




City of Sierra Madre Agenda Report

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Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer

TO: Honorable Mayor and Members of the City Council

FROM: Gabriel England, City Manager

INITIATED BY: Ryan Baker, Director of Library and Community Services 

REVIEWED BY: Elaine I. Aguilar, Interim City Manager 

DATE: March 14, 2017

SUBJECT: **Library Facility Master Plan**

SUMMARY

The current Library building, constructed in 1955, and is now over 60 years old. In spring of 2015 a committee was formed by the Library Board of Trustees, as prescribed by the 2014 Library Strategic Plan, to research the current condition of the Library facility to identify deficiencies, needed repairs, and assess the overall condition of the building's ability to serve into the future. The findings are reported in the attached Library Facility Master Plan.

Staff recommends the City Council review the attached Library Facility Master Plan and provide direction to staff.

ANALYSIS

The Library Facility Master Plan gives a summary of the condition of the current building as it pertains to structural integrity, accessibility (ADA), deferred exterior maintenance, and electrical/plumbing/HVAC, with additional considerations for the historical archives and interior space. These findings give a general summary of the type and extent of the accumulated building deficiencies, a cost overview broken down by fiscal year with highest priority items listed first, and a historical timeline illustrating unsuccessful past attempts to address many of these issues.

The document summarize the work, findings, and records of both recent assessments and historical surveys of the building. These include the recent Accessibility Survey (ADA survey) by Disability Access Consultants in 2016, the Property Condition

Assessment conducted by Onyx Architects in 2015, and a structural analysis conducted by Structural Engineer Rodney Spears in 2014. Additional building assessment documents from 2003-2004 and reviews of past records listing deficiencies were also consulted. Findings were prioritized in terms of immediate need, compliance for accessibility, costs and long-term community need.

As would be expected for a heavily utilized building of over 60 years, numerous deficiencies were found in all researched areas.

The document gives two different approaches for moving forward:

The first approach, referred to as “minimal investment”, focuses only on the most basic identified needs and issues of the building with the motivation based on minimizing the total final cost. This approach does not change the overall footprint of the building, offer any substantial remodel of the existing space, nor have the flexibility to seek out more cost-effective ways to address deficiencies through effective space planning.

The second alternative, referred to as “meaningful improvement”, focuses on the creation of an additional 5000 sq. ft. of usable community space through which the burden of building deficiencies will be addressed. This approach looks at improvements at a global level to best utilize space and identify cost-effective solutions to deficiencies.

FINANCIAL REVIEW

The “minimal investment” approach estimates total expenditures of \$1,398,000 will be necessary over the course of a four-year period solely to address identified deficiencies in the building.

The “meaningful improvement” approach estimates total expenditures of \$3,706,000 will be necessary to provide an expansion of usable community space which addresses building deficiencies through flexible design.

Potential funding sources for either approach have not been identified at this time.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of the report are available via the City’s website at www.cityofsierramadre.com, at the City Hall public counter, and the Sierra Madre Public Library.

ALTERNATIVES

The City Council could consider the following:

1. Receive and file the report.

2. Direct staff to register costs for any or all deficiencies identified in the “minimal investment” plan on the listing of City-wide unfunded CIP projects with direction to revisit at a later date if or when funding is identified.
3. Direct staff to incorporate costs for highest priority deficiencies identified in the “minimal investment” approach into the FY17-18 budget with further direction for incorporating costs for remaining deficiencies to be scheduled between FY18-19 through FY 20-21.
4. Direct staff to incorporate costs for highest priority deficiencies identified in the “minimal investment” approach into the FY17-18 budget and to register remaining deficiencies on the listing of City-wide unfunded CIP projects.
5. Direct staff to research further details, obtain concept drawings, and identify potential sources of funding for a “meaningful improvement” approach *and* to incorporate the highest priority repair (re-roofing) into FY17-18 budget.
6. Direct staff to research further details, obtain concept drawings, and identify potential sources of funding for a “meaningful improvement” approach *and not* to incorporate the highest priority repair (re-roofing) into FY17-18 budget.
7. Provide direction on an alternative not listed here.

COMMITTEE / COMMISSION RECOMMENDATION

The Library Board of Trustees recommends that the City Council review the Library Facility Master Plan and direct staff to research further details, obtain concept drawings, and identify potential sources of funding for a “meaningful improvement” approach to addressing identified deficiencies and creating usable community space.

STAFF RECOMMENDATION

Staff recommends the City Council review the Library Facility Master Plan and provide direction to staff.

Attachments (1): Library Facility Master Plan

SIERRA MADRE PUBLIC LIBRARY



LIBRARY FACILITY MASTER PLAN

2017



Recommendations to the City Council

Approved by the Sierra Madre Public Library Board of Trustees

March 6, 2017

ACKNOWLEDGMENTS



The Library Board of Trustees would like to thank the following individuals for their time, input and assistance at various stages during the research of this report.

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CONTENTS



Forward	4
Mission	5
Current Services	6
History of the Library Building	8
Moving Forward	12
Summary of Findings	15
Additional Considerations	20
Comparison of Costs	23

FORWARD

SIERRA MADRE PUBLIC LIBRARY—A HEART OF COMMUNITY

More than anywhere else, the Library is the place Sierra Madre calls home. Of course, everyone is welcome. And whether you clock thoroughbreds at Santa Anita, chart the origins of



the universe at JPL, work from home, commute to another country, keep house, or savor retirement, the Library offers limitless landscapes of imagination and information to explore. The Library is also an energetic host, sponsoring hundreds of community events throughout the year. From author panels to lectures, and science programs to baby rhyme times, the Library packs a stimulating schedule for the community.

