

Library *of the* Future

Preferred Facility Strategy

Prepared in collaboration with the
Sunnyvale Public Library

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by



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For more information about Sunnyvale's Library of the Future, visit

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Executive Summary

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Executive Summary

Introduction and Methodology

The purpose of the Preferred Facility Strategy component of the Library of the Future Study was to establish the most promising path forward to meet the established Library service needs within the community. This effort intended to determine the most viable scenario for the City to pursue, but not to be a final master plan for the site layout. The intent was for Council to select the most appropriate scenario, allowing the consultants to articulate the strategy with enough clarity to develop project parameters to include:

- general site location
- scope and scale of the project (building square footage, extent of surface and below grade parking, and site landscape and amenities locations)
- preliminary budget based upon conceptual cost models

The preferred strategy presented in this report represents a slight modification to the scenario developed in the previous component of the Study. In addition, the Council has offered comments and direction; the potential impact of those comments has been studied and documented in Section IV to indicate the feasibility and cost impact of potential resolutions. Detailed solutions will require further analysis as part of the design and construction process.

On April 24th, 2007, the Core Team received approval from the City Council with a vote of 5-1 to proceed with the strategy recommended by the Board of Library Trustees and staff, with modifications. These modifications, proposed in two separate motions amending the recommendation, included:

1. Exploration of the costs and other considerations to build a building somewhere between 133,500 to 143,500 square foot as the new main library on the Civic Center Campus on City-owned property currently occupied in part by the Sunnyvale Office Center, or by the current library. The design shall incorporate carbon neutral principles and a minimum of L.E.E.D. Platinum certification goal or equivalent of green design principles (unless cost prohibitive).
2. Council chooses not to build a branch library at this time and upon completion of the Main Library a study will be initiated and a program developed to determine the potential need for a branch library. In the meantime, the Council directs staff to develop alternative methods of delivering cooperative public library services with school districts, as well as other delivery distribution methods to enhance services to students and community members throughout Sunnyvale, as part of the Library of the Future strategy; and
3. Council directs staff to conduct a community opinion survey to measure public interest in the Sunnyvale Library of the Future, and to develop recommendations related to funding strategies, including both capital and operating expenses for the funding strategies and a timeline for presentation of the matter to voters; and to return to Council on June 12, 2007, or at a subsequent meeting, for approval.
4. As the second motion, Council directs staff to attempt to creatively incorporate the community garden concept in the design and building of the new main library. (This second motion carried with a vote of 6-0.)

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Preferred Facility Site and Project Scope

The final facility strategy located in Section II represents slight modifications to the preferred scenario presented on April 24th. The consultant team also analyzed each of the four additional comments from Council for their potential impact to the project, presented in Section IV, Summary of Findings.

Located on Olive Avenue, the site is north of El Camino Real, west of Mathilda, and bounded by Pastoria Avenue to the west and Charles Avenue to the east. The site is adjacent to the existing Library facility and surface parking, and includes the area of the Sunnyvale Office Center and its associated parking as well as the Sunnyvale Community Gardens. Adjacent properties include Public Safety, County Courthouse, Parking areas, and City Hall. Beyond the Civic Center campus, considered part of the downtown, the area is predominantly single-story residential properties to the immediate east, west, and north, with commercial/retail properties located to the south on El Camino Real.

This scenario preferred by Council includes the following assumptions:

- New facility to accommodate full library building program
- Existing site access and circulation is reconfigured
- Site layout acknowledges site considerations and adjacent context
- Site and facility configuration preliminarily addresses carbon-neutral and L.E.E.D. goals of the City
- Existing Sunnyvale Office Center facility is demolished
- Existing Library facility is maintained with future use determined by the City
- Given site constraints, relocation of the Sunnyvale Community Gardens to another area of the site or to an alternate location is necessary
- City of Sunnyvale parking guidelines (dated 11/02/2006) were used to develop parking requirements for the program elements.

This Preferred Scenario has been revised from its original review by the City Council on April 24, 2007, as follows:

- Main entry drive is revised to allow for more open area at the entry, continuing and expanding of the existing “green belt” of landscaping on Olive Avenue.
- Access to below-grade parking garage relocated to Charles Avenue to accommodate separate garage access
- Access to the service entry can be accommodated in a number of ways:
 - through main entry and main on-grade parking lot
 - through drive aisle at existing adjacent parking lot from Pastoria
 - through drive aisle directly in front of non-City property

The site plan layout for the preferred strategy is illustrated, below.

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- OPPORTUNITIES**
- A. EXISTING LIBRARY CAN BE OPEN DURING CONSTRUCTION TO MAINTAIN VISUAL CONTACT WITH ADJACENT
 - B. VISUAL AND/OR PHYSICAL CONNECTION AND SYNERGY WITH THE NEIGHBORING CIVIC FUNCTIONS
 - C. STEPPED BUILDING MASS TO RESPECT ADJACENT NEIGHBORING TO THE NORTH WHILE PROVIDING A VERTICAL STATEMENT NEAR THE ENTRY
 - D. STEPPED BUILDING PLAN CREATES POCKETS OF GREEN THAT REINFORCE EXISTING CIVIC CENTER VERTICALITY
 - E. ENTRY BUSES ALLOWS ENTRY FROM PARKING LOT AS WELL AS DIRECTLY FROM OLIVE AVENUE
 - F. SITE OFFERS SOME VISIBILITY AND CIVIC PRESENCE
- CONSTRAINTS**
- A. DOES NOT REACH HIGHEST LEVEL OF VISIBILITY AND CIVIC PRESENCE
 - B. SITE SIZE LIMITS THE AMOUNT OF AVAILABLE SURFACE PARKING
 - C. NORTH SIDE PLAZAS WILL BE IN SHADE MOST OF THE TIME
- KEYNOTES**
- DENOTES KEYNOTE ON PLANS
 - 1. LANDSCAPED GREENBELT
 - 2. ADULTS AND CHILDREN'S READING PATIO
 - 3. PROGRAM ROOM EXTERIOR OR SPILL OUT SPACE
 - 4. SURFACE PARKING LOT (100 SPACES)
 - 5. LINE OF PARKING GARAGE BELOW (150 SPACES)
 - 6. EXTERIOR BOOK DROP
 - 7. ENTRY PLAZA
 - 8. TOWER ELEMENT
 - 9. DRIVEWAY DOWN TO PARKING GARAGE BELOW
 - 10. POTENTIAL ZONE FOR DEVELOPMENT OF VISUAL / PHYSICAL CONNECTION TO CIVIC CENTER AND CONVENIENT ACCESS FROM OLIVE AVENUE
 - 11. ELEVATORS
 - 12. LIBRARY SERVICE / LOADING ACCESS
 - 13. SITE AREA (1,000 - 15,000 SQ FT)
 - 14. ACCESS CONNECTION FROM PARKING LOT ENTRANCE AT PASTORIA AVENUE
- NEW MAIN LIBRARY ON CIVIC CENTER SITE**
- ABA
 ADVANCED BUILDING ARCHITECTURE
 Library of the Future
- Scale: 1" = 10' 0"

Draft May 24, 2007

Sunnyvale Library of the Future Preferred Facility Strategy

Conceptual Cost Model

Conceptual construction costs for the preferred strategy are subtotaled, and a general conditions / soft costs factor is added. To this amount, escalation through 2010 is included to address the time lapse associated with the design and construction process to arrive at a Conceptual Total Project Cost.

Ancillary costs associated with this scenario include furniture, fixtures and equipment (FF&E), and L.E.E.D. compliant and certified design and construction may or may not affect total project costs, especially when life cycle operational costs are considered. At this time, not enough information exists to identify the potential impact of environmental and energy efficient design as codified in the L.E.E.D. system on the project, which can only occur during the design and documentation phase with specific credits identified, allowing more accurate cost modeling to include the intent to establish a carbon-neutral facility.

Further impacts to the Cost Model are also found in the Summary of Findings, Section IV, and Potential Impacts of Council Direction.

Summary of Findings

The Preferred Facility Strategy adopted by the Council maintains accessibility of a Main Library to the entire community, and provides a level of visibility, civic presence, and enhancement of the entire Civic Center site. Synergy in relationship to the development of downtown further expands the critical mass of diverse activities that will make the general



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downtown area a successful destination and representation of the vibrancy of the City. Reconfiguration of site access and circulation will ideally provide traffic relief on Pastoria beyond Olive, and the siting of the facility on axis to the City Hall strengthens the relationship to these functions and their combined civic presence.

