



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt a Resolution Accepting the Recommendations for Expansion of the Lodi Public Library Outlined in the Lodi Public Library Facilities Master Plan

MEETING DATE: April 17, 2002

SUBMITTED BY: Director of Library Services

RECOMMENDED ACTION: That the Lodi City Council adopt a Resolution endorsing the recommendations for the expansion of the Lodi Public Library and its services as outlined in the Library Facilities Master Plan.

BACKGROUND INFORMATION: In Fall 2000, following a special planning meeting to discuss an initial library space needs study, the Library Board of Trustees directed library administration to contract with an architectural planning firm to develop a long range Library Facilities Master Plan. At their May 21, 2001 meeting the Library Board of Trustees passed a recommendation that the contract for the Master Plan be awarded to Fletcher Farr Ayotte PC and authorized the expenditure of \$50,000 from the Private Sector Trust Fund towards payment of the contract. At the June 20, 2001 Lodi City Council meeting the Council approved the expenditure of \$60,000 from impact fees toward the development of the Library Facilities Master Plan.

In developing a Master Plan, library administration sought to 1) give the library direction for future plans and decisions regarding the existing facility and community library services and 2) lay the groundwork for applying for a grant through the Public Library Construction and Renovation Bond Act. The Act provides funding on a matching basis (35% local- 65% State) to library jurisdictions for construction projects that meet the Act's criteria.

The process of developing the Plan included a needs assessment; evaluation of the current library facility; a demographic analysis of the community; determination of future collection size and space allocations; and evaluation of future library sites. Based on the findings of these processes, the design committee directed the architectural team to develop the concept of a "main" library scheme with expanding at the existing location to a size of approximately 59,000 square feet the most likely option. In conjunction with this directive was the guideline to provide library services immediately to the Eastside neighborhood through a "satellite" branch.

The concept design developed expands the existing building in an "L" shaped configuration with a two-story addition on the southwest corner of the Lockeford and Church Streets intersection. The expanded building encompasses 59,802 sq. ft. and devotes space to adult, young adult and children's collection, technology stations and group study and meeting rooms as well as office space for staff, the literacy program and the Friends group.

At their April 15, 2002 meeting the Library Board of Trustees will consider and adopt the recommendations of the Library Facilities Master Plan.

APPROVED: _____


H. Dixon Flynn -- City Manager



CITY OF LODI

COUNCIL COMMUNICATION

FUNDING: Not Applicable

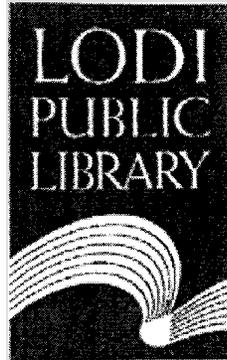
Respectfully,


Nancy Martinez
Director, Library Services

APPROVED: _____

H. Dixon Flynn -- City Manager

Lodi Public Library Facilities Master Plan



Fletcher Farr Ayotte PC
ARCHITECTURE PLANNING INTERIORS

Dallas Young Shaffer
Library Consultant

City of Lodi /
Community
Development

Library Foundation

Library Board
of Trustees

Friends of the Library

The General Public

Lodi Public Library

Nancy Martinez
Library Director

Library

Collection

Library Personnel

FFA Team

Troy Ainsworth
Project Manager

Bob Boljevo
Principal

Bjorn Obatten
Project Coordinator

Paul Edgetto
Design Support

FFA Library Design Group

David Wark - Design
Tracey Simpson - Director of Interior Design
Barbara Clement - Project Manager
Esther Anunciado - Project Coordinator
Erika Dehle - Interior Design

Local Architect / Liaison

Wenell Mattheis Bowe Architects

Larry Wenell - Principal

FFA / WMB Consultants

Siegfried Engineering - Structural
Alexander Scheflo & Associates - Mechanical
AC Systems Engineering - Electrical
DPS Real Estate Appraisers - Appraiser

Library Programming

Dallas Shaffer

Cost Estimator

Architectural Cost Consultants



Lodi Public Library Design Committee Members

Lodi Public Library - Nancy Martinez, Judy Gullicksen

Lodi Public Library Board — Tom Goad

City of Lodi - Dennis Callahan, Rad Bartlam

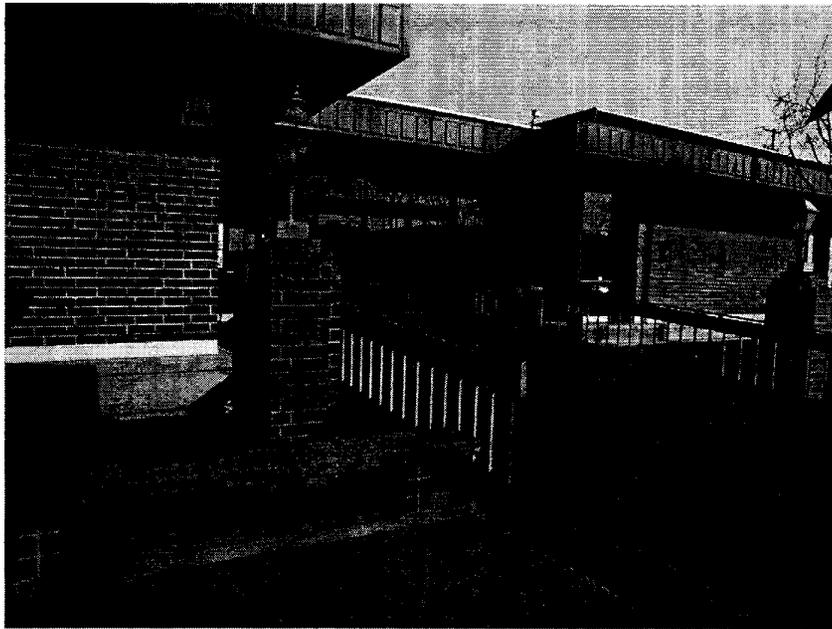
Library Consultant — Kathy Page

Lodi Public Library Design Team Members

Fletcher Farr Ayotte — Bob Boileau, Troy Ainsworth, Bjorn Clouten

Wenell Mattheis Bowe — Larry Wenell

Library Consultant — Dallas Shaffer



Lodi Public Library, south entry

- Built in 1978
- 28,260 Square Feet
- Serves the City of Lodi and surrounding area
- An independent Library