With 130 years of continuous Library service in the same location beginning in 1887, it is no wonder that so many Sierra Madre generations grew up at the Library, discovering the joys of reading, holding their parents' hands during story hour, and seemingly not so long after, bringing their own children to get a Library card.

The Library's greatest challenge to continuing this tradition of service is the state of the 60-year-old building itself. Built in 1955, the current Library building has been pushed to its limits in terms of both space and deferred repairs.

This document provides recommendations going forward to continue the legacy of the Library as the heart of the community by addressing the deficiencies and limitations of the existing building.

MISSION

MISSION:

To bring the people of Sierra Madre together to develop and encourage a more literate, compassionate and inclusive community.

To serve every resident with a diverse, expertly curated and evolving set of resources beginning with books and encompassing the newest media and technology.

To foster a love of reading and learning in young children that will enrich them for a lifetime.

To create a unique set of resources that showcase the heritage and legacy of Sierra Madre and to reaffirm what a special place this is to live.

Everyone is welcome. Everyone is served. This is where diverse patrons gather to become a true community of learners.

PURPOSE:

The Sierra Madre Public Library is the heart and soul of our vital, engaged and inclusive community. The Library provides opportunities for diverse citizens of all ages to come together and participate in learning experiences that enable them to become more well-rounded and compassionate people. The enriched environment of the Library nurtures creative and intellectual curiosity, and provides one of the city's best places to socialize and bond with peers. The Library is an indispensable community resource, promoting literacy skills that enhance life in the 21st century.

Our expert staff and helpful volunteers guide patrons to get the most out of the Library. We believe that the courage, expertise and persistence of a few individuals can alter the lives of many, and that the Library is the place for these individuals to find the tools they need for leadership.



CURRENT SERVICES

COLLECTIONS



In FY2015-2016:

94,283 items were checked out

Patrons made 80,580 visits to the Library

11,429 people had Library card accounts

Total attendance for Library programs was 8,960

Volunteers provided 1,711 hours of service

*Impressive statistics for a City with a population
of only 11,200 people!*

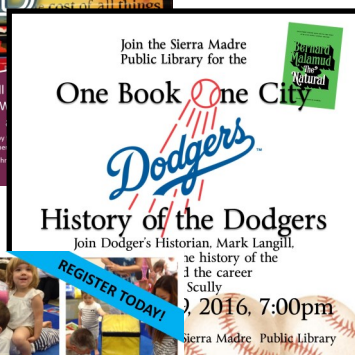
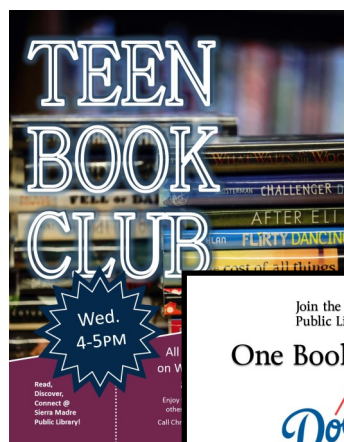
The Sierra Madre Public Library is responsible for providing access to current and historical information through physical and electronic collections, and delivering services and programs supportive of life-long learning, critical thinking, cultural enrichment and community engagement.

Collections include:

- 57,111 books and media items
- 7,989 ebooks
- 85 magazine subscriptions
- 5 newspapers
- 2,000 local history and rare books
- 6 database subscriptions for full-text articles, business resources, and free public access to paywall protected information.
- 1,500 linear feet (approx. 20,000 items) of historical archive documents, photographs, and ephemera. This collection is housed in the Library and jointly owned and managed by the Sierra Madre Historical Preservation Society
- 100+ paintings and sculptures by area artists such as Howard Whalen and Alfred James Dewey
- City documents for public review

CURRENT SERVICES

PROGRAMS & SERVICES



In FY 2015-16 the Library held **296** programs for patrons of all ages.

Sample of programs:

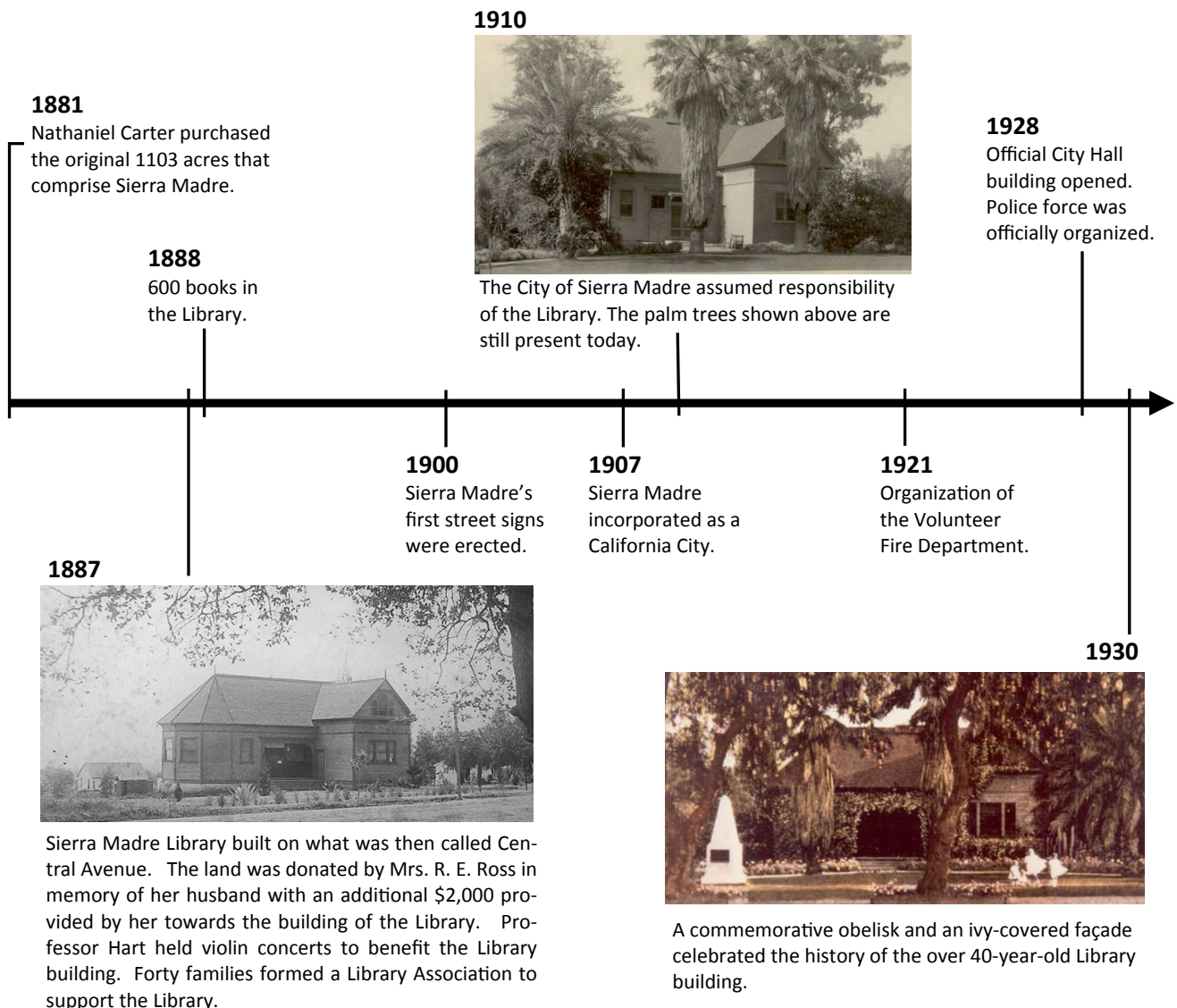
- 5 weekly storytime programs for preschool, babies, and school classes
- Weekly teen book club
- Monthly adult book club
- Monthly Barks and Books program
- Family Place Library
- Parenting workshops
- Technology training
- One Book One City events
- Teen history docents
- Titles to Go — Outreach to stay at home seniors
- Games and stress reduction programs
- READ Campaign
- Art and Essay contest
- Library Open House author panel
- STEAM science and technology club for pre-teens
- Art workshops
- Speakers and lecturers
- Summer Reading Program
- In-depth research for historical questions

Sierra Madre is a member of the Southern California Library Cooperative, a consortium of 38 independent Library systems in Los Angeles and Ventura counties. This membership allows Sierra Madre to participate in a resource-sharing network and a means for enhancing the level and diversity of resources available to Library users.

HISTORY

1887 to 1930 — A SMALL TOWN PUTS CULTURE FIRST

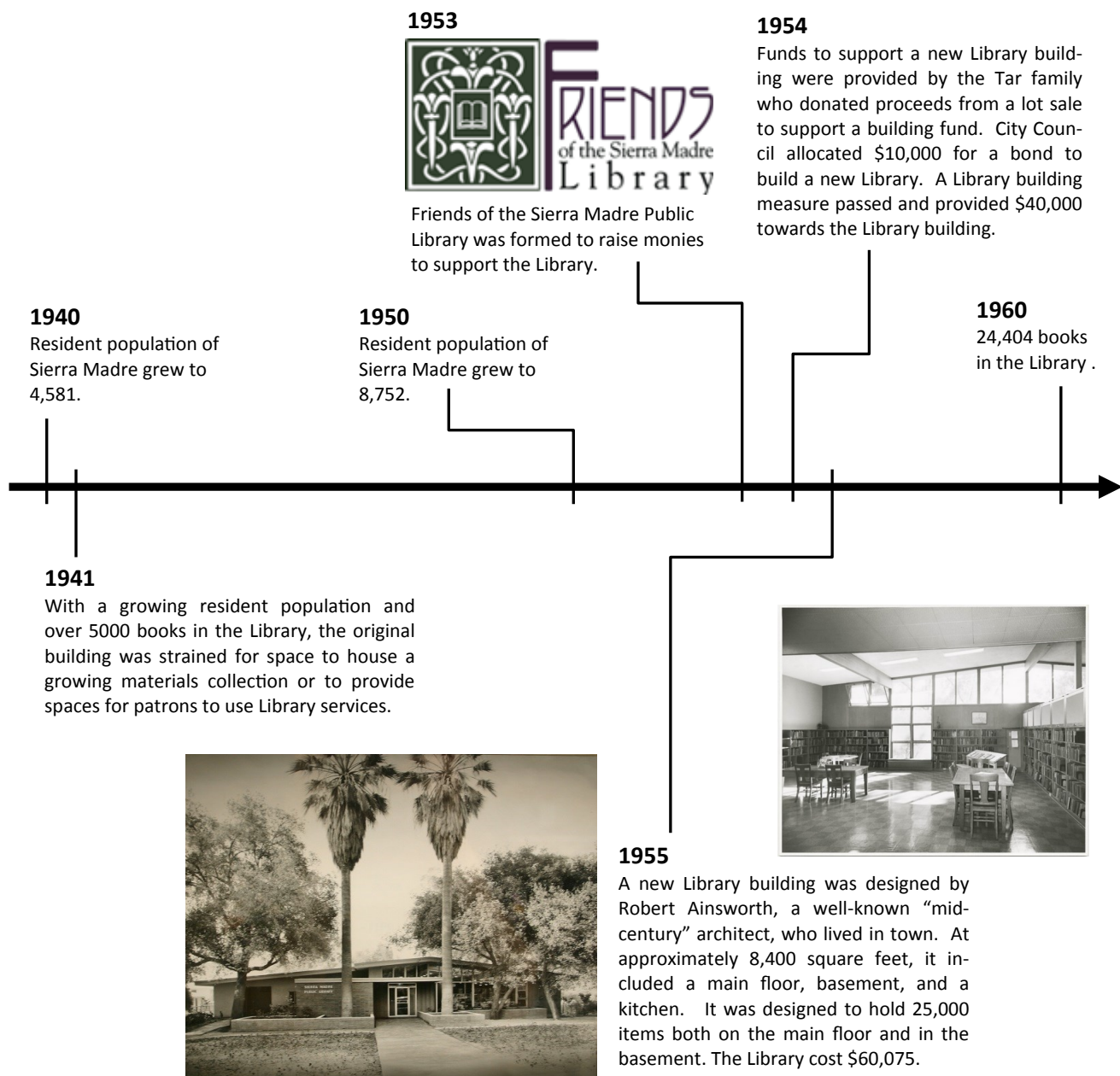
The roots of the Sierra Madre Public Library date back to the early history of the City. The town's first settlers valued the arts and literature while local citizens took on an active role in building this new community. Prior to organized police or fire forces, prior even to the official incorporation of the city, the settlers in Sierra Madre valued having a Library. The first Library was built 130 years ago on the same lot where the current Library stands today. The Sierra Madre Public Library is the fourth oldest library system in Los Angeles County and the tenth oldest library operation in Southern California.