The footprint of the Library preserves the established trees on the site, and provides opportunities for exterior program spaces as well as wonderful ‘tree-house’ views from the second floor. The massing respects the adjacent contexts of residential and civic buildings. If mechanical equipment could be housed in a third story screen area that shields equipment from street view, it could also create a landmark three-story element to give greater visual presence to the entry, at a minimal cost.

The City is able to maintain the existing library facility as an asset, and an interim library facility would not be necessary. Underground parking is necessary to meet regulatory requirements; however, the community has expressed throughout the process its desire to maximize exterior spaces and prioritize these over surface parking or an above-grade parking garage.

Demolition of the Sunnyvale Office Center is required, as is relocation of its current tenants (including City staff). However, the City purposefully purchased the facility and land to accommodate future expansion of the civic center complex.

This strategy provides the best opportunity to meet programmatic requirements and the library service needs of the community as established in the Study, with the least cost, greatest benefit, and minimal associated effort to achieve the Library of the Future.

The potential impacts of council amendments to the recommendation of the Board and staff provide direction to the Core Team that may result in changes to scope and scale of the project, site layout, and conceptual cost models. The consultants and Core Team studied the potential impact of Council direction, providing the resultant analysis in this section. The City will be able to determine the specific implementation of any proposed modifications at such time it begins the design and construction process.

The potential adjustments that might impact the strategy, as understood by the consultants, include the following:

Council Direction Summary

Council directed the Core Team to explore numerous aspects of the recommended Facility Strategy, including:

- Provision of a building between 133,500 and 143,500 square feet in the new facility (as recommended), which may address issues with respect to funding and financing the project, siting, etc.
- Study of the potential impact of carbon-neutral and L.E.E.D. goals established by Council
- Impact of Alternative Delivery Methods on the service distribution model and site layout for the facility

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- Initiation of a public opinion poll to assess public support for the Strategy
- Site layout which may specifically facilitate creative incorporation of the community gardens on the site

Any modifications should take into account the service model and service priorities established in the Community Needs Assessment and Plan of Service document (Tab 2 of the Sunnyvale Library of the Future Study and Strategy, Volume 1). The Core Team and City may choose to revisit the service goals that form the basis for calculated space needs through the year 2030.

Range of project square footage between 133,500 and 143,500

Reduction in the overall square footage of the building footprint could result in reduction in overall costs, or could allow for increased open area and landscaping on the site, and will result in modified parking requirements. However, square footage reduction may not be necessary to accommodate the community garden on the site, as the options presented in this section illustrate.

Carbon-neutral and L.E.E.D. platinum certification (or equivalent green design principles) goals unless cost prohibitive

Council direction includes a carbon-neutral facility and a minimum of L.E.E.D. Platinum certification. Carbon-neutral will require minimized carbon production through construction of and daily use of the facility, as well as mitigation of unavoidable carbon production during procurement of products and construction of the facility. L.E.E.D. Platinum certification requires planning of the building and its systems and early designation of the credits pursued and coordinated in facility and site design to ensure this highest possible level of certification. Estimated administrative costs for achieving certification will also need to be included in the overall costs for the project. These estimated costs will be established in the next phase of work as the building is being designed.

Alternate Delivery Methods

City and Library Staff will study further the impact of service delivery distribution methods to enhance services to students and community members throughout Sunnyvale. The Community Needs Assessment and Plan of Service presented a series of service distribution strategies other than branch facilities for consideration by the Library:

- *Remote Services* - Internet-based services and Distributed Service Kiosks
- *Mobile Services* – Bookmobile and Outreach Services
- *Satellite Service Facilities* - Located at Existing Civic or Community Service Facilities

If the Library adopts a mobile library, or bookmobile, to address service delivery enhancements, the Main Library design will need to accommodate its functional and operational requirements such as provision of a parking area, change of access and unloading and loading considerations. The cost impacts of this could be minimized but careful planning would need to be considered in the next phase of work.

Results of the community opinion survey

The results of the community opinion survey will provide Council the information necessary to refine the strategy to achieve the Library of the Future. These are expected to be available for Council review at the June 12, 2007 City Council Meeting.

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Creative incorporation of the community garden concept in the design and building of the new main library

The Core Team explored the opportunities and constraints associated with creatively incorporating a community garden concept into the preferred facility strategy, contemplating the following issues:

- the gardens must be secured through fencing and keyed access
- six hours of full sun across the plots is required per day, which affects the siting of the gardens relative to the new facility
- the life cycle of sustainable gardens changes with the seasons –sometimes displaying lush growth, and otherwise dying plant materials
- access to the gardens for use by Library functions will need to be designated and included in the planning for the garden location

Through further study, five options emerged that illustrate the viability of incorporating the gardens into the Sunnyvale Library of the Future project. Integrating the gardens, dependent upon the final site design approach, may incur costs related to not only the relocation of the gardens from the existing site and provision of new infrastructure at the new location, but also costs associated with the library building and parking layout.

Community Garden Option 1: Garden to Remain at Current Location

The site plan constructs the new Library Facility on the remainder of the site, shifting a larger portion of the facility from single-story to two-story construction, providing massing challenges to limit shading of the existing community garden. With the amount of two-story facility that would be necessary to accommodate the full program of the Library, we estimate that a 57-foot shadow would shade the garden at noon in the winter and a 40-foot shadow would be apparent in the summer at 4:00 p.m. This will cause enough shading of the garden that the available sunlight time periods do not meet the requirement for six hours of sun per day during the winter. Parking required for the gardens may increase the total parking required on the site. The number of parking spaces specifically set aside for the garden is 1 car per 4 plots. With a 30,000 sf garden, the assumption is that it would include 51 plots, therefore requiring 13 spaces designated for the garden. Operational challenges are inherent in the resultant configuration of the library, which would create greater distances for users and staff to navigate through the library. Cost implications for this option include a reassignment of 12,700 sf from the construction cost category of single story construction to two-story construction. The total estimated cost increase over the Preferred Facility Scenario would be **\$2,717,500**. See Section VI for additional information.

Community Garden Option 2: Garden on Grade above Enlarged Underground Parking Garage

This option includes demolition of the existing community garden and relocation to an on-grade area to the west, located above an underground parking area shown on-grade in the preferred strategy, which is an extension of the below-grade parking garage underneath the Library facility. This layout locates a community garden plot of 30,000 sf (just 14,000 sf less than the current 44,000 sf garden) and will allow the garden to be an on-grade plot at a central location on the site. This location is accessible from the new Library facility, the future intended use of the existing library building and the surrounding community. Cost

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implications for this option include increased underground parking to accommodate parking that was displaced by the garden space and appropriate construction to support the landscaped area of the garden. The total estimated cost increase over the Preferred Facility Scenario would be **\$9,061,000**. See Section VI for additional information.

Community Garden Option 3: Garden at Deck above On-Grade Parking Lot

Option 3 represents slight alteration to Option 2, demolishing the existing garden, and providing space to accommodate a new garden on a raised deck above on-grade parking rather than over an underground garage. This provides shaded parking at grade and negates requirements for increased capacity in the underground garage. Operational challenges include less direct access to the raised garden from all access points and the addition of another elevator stop and stair landing to access the garden above. Cost impacts for this scheme include an increase for construction of the deck, stairs and an elevator, with an estimated impact of the cost for above-grade deck construction. There would also be a cost increase for an additional elevator to accommodate access to the upper deck garden. Relocation costs for the gardens are undetermined at this time. The total estimated cost increase over the Preferred Facility Scenario would be **\$3,910,000**. See Section VI for additional information.

