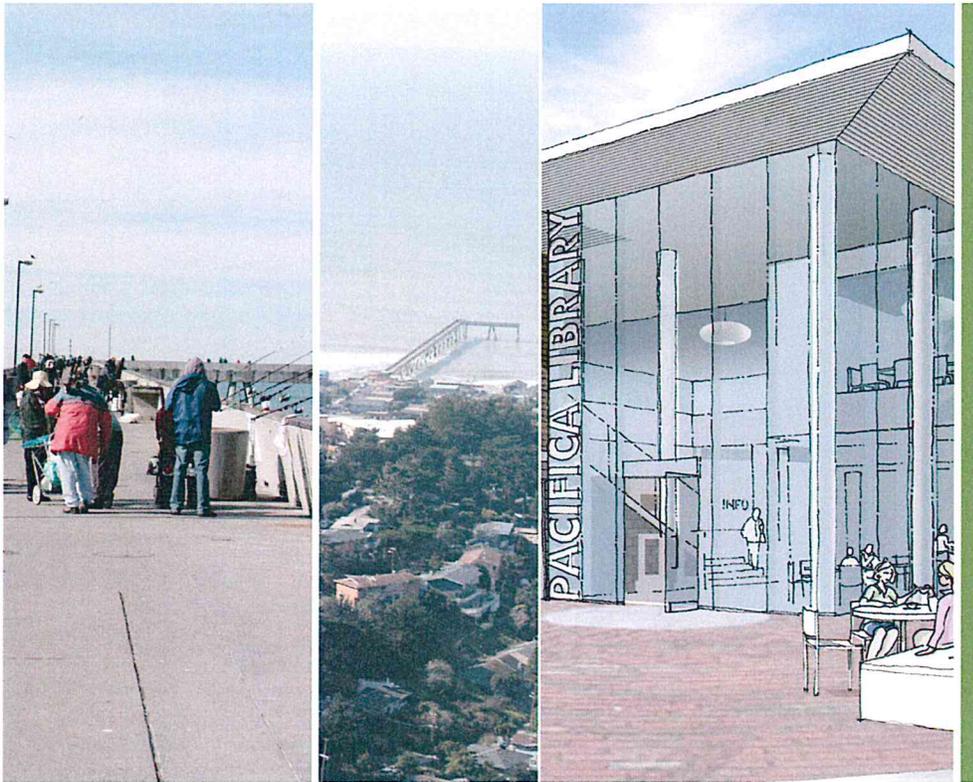


City of Pacifica

The New Pacifica Library Project

Final Executive Report 10.29.2012



PACIFICA LIBRARY EXECUTIVE SUMMARY

EXECUTIVE REPORT

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Existing Sanchez Library



Existing Sharp Park Library



Pacifica Community Tabling

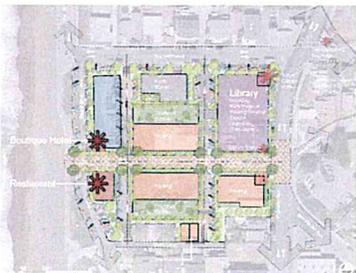


Pacifica Community Support

PACIFICA LIBRARY EXECUTIVE SUMMARY

PACIFICA LIBRARY DESIGN NARRATIVE

OVERVIEW AND PROCESS



*Proposed Beach
Boulevard Development*



Pacifica Context



Pacifica Aerial View

The future Pacifica Library will be a beautiful and functional building designed to serve the community's diverse needs for decades to come. To best identify and meet the unique requirements of this new public resource, Group 4, along with the Core Advisory Team, conducted a series of open public charettes or design sessions to exchange ideas with people in Pacifica. The design team shared how libraries of today are evolving in exciting ways and learned from the participants about what was important to them in to be included in this newest shared community resource. What we heard significantly influenced the design and programming of the library insuring it will be a well used and valued community destination.

Libraries are changing: collections increasingly incorporate digital and media based collections with traditional books; service models are becoming more efficient and flexible to better utilize limited resources and staff; services for teens and children are expanding; and there are increasing numbers of live events ranging from small study groups to larger public meetings and lectures.