HISTORY

1930 to 1960 — PITCHING IN TO MEET COMMUNITY NEEDS

During the 1940s, the City of Sierra Madre's population grew but the toll of World War II and lack of funding prevented construction. The Library building was inadequate to serve the community. Concerted efforts by the Sierra Madre community during the 1950s helped to remedy the situation with a new Library building.



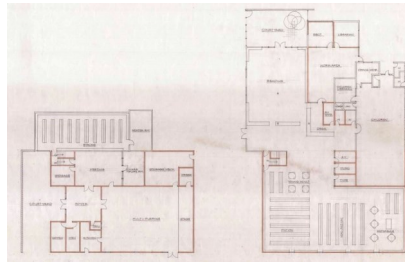
HISTORY

1960 to 1990 — GROWING COMMUNITY, GROWING PRESSURES

Beginning in the 1960s, it was identified that expansion of the Library and increasing civic meeting space was necessary. In the following thirty-year period there were three major attempts to enlarge the facility to increase capacity. Ultimately, only about 350 square feet were added to reduce a fraction of the strain on space.

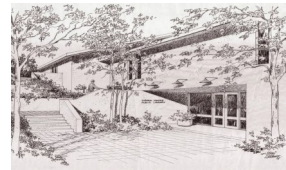
1967

The 16,618 square foot *Sierra Madre Library Cultural Center* project was initiated to expand and combine community and mixed use space for the continually growing city. The project was never realized.



1976

Local Architect Fred Wesley submitted the final designs to the City for a new two-story Library with meeting rooms, an auditorium, and two courtyards. Although designed to fit the needs of the growing community, the project was shelved within two years.



1985

In order to accommodate growing demands for computer use, the approximately 150 square foot Walt Wesley Computer Literacy Room was added to the front of the Library.

1972

A lot behind Library, at 449 Mariposa, was donated and deeded to the City of Sierra Madre with the intent of expanding the Library. Currently zoned as Civic property, it sits vacant over 45 years later.



1979



This political cartoon from the L.A. Times depicts the face of Sierra Madre Librarian Mary Tumilty sitting on a cliff above the Library that was destined never to be.

1981

The Jameson Sierra Madre Room remodel added approximately 200 square feet to the Library to accommodate rare books, local history materials, and a small administrative office.

1989

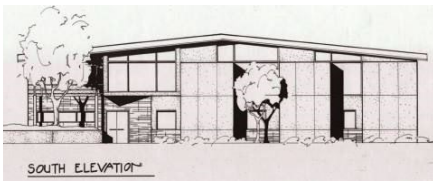
The City hired consultant Rod Richards to initiate the Sierra Madre Public Library building program with the plan of expanding the Library to 17,935 square feet. The project was soon dropped due to funding issues.

HISTORY

1990 to 2016 — AN AGING BUILDING CONTINUES TO SERVE

Today, despite more attempts enlarge or construct a new Library, the building is currently in much the same size and condition as it was in 1955. Originally designed to hold 25,000 items, the 8,762 square foot Library now holds over 50,000 items not including the City's historical archives. ADA and structural upgrades have been largely deferred. The building's footprint uses less than 25% of the property site.

1996



A more modest expansion was designed by PBWS architects. At 14,562 square feet, the 2-story addition would have addressed all ADA issues and added much needed space. The project was never realized.

1992

Asbestos dust from ceiling prompts 1st of two abatements.

2000

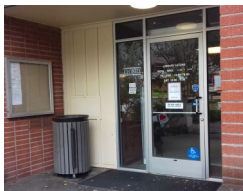
52,736 Books and materials in the Library.

1994

Sierra Madre applied for Library Services Construction Act funds. Application was unsuccessful.

1998

Entrance door remodeled to accommodate disability requirements. No addition to square footage.