Community Garden Option 4: Rooftop Garden at New Library Facility

Option 4 also represents a slight alteration to Option 2, except that the garden is located on the single-story rooftop (northwest portion of the roof) of the new facility and the western portion of the site plan layout would be parking on grade. This will be advantageous in possibly acquiring L.E.E.D. credits for:

- reduction of heat producing roof surface
- provision of significant thermal massing at this portion of the roof assembly
- possible reduction in the required mechanical system capacity

However, the location of this rooftop garden is at the most shaded side of the roof – the adjacent two-story massing of the building shades the garden in the morning to noon hours. Potential cost impacts for this option would be a cost increase for the increased structural capacity of the roofing system to accommodate the rooftop garden, as well as required irrigation plumbing and increased waterproofing systems required to maintain the garden plots and protect the facility from leakage issues. There is potential cost savings in the possible reduction of the mechanical system for the building due to the thermal mass presence. There would be a cost increase for the inclusion of secondary vertical circulation, which would be required for access to the Community Garden during hours the Library is closed. Operational challenges include increased maintenance for the roof garden area located above Library program space very sensitive to any water leakage issues and the need for maintenance agreements between the City and the Community Garden to ensure upkeep of this very visible aspect of the Library facility. If solar panels are considered for the building, the roof top area that would be used for the garden would no longer be available for solar panels and potentially negate this option. The total square footage of the garden would be. The total estimated cost increase over the Preferred Facility Scenario would be **\$3,740,000**. See Section VI for additional information.

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Community Garden Option 5: Three Story Library

The development of a three-story option would need to follow the same process as the Facility Scenario process. There are a number of aspects of this option that should be specifically considered. First, structural implications due to the additional load of the third story should be considered. Two, achieving the required program square footage needs of the library while dealing with operational inefficiencies due to additional oversight required and building square footage inefficiencies in stair and elevator space that are exacerbated when adding an additional floor. Three, a careful look at how a three story building can successfully blend with the existing context of primarily residential and one to two story civic architecture. In addition, the increased height of the building mass will produce a larger shadow on the surrounding area. A three story building will yield an estimated shadow of approximately 87 feet at noon in the winter and a shadow of 62 feet in the summer at 4:00 p.m.

Below is a matrix comparing the various options discussed above:

Community Garden Options		Community Garden Square Footage	Cost	Amount of Garden Shaded by Library (estimates only)			
				June 21st - 12:00pm	June 21st - 4:00pm	December 21st - 12:00pm	December 21st - 4:00pm
Option 1	Existing Garden	44,000 s.f.	\$2,717,500	N/A	N/A	N/A	N/A
	Garden to Remain at Current Location	44,000 s.f.	\$9,061,000	0 s.f.	0 s.f.	6,680 s.f.	32,200 s.f.
Option 2:	Garden on Grade above Enlarged Underground Parking Garage	30,000 s.f.	\$3,910,000	*0 s.f.	*0 s.f.	*1,000 s.f.	*8,000 s.f.
Option 3:	Garden at Deck above On-Grade Parking Lot	30,000 s.f.	\$3,740,000	*0 s.f.	*0 s.f.	*600 s.f.	*4,500 s.f.
Option 4:	Rooftop Garden at New Library Facility	49,000 s.f. (first floor roof)	Further Study Required	1,800 s.f.	8,000 s.f.	11,000 s.f.	26,000 s.f.
Option 5:	Three Story Library			<i>Further Study Required</i>			

*Note: The area of garden shaded is based on the Existing Library having an estimated height of 32'-0" at its highest point.

Recommendations

In accordance with the descriptions, opportunities, and constraints discussed in Sections II III and IV, **the consultant team presents the following recommendations for consideration.**

The preferred strategy articulated in this document is sound and will provide the foundation for further development and refinement of the site and facility design.

- 1) Given the review of the alternatives, and the analysis of benefits to including the garden, the consultants are not recommending a reduction in program square footage. This recommendation is also developed from that fact that the program was developed by an assessment of the needs of the community.
- 2) Carbon-neutral, L.E.E.D. platinum, and green design goals should be defined at commencement of the design process and continually revisited within the context of the overall project to ensure the balance of sustainable design and programmatic / library service delivery goals as well as budget goals.
- 3) The Library will need to continue to consider mobile library service delivery



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distribution early in conceptual and schematic design to mitigate future cost impacts or negative programmatic results associated with changes made later in the design process.

- 4) Community endorsement is critical to Council support of immediate implementation of the strategy and delivery of the Library of the Future as illustrated in this Study and Strategy – education and advocacy are key to ensuring this community will achieve its vision for library services.
- 5) After review of the opportunities and constraints relevant to the possible locations on the project site for the community Garden and the potential cost impacts to the project associated with each option, it is the consultants recommendation that the City look for a more appropriate location for the Community Garden within the City.

Conclusion

Key concepts to be considered in realizing the strategy include:

1. Importance of community support in immediately addressing the need to improve library facilities through new construction
2. Facilitated management of the programmatic and regulatory requirement variables within the realm of City influence (project scope and scale, to include square footage, parking both above and below-grade, and additional site amenities) to ensure balance between thresholds for community support and the required project to meet established library service needs
3. Cost implications of construction escalation and other inflation in delay associated with implementation of the project as well as the less tangible implications in continuing to under-serve the community in the existing facility

The Sunnyvale City Council will review this report at a Council Meeting on June 12th, 2007. The Core Team will seek approval of the final Library of the Future Study and Strategy, as well as the next steps with which to proceed.

Introduction and Methodology

section I

Purpose and Intended Results

The purpose of the Preferred Facility Strategy component of the Library of the Future Study was to establish the most promising path forward to meet the established Library service needs within the community. While this effort intended to determine the most viable scenario for the City to pursue, it did not intend to be a final master plan for the site layout. Rather, the intent was to have the City Council select the most appropriate scenario, allowing the consultants to articulate the strategy with enough clarity to allow Library and City staff, the Board of Trustees, and the City Council to develop project parameters to include:

- general site location
- scope and scale of the project (building square footage, extent of surface and below grade parking, and site landscape and amenities locations)
- preliminary budget based upon conceptual cost models

The scope of the effort determined the most appropriate scenario for further development through consideration and analysis of previously studied scenarios (developed as part of the Facility Scenario portion of the Study). Development of the preferred strategy included investigation of the following scenarios:

1. Extent to which the existing library building may be expanded and upgraded for continued use as a library
2. Construction of a new library assuming the site is owned by the City
3. A branch library option using a school/public library joint-use facility such as Columbia Middle School Library as an example of a public library branch

Consideration was limited to City-owned property, as well as the property at Columbia Middle School owned by the school district for a joint-use branch facility. Privately owned sites were not explored by the consultant team, as it was beyond the scope of this Study; however, City staff explored the availability of other properties within the City that may have offered opportunities for the Library.

The preferred strategy presented in this report represents a slight modification to the scenario developed in the previous component of the Study. In addition, the Council has offered comments and direction; the potential impact of those comments has been studied and documented in Section IV to indicate the feasibility and cost impact of potential resolutions. Detailed solutions will require further analysis as part of the design and construction process - the logical first phase of which includes further assessment of the specific aspects of the selected site to provide more accurate cost projections. This may include, but is not limited to, geotechnical engineering (soils testing), title reports and deed restrictions to include easements, etc., potential traffic analysis, etc. In addition, the design phase offers an opportunity to be more precise in the layout of the building footprint.

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Preferred Facility Strategy

As presented in the Facility Scenario Report, a new library on the Civic Center property north of Olive and west of Charles is the most viable option and provides the best opportunity to achieve the service model and programmatic requirements within an appropriate cost / benefit assessment by the City. Locating the building closer to the corner of the site and nearer to Mathilda enhances accessibility and visibility, also allowing for greater community presence as a focal point due to the massing and three-story element envisioned. The opportunities for sustainable design and construction are significant compared to other scenarios, and this option negates the need for an interim facility requirement as the Library can continue to operate from its existing location while new construction is accomplished. Section II presents the preferred facility site and project scope, where Section III outlines the associated conceptual cost model to achieve the preferred strategy.

This strategy requires consideration of the relocation of the City Services and tenants housed in the existing Sunnyvale Office Center, but also offers preservation of the existing Library building as an asset, allowing for further study of the opportunities for renovation to accommodate other functions. The cost of this renovation is not included in the conceptual cost model for this strategy; assessment of these the costs depends upon the City's direction for future use of the building and the specific occupancy type intended.

Council Direction for Preferred Facility Strategy

On April 24th, 2007, the Core Team received approval from the City Council with a vote of 5-1 to proceed with the strategy recommended by the Board of Library Trustees and staff, with modifications.

The original recommendation from the Board of Trustees, as indicated in the April 24, 2007 Report to Council read as follows:

The Board of Library Trustees recommends:

Alternative #2: Explore the costs and other considerations to build a 143,500 sf new main library on the Civic Center Campus on City-owned property currently occupied in part by the Sunnyvale Office Center.