The library will be the centerpiece of a much larger endeavor for Pacifica: the development of the entire parcel previously occupied by the city's waste water treatment facility. This parcel, known as the "Beach Boulevard Property," comprises an entire city block bounded by Beach Boulevard, Montecito Avenue, Palmetto Avenue, and Birch Lane. The proposal to locate a new library at the intersection of Montecito and Palmetto Avenues arose from two local studies: one, a library resources needs assessment by the San Mateo County Library system to determine its size and program of uses; and the second, an evaluation of development opportunities for the former treatment facility site by the city. The former recommended a 30,000 square foot library to combine two smaller existing libraries in the city and the latter sought a public anchor facility for a mixed-use development to complement up to 84 residential units, restaurant and a hotel.

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SITE AND COMMUNITY CONNECTIONS

The new library, located close to transit and existing pedestrian-oriented areas, works with the local community and city to optimize utilization of existing parking resources, keeping the negative impacts of new car-trips to a minimum. Additionally, it will be an important catalyst, bringing potential shoppers to the Palmetto Avenue retail area. Warm and inviting, the entry plaza will receive students arriving after school from the two public schools located less than a ½ mile to the north as well as patrons from two adjacent SamTrans bus stops.

Visitors entering the library from Palmetto Avenue will be greeted by a nicely scaled plaza that relates to both the retail uses along Palmetto and extends the lobby outward from within the library. Visitors arriving by car that require accessible spaces can utilize pull-in parking along Montecito Avenue near the entrance. In addition, four “quick-stop” five-minute limit parking spaces will allow users to access the book drop without needing to enter the building or find a longer term parking space. The library’s main entrance opens to the plaza to welcome the aforementioned diverse streams of shoppers, beach goers, students and other library users. Bicycles racks extend along the front of the building to provide a convenient, safe place for cyclists, particularly students, to park their bikes while at the library. Library patrons arriving by car will enter through the below building parking lot containing 57 spaces (accessible from a sloped, one-way alley off Montecito Avenue) before taking an elevator up to the main lobby. An additional 23 spaces are available outside along the access alley between the library and the neighboring homes.



Site from Above



Northeast Corner of Site

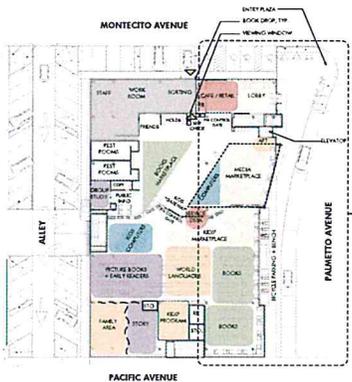


Site from Pier

PACIFICA LIBRARY EXECUTIVE SUMMARY



Entry Plaza



First Floor Plan

BUILDING FORM AND ORIENTATION

The building will be two stories above grade, slightly taller than the two-story building across Montecito to the north, and of a similar height to the multi-story housing condos proposed to the south and west from the library. Its massing will be necessarily of a grander, more civic scale to accommodate the larger interior spaces, and will fit in well as a prominent anchor to Palmetto. This size will also provide an important buffer for the main entrance and plaza from the strong, cool winds coming from the ocean, just two blocks to the west.

The east side of the building along Palmetto Avenue will have large, full-height glazed walls and framed windows for passersby to see the abundant public resources, programs and activities available inside the library. This will also permit good views for library users from inside up to the hills rising to the east of the site. The south side of the building will have large and well shaded windows to permit views to the beautiful coast from the second floor and views inward to see the children's area inside the building at ground level. The west side of the building, facing the strong winds and weathering of the ocean, will have fewer windows. These apertures will be sized and situated for important views to the pier and north along the coast, especially from the multipurpose room on the second floor. The north wall facing Montecito Avenue will have windows for the staff areas on the first floor, translucent windows in the multipurpose room, and a double height glass wall closer to the northeast corner enclosing the two-story tall lobby, café and conference room.

PACIFICA LIBRARY EXECUTIVE SUMMARY

PROGRAM ORGANIZATION

The airy double-height entry lobby provides an informal mix of uses and traffic by featuring a café/ retail space with seating that can be open or closed independent of library operations. After visitors move through the lobby/ café area, the book drops, holds and Friends of the Library book sorter are conveniently located on the right and can feed directly into the staff sorting room. The central stair is immediately to the left, ascending to a balcony overlooking the lobby space and on to the adult collections, and Multi-Purpose Room/City Council Chambers. Further in, the reserve books shelves allow quick pick-ups for those on the go.