2008

The front of the Library was redone as the Friend's Library Garden with dedicated patio seating.

2012



The Library's children's room got a makeover with the help of the Rotary Club. Though a nicer environment, no additional space was added. This is the only area of the Library with ADA compliant shelving.

2010

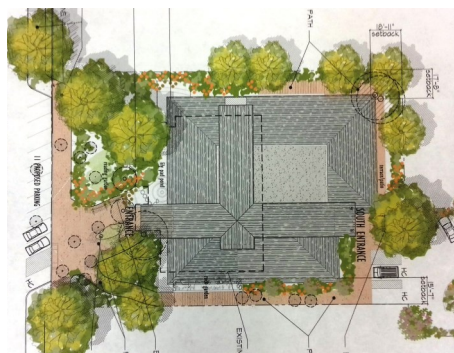
Resident population of Sierra Madre was 10,917.

2014

Public surveys for the Library Strategic Plan identified lack of space as a major barrier to service.

2003

Sierra Madre applied for the State Library Bond Act. A new 2-story 22,832 square foot state-of-the-art Library facility was planned to replace the existing 50-year-old building. The application was ultimately unsuccessful.



2004

The City prepared to bring a ballot initiative to the public for construction support. The Sierra Madre Library Foundation begun incorporation as a charitable organization in order to fundraise any additional costs. Ultimately the initiative was dropped before it reached the ballot.

MOVING FORWARD

TWO ALTERNATIVES TO EXTEND THE LIFE OF THE LIBRARY BUILDING

The following pages summarize the work, findings, and records of both recent assessments and historical surveys of the building. These include the recent Accessibility Survey (ADA survey) by Disability Access Consultants in 2016, the Property Condition Assessment conducted by Onyx Architects in 2015, and a structural analysis conducted by Structural Engineer Rodney Spears in 2014. Additional building assessment documents from 2003-2004 and reviews of past records listing deficiencies were consulted. Findings were prioritized in terms of immediate need, compliance, costs and long-term community need.

What follows are two different approaches for moving forward:

1. A plan that addresses only the most basic needs and issues of the building with the priority based on minimizing total final cost and addressing the most immediate needs, referred to hereafter as the “*minimal investment*” alternative.
2. A plan that addresses identified building issues and deficiencies by providing a meaningful remodel and expansion of the Library based on a priority of community and civic needs, this plan is referred to hereafter as the “*meaningful improvement*” alternative.



The youngest Sierra Madre residents shake, rattle, and read on their parents' laps during a regular storytime program.

MOVING FORWARD

MINIMAL INVESTMENT APPROACH

The *minimal investment* approach considers lowest final overall cost as the guiding priority to achieve the minimum required to extend the life of a 60-year old building with a history of



Existing Library ducting sealed with newspaper from the 1980's

deferred maintenance. This approach recognizes that a minimum estimated final dollar amount may be the most pragmatic, or in terms of available funding, the only realistic option available. This approach addresses ADA compliance deficiencies, structural and seismic issues, necessary building repairs, and deferred maintenance items. This approach does not add square footage to the building, and does not offer solutions for overcrowding, community space, or archives preservation. It does not address accessibility between the main floor of the building and the basement (elevator or accessibility lift) but instead accepts that both the main entrance and the basement entrance will need to be redesigned and upgraded to meet ADA standards. Further, this approach does not make use of currently unused but available extra space or property available to the Library.

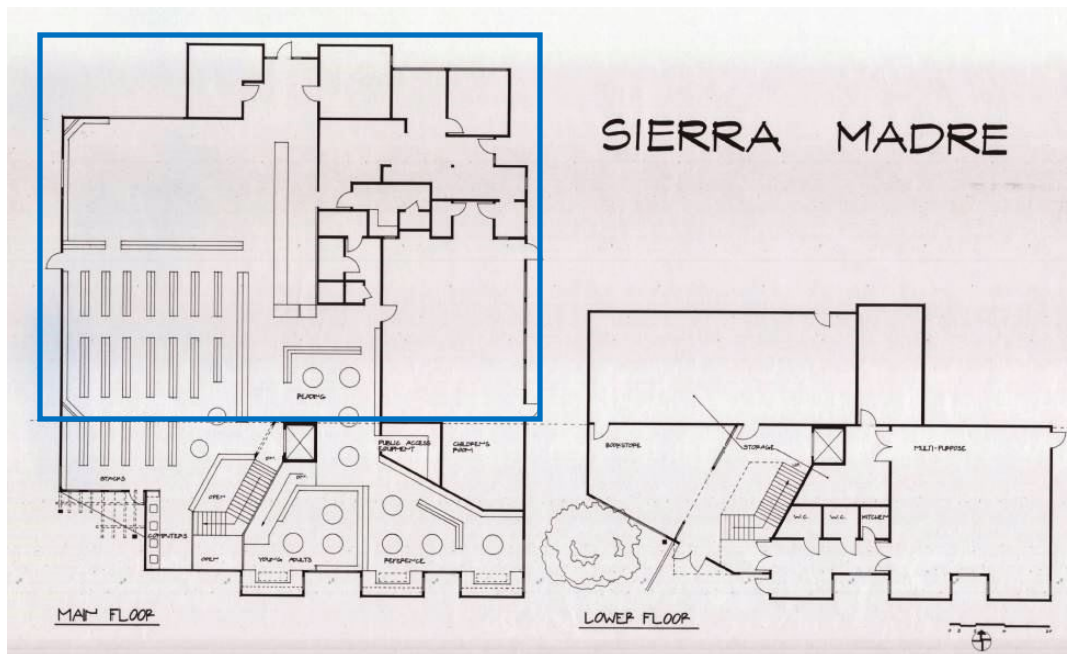
This approach is “a la carte”; it looks at individual building deficiencies separately with the understanding that costs for separate projects will be spread out over four to five years as funding becomes available. Projects are identified in order of priority with lowest priority items delayed until future budget years. While this gives some flexibility with identifying and allocating funds, it provides no flexibility or ability to look at deficiencies globally to identify more cost-effective ways to utilize the existing space, solve “domino effects” triggered by addressing a particular issue, or find cost-savings by addressing projects as a whole in terms of contractor costs or staff administration. Unfortunately, the “a la carte” reference does not mean that the identified items are truly optional; under this plan all deficiencies identified in the cost breakdown will need to be addressed eventually.