Interior, shelves filled with books

- 
- Flexible interior
 - Majority of interior walls could be removed
 - Well built solid structure
 - System controls for mechanical and electrical systems require upgrading
 - Lighting fixtures require upgrading for increased light levels and energy conservation.
 - Solve water issues in basement
 - Make bathroom ADA accessible.
 - Dated decor

Facilities Master Plan

- ◆ **Define community needs for library service**
- ◆ **Inform community regarding possibilities for future library services**
- ◆ Raise public awareness of library needs
- ◆ Develop a rigorous planning methodology
- ◆ Demonstrate planning is underway for the future
- ◆ Affirm current vision, goals and mission statements
- ◆ **Evaluate relationship between downtown commercial core and possible sites for new libraries(s)**
- ◆ Define funding strategies

- ◆ Evaluate options for location(s) for new library(s)
- ◆ **Investigate feasibility of locating new library in the city's downtown area**
- Implement master plan

Public

- ◆ **Library should be inviting and comfortable**
- ◆ Library should be a good place to work for staff
- ◆ Spaces for parents with small children (crying, feeding, baby changing)
- ◆ **Library as a community center**
- ◆ People living among books

Lodi Public Library Master Facilities Plan

Task Name	June	July	August	September	October	November	December
Project Initiation and Community Needs Assessment	Project Initiation and Community Needs Assessment						
Kick-off Meeting to Establish Goals and Approach	○						
Conduct User Group Surveys	[Bar]						
Existing Library Facilities Analysis and Site Review	[Bar]						
Review Library Operational Data	[Bar]						
Public Meeting #1 "Town Hall Meeting"		★					
Community Focus Groups		□	□				
Needs Analysis and Library Program Development	Needs Analysis and Library Program Development						
Develop Draft Space Needs Document			[Bar]				
Review Draft of Library Space Needs Document				◇			
Public Meeting #2 "Town Hall Meeting"				★			
Revise Space Needs Document				[Bar]			
Present Final Space Needs Document					◇		
Development Alternatives	Development Alternatives						
Develop Conceptual Design Development Strategies				[Bar]			
Review Conceptual Design Alternatives					◇		
Revise Concept Design				[Bar]			
Present Final Draft Concepts, Designs, and Cost Estimates						◇	
Select Preferred Concept Design						◇	
Prepare Final Master Plan Report						[Bar]	
Public Meeting #3 Open House							★
Present Final Master Plan							●



Information gathered from Focus Groups, Public "Town Hall"
Meetings and (425+) Public Information Surveys

Most important areas for Library Expansion

- ◆ More books
- ◆ Additional study and reading spaces
- ◆ More computer resources

Most important amenities to include in the Library

- ◆ Study rooms
- ◆ Children's story room
- ◆ Computer classrooms

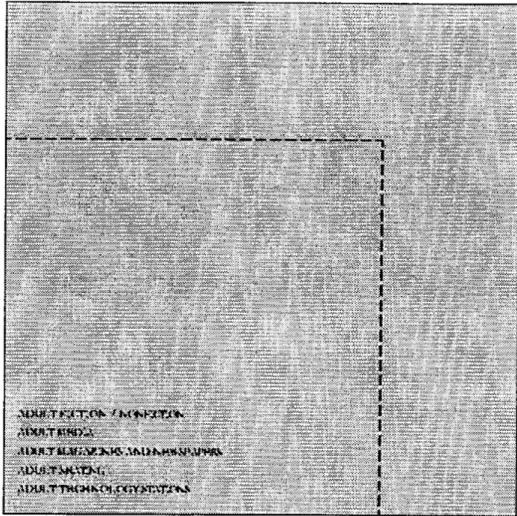
Population 2021	71,500
Books	3.0 volumes/capita
Media	10% of books
Magazines/Newspaper Subscriptions	7/1,000
General Seating	5 seats/1,000
Public Technology Stations	1 station/1,000
Technology Training	12 stations
Children's Program Room	60 seats
Meeting Room Seats	150 seats
Conference Room Seats	36 seats

Prepared by Dallas Young Shaffer — Library Consultant

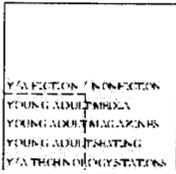


	Have in 2001	Need in 2001	Need in 2021
Population	58,600	58,600	71,500
Library Square Feet	28,260 SF	49,224 SF	59,802 SF
Square Feet/Capita	.48	.84	.84



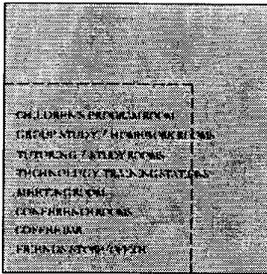


ADULT
 PROPOSED: 20,160 S.F.
 EXISTING: 10,708 + S.F.

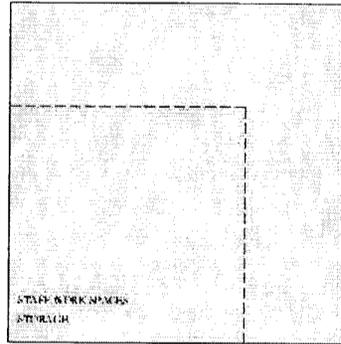


YOUNG ADULT
 PROPOSED: 2,084 S.F.
 EXISTING: 484 + S.F.

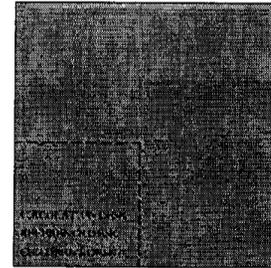
PROPOSED TOTAL: 59,802 S.F.
EXISTING TOTAL: 28,260 S.F.



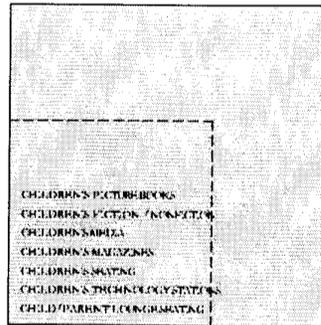
MEETING ROOMS
 PROPOSED: 5,070 S.F.
 EXISTING: 2,517 + S.F.