Alternative #7: Do not build a branch library. Instead, develop alternative methods of delivering cooperative public library services with school districts, as well as other delivery distribution methods to enhance services to students and community members throughout Sunnyvale, as part of the Library of the Future strategy

Alternative #8: Conduct a community opinion survey to measure public interest in the Sunnyvale Library of the Future, and to develop recommendations related to funding strategies, and a timeline for presentation of the matter to voters; and return to Council on June 12, 2007, or to a subsequent meeting, for approval

The Board of Library Trustees indicated that the process was very thorough and that

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Preferred Facility Strategy

these recommendations are the most feasible and appropriate to bring the Sunnyvale Library of the Future to reality. At the time that the draft Report to Council was taken to the Board, Alternative #2 only included the statement regarding using City-owned property currently occupied in part by the Sunnyvale Office Center. The modification adding the current library site as part of the recommendation was developed subsequently.

Staff concurred with the Board's recommendation of Alternatives #2, #7 and #8 with the following change to Alternative #2, which was developed subsequent to the Board meeting:

Alternative #2: Explore the costs and other considerations to build a 143,500 sf new main library on the Civic Center Campus on City-owned property currently occupied in part by the Sunnyvale Office Center, or by the current library.

Council approved the following in two separate motions amending the recommendation:

5. Exploration of the costs and other considerations to build a building somewhere between 133,500 to 143,500 square foot as the new main library on the Civic Center Campus on City-owned property currently occupied in part by the Sunnyvale Office Center, or by the current library. The design shall incorporate carbon neutral principles and a minimum of L.E.E.D. Platinum certification goal or equivalent of green design principles (unless cost prohibitive).
6. Council chooses not to build a branch library at this time and upon completion of the Main Library a study will be initiated and a program developed to determine the potential need for a branch library. In the meantime, the Council directs staff to develop alternative methods of delivering cooperative public library services with school districts, as well as other delivery distribution methods to enhance services to students and community members throughout Sunnyvale, as part of the Library of the Future strategy; and
7. Council directs staff to conduct a community opinion survey to measure public interest in the Sunnyvale Library of the Future, and to develop recommendations related to funding strategies, including both capital and operating expenses for the funding strategies and a timeline for presentation of the matter to voters; and to return to Council on June 12, 2007, or at a subsequent meeting, for approval.
8. As the second motion, Council directs staff to attempt to creatively incorporate the community garden concept in the design and building of the new main library. (This second motion carried with a vote of 6-0.)

Based on input from Council, the Core Team slightly modified the preferred scenario presented on April 24th; the final facility strategy is located in Section II. The consultant team also analyzed each of the four additional comments from Council for their potential impact to the project - these are presented in Section IV, Summary of Findings.

Preferred Facility Site and Project Scope

section II

Site Description and Preferred Facility Strategy Assumptions

Site Vicinity Map and Aerial



Site Description

The site is located north of El Camino Real and west of Mathilda. Situated on Olive Avenue, the site is bounded by Pastoria Avenue to the west and Charles Avenue to the east. The site includes the existing Library facility, adjacent surface parking, the Sunnyvale Office Center and the Sunnyvale Community Gardens. The site area designated for the Library is currently occupied by the Sunnyvale Office Center and the Community Gardens on the northeast parcel of the block bounded by Pastoria, Olive, Charles, and the residential properties to the North of the Civic Center. The site has mainly local traffic access off Olive and Pastoria and has some visual connection to Mathilda Avenue at its intersection with Olive. The site contains landscaped areas, but otherwise is comprised of mainly paved parking area and the existing Sunnyvale Office Center buildings.

Adjacent properties include Public Safety, County Courthouse, Parking areas, and City Hall. Beyond the Civic Center campus, the area is predominantly surrounded by single-story residential properties to the immediate east, west, and north, with commercial/retail properties located to the south on El Camino Real. Two blocks north and east is the heart of the Sunnyvale Downtown. The City considers the Civic Center campus to be part of the downtown.

This site location sets up strong potential to create a physical or visual link to the City Hall. The Library is situated close to the corner for maximum visibility and presence from

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section II

Site Description and Preferred Facility Strategy Assumptions

oncoming traffic turning from Mathilda onto Olive Avenue. The corner of Olive Avenue and Charles Street is left as an open green space to further reinforce the undulating pockets of landscaping that surround a majority of the Civic Center campus architecture. The surface parking is located to the rear of the site with the entry to the library serving as a corner hub to welcome pedestrians from Olive Avenue while also allowing people from the surface parking lot at the rear of the site to gain direct access. A drop off zone and allocated book drop parking near the entry allow for convenient exterior book drop.

The vertical tower element at the corner adjacent to the garden and entry serves as the visual beacon for the library. This is the tallest mass of the building with the two story adult space directly below. Then building mass steps down to a single story to respect the scale of the residential neighbors to the north.

Parking is also provided below the building with an access drive down to the parking garage from the surface parking lot and access off of Charles Street. The elevator from the parking garage below comes up directly into the entry / lobby of the library. Possible service / loading access is located off the surface parking lot to provide a direct linkage to the staff and building support spaces.

Multiple pockets of outdoor space surround the building. These spill out spaces are located toward the north side of the site adjacent to the residential providing a quiet environment for the outdoor activities. The program and meeting rooms can also be accessed after hours with a separate entry directly adjacent to the surface parking lot.

The community members in Sunnyvale, whether or not they currently use the library, are very familiar with the location of the Library, Public Safety, and City Hall at the Civic Center site. The adjacent uses provide the visual and/or physical connectivity to other civic functions, while the site's location near the Sunnyvale Downtown provides synergy with other destination activities.

The dual vehicular entry points onto the site may alleviate some of the current traffic that affects the existing library off Pastoria Avenue, and the entry point and plaza will reinforce the connection across Olive Avenue to City Hall. The library is located near public transportation, and is pedestrian and bicycle friendly to the neighboring residents as well as downtown.

Lastly, the existing library facility is functional through the construction of the new facility in this option, negating the need for an interim facility. This also allows the City to adaptively reuse the existing library to meet other needs, or to provide additional revenue.

Site and Facility Assumptions

This scenario preferred by Council includes the following assumptions:

- New facility is constructed to accommodate the full library of the future program
- Existing site access and circulation is reconfigured; the design process will develop the final building footprint and associated hardscape and site circulation
- Site layout acknowledges site considerations and context of adjacent functions and

Preferred Facility Site and Project Scope

section II

Site Description and Preferred Facility Strategy Assumptions

neighborhood fabric

- Site and facility configuration preliminarily addresses carbon-neutral and L.E.E.D. goals of the City, while the design and construction process will formalize specifics to address these Council directed requirements
- Existing Sunnyvale Office Center facility is demolished
- Existing Library facility is maintained with future use determined by the City. Open site area shown in this scenario includes estimated parking per current guidelines if the future occupancy is office or administrative type space.
- Given site constraints, relocation of the Sunnyvale Community Gardens to another area of the site or to an alternate location is necessary to accommodate siting of the new facility (options explored in Section IV)

Revisions to Preferred Facility Strategy

This Preferred Scenario has been revised from its original review by the City Council on April 24, 2007, as follows:

- Main entry drive revised to allow for more open area at the main entry plaza
- Access to below-grade parking garage relocated to Charles Avenue to accommodate traffic flow to garage separate from pedestrian oriented on-grade parking and site circulation
- Access to the service entry can be accommodated in a number of ways:
 - Through the main entry and main on-grade parking lot, which requires service vehicle access through the more pedestrian parking area.
 - Via a drive aisle through the adjacent parking lot which serves the current Library facility.
 - Through a drive aisle directly in front of the property at the north west corner of the City owned property. This would require access through a non-City owned property.