MOVING FORWARD

MEANINGFUL IMPROVEMENT RECOMMENDATION

The *meaningful improvement* alternative centers on a lighter remodel of the existing building and a new 5,000 sq. ft. addition which will address the burden of the needed improvements and code issues. This approach looks at the improvements at the global level to best utilize space and save costs by flexibly designing the interior space as a blank canvas, allowing for the identification of solutions that are not possible if work is done “a la carte”. For example, heavy shelving can be relocated to a new lower level to reduce seismic issues and address ADA codes, and meeting space can be developed for programming or community use. A new entrance and expanded bathrooms, placed in the new addition, would be designed for ADA compliance from the outset and reduce the need for costly modifications of the existing building.

Although this approach has a higher total cost, it is ultimately more cost-effective and addresses additional needs that are not met under the previous approach. While long-term cost-effectiveness in itself is a huge benefit, it is secondary to the larger benefit of creating a lasting durable expansion of the civic space available to the community of Sierra Madre.



This 1996 plan for an addition from PBWS Architects gives an idea of what can be gained with meaningful planning using increased space. The example above proposed about 7,000 square feet of addition and addressed accessibility issues for entryways and between floors, a dedicated historical archival repository and research area, dedicated space for teens, a community room, conference room, and greatly expanded seating and study areas. The extent of the existing building footprint is marked in blue.

SUMMARY OF FINDINGS

STRUCTURAL INTEGRITY

Though not unsafe, the structure of the building requires additional reinforcing/retrofitting for earthquake safety and for gravity loads for the shelving areas; additionally, the antiquated wooden shelving needs to be replaced with steel cantilever shelving to meet current standards for safety as well as to address ADA access issues with the current shelving placement.

The main floor of the Library sits atop a basement level that supports Library shelving. As opposed to the 60 psf load that is required for our reading areas and office areas, the flooring that supports the shelving requires support of 150 psf. Currently the flooring is only rated to support 117 psf. While the lateral structure met code for the era in which it was built, it will require additional support installed to meet current standards. The antiquated wooden shelving itself does not meet current industry standards for safety in the event of an earthquake.

Under the *minimal investment* alternative, joists, sheer panels, and floor framing will need to be reinforced to support the load requirements of the floor and address lateral support deficiencies prior to the installation of the new steel shelving.

Under the *meaningful improvement* alternative, the Library shelving can be completely removed from this floor of the Library and the new steel shelving placed on the ground level of the new addition. The existing main floor may be converted to a community room or open reading room space which will be well supported by the current structure of the building. The need for reinforcing of the floor is eliminated and the lateral seismic reinforcing on the east and west wall is greatly reduced in scope and invasiveness.



Support beams sit awkwardly amidst storage shelving in the Library basement.

SUMMARY OF FINDINGS

ACCESSIBILITY

With 142 ADA deficiencies and/or compliance issues identified, including 36 site/external access deficiencies, it is fair to say the existing building needs drastic work and interior remodeling to address all identified items.

There are major problems regarding the existing bathrooms, aisle width for shelving, parking lot, basement, and emergency entry/exit from the building that will require remodel and invasive site work. The other major factor to consider is the “domino effect” created by correcting some of the issues (e.g. correcting a slope necessitates removing a pathway, which results in replacing a curb, which moves parking areas back that need to be repaved, etc.). Though many deficiencies identified are listed as minor, the invasive nature of the work to correct them creates major projects.

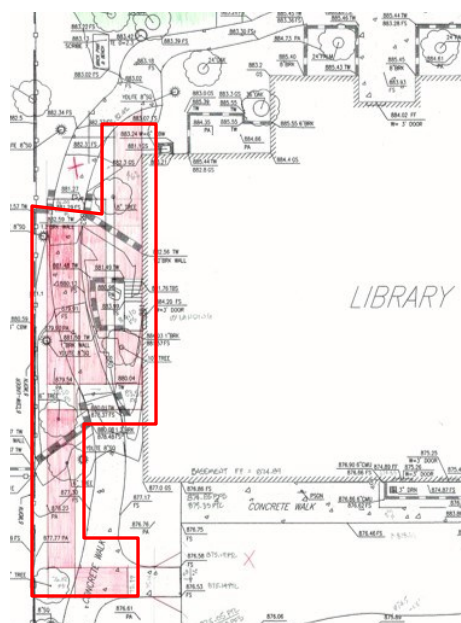


The current shelving placed at widths of 30” to 36” is too narrow to meet the 44” requirements in California code and ADA requirements. Shown below, the Library’s existing emergency exits are not accessible.



Under the *minimal investment* alternative, these items and the related domino effects will need to be addressed as individual projects for the existing structure. However, under the *meaningful improvement* alternative, the major ADA compliance issues, including bathrooms, entry and exit, remodel to accommodate compliant shelving, parking, and multi-level (elevator) access will be addressed in the design of the new addition. Bathrooms in the existing structure can be converted to storage, and inaccessible exit points can be removed.

