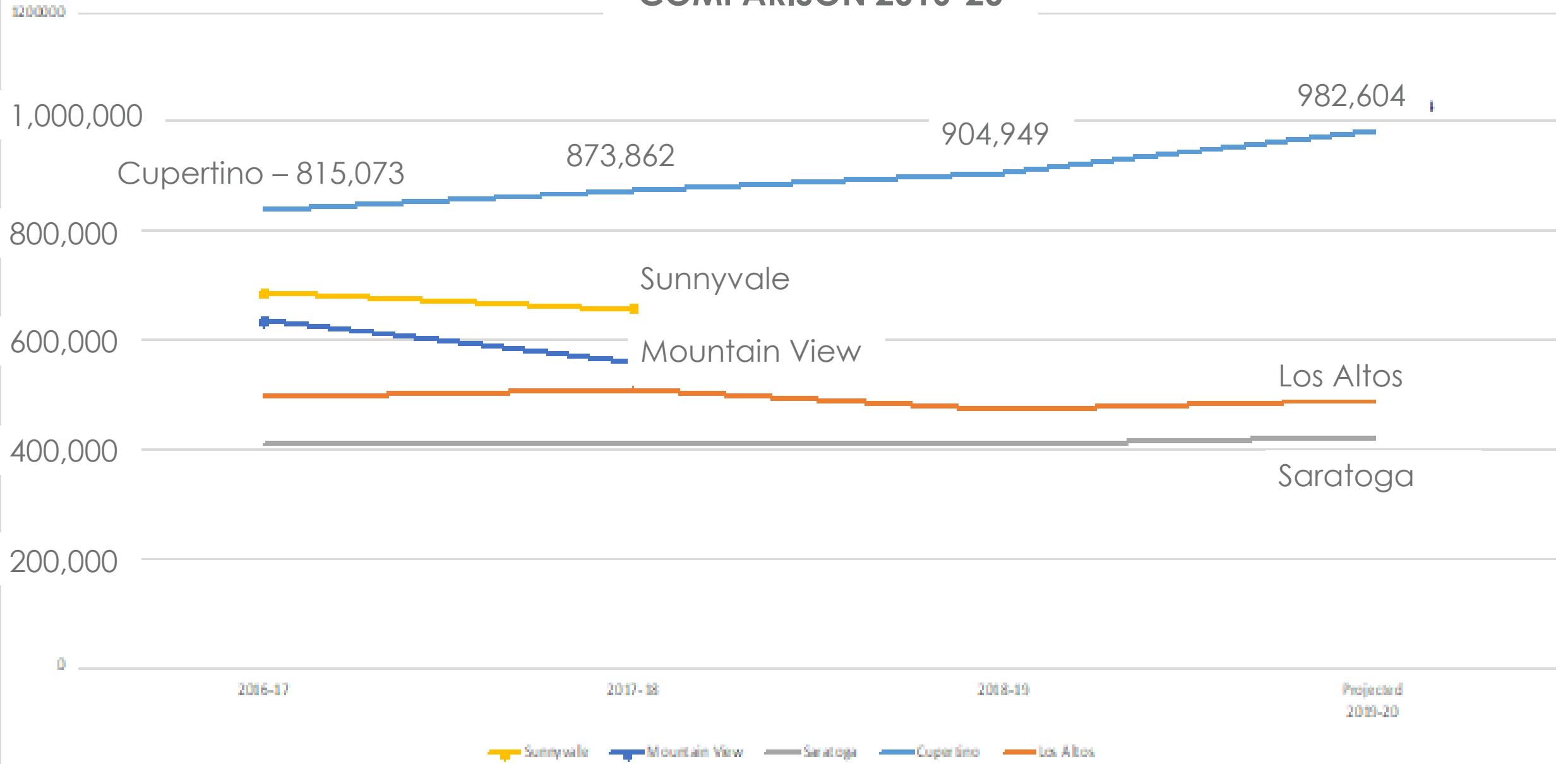


Santa Clara County Library District contribution:

- State-of-the-art multimedia
A/V equipment
- Furnishings
- Ongoing maintenance
- Courtyard improvements
- Other building related costs
subject to JPA approval