Preferred Facility Site and Project Scope

section II





OPPORTUNITIES

- A. EXISTING LIBRARY CAN STAY OPEN DURING CONSTRUCTION OF NEW MAIN FACILITY DIRECTLY ADJACENT
- B. VISUAL AND / OR PHYSICAL CONNECTION AND SYNERGY WITH THE NEIGHBORING CIVIC FUNCTIONS
- C. STEPPED BUILDING MASS TO RESPECT ADJACENT NEIGHBORS TO THE NORTH WHILE PROVIDING A VERTICAL STATEMENT NEAR THE ENTRY
- D. STEPPED BUILDING PLAN CREATES POCKETS OF GREEN THAT REINFORCE EXISTING CIVIC CENTER VERNACULAR
- E. ENTRY HUB ALLOWS ENTRY FROM PARKING LOT AS WELL AS DIRECTLY FROM OLIVE AVENUE
- F. SITE OFFERS SOME VISIBILITY AND CIVIC PRESENCE

CONSTRAINTS

- A. DOES NOT REACH HIGHEST LEVEL OF VISIBILITY AND CIVIC PRESENCE
- B. SITE SIZE LIMITS THE AMOUNT OF AVAILABLE SURFACE PARKING
- C. NORTH SIDE PLAZAS WILL BE IN SHADE MOST OF THE TIME

KEYNOTES

- DENOTES KEYNOTE ON PLANS
- 1. LANDSCAPED GREENBELT
- 2. ADULTS AND CHILDREN'S READING PATIO
- 3. PROGRAM ROOM EXTERIOR SPILL OUT SPACE
- 4. SURFACE PARKING LOT (127 STALLS)
- 5. LINE OF PARKING GARAGE BELOW (159 STALLS)
- 6. EXTERIOR BOOK DROP
- 7. ENTRY PLAZA
- 8. TOWER ELEMENT
- 9. DRIVEWAY DOWN TO PARKING GARAGE BELOW
- 10. POTENTIAL ZONE FOR DEVELOPMENT OF VISUAL / PHYSICAL CONNECTION TO CIVIC CENTER AND CONVENIENT ACCESS FROM OLIVE AVENUE
- 11. ELEVATORS
- 12. LIBRARY SERVICE / LOADING ACCESS
- 13. SITE AREA UTILIZED = 5.6 ACRES
- 14. ACCESS CONNECTION FROM PARKING LOT ENTRANCE AT PASTORIA AVENUE

NEW MAIN LIBRARY ON CIVIC CENTER SITE



Conceptual Cost Model

section IV

Cost Modeling Assumptions

The conceptual cost model intends to provide an overall conceptual cost to accomplish the project according to descriptions and assumptions. Various Construction Categories appropriately assign conceptual costs to different elements of the project. A description of the general categories follows:

- **New Facility Square Footage** indicates construction of a new facility for use as public space for library functions, to include the Library of the Future Building Program square footage except for Staff Offices, Support Spaces, and Community Spaces such as Program Rooms (these program uses are included in later categories, at different costs per square foot). Two Story, New Facility, construction is considered separately to accommodate for additional structural systems elements.
 - **Staff and Support Spaces** includes staff and service delivery support program spaces
 - **Community Spaces** include program rooms, community assembly spaces, and support areas for these spaces
- **Sitework** includes landscaping, signage, drainage and hardscape of developed property areas outside of the new facilities and parking site coverage
- **Existing Construction Demolition** and **Sitework Clearing** include removal of any existing facilities and/or parking lot or site constructions demolished to make way for new construction and/or parking
- **Parking Costs** includes three categories of parking construction:
 - **Below-Grade** includes underground parking garage and ramp system construction and structural support for construction to be placed above the garage level
 - **On-Grade** includes surface parking lots with landscaping strips and drive aisles
 - **Above Grade** includes above ground parking garage and ramp construction
- **Utilities Contingency** includes conceptual cost for relocation / connection of site utilities to main utility lines on or at the perimeter of the property
- **Project Furniture, Fixtures and Equipment (FFE)** includes an allowance for freestanding furniture, fixtures and any owner supplied equipment that is not included in the scope of the project

Conceptual construction costs per square foot represent recent regional construction of similar facilities recommended by the cost consultant.

Conceptual Cost Model

section V

Preferred Facility Strategy Conceptual Cost Model Assumptions

The preferred strategy includes construction of a new Library facility, an underground parking garage, a surface parking lot and entry drop off areas at the entrance to the building. Refer to Section II for the full project description. Conceptual construction costs are subtotaled, and a general conditions / soft costs factor is added. To this amount, escalation through the start of 2010 is included to address the time lapse associated with the design and construction process to arrive at a Conceptual Total Project Cost. Ancillary costs associated with this scenario include furniture, fixtures and equipment (FF&E).

This conceptual cost model assumes that formal design will begin after approval of the strategy, starting in June of 2007. If there is any adjustment to this assumed timeframe, the escalation included in the conceptual cost model will have to be revised appropriately.

L.E.E.D. compliant and certified design and construction may or may not affect total project costs, especially when life cycle operational costs are considered in addition to capital costs. At this time, L.E.E.D. is considered as a baseline approach that can be applied to the project in general, rather than narrowing the focus to a specific scenario. Further scenario specific discussion on the response to the Council direction can be found in Section IV: Summary of Findings – Potential Impacts of Council Direction.

Not enough information exists to identify the potential impact of environmental and energy efficient design as codified in the L.E.E.D. system on the project. This can only occur during the design and documentation phase with specific credits identified, allowing more accurate cost modeling. However, with established budget goals and “value-planning” in the design phase (rather than value-engineering in the construction phase), appropriate allocation of resources to meet green design goals can be established.

The intent to establish a carbon neutral facility will also need to further articulated during design and construction. Determination of cost implications requires identification of specific steps toward carbon reduction and/or mitigation of carbon producing processes.

Conceptual Cost Model

section IV

Sunnyvale Library of the Future - Conceptual Cost Model

Assumptions:

1. Escalation (to midpoint of construction) at 8% per year for 2007 and 2008, and at 6% per year 2009 and beyond.
2. Estimated two year construction period for main library to be delivered by end of 2010.
3. General Conditions / Soft Costs includes design consultant team fees, contingency, planning and building department permitting fees, etc.
4. Department Gross SF is the total Building Program SF indicated for each space type including program space, internal circulation, infrastructure areas, etc.
5. Building Grossing Factor of 15%: this factor includes SF to cover exterior wall construction thickness, infrastructure shafts, etc.

Scenario 2: New Facility on New Site at Civic Center					
Space Name	Department Gross SF	Building Grossing Factor	Building Gross SF	Cost / SF	Total Cost
Library (New Facility SF - Single Story)	72,821	1.15	83,744	\$ 325	\$ 27,216,849
Library (New Facility SF - Two Story)	30,657	1.15	35,256	\$ 375	\$ 13,220,831
Staff Spaces - Office and Support	13,261	1.15	15,250	\$ 275	\$ 4,193,791
Community Spaces - Program Rooms	7,974	1.15	9,170	\$ 350	\$ 3,209,535
Total Building SF	124,713		143,420		
Sitework Clearing / Demolition	240,000	1.00	240,000	\$ 5	\$ 1,200,000
Sitework (Landscape, Signage, Drainage, etc.)	42,180	1.00	42,180	\$ 20	\$ 843,601
Office Center Demolition	35,500	1.00	35,500	\$ 5	\$ 177,500
Surface Parking Lot (136 spaces)	54,400	1.00	54,400	\$ 18	\$ 979,200
Parking Garage (150 spaces)	65,000	1.00	65,000	\$ 175	\$ 11,375,000
Utilities - Contingency for New / Relocated Connections	-	-	-	-	\$ 300,000
Subtotal Construction Costs:					\$ 62,716,307
Total with General Conditions/Soft Costs:				40%	\$ 87,802,830
Total Cost per Building SF:					\$ 612
PROJECT COST: (Escalation to midpoint of construction at 8% per year for 2007 and 2008, and at 6% per year 2009 and beyond or 124%):					\$ 108,875,509
Project FFE	-	-	143,420	\$ 30	\$ 4,302,599

Summary of Findings

section VI

Library of the Future Preferred Facility Strategy

Preferred Strategic Facility

The Preferred Facility Strategy adopted by the Board and Council includes the construction of a New Library Facility on the property north of Olive and west of Charles on the current Sunnyvale Office Center and Community Gardens site.

This strategy maintains accessibility of a Main Library to the entire community, and provides visibility, civic presence, and enhancement of the entire Civic Center site. There is synergy in its relationship to the development of downtown, further expanding the critical mass of diverse activities that will make the downtown a successful destination and representation of the vibrancy of the City. Mindful future development of interim blocks between the Civic Center site and Sunnyvale's downtown could even enrich this connection.