The area in red shows the invasive extent of work required to provide compliant exterior access from the rear parking lot to the front entrance on the west side of the building if an addition is not considered. It is just one example of how a minor deficiency creates a major project.



SUMMARY OF FINDINGS

DEFERRED EXTERIOR MAINTENANCE

Major repairs to the exterior of the building are both long overdue and necessary to prolong the life of the building. The three main areas of concern are the roof, windows/window fittings, and painting/coating the exterior. These three items will need to be addressed directly on the existing building in both the meaningful improvement model or the minimal investment alternative.

The last major reroofing project was done twenty-five years ago in 1992. The current roof cap sheet of the existing building has worn to the point that underlying fiberglass fibers now protrude. Though the main roof has a low slope, the front office portions of the building do not have a minimum required slope which results in pooling water and ceiling leaks in the building during precipitation. It is recommended that the building be re-roofed with TPO or “cool-roof” materials and minimum slopes corrected to both address the current state of the roof and to assist in “greening” the building.



Water collects on a negatively sloped area of the Library roof that does not have drainage. The 3 inch deep pool of water must be hand-swept off the roof after rain.

SUMMARY OF FINDINGS

DEFERRED EXTERIOR MAINTENANCE

With the exception of the east side of the building, the original 1955 single-glazed casement windows are no longer tight-fitting and some of the glazing is cracked. The windows and fittings will need to be replaced with dual-glazed low-E windows both for safety and to “green” the building.

The exterior needs new paint or coating to protect the building. The fascia along the roof and the wooden window fittings show obvious signs of deterioration and will need to be replaced due to some evidence of dry rot resulting from a combination of exposure to sun/elements and inadequate protective coatings.



Peeling paint, eroded window fittings, cracks in stucco, and evidence of dry rot are all indications of repairs that are long overdue.

ELECTRICAL , PLUMBING, HVAC

The electrical, plumbing and HVAC ductwork, are further victims of deferred maintenance. With the exception of a replacement of two HVAC units in 2009, the overall systems are antiquated and in need of upgrade or replacement.

The building is currently served by two electrical services, which is generally a violation of code. One service is overloaded with HVAC equipment. Light switches and sockets are not compliant to ADA standards and the public area has little access to plug in devices. The recommendation for either alternative is to upgrade the electrical to a single service, replace the subpanels, and construct a dedicated electrical closet. Additionally, light fixtures are recommended to be replaced with “green” LEDs, and additional sockets installed for public use. Under the *meaningful improvement* alternative, the service and panels upgrade would be located in and incorporated into the cost of the new addition, leaving only minor upgrades to fixtures in the existing structure.

SUMMARY OF FINDINGS

ELECTRICAL , PLUMBING, HVAC

Putting aside ADA issues with restroom facilities, the existing plumbing consists of ¾" galvanized pipe that is currently operating twenty years in excess of its life expectancy and is not acceptable for the current load under current CA plumbing code. The existing 1994 water heater is also reaching the end of its life expectancy and is not acceptable under CALGreen standards. Under the *meaningful improvement* alternative, bathrooms and related plumbing will be designed in the new addition with the costs incorporated. Under the *minimal investment* alternative, these items will be addressed and replaced as part of the ADA bathroom remodel.

The HVAC units, two of which currently reside in the existing Library parking lot, will need to be removed and replaced on the roof to allow for exterior ADA improvements; this would be incorporated into the work of the meaningful improve-



Deferred ductwork and antiquated electrical work underneath the Library.

ment recommendation but would be a separate project under the minimal investment alternative. Ductwork in the existing building, though functional, has been closed and rerouted at various points between 1981 and 1992 to “bandage” over problems. This currently leaves some areas of the Library without circulation or airflow from the vents. Forensic investigation of the HVAC ductwork to identify and correct closed and blocked points will be necessary along with repairs of the system; these items would apply to the existing building in either the meaningful improvement recommendation or minimal investment alternative.

ADDITIONAL CONSIDERATIONS

PROTECTING SIERRA MADRE'S HERITAGE

The Sierra Madre Public Library is also home to the history of Sierra Madre through its extensive collection of archival documents, photographs, artwork and ephemera. Unfortunately, cramped space and unprotected areas for processing and research make storing and accessing this collection difficult, and in some cases endanger the valuable heritage that is stored in the Library basement. The current available space has been a limiting factor for obtaining grants for preservation and to digitize collections.

A meaningful improvement would allow for not only secure and industry-standard archival storage built into the new addition, but also could house a dedicated historical research room and possibilities to curate and exhibit items from the archives that are generally unavailable for public viewing.

Approximately 20,000 items, including delicate photos such as this one from the 1890s (right) are housed in the cramped Library basement (below). About a third of the archival collection does not have temperature or humidity control, or secure protection from rodents.



A Howard Whalen sculpture is one of the 100+ pieces of artwork housed in the Library's collection.



ADDITIONAL CONSIDERATIONS

INTERIOR SPACE

Identified by both recent public survey and years of staff observation, lack of community space is the single largest hindrance to providing quality service. The Library contains no community rooms, no meeting space, no private study space, no open gathering space, and limited study areas. Library programs by default must take over the main reading room of the Library, displacing regular Library users. Even without programs, there is very little room for people. Space problems limit the number of chairs in the entire Library to 60 positioned at 14 tables close together. Conditions do not encourage quiet reading, study, or collaboration. Space constraints have put significant obstacles in the Library's ability to update services. Identified as a community problem as far back as the mid-1960s, lack of available community space in the Library, and civic gathering space in the City in general would be well addressed by an accessible Library addition.