VISITOR GROWTH COMPARISON 2016-20





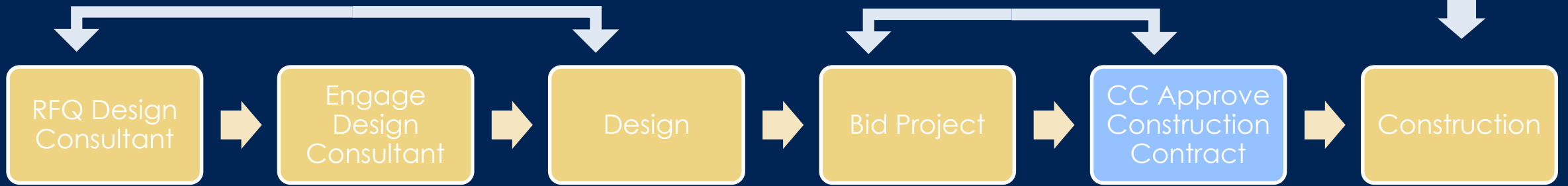
Funding Summary

	One story Expansion (millions)	Two story expansion (millions)
EXPENDITURES		
Total cost to construct	(\$5.64)	(\$9.12)
REVENUE		
City dollars allocated from Capital Reserve	\$5	\$5
City dollars allocated from Library Extra Hours Savings	\$.71	\$.71
County provided dollars, subject to JPA approval, by County	\$.32	\$.68
Balance Needed:	\$.39	(\$2.73)

Design

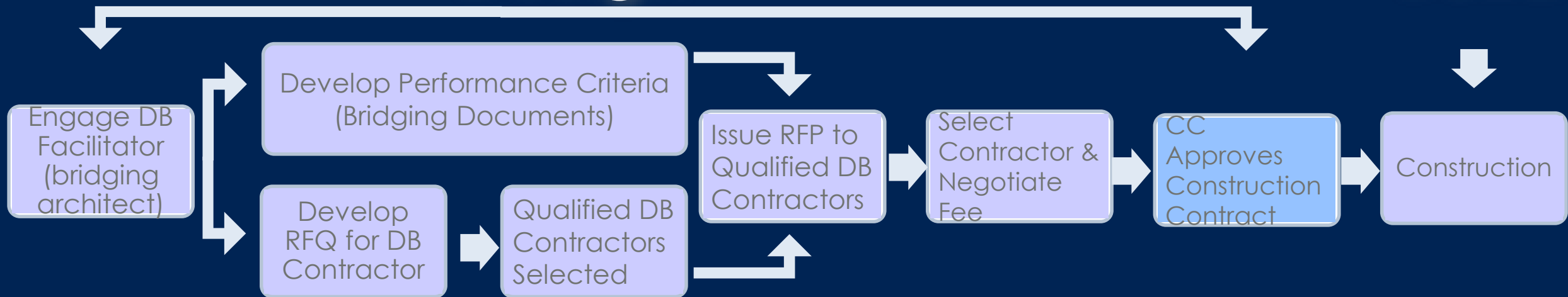
Bid

Build



Design

Build



Project Delivery

- Design-Bid-Build
- Design-Build

Project Delivery Recommendations

- One-Story Design
 - Design-Bid-Build delivery method recommended
- Two-Story Design
 - Design-Build project delivery method recommended

Fiscal Considerations (Capital Reserve Reconciliation)

Capital Reserve (CR) Reconciliation	\$
FY19 Beginning Fund Balance (Fund 420 & 429)	\$28.9M
FY19 Actual Expenditures	(\$20.0M)
FY19 Actual Revenue	\$23.9M
FY19 Ending and FY20 Beginning Fund Balance	\$32.8M
FY20 Amended Budget Expenditures	(\$55.4M)
FY20 Amended Budget Revenue	\$22.4M
FY20 YTD Fund Balance	(\$0.2M)
FY20 General Fund Transfer to CR	\$16.0M
FY20 Capital Reserve Deficit	(\$ 0.2M)
FY20 Estimated Year-End Fund Balance	\$15.8M

Recommendations

- Select One-Story or Two-Story Design with staff recommended delivery process

Recommendations (continued)

If One-Story:

- Authorization to enter into agreements with a qualified architectural and project management firms for an amount not-to-exceed \$808,000.

Recommendations (continued)

If Two-Story:

- Authorization to enter into agreements with a qualified architectural and project management firms for an amount not-to-exceed \$1,870,500.
- Approve a \$3M transfer from the Capital Reserve



QUESTIONS



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