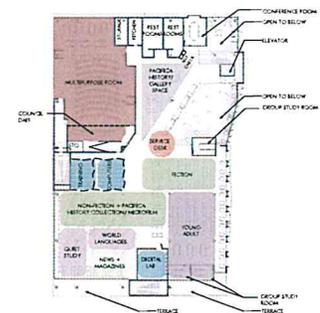
Past this point, the first floor is divided into three main areas: the enclosed staff areas on the right, the marketplace area containing public access computers, newly released and popular books, media and informal seating areas immediately in front, and the children's area just a few steps beyond, reached through a colorful, permeable partition with openings, shelves, and nooks on both sides.

The entrance to the Children's area is a large gateway with smaller portals for kids to enter "their" space in the library. Inside, there are homework and group study spaces, a storytime space for kids and parents, and, adjacent to the storytime space, a family area where parents can curl up with their kids in a big comfy chair for a good book, too. An activity room, enclosed to control noise, allows an assortment of creative activities for kids like arts and crafts, expanding the children's library experiences beyond just reading and listening.

The second floor is laid out with a conference room and restrooms along the north wall and the Community Multi-Purpose Room facing out to the ocean from the west side of the building. Inside the Community Room, there is an enclosed dais to facilitate city Council meetings along with a conference room that be used by both the Council and by members of the public. The entire southern half of the second floor is allocated to the adult and young adult collections. The large lounge area overlooking the double height space of the marketplace has seating and space for displays of Pacifica history and materials of local interest. This area also serves as the mixing area/ lobby for the Community Room. Additional public access computers are available in both the young adult and adult collections. Between the two areas will be a new media production studio featuring state-of-the art equipment and spaces where library users can shoot, record and edit original digital, video and audio content.



Marketplace + Atrium

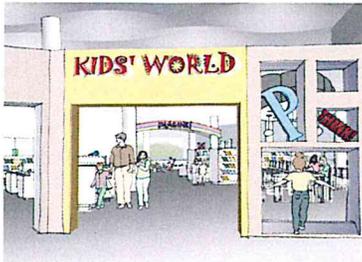


Second Floor Plan

PACIFICA LIBRARY EXECUTIVE SUMMARY

OPERATIONAL EFFICIENCY

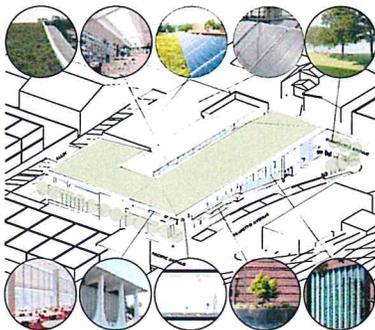
An important innovation incorporated into the functional planning of the library is the ability to close down areas and keep others open along with their associated services. In addition to times when the entire building is open and staffed, there may be times when a public meeting in the multipurpose room runs after library hours. In these instances, the library spaces can be closed while the restrooms and parking can remain available to those upstairs. Utilizing the same system, the cafe and lobby can remain open outside of library hours, providing vendors with the operational flexibility. This adaptive system minimizes staffing costs while maximizing operation hours for the diverse array of activities in the building.



Children's Area



Multipurpose Room Lobby



Sustainable Systems

Regarding the functionality of the library spaces, staff desks and service points are centrally located on each floor. These locations allow two librarians to supervise the entire library while simultaneously providing a highly-visible access point for patrons. Additionally, the integration of a self-checkout and Automated Materials Handling system provides more time for library staff to engage with the community.

BUILDING MATERIALS

The selection of building materials for the new library has been carried out with close attention paid to the distinct characteristics of this site and climate. Pacifica's ocean front location is a source of beautiful views and activities, but it also presents significant challenges to creating a durable, attractive, and maintainable building. The materials palette for the exterior of the new Pacifica Library reflects these concerns: concrete block and integral color cement fiber board panels are the primary materials along the north and west sides of the building, due to their resistance to the corrosive effects of the sea air. Conversely, windows, which are more susceptible to environmental factors, are minimized along the exposed west façade and primarily placed in large areas on the protected east façade. Whenever possible, these materials will be locally sourced.

Daylighting is paramount to sustainably illuminating the interiors, particularly in the large multipurpose room. As such, translucent, insulated window panels that will not corrode or look dirty from accumulated airborne sea salt are used along the west facade. In order to balance the desire for transparency with the need to control glare and solar heat gain on the east façade facing Palmetto Avenue, metal sunscreens will protect the large glass window wall and will be painted with a corrosion-resistant paint.