Packed spaces and standing-room-only crowds take over the main reading room of the Library during most programs and events. Lack of a community room pushes the Library to capacity and leaves no space for regular Library users during these times.



Teens retreat between stacked boxes in the basement in order to find a private space to hold book club discussions.



Furniture must be rolled into the book aisles to make room for people attending programs.

ADDITIONAL CONSIDERATIONS

COMMUNITY AND CIVIC SPACE

It is impossible to tell how many ways Library service will change and adapt into the future, but one thing will be certain: the need for flexible, adaptable, durable space.

Space is not a Library need – it is a Sierra Madre need. Currently the community has access to only limited resources for places to communicate, hold discussions, to host meetings, and find connected civic space. Over a dozen community groups currently compete for space with growing senior programming at our small Hart Park House, and the City’s only other adaptable space, the Sierra Madre room at the Rec Center, becomes more limited in its availability. As we become more connected to individual screens and devices, the need for both formal and informal meeting and community space will continue to grow. Community gathering space is a valuable commodity and in very short supply in Sierra Madre. A meaningful improvement to the facility in the form of flexible community rooms, meeting rooms, and small study or conversation rooms is an investment in the future of what community means in Sierra Madre.



The existing Library building footprint (red) uses less than 25% of the existing property (blue).



The current Library footprint uses less than a quarter of the property available to it – extremely valuable space that is currently not benefiting the community, but has the potential to do so.

COMPARISON OF COSTS

MINIMAL INVESTMENT APPROACH

Timeline	Project Component	Estimated Cost	Estimate Downtime and Soft Costs
FY 2017-18	• Architectural and engineering	\$70,000	n/a
	• Miscellaneous internal minor ADA compliance items	\$47,000	n/a
	• Re-roof with TPO membrane; reset HVAC equipment	\$64,000	2-3 day closure to public during demolition stage.
	• External ADA access compliance items	\$73,000	Limited or no parking available during construction.
		FY total \$254,000	
FY 2018-19	• Architectural and engineering	\$100,000	n/a
	• Structural/seismic reinforcing of building	\$165,000	These six components create a domino effect and must be done in succession. 10-12 week closure to the public plus cost of moving and storage plus temporary Library service in another location (calculated in page 25).
	• Asbestos abatement	\$12,000	
	• Remove internal stairwell	\$3,000	
	• Replace non-conforming stacks with steel cantilever shelving	\$139,000	
	• Replace reference desk	\$12,000	
	• Replace carpet	\$39,000	
	• Renovate bathrooms for ADA compliance and plumbing upgrades	\$96,693	2-3 week closure to public during heavy construction.
	• Paint exterior	\$20,000	n/a
		FY total \$587,000	
FY 2019-20	• Electrical systems upgrade and compliance	\$174,000	2-3 day closure to public.
	• HVAC and ducting repairs or replace	\$25,000	2-3 day closure to public.
	• Replace 1955 windows	\$50,000	2-3 day closure to public.
		FY total \$249,000	
FY 2020-21	• Resurface existing parking lot for slope and add ADA access to basement.	\$53,000	Limited or no parking available during construction.
		FY total \$53,000	
		SUBTOTAL \$1,143,000	

COMPARISON OF COSTS

MEANINGFUL IMPROVMENT

Timeline	Project Component	Estimated Cost	Estimate Downtime and Soft Costs
FY 2017-18	• Architectural and engineering	\$220,000	n/a
	• Re-roof with TPO membrane	\$64,000	2-3 day closure to public during demolition.
	FY total \$284,000		
FY 2018-19 and FY 2019-20	• 5,000 sq. ft. addition	\$2,475,000	<p>All components addressed as a single project .</p> <p>8-10 month closure to the public. Cost of moving and storage plus temporary Library service in another location (calculated on page 25).</p>
	Incl. external ADA compliance		
	Incl. most misc. minor ADA items		
	Incl. ADA bathrooms		
	Incl. seismic/structural		
	Incl. shelving/furniture		
	Incl. reference desk		
	Incl. most electrical		
	Incl. elevator		
	Incl. community/meeting spaces		
	Incl. archives storage		
	Incl. HVAC relocating		
	• Surface vacant lot for parking	\$53,000	
	• Fire suppression in existing structure	\$20,000	
	• Replace carpet in existing structure	\$39,000	
	• Exterior painting existing structure	\$20,000	
	• Reconfigure space in existing structure, remove non-ADA bathrooms	\$46,000	
	• Remaining duct work in existing building	\$15,000	
	• Replace windows in existing building	\$55,000	
	• Remaining electrical in existing building	\$25,000	
	• Asbestos abatement	\$12,000	
	FY total \$2,760,000		
		SUBTOTAL \$3,044,000	

COMPARISON OF COSTS

TOTALS

	Minimal Investment	Meaningful Improvement
Subtotals	\$1,143,000	\$3,044,000
Contingency overrun 20%	\$229,000	\$609,000
Financial soft costs		
Moving	\$15,000	\$15,000
Storage	\$1,500	\$6,000
Temporary service location	\$9,500	\$32,000
Public closures	One period of 10-12 weeks limited service in temporary location. Four additional closures of 2-3 days each, two periods of limited parking.	One period of 8-10 months limited service in a temporary location. One additional closure of 2-3 days.
TOTAL	\$1,398,000	\$3,706,000

Libraries store the energy that fuels the imagination. They open up windows to the world and inspire us to explore and achieve, and contribute to improving our life.

—Sidney Sheldon