The reconfiguration of site access and circulation will ideally provide traffic relief on Pastoria beyond Olive, and the siting of the facility on axis to the City Hall strengthens the relationship to these functions and their combined civic presence. The footprint of the Library preserves the established trees on the site, and provides opportunities for exterior program spaces adjacent to many areas of the ground floor as well as wonderful 'tree-house' views from the second floor. The massing respects the adjacent contexts, while allowing for a visible, landmark three-story element as a visual cue and emotional symbol of the library as a destination and wonderful resource within the community.

The City is able to maintain the existing library facility as an asset, and to determine the best and highest value for its adaptive re-use in the future. An interim library facility would not be necessary, as the Library will continue to operate while new facility construction occurs nearby. Underground parking is necessary to meet regulatory requirements; however, the community has expressed throughout the process its desire to maximize exterior program spaces, hardscape, and landscape and prioritize these over surface parking.

Demolition of the Sunnyvale Office Center is required, as is relocation of its current tenants (including City staff). However, the City purposefully purchased the facility and land to accommodate future expansion of the library.

This strategy provides the best opportunity to meet programmatic requirements and the library service needs of the community as established in the Study, with the least cost, greatest benefit, and minimal associated effort to achieve the Library of the Future.

Summary of Findings

section IV

Potential Impacts of Council Direction

Council amended the recommendation of the Board and staff and provided direction to the Core Team that may result in changes to scope and scale of the project, site layout, and conceptual cost models. The consultants and Core Team studied the potential impact of Council direction, providing the resultant analysis in this section. The City will be able to determine the specific implementation of any proposed modifications at such time it begins the design and construction process.

The potential adjustments that might impact the strategy, as understood by the consultants, include:

- range of project square footage between 133,500 and 143,500
- carbon-neutral and L.E.E.D. platinum certification (or equivalent green design principles) goals unless cost prohibitive
- service delivery distribution methods to enhance services to students and community members throughout Sunnyvale
- results of the community opinion survey
- creative incorporation of the community garden concept in the design and building of the new main library

Please refer to Section I for the full text of the recommendations and motions amending the recommendations made by Council. The consultant team has addressed each of the potential adjustments in this section, below.

Modifications in Total Square Footage

Council directed the Core Team to explore building between 133,500 and 143,500 square feet in the new facility (as recommended). Modifications to the recommended space program may address issues with respect to funding and financing the project, siting, etc., and may specifically facilitate continued location of the community gardens on the site as well as potential impact of carbon-neutral and L.E.E.D. goals established by Council. This may also provide means to reduce overall costs of the project.

Any modifications should take into account the service model and service priorities established in the Community Needs Assessment and Plan of Service document (Tab 2 of the Sunnyvale Library of the Future Study and Strategy, Volume 1). The Core Team and City may choose to revisit the service goals that form the basis for calculated space needs through the year 2030, which include the following per capita:

- collection items
- number of seats and technology workstations
- overall square footage

Dependent upon Council objectives and priorities, results of square footage reduction could have a variety of impacts. Reduction in the overall square footage of the building footprint could result in reduction in overall costs, or could allow for increased open area and landscaping on the site. However, square footage reduction may not be necessary to accommodate the community garden on the site, as the options presented in this section illustrate.

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section VI

Potential Impacts of Council Direction

Carbon-Neutral and L.E.E.D. Platinum Goals

If the overall square footage planned for the project decreases, the parking requirements will also change and require modification as well. Integration of any changes is necessary to develop a specific project budget from the from the conceptual cost model.

Council direction has indicated that the new Library of the Future facility is to be a carbon-neutral facility and achieve a minimum of L.E.E.D. Platinum certification, as designated by the United States Green Building Council Leadership in Energy and Environmental Design guidelines.

The designation of carbon-neutral will require that facility planning include minimized carbon production through both the construction of and daily use of the facility. In addition, unavoidable carbon production during the procurement of products and construction of the facility requires mitigation through various means. Determination of specific methods of mitigation will be required during the design phase.

The designation of a L.E.E.D. Platinum certified facility will mean that careful attention to the planning of the building and its systems will have to occur at the onset of the design phase of the project. As this is the highest level of L.E.E.D. certification achievable, it is an undertaking that will require early designation of the credits to be pursued and coordination of the facility and site design to insure that those credits are achieved. In addition, this early designation will allow for assessment of the appropriate cost implications for these credits and life cycle costing evaluation. Estimated administrative costs for achieving certification will also need to be included in the overall costs for the project. These estimated costs will be established in the next phase of work as the building is designed.

Future Branch Library Study and Interim Alternative Methods of Service Delivery Enhancements

The joint-use branch scenario explored within the Library of the Future Study Facility Scenarios component concluded that a branch library was not feasible at this time, considering the site at Columbia Middle School in partnership with the Sunnyvale Elementary School District or the lack of other potential sites to meet branch criteria. Council has directed staff to initiate a study to consider a branch library upon completion of the Main Library project. In the interim, alternative service delivery methods to provide cooperative public library services with school districts as well as enhance services through outreach to the entire community should be developed. The Community Needs Assessment and Plan of Service component of the Study presented a series of service distribution strategies other than branch facilities for consideration by the Library. Beyond the library services centralized within a main facility, these options included:

- *Remote Services* - Internet-based services and Distributed Service Kiosks
- *Mobile Services* – Bookmobile and Outreach Services
- *Satellite Service Facilities* - Located at Existing Civic or Community Service Facilities

If the Library adopts a mobile library, also known as a bookmobile, as a strategy to address service delivery enhancements, the Main Library design will need to accommodate its functional and operational requirements. Reserved materials distributed through the mobile library, as well as a rotating collection made available to remote users, require processing at

Summary of Findings

section IV

Potential Impacts of Council Direction

the Main Library. The mobile library will use the Main Library as a 'home base', requiring access to the shipping and receiving and staff areas as well as a designated parking area. Development of a preferred approach to the maintenance of the mobile library, to include regular vehicle maintenance and cleaning, is necessary to establish whether the Main Library design will need to accommodate these additional operational issues. The building facility cost implications of accommodating the mobile library services at the new facility are likely nominal. However, additional costs for operation, maintenance, parking and additional equipment would also need to be considered.

Results of Community Opinion Survey

The results of the community opinion survey will provide Council the information necessary to refine the strategy to achieve the Library of the Future. These are expected to be available for Council review at the June 12, 2007 City Council Meeting.

Creative Incorporation of Community Garden

The Core Team explored the opportunities and constraints associated with creatively incorporating a community garden concept into the preferred facility strategy. Issues that must be addressed in integrating the gardens into the site and project include the following:

- the gardens must be secured through fencing and keyed access and therefore consolidation rather than dispersal of the plots is appropriate
- at least six hours of full sun across the plots is required per day, which affects the siting of the gardens relative to the new facility to ensure that building shadows do not block optimum sunlight
- sustainable gardens are different than ornamental landscaping, in that the life cycle of the planting changes with the seasons – the gardens will sometimes display lush growth, and sometimes dying plant materials
- access to the gardens for use by Library functions will need to be designated and included in the planning for the garden location