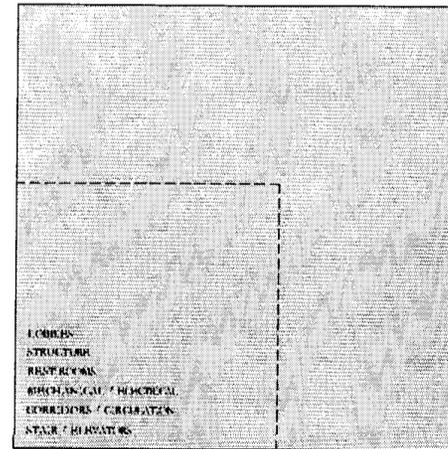
STAFF WORK AREAS
 PROPOSED: 8,215 S.F.
 EXISTING: 4,051 + S.F.



SERVICE DESKS
 PROPOSED: 4,929 S.F.
 EXISTING: 1,101 + S.F.

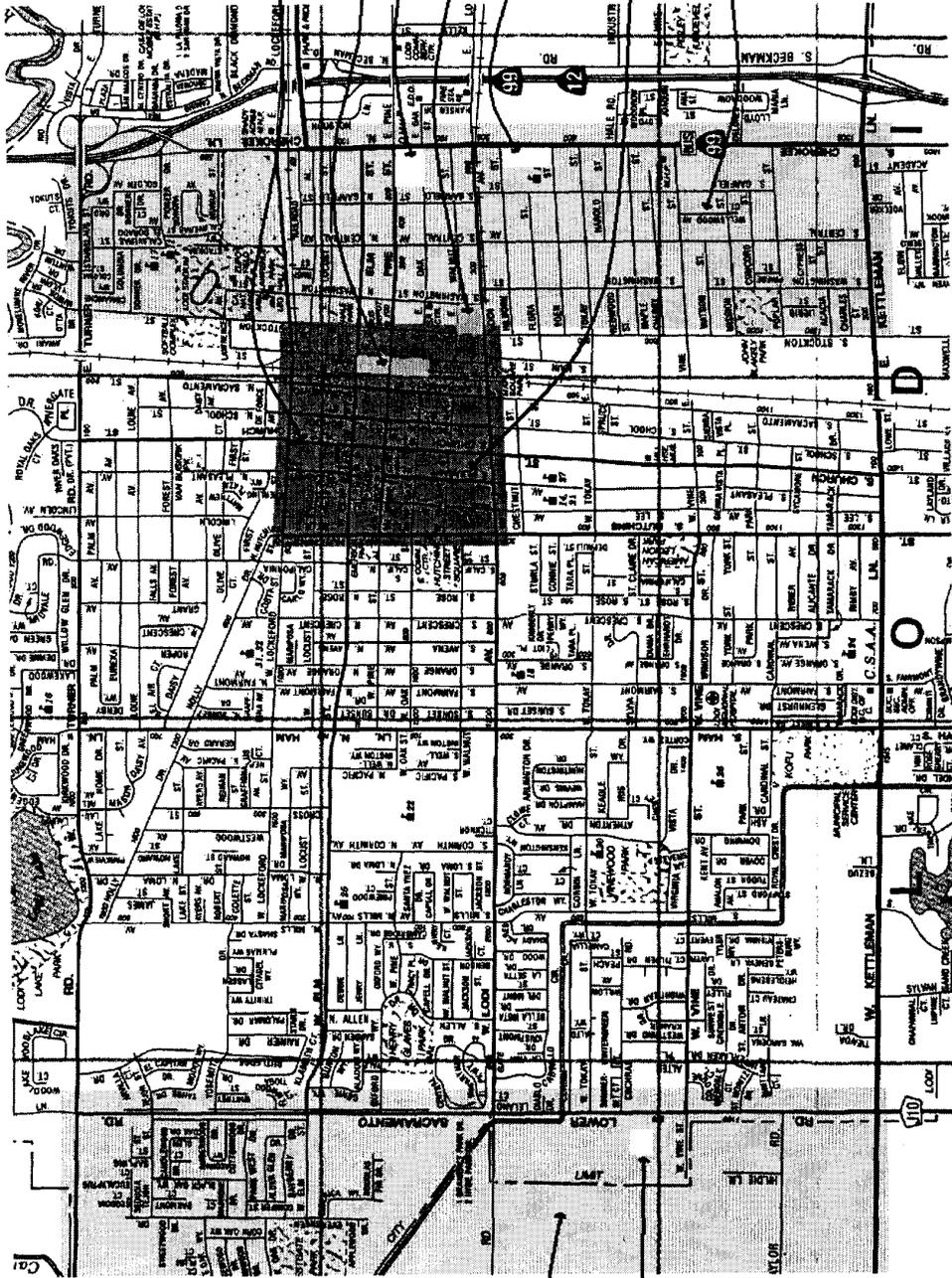


CHILDREN'S
 PROPOSED: 7,381 S.F.
 EXISTING: 2,916 + S.F.



SUPPORT SPACE
 PROPOSED: 11,800 S.F.
 EXISTING: 4,901 + S.F.

0 \$2
 SCALE 1/8" = 1'-0"



