



CITY OF LOS ALTOS
LIBRARY
FEASIBILITY ASSESSMENT

April 3, 2018



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CITY OF LOS ALTOS

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Public Library Feasibility Study Introduction

The purpose of this Feasibility Study is to assess the existing Library and compare options for the reuse of the existing facility with an option for a new facility.

The study focuses on how to best house the existing programs for the Library. The assessment will consider the following:

1. Renovation of the existing Library facility to house the desired program. 9,000 sf of additional space has been provided for in this cost option.
2. Renovation of the existing Library facility to house the desired program. 11,000 sf of additional space has been provided for in this cost option.
3. Build a new Library on the same site, increasing the size of the building to 40,000 sf.

As part of this effort, STRATAap met with City Management staff to review, discuss objectives and options and review site conditions of the existing building.

Renovation of the existing parking lots were not included.

No space planning nor programming were performed as part of this exercise

Feasibility Study Format

- Overview and summary of project.
- Conceptual site diagrams for various options with summaries of budget assessment.
- Cost analysis for new facility (including demolition costs) in comparison to renovation costs.
- Information provided in the following reports is utilized in the documentation of this report.

Page + Morris, LLC
Library Services and Space Needs Assessment
2008

Faithful & Gould
Library Facility Condition Assessment
2016

Ehrlich & Rominger
Record Construction Documents
1993



INTRODUCTION

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Overview

The original library building was constructed in the late 1950s or early 1960s. It is constructed of steel and wood framing. The steel frames provide the long clear span spaces in the original building and also provide the lateral stability to resist wind and earthquake in at least one direction. The expansion is constructed of steel and wood framing, as well, with steel frames for lateral stability in each direction.

Many changes have been made to the building code since these buildings were originally constructed. Some of the changes are due to changes in construction material and practices. Other changes are due to lessons learned from the performance of buildings during earthquakes and other events. It is important to note that a building is not required to meet the requirements of the current building code unless modifications are made to the building that trigger a mandatory seismic upgrade. Some examples of conditions that might require mandatory upgrades include: changing the building's use or making significant modifications to the building's lateral-force-resisting system.

The city is exploring various expansion ideas for the library. Several of those options are considering a vertical expansion over the original library. An addition over the original library would require the retrofit and upgrade of all the long span frames and new foundation to support the second story addition. In our opinion it would be more cost effective to demolish the complete original building and foundation and provide a new two story portion in the same location. The new portion could be connected to the expansion and brace it against lateral wind and earthquake loads.

Similarly, a second option would be to building a second story addition over the expansion area. This would, also, require the retrofit and upgrade of the framing to support the second story addition. In our opinion, again, it would be more cost effective to demolish the complete expansion and its' foundation and provide a new two story portion in the same location. The new portion could be connected to the original building and brace it against lateral wind and earthquake loads.

In our opinion there is likely some cost savings with locating the new vertical expansion over the original expansion area. The expansion was, by definition, built last. It will likely be easier and more constructible to remove the expansion that was built around the original building, then to try and remove the original building and keep the expansion.



EXISTING FACILITY

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Option I

Understanding the structural implications of modifying the existing structure, it appears that removing the entry side portion of the 1991 addition may be the most cost effective. This option demolishes the existing portion of the building at the entry that includes the administrative areas and entry core. The first floor would be re-designed with the addition of a second floor in the same footprint as today.

The first floor would house similar program as current, but would include reconfigured entry and check out areas as well as public restrooms to meet current access compliance requirements. The access compliance improvements would likely be required as a product of any new work.

The second floor addition would house an additional 9,000 square feet for anticipated program space needs. The existing parking would be preserved.

POTENTIAL COSTS - LIBRARY EXPANSION - 9,000S.F.

Renovation of the existing building.

Area of Renovation/New:	18,000 SF
Cost Per Square Foot:	\$850
Sub Total Const. Cost:	\$15,300,000
Owner Soft Costs 30%:	\$4,590,000
Total Construction Cost:	\$19,890,000

Escalation of 15% per annum should be added to the above total cost for anticipated construction dates.



EXISTING BUILDING RENOVATION

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RENOVATION & EXPANSION OF LIBRARY

Option II

This option provides the same work as Option I, but also includes an additional 2,000 square feet in the new second story addition by extending the second floor to the South. This added area would extend over the existing parking providing shelter at the loading entrance of the administrative portion of the building.

The second floor addition and extension would house an additional 11,000 square feet for anticipated program space needs.

POTENTIAL COSTS - LIBRARY EXPANSION - 11,000S.F.

Existing Area:	20,000 SF
Cost Per Square Foot:	\$850
Sub Total Const. Cost:	\$17,000,000
Owner Soft Costs 30%:	\$5,100,000
Total Construction Cost:	\$22,100,000

Escalation of 15% per annum should be added to the above total cost for anticipated construction dates.



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NEW LIBRARY

Option III

In this scenario, the existing building would be demolished and a new two-story Library Facility would be built on the same site. Two stories are necessary to meet the space program needs and conform to site space limitations. The existing parking would be preserved.

The new building would provide 40,000 square feet for anticipated program space needs.

POTENTIAL COSTS - NEW LIBRARY

New Area:	40,000 SF
Cost Per Square Foot:	\$850
Sub Total Const. Cost:	\$34,000,000
Owner Soft Costs 30%:	\$10,200,000
Total Construction Cost:	\$44,000,000

Escalation of 15% per annum should be added to the above total cost for anticipated construction dates.



NEW BUILDING CONSTRUCTION

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