PACIFICA LIBRARY EXECUTIVE SUMMARY

SUSTAINABILITY

The use of sunscreens to enable effective natural daylighting are just one component of a comprehensive strategy to make the new library a LEED Gold-rated sustainable building. Skylights on the roof will provide an important source of natural daylight to the second floor areas of the library. The second aspect of effective daylighting, after letting the light in, is to control the amount of warming direct sunlight entering and heating up the inside of the building. Deep overhangs will shade the windows on the south and west sides where the views to the ocean and local landscape are very important.

A portion of the roof will be a green roof planted with native species to help filter the rainwater falling onto the building before it runs to the storm system. Planted roofs also have the benefit of excellent insulation and extended life expectancy over conventional roofs.

Inside, materials and furnishings will be selected for sustainable production and to preserve indoor air quality.

CONCLUSIONS

The residents of Pacifica now possess the first important pieces needed to successfully realize this shared vision for the town's future. Their participation has insured this vision will address their unique needs and accurately reflect their sense of the community. The library will be a sustainable, attractive landmark for the whole community, welcoming and serving all ages and backgrounds of Pacifica's diverse residents. From this initial design concept we have been able to create a basic cost estimate for the library building and parking. This estimate and the building's design were based upon several preliminary assumptions about the site, surrounding development, program requirements and the timing of the funding and construction of the project. All of these will evolve in the coming phases of the process and as they do, both the design and the estimate will need to respond and adjust along the way. Though is just the beginning of a long process, it is a great start that enjoys widespread support throughout the community.