POTENTIAL MAIN LIBRARY SITES

POTENTIAL BRANCH LIBRARY SITE

POTENTIAL MAIN LIBRARY SITE

POTENTIAL BRANCH LIBRARY SITE

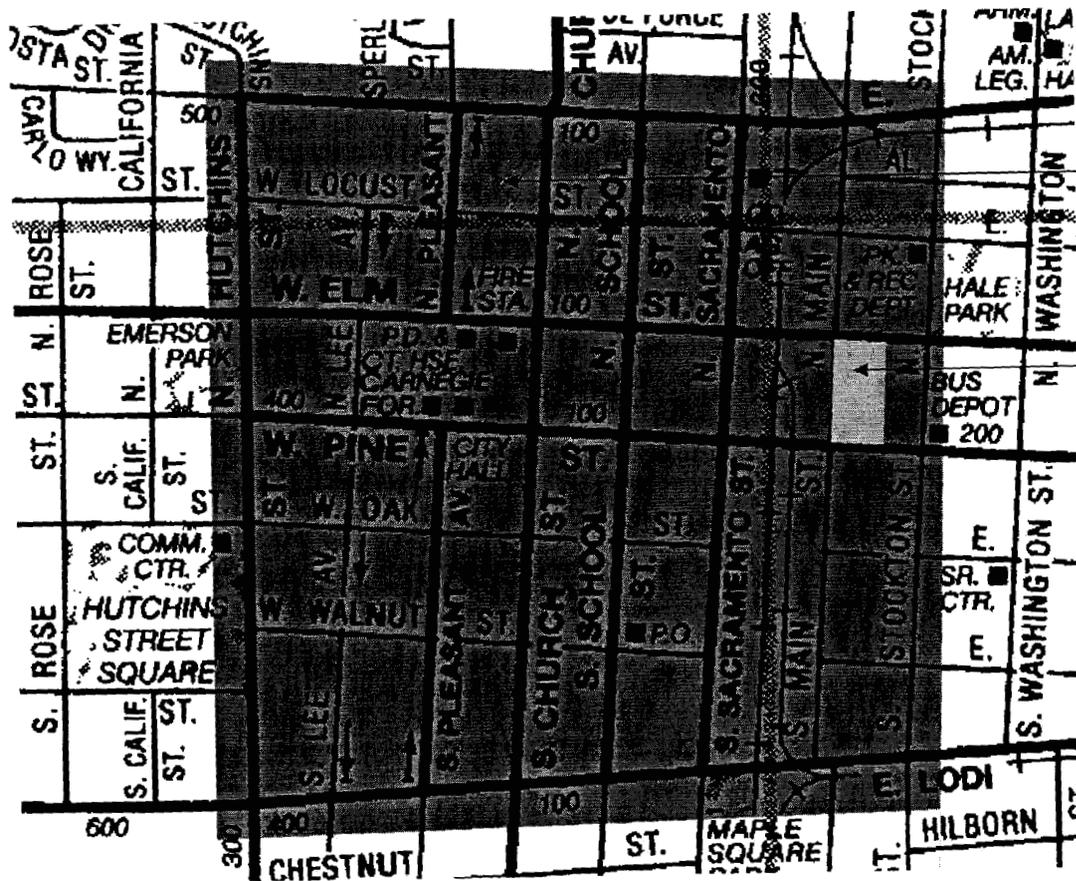
DOWN TOWN LOBBY

EAST SIDE BRANCH LIBRARY LOCATION ZONE

WEST SIDE BRANCH LIBRARY LOCATION ZONE

POTENTIAL BRANCH LIBRARY SITE

Main Library



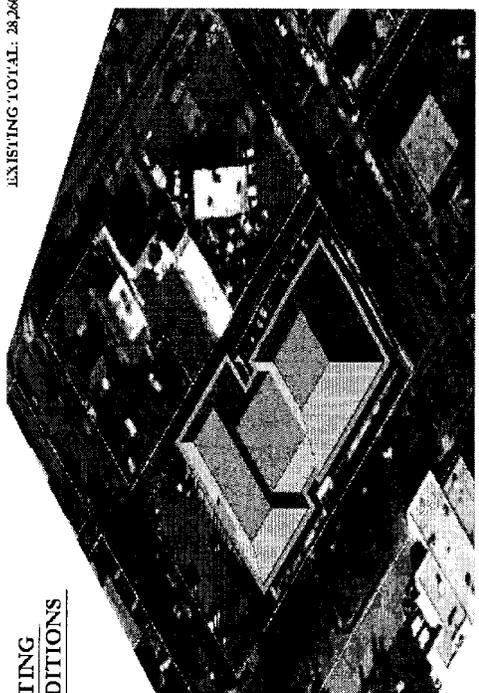
Current
Library Site

Potential
Library Site

Existing Site

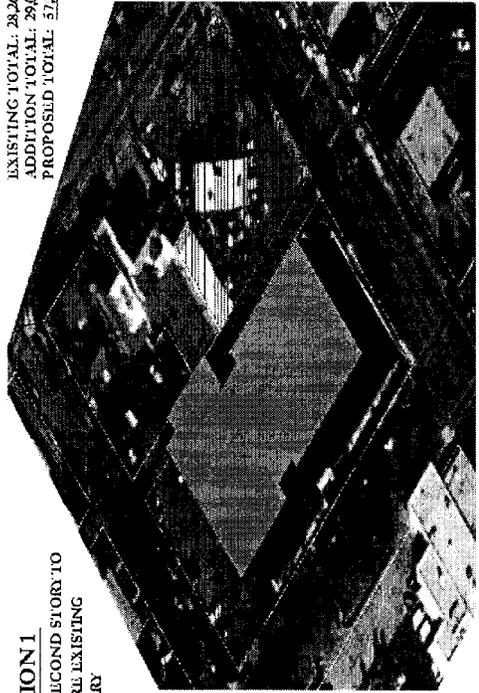
EXISTING CONDITIONS

EXISTING TOTAL: 28,260 S.F.



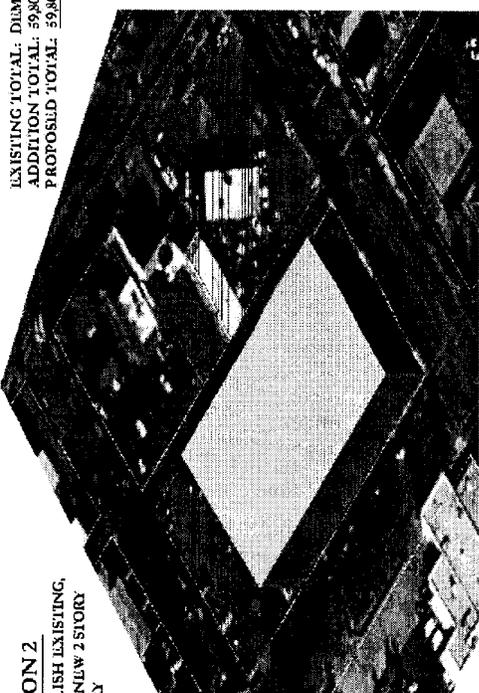
OPTION 1 ADD SECOND STORY TO ENTIRE EXISTING LIBRARY

EXISTING TOTAL: 28,260 S.F.
ADDITION TOTAL: 29,000 S.F.
PROPOSED TOTAL: 57,260 S.F.