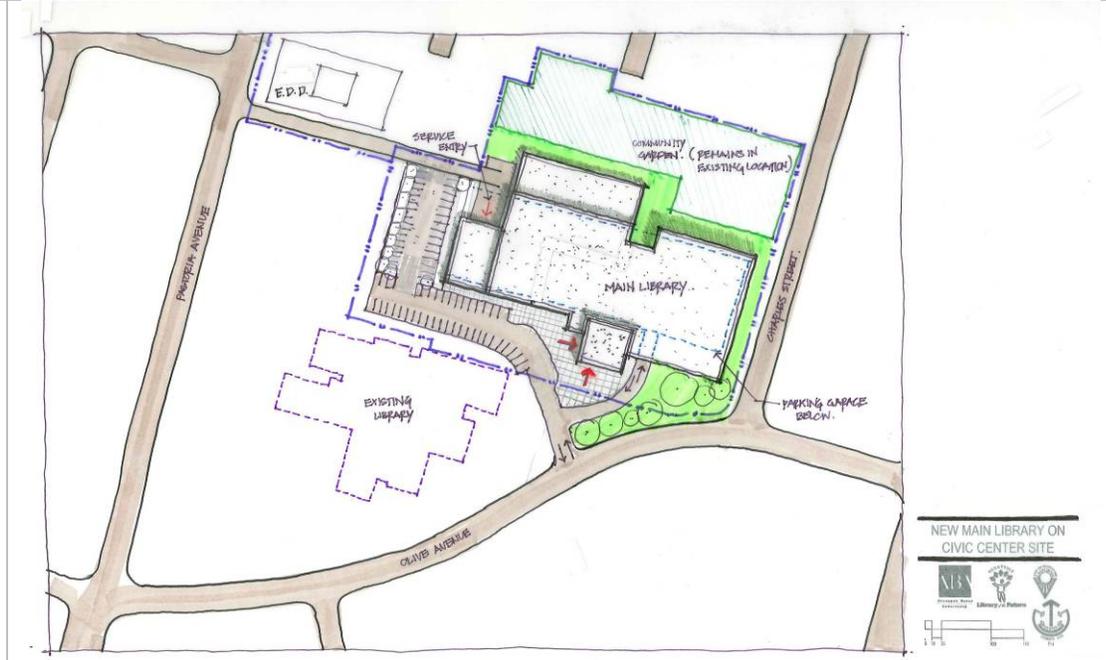
Through further study, five options emerged that illustrate the viability of incorporating the gardens into the Sunnyvale Library of the Future project. Each of these is illustrated and narrated, below. Integrating the gardens, dependent upon the final site design approach, may incur costs related to not only the relocation of the gardens from the existing site and provision of new infrastructure at the new location, but also costs associated with the library building and parking layout.

Summary of Findings

section VI

Potential Impacts of Council Direction

*Community Garden
Option 1:
Garden to Remain
at Current Location*



The site plan for this option includes allowing the Community Garden to remain in its existing location while constructing the new Library Facility on the remainder of the site. The configuration of the Library facility shifts as shown in the above image from the layout of the Preferred Facility Scenario, due to the garden area of the remaining site remaining used for landscaping rather than for the construction of the facility. A larger portion of the facility shifts from single-story to two-story construction. The challenge for the facility massing will be to avoid shading the existing Community Garden during the peak sunshine hours of the day. An in-depth study of the sun angles will be required to guide the proposed massing of the Library during the design process. However, a preliminary study indicates that an estimated 40-foot shadow both in the morning and the afternoon of the summer, and a 57-foot shadow from the building will shade the garden even at noon in the winter. This will mean that for a large portion of the year, the garden will not get adequate sunlight.

Parking for the Community Garden will increase the total parking required on the site; the current parking layout does not include additional parking for this use. Views into the garden will also vary due to seasonal changes in this type of garden, as indicated earlier. This layout does allow for direct access from the Library out to the Community Gardens, but maintains it in a more remote location for any future function in the existing Library building. The gardens will still be as accessible to the surrounding community as the existing site.

Cost implications for this option include a reassignment of 12,700 sf from the construction cost category of single story construction to two-story construction, at an additional \$50/sf or an estimated increase of \$635,000. Also, the underground parking garage is increased by

Summary of Findings

section IV

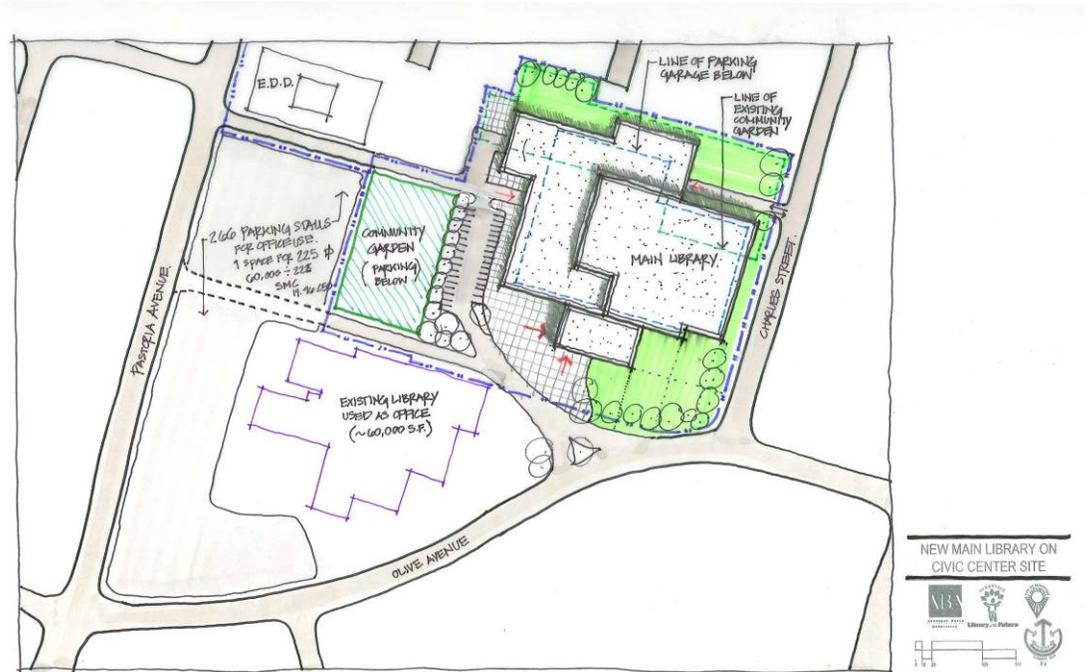
Potential Impacts of Council Direction

4,300 sf at \$175/sf or an additional cost of \$752,500. The addition of dedicated parking spaces to accommodate the garden will also be an additional cost. The typical City of Sunnyvale guideline for parking these types of uses is 1 car per 4 plots. For instance, if the current garden has 75 plots, this would equate to a need for 19 parking spaces. The 19 dedicated parking spaces at 400 sf each at \$175 / sf for parking garage spaces would equal to a total of \$1,330,000.

The total estimated cost increase over the Preferred Facility Scenario would be **\$2,717,500**.

There are operational challenges with having such a long, thin facility. As a reference, the proposed facility length in the original strategy is approximately 380 feet, while this adjusted footprint would require a length of 440'-0" feet of space to accommodate the program. This length will add to the distance of travel for not only patrons in navigating the facility but also for staff in returning materials to their appropriate locations. In addition, the massing of the building will not be easily broken down; the building will appear to be more of one large mass and will be less able to relate down to the adjacent residential surroundings.

*Community Garden
Option 2:
Garden on Grade
above Enlarged
Underground
Parking Garage*



The site plan layout for this option includes demolition of the existing Community Garden location and accommodation of the garden plots on an on-grade area to the west of the layout. This garden will be located above an underground parking area shown on-grade in the Preferred Scenario. This underground parking will be an extension of the below-grade parking garage underneath the Library facility.

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Potential Impacts of Council Direction

This layout accommodates a community garden plot of approximately 30,000 sf (as compared to the current 44,000 sf garden). This layout will allow the garden to be an on-grade plot at a central location on the site accessible from the new Library facility, the future intended use of the existing library building, as well as the surrounding community. The underground parking, while located at some distance from the Library facility, would be contiguous to the rest of the underground garage and therefore able to use the same vertical access to the Library as the rest of the garage.

Cost implications for this option include increased underground parking of approximately 41,800 sf at \$175/sf, or an estimated increase of \$7,315,000. Waterproofing and irrigation of the parking garage deck to accommodate the garden above will also incur additional costs. The additional costs for this include the addition of \$20/sf over 41,800 sf or \$836,000 to allow for the landscaping of the area above the parking. The addition of dedicated parking spaces to accommodate the garden will also be an additional cost. The typical City of Sunnyvale guideline for parking these types of uses is 1 car per 4 plots, and the planned garden would have 51 plots, which equates to a need for 13 parking spaces. The 13 dedicated parking spaces at 400 sf each at \$175 / sf for parking garage spaces would equal to a total of \$910,000.

The total estimated cost increase over the Preferred Facility Scenario would be **\$9,061,000**.

There are no operational challenges for the Library program for this layout above and beyond that of the Preferred Facility Scenario.