Community Meeting #2



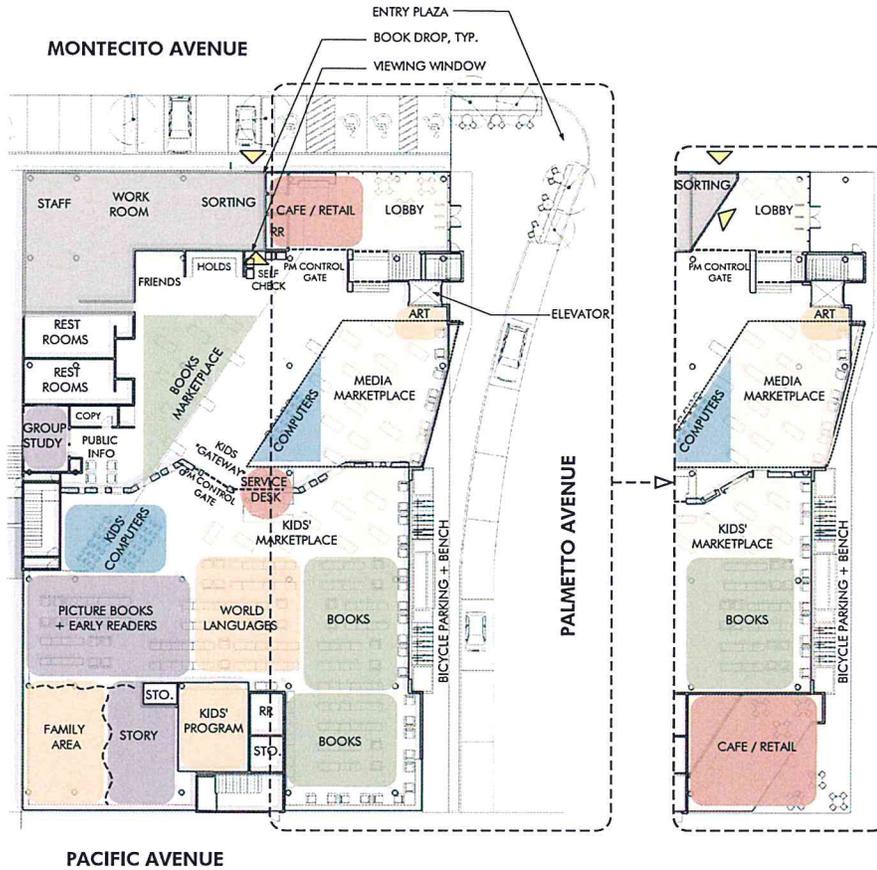
Community Meeting #2



Community Meeting #3

PACIFICA LIBRARY EXECUTIVE SUMMARY

PACIFICA LIBRARY DESIGN DOCUMENTS



FIRST FLOOR_OPTION A
Integrated Cafe and Lobby

FIRST FLOOR_OPTION B
Detached Cafe



Lobby and Cafe



Marketplace

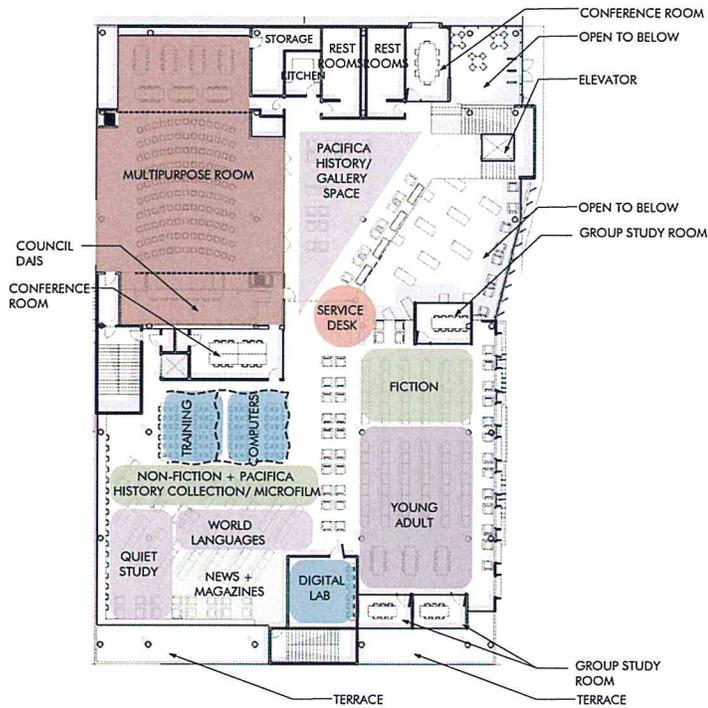


Views to Street



Kids Storytime

PACIFICA LIBRARY EXECUTIVE SUMMARY



SECOND FLOOR
Multipurpose Room



Community Room



Teen Area



Quiet Study



Public Computing



Multipurpose Room



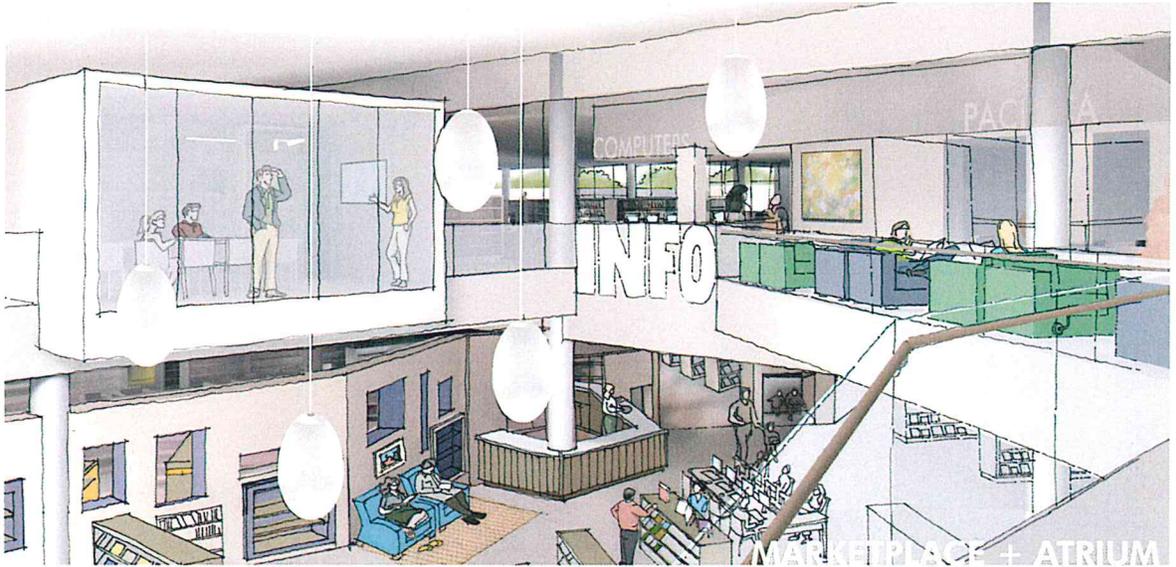
Views Beyond



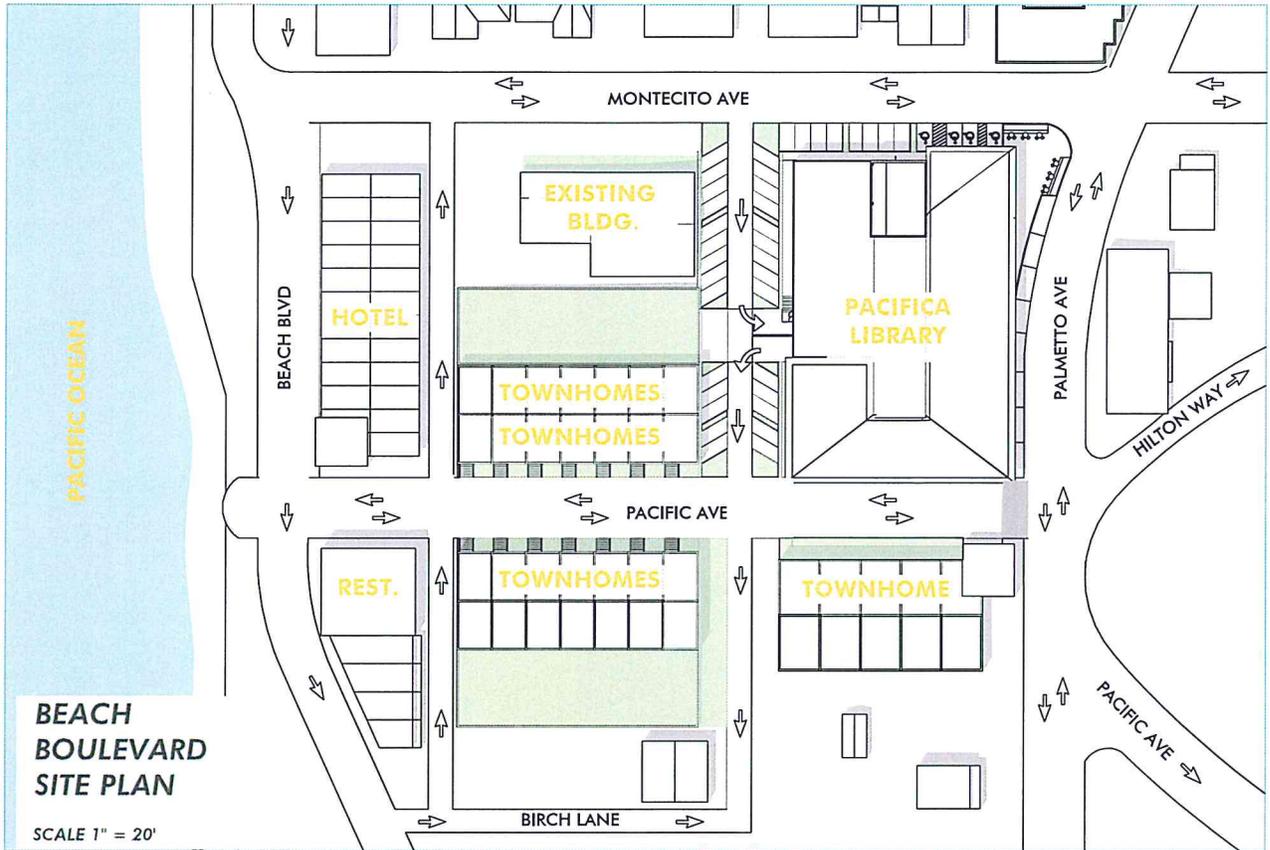
Digital Lab

PACIFICA LIBRARY EXECUTIVE SUMMARY

PACIFICA LIBRARY DESIGN DOCUMENTS, CONTINUED



PACIFICA LIBRARY EXECUTIVE SUMMARY



DRAFT COST MODEL

The following cost model is an estimate based upon the pricing for the amounts and types of building elements (walls, ceilings, floors, structure and all associated finishes) and systems (plumbing, HVAC, electrical, lighting, etc.) included in the Conceptual Design phase of work. It also includes reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Typical costs for various elements and their unit prices have been obtained from current records and/or discussions with contractors working in this area.

Pricing reflects the construction costs that can be reasonably expected in Pacifica at the time of writing this report. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

It is also important to note that there are many factors beyond the design team's control that could affect pricing. Perhaps the most significant among them is the unpredictability of escalation over time. Given that the bid price can be significantly impacted by the number of bids submitted, the design and City project requirements should be carefully planned and specified to promote a competitive bidding environment.

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Appendices removed to reduce file size.
Full copy available from the City of Pacifica.