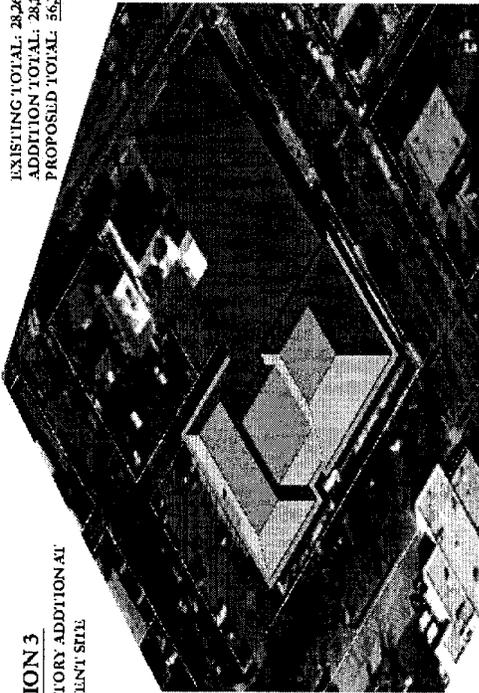
OPTION 2 DEMOLISH EXISTING, BUILD NEW 2 STORY LIBRARY

EXISTING TOTAL: DEMOLISH
ADDITION TOTAL: 59,802 S.F.
PROPOSED TOTAL: 59,802 S.F.



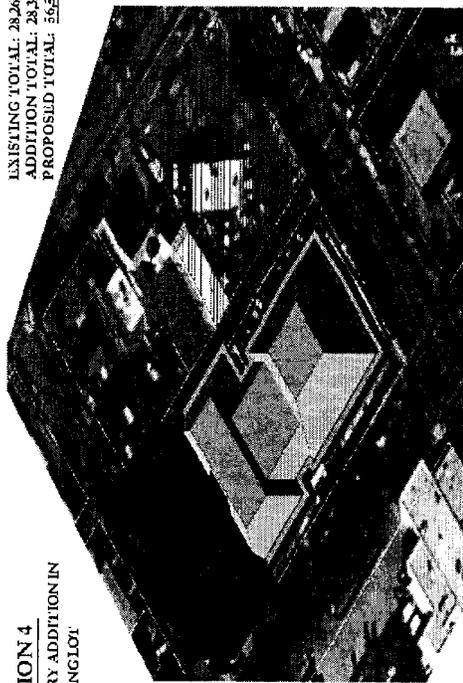
OPTION 3 ONE STORY ADDITIONAL ADJACENT SITE

EXISTING TOTAL: 28,260 S.F.
ADDITION TOTAL: 28,500 S.F.
PROPOSED TOTAL: 56,760 S.F.



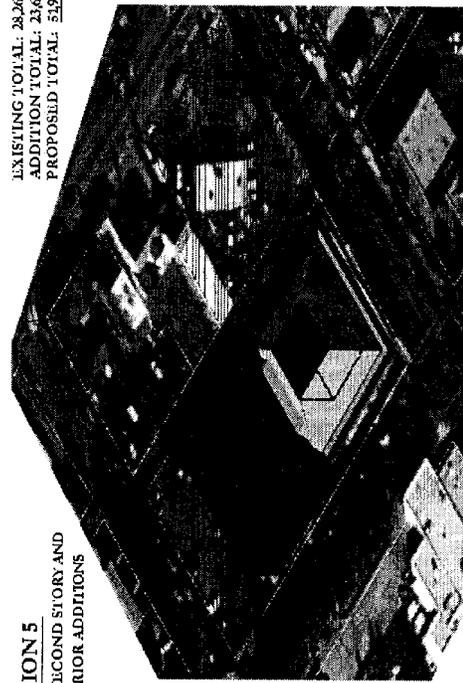
OPTION 4
2 STORY ADDITION IN
PARKING LOT

EXISTING TOTAL: 28,260 S.F.
ADDITION TOTAL: 28,320 S.F.
PROPOSED TOTAL: 56,580 S.F.



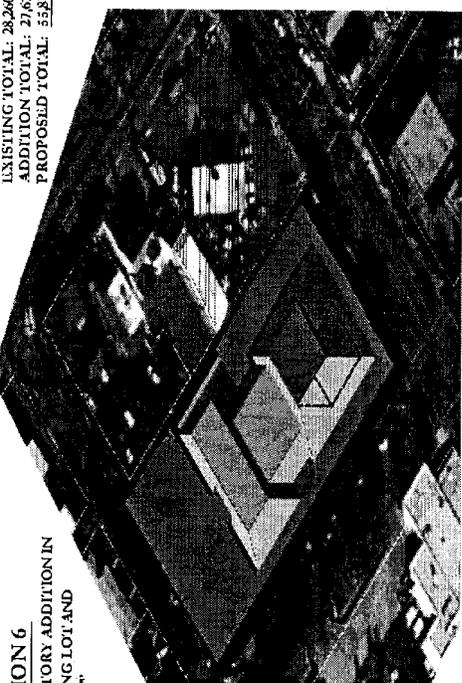
OPTION 5
ADD SECOND STORY AND
EXTERIOR ADDITIONS

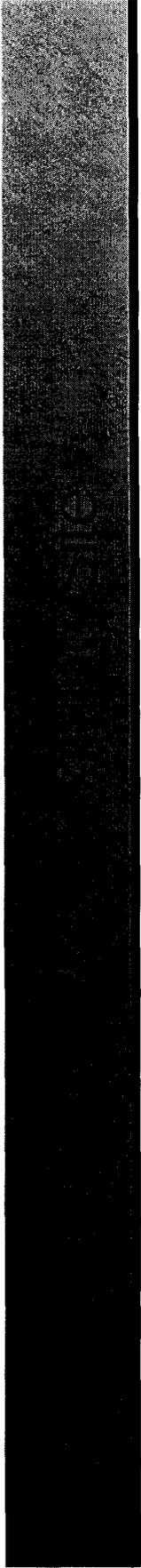
EXISTING TOTAL: 28,260 S.F.
ADDITION TOTAL: 23,680 S.F.
PROPOSED TOTAL: 51,940 S.F.