*Community Garden
Option 3:
Garden at Deck
above On-Grade
Parking Lot*

The Community Garden location shown for Option 2 is consistent with the layout for this option; however this option would include an on-grade parking lot with a raised deck above to accommodate the garden space. This will allow for shaded parking at grade level and negate the need for increased capacity in the underground garage to meet the required parking for the project. The existing Community Garden will be demolished as part of this option. In order to allow universal access to the gardens, an elevator will be required up to the garden deck. The garden will be equally accessible from the library facility as well as from the surrounding community. The garden area accommodated in this option is again approximately 30,000 sf.

Cost impacts for this scheme include an increase for construction of the deck and elevator. The estimated impact of the cost for above-grade deck construction of approximately 30,000 sf at \$100 / sf, is an estimated increase of \$3,000,000. These premium costs for the parking deck construction also include a premium for irrigation and waterproofing of the garden plots, as well as elevator and stair access up to this level for the garden. The addition of dedicated parking spaces to accommodate the garden will also be an additional cost. The typical City of Sunnyvale guideline for parking these types of uses is 1 car per 4 plots, and the planned garden would have 51 plots, which equates to a need for 13 parking spaces. The 13 dedicated parking spaces at 400 sf each at \$175 / sf for parking garage spaces would equal to a total of \$910,000.

Summary of Findings

section IV

Potential Impacts of Council Direction

*Community Garden
Option 4:
Rooftop Garden at
New Library
Facility*

The total estimated cost increase over the Preferred Facility Scenario would be **\$3,910,000**.

The operational challenge inherent in this option includes less direct access to the raised garden from all access points.

The image shown for Option 2 is consistent for this option, except that parking at the western portion of the site plan layout is not covered by a garden, but would be parking on grade. The garden is located on the single-story rooftop (northwest portion of the roof) of the new facility. This will be advantageous in possibly acquiring L.E.E.D. credits for the reduction of heat producing roof surface, as well as the provision of significant thermal massing at this portion of the roof assembly of the building. This could also be advantageous for possible reduction in the required mechanical system capacity. However, the location of this rooftop garden is at the most shaded side of the roof – the adjacent two-story massing of the building shades the garden.

Potential cost impacts for this option would be a cost increase for the increased structural capacity of the roofing system to accommodate the rooftop garden, as well as required irrigation plumbing and increased waterproofing systems required to maintain the garden plots and protect the facility from leakage issues. The conceptual cost implications for this amount to a premium of \$40/sf over 49,500 sf or an add of \$1,980,000. There is potential cost savings in the possible reduction of the mechanical system for the building due to the thermal mass presence. There would be a cost increase for the inclusion of secondary vertical circulation, which would be required for access to the Community Garden during hours the Library is closed. This cost is approximately \$220,000 for the addition of both an elevator and a stair dedicated for this use. The addition of dedicated parking spaces to accommodate the garden will also be an additional cost. The typical City of Sunnyvale guideline for parking these types of uses is 1 car per 4 plots, and the planned garden would have 85 plots, which equates to a need for 22 parking spaces. The 22 dedicated parking spaces at 400 sf each at \$175 / sf for parking garage spaces would equal to a total of \$1,540,000.

The total estimated cost increase over the Preferred Facility Scenario would be **\$3,740,000**.

The operational challenges for this option include increased maintenance for the roof garden area, as it would be located above the Library program space very sensitive to any water leakage issues (print materials, technology workstations, etc.). In addition, maintenance agreements between the City and the Community Garden users are required to ensure upkeep of this very visible aspect of the Library facility.

*Community Garden
Option 5:
Three Story Library*

The development of a three-story option would need to be reviewed through the same process as the Facility Scenario process. Beyond typical considerations of program adjacency layout, access to the building and designation of appropriate parking square footages, there are other considerations specific to this option that would require attention:

- Structural implications of constructing a three story facility

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Potential Impacts of Council Direction

- Operational inefficiencies due to inclusion of a third story (i.e. appropriate programmatic distribution through the facility, additional required oversight locations for staff on the third level, increased service delivery accommodation, additional infrastructure for cabling for technology, etc.)
- Building Square Footage inefficiencies due to increased stair and elevator space, but including the same total program square footage required.
- Shading implications of the larger massing of the building
- Contextual considerations of blending with the primarily one to two story residential and civic architecture that surrounds the site.
- Providing an intimate and successful pedestrian scale that is inviting and welcoming

Summary of Findings

section IV

Recommendations

In accordance with the descriptions, opportunities, and constraints discussed in Sections II III and IV, the consultant team presents the following recommendations for consideration.

The preferred strategy articulated in this document is sound and will provide the foundation for further development and refinement of the site and facility design.

- 1) Given the review of the alternatives, and the analysis of benefits to including the garden, the consultants are not recommending a reduction in program square footage. This recommendation is also derived from that fact that the program was developed by an assessment of the needs of the community.
- 2) Carbon-neutral, L.E.E.D. platinum, and green design goals should be refined at commencement of the design process and continually revisited within the context of the overall project to ensure the balance of sustainable design and programmatic / library service delivery goals
- 3) The Library will need to continue to consider mobile library service delivery distribution early in conceptual and schematic design to mitigate future cost impacts or negative programmatic results associated with changes made later in the design process
- 4) Community endorsement is critical to Council support of immediate implementation of the strategy and delivery of the Library of the Future as illustrated in this Study and Strategy – education and advocacy are key to ensuring this community will achieve its vision for library services
- 5) After review of the opportunities and constraints relevant to the possible locations on the project site for the community Garden and the potential cost impacts to the project associated with each option, it is the consultants recommendation that the City look for a more appropriate location for the Community Garden within the City.

Conclusion

section VII

Key Concepts Moving Forward

Key concepts to be considered in realizing the strategy include:

- Importance of community support in immediately addressing the need to improve library facilities through new construction
- Facilitated management of the programmatic and regulatory requirement variables within the realm of City influence (project scope and scale, to include square footage, parking both above and below-grade, and additional site amenities) to ensure balance between thresholds for community support and the required project to meet established library service needs
- Cost implications of construction escalation and other inflation in delay associated with implementation of the project as well as the less tangible implications in continuing to under-serve the community in the existing facility

Community Support

Dependent upon the outcome of the community opinion survey, the Council will determine if, and when to approach the community with a bond measure to fund the Library of the Future as no other funding or financing methodologies seem feasible at this time. A powerful advocacy and awareness campaign will be necessary to ensure the community at large is familiar with the work done within the Study and Strategy and cognizant of the importance of supporting library services to extend and enhance the existing quality of life.

Project Definition and Implementation

Dependent upon the outcome of the community opinion survey, the Council may determine that programmatic adjustments may be necessary to define a feasible project. These might include revisiting or redefining carbon-neutral and L.E.E.D. platinum goals, programmatic square footage, exterior program space and site amenities, and parking provided on the site. If this occurs, the Board and staff will need to facilitate dialogue and decision-making to ensure that the resultant project definition is able to meet the long term needs of the community as defined within the Study and Strategy. Programmatic adjustments made within service model and service priority parameters will need to preserve the integrity of the work done and provide the foundation for meeting the next generations of library service needs within the community.

Time spent redefining the project parameters may extend the project schedule and impact the overall cost, and therefore establishing goals and defining a process for project definition should consider this. Ideally, the City will plan for the ability to mobilize resources to include a Project Core Team, and generate and release an RFP for design consultant services immediately after a successful bond measure passes within the community.

A feasible timeframe for design and construction using a design, bid, build process is 42 to 48 months. Utilization of alternative project delivery processes could potentially minimize this schedule. This graphic represents the allocation of time, assuming the design process begins 2nd half of 2007 and construction, to include commissioning and move-in, ends in 2010 or mid-2011. This conceptual schedule assumes approval to begin the design process after the June 2007 City Council meeting. Any revisions to this timeframe would adjust the overall project schedule as well as the escalation factors assumed in the conceptual cost

Conclusion

section VI

Key Concepts Moving Forward

model.

2007	2008	2009	2010	2011
	Design Process		Bidding and Construction	

The Cost of Time

Due to the significant escalation costs associated with construction, making decisions and delivering a new or expanded facility quickly provides the best value for the investment to the community. The existing facility is inadequate, and postponing construction of new facilities significantly adds to their eventual costs as well as extends the current circumstances of under-serving the community due to the existing facility.

Next Steps

The Sunnyvale City Council will review this report at a Council Meeting on June 12th, 2007. The Core Team will seek approval of the final Library of the Future Study and Strategy, as well as the next steps with which to proceed.