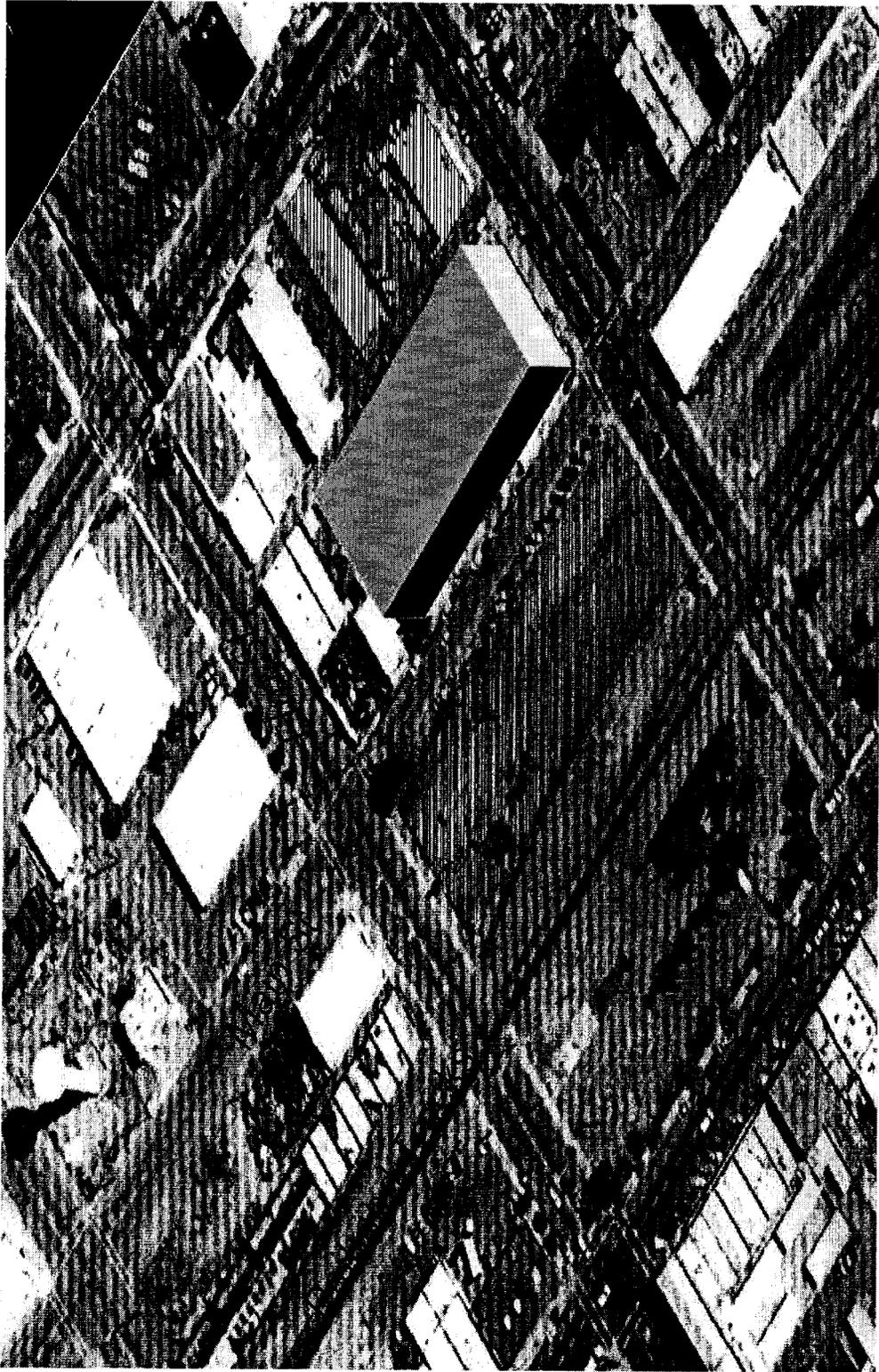


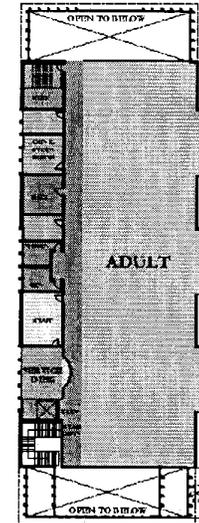
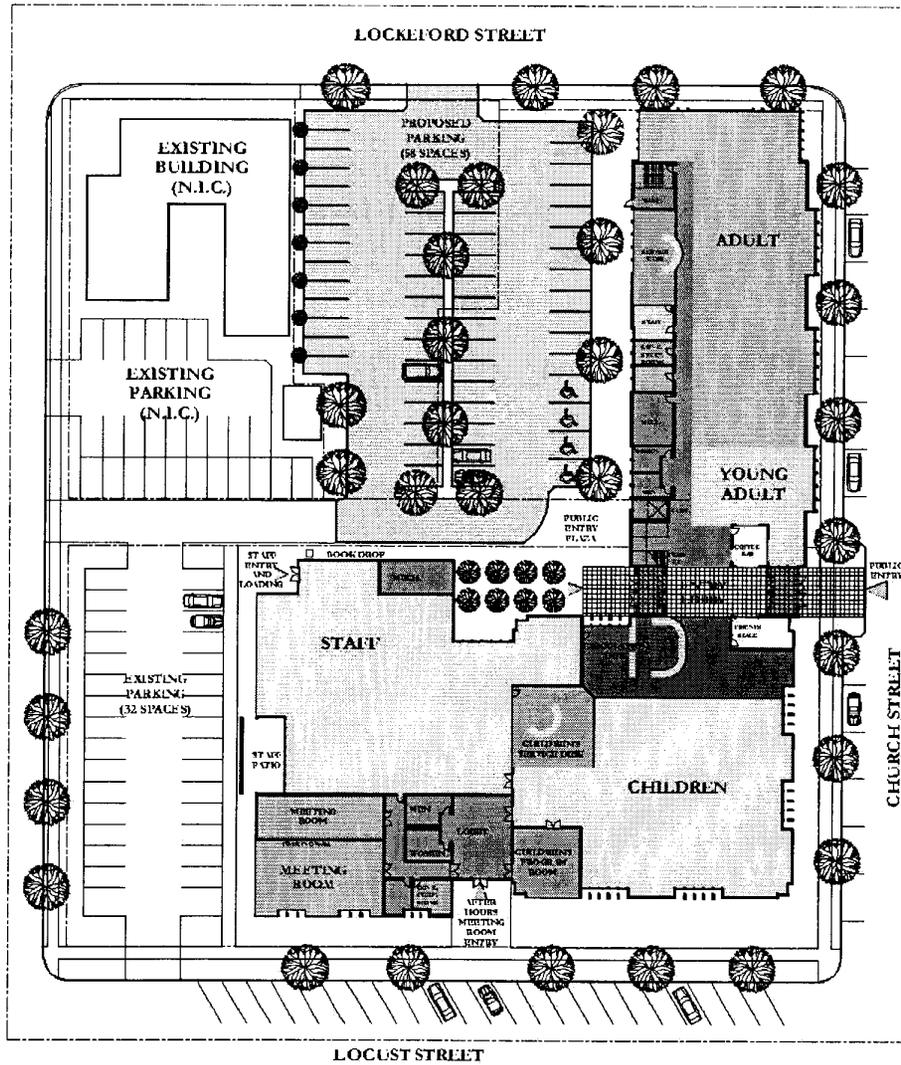
OPTION 6
ONE STORY ADDITION IN
PARKING LOT AND
"MOAT"

EXISTING TOTAL: 28,260 S.F.
ADDITION TOTAL: 27,690 S.F.
PROPOSED TOTAL: 55,950 S.F.







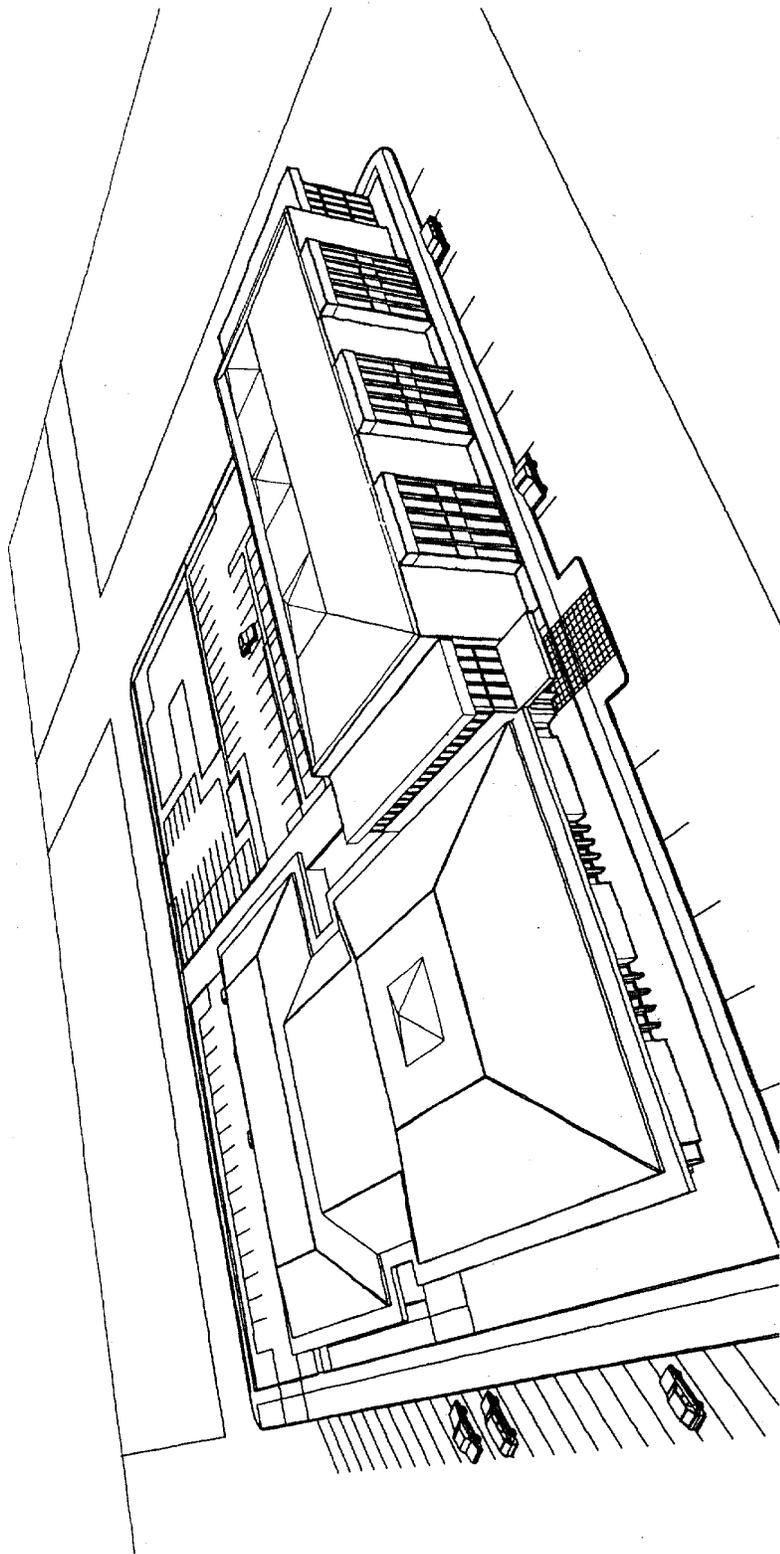


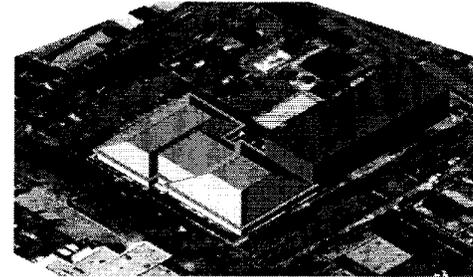
SECOND FLOOR
SCALE 1"=20'-0"

FIRST FLOOR
SCALE 1"=20'-0"



EXISTING:	28,260 S.F.
ADDITION FIRST FLOOR:	19,042 S.F.
ADDITION SECOND FLOOR:	12,500 S.F.
TOTAL:	59,802 S.F.

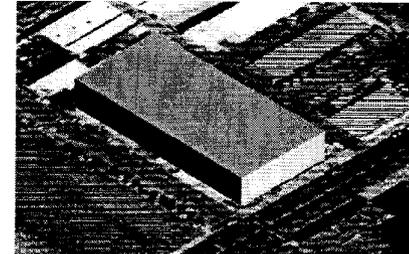




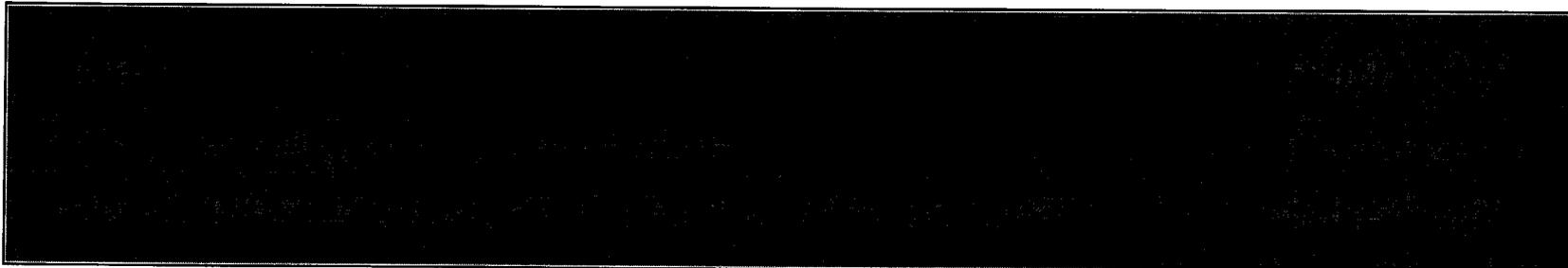
Option A - Existing Site

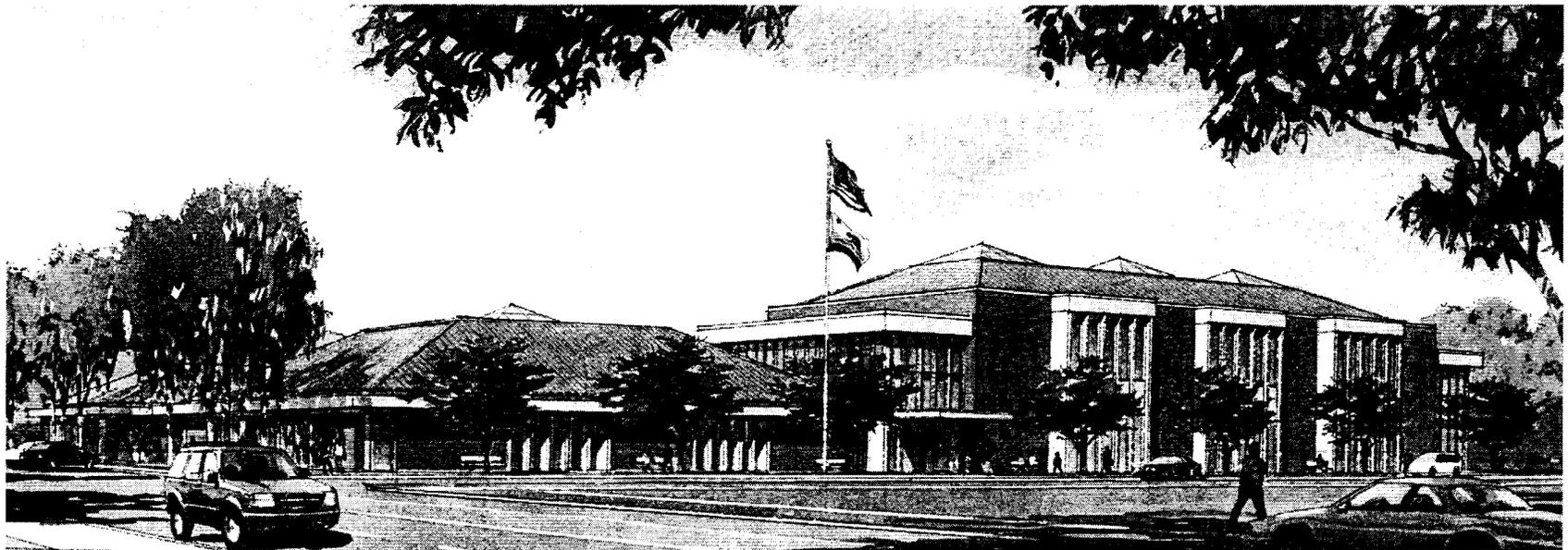
Land Cost	\$850,000
Building Demolition and Removal	\$80,000
New Library Addition/Remodel Construction, \$150 per s.f.	\$9,018,000
Site work	\$697,000
Off Site Improvements	\$14,000
Furniture Fixtures and Equipment (7.5% of Construction)	\$676,350
Soft Cost (30% of Construction)	\$2,705,400

Option B - New Site



Land Cost (incl. lots for parking)	\$1,385,000
Building Demolition and Removal	\$440,000
New Library Construction, \$210 per s.f.	\$12,550,000
Site work	\$800,000
Off Site Improvements	\$90,000
Furniture Fixtures and Equipment (7.5% of Construction)	\$941,250
Soft Cost (30% of Construction)	\$3,765,000





Rendering by Richard Hoyer

RESOLUTION NO. 2002-_____

A RESOLUTION OF THE LODI CITY COUNCIL
ENDORING THE RECOMMENDATIONS FOR
EXPANSION OF THE LODI PUBLIC LIBRARY AND
ITS SERVICES AS OUTLINED IN THE LIBRARY
FACILITIES MASTER PLAN

=====

NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council does hereby accept and endorse the recommendations for the expansion of the Lodi Public Library and its services as outlined in the Library Facilities Master Plan.

Dated: April 17, 2002

I hereby certify that Resolution No. 2002-_____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 17, 2002 by the following vote:

AYES: Council Members –
NOES: Council Members -
ABSENT: Council Members -
ABSTAIN: Council Members -

SUSAN J. BLACKSTON
City Clerk

2002-_____

RESOLUTION NO. 2002-80

A RESOLUTION OF THE LODI CITY COUNCIL
ENDORING THE RECOMMENDATIONS FOR
EXPANSION OF THE LODI PUBLIC LIBRARY AND
ITS SERVICES AS OUTLINED IN THE LIBRARY
FACILITIES MASTER PLAN

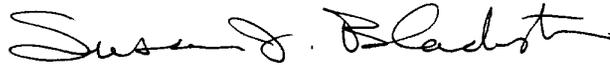
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NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council does hereby accept and endorse the recommendations for the expansion of the Lodi Public Library and its services as outlined in the Library Facilities Master Plan.

Dated: April 17, 2002

I hereby certify that Resolution No. 2002-80 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 17, 2002 by the following vote:

- AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land,
Nakanishi, and Mayor Pennino
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk