Approval to Initiate the Turlock Library Expansion Project and Issue a Request for Qualifications and Proposals for Design and Planning Services

BOARD ACTION AS FOLLOWS:

On motion of Supervisor Chairman Chiesa, Seconded by Supervisor Monteith, and approved by the following vote,

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended
2) ____ Denied
3) ____ Approved as amended
4) ____ Other:

MOTION:

ATTEST: ELIZABETH A. KING, Clerk of the Board of Supervisors
Approval to Initiate the Turlock Library Expansion Project and Issue a Request for Qualifications and Proposals for Design and Planning Services

1. Approve the Chief Operations Officer to initiate the Turlock Library Expansion Project and to issue a Request for Qualifications and Proposals for design and planning services.

DISCUSSION:

The Turlock Branch of the Stanislaus County Library system is among the County's most popularly used facilities. The Turlock Library was constructed in 1967-68 and comprises approximately 10,000 square feet in a park-like setting near central Turlock at 550 North Minaret Avenue between Cooper Avenue and Cahill Street. The Library shares one city block and off street parking lot with the City of Turlock's Senior Center.

The Turlock Library has remained in continuous service as originally designed. While the facility has been maintained over the decades, the City of Turlock and the South County region it serves have grown beyond the Library's ability to provide a full complement of services sought by its patrons. Several Library Master Planning efforts have identified a shortage of space at the Turlock Library as being a primary need within the County's Library system.

On March 25, 2017, Supervisor Chiesa hosted a Community Meeting, well attended by community members, to discuss the Turlock Library needs and formulate a visioning statement for planning future improvements. The vision is entitled, "Turlock Library: Connecting us with our community and the world." It focuses on improving the services for children, teens, and adults and expanding programs incorporating technology while fostering creativity and discovery. There is tremendous support for the Turlock Library expansion from the Community, the City of Turlock and the Turlock Friends of the Library. Additionally, private fund raising is already underway to support the dream of an expanded library for the Turlock community.

The outcome of the Visioning Session was a report generated by HOK Architects, suggesting an expansion of approximately 12,000 square feet for the Turlock Library. Subsequent
meetings were held with Turlock Library stakeholders to confirm the Design Planning Team’s interpretation of the Visioning effort, revealing several important objectives for a project:

- Expand the Turlock Library at its current site.
- Maintain the site’s park-like setting.
- Renovate and utilize the existing Library building in a second phase.
- Work with the City of Turlock and the Senior Center to provide additional parking.
- Keep the Library open during the expansion project.

The original site developed in 1968 envisioned a future expansion of the Library, and that the expansion site has sufficient space for a proposed building expansion.

The Planning Design Team conceptual vision program includes:

- Study Rooms;
- A Quiet room;
- A Children’s Room adjacent to a secure children’s outdoor reading area;
- A Computer Laboratory and Media Center;
- A small coffee/café space;
- A special needs room to provide quiet space for selected programs;
- Additional storage space;
- A multipurpose community room and training space;
- Rooms to support home-based businesses;
- A General Resources Center;
- Additional shelving/stacks area; and,
- Additional restroom facilities.

The new facility is envisioned to be approximately 12,000 square feet. In addition to the new expansion space proposed, the existing facility is in need of significant upgrades to remain usable into the future. The building’s mechanical, electrical and plumbing systems are in need of replacement, some roof repairs or replacement is needed, and the building’s interior finishes should be updated.

A two-phased development approach is envisioned, which will allow the Turlock Library to remain open during the expansion project. This would include the construction of the expansion facility to the immediate south of the existing Library structure on the County-owned parcel. This would include improvements to on and off street parking serving both the County Library and the City’s Senior Center would be made better using the available City property to maximize the surface parking potential. The Turlock Library and the City’s Senior Center would remain open to the public during construction. Subsequently the existing library facility would be renovated.

The recommendation in this report is to formally initiate the Turlock Library Expansion Project to include seeking a design and engineering team, finalizing the proposed financing plan, for future Board of Supervisors’ consideration, consistent with the County’s practice in the delivery of successful Capital Projects. Various planners will be engaged to assist in the development of a successful plan.
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The Board of Supervisors’ Capital Facilities Committee comprised of Supervisors Monteith and Olsen have reviewed and acted to support the proposed plan and recommendations to the Board of Supervisors.

The overview of the Community Visioning will be presented in more detail at the October 17, 2017 Board of Supervisors’ meeting.

POLICY ISSUE:

The Board of Supervisors directs the actions to initiate, plan and complete the County’s Capital Improvement projects.

FISCAL IMPACT:

The Turlock Public Library Expansion Project is at the “visioning” stage of project development. Cost estimating is underway and key funding sources have been identified: Public Facility Fees, Library Fund Balance savings, and internal financing options. The Chief Operations Officer and Team will return to the Board of Supervisors with the plan for Design, Delivery and Financing along with a Project Schedule prior to proceeding with the actual design of the facility.

BOARD OF SUPERVISORS’ PRIORITY:

This item is consistent with the Board of Supervisors’ priority of Efficient Delivery of Public Services and a Healthy Community by ensuring the Community of Turlock has a state-of-the-art library with adequate space for the community.

STAFFING IMPACT:

There is no additional staffing impact associated with this item. This portion of the project will be successfully completed by the Chief Operations Officer and existing Capital Projects staff, the Librarian, and her team.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333

ATTACHMENT(S):

None
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Stanislaus County Board of Supervisors
October 17, 2017
Approval to Initiate the Turlock Library Expansion Project and Issue and Request for Qualifications and Proposals for Design and Planning Services

Patricia Hill Thomas
Chief Operations Officer
Approval to Initiate the Turlock Library Expansion Project and Issue and Request for Qualifications and Proposals for Design and Planning Services

“We Are In !!!”

March 25, 2017
Community meeting to develop needs, goals and a Vision Statement for the Turlock Library.

July 13, 2017
Follow-up to report the Visioning Report findings and recommendations with stakeholders.

August 17, 2017
Discussion of recommendations and “next steps” with the key participants. Participants declare, “We Are In!”
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Diane McDonnell
Director, Stanislaus County Library
Approval to Initiate the Turlock Library Expansion Project and Issue and Request for Qualifications and Proposals for Design and Planning Services

David Crotty
HOK Architecture
Turlock Library Visioning Session

Stanislaus County
March 25, 2017
participants

Joan Akestrand       Becky Kelly
Alfonso Alcon        Jean Koch
Kim Arreola          Michael Leamy
Scott Atherton       Susan Lily
Diane Bartlett       Cathie Lynn
Barbara Beasley      Michael Mayreis
Keith Boggs          Diane McDonnell
Judd Brooks          Jackie Oyer
Shirley Brooks       Ken Oyer
Margaret Campbell    Jennifer Paris
Michelle Conford     Patricia Fortwood
Linda Davenport       Dieter Renning
Tom Fedorchak        Hanna Renning
Jeani Ferrari         Mike Seifert
John Ferrari          Peggy Seifert
Dorothy Finnegan      Ralph Shabazian
Michael Fuller        Jayne Smith
Patricia Hickman      Jenny Smith
Carmen Ingols        Gary Soiseh
Mary Jackson          Bryan Sontag
Bernadet Karami       Milton Trieweiler
Zayeh Kandi          Barbara Wells
Diana Lynn Kaysen

The Visioning Session was facilitated by:
Alan Bright, HOK
David Cotty, HOK
Patricia Hill Thomas, Stanislaus County
visioning overview

All of the participants broke out into five groups organized around a topic or theme related to the Turlock Library. The groups dissected and reviewed their topic and shared their analysis with the at large group. Each group developed a vision statement for the Project and then the at large group reviewed and assimilated the essential components into a single vision statement.
technology

GROUP VISION STATEMENT

A destination for educational, cultural and entertainment resources for the 21st century and beyond.
technology

Successes: staff top notch, programming.
- Park setting.
- WiFi.
- Hours of Operations, 24-7 Library.
- Connect with University.
- Failures.
- Too small.
- Yucky restrooms.
- Air quality poor, mildew?
- Homeless issues.
- Connectivity for other services.
- No acoustic walls.
- Dedicated Space.
- Tech accessibility.
- More natural light.
- Entrance is dark.
- Book drop-off in safer locations.
- Connect with others better, other branches.
- Plugs, connections, charging stations.
- More comfortable seating.
- Open space, light.
- Concessionaires.
- Mezzanine space.
- Cultural issues.
- Color in facility.
- Serve all.
- Outreach is critical.
- No silos.
- Connect with the University.

Failure/Success:
- Staff.
- Programs.
- Environment.
- Hours of operations.
- Warming up.
- Exit.
- Current technology.

1 thing:
- Connect to other applications.
- Better (Community Park).

What is your vision?
- Bilingual.
- Student.
- College.
- Community.
adult services: group a

- Space will answer a lot of problems
- Future growth needed
- Entire area not just Turlock area
- Need to be places of quiet for people, secluded
- Socializing areas for people.
- Senior Citizen Facility right next door but library needs such space
- Parking needs to be adequate, not limited
- Another location?
- Librarian's role needs to be better defined, policing?

A place to connect with your community and the world.
adult services: group b

Current Successes
1. Well-used Library
2. Community Center
3. Well-attended Programs
4. Sense of Belonging
5. Staff Quality Service

FAILURES
1. Lack of Space to Meet Specific Needs
2. Lack of Bad Stop
3. Lack of Parking 2 Parking for Double
4. Lack of Sight Lines
5. Poor Condition of Parking Lot
6. Not Enough Computers

GROUP VISION STATEMENT
A Library that meets the information needs of our diverse community.
adult services: group b

- Need more computers
- Seniors need to supplement their income
- Dependent on Library Computers
- Improved technology
- Need more space
- Library is designated cooling center
- Bus Stop
- Increased conference room space needed
- Hire more staff
- Parking lot needs to be improved, more disabled parking
- Resource Center
- Behavioral Health, others?
- Indoor and Outdoor Café
- Gift Shop with Educational Materials
- Replace Damaged Movies (can't afford cable)
- Grandparents babysitting and bring their grandchildren to the Library
services for creativity

What can Turlock Library do better?

- More space for everything
- See above for what we look forward to!

The library serves everybody, young and old
- The library wants to be the engine of democracy

A community resource with access, equality and literacy for all

Successes

- Great, welcoming staff
- Increased hours
- Welcoming children's area
- Access to e-books
- Collection

Failures

- Space
- Small Meeting Rooms
- Community Room
- Technology Space needed
- Plumbing
- Computers (see floor)
- Homeless
- Bathrooms
- Public Transportation Access
- Collection

GROUP VISION STATEMENT

Community resource with access, equality and literacy for all.
services for creativity

- Successes
- Great welcoming staff
- Appreciate increased hours
- Very welcoming Children's area
- Access to E Books and Traditional materials
- Successes and Failures on control of the collection
- Failures
- Adequate space.
- No large community room
- 1 room for individual study, other rooms designated
- Not enough room for technology
- Too few computers
- Rush each morning to sign up each day for the internet
- Has to go in person to reserve time for the internet
- What to do with homeless people, day time deedo's and patrons who won't bring their children there due to homeless
- Bathrooms are inadequate
- Access is nonexistent by removal of last bus stop at the Library
- Needs more space for everything!
- Library serves everyone young and old
- The Library wants to be the engine of democracy to give people access to everybody
teen services

GROUP VISION STATEMENT

Engage teens to become lifelong library supporters
teen services

- Success, location, staff, regional library
- Friends of Library celebrating their 25th anniversary next year
- Children's services excellent.
- Outside of building is attractive
- Size too small
- Not enough shelving, way high and way low
- Need to increase the size of the library
- More specific rooms, better bathrooms, community and children's rooms
- Study rooms
- Space dedicated for the Friends group, book store.
- Lighting needs to be improved
- Noise levels loud
- More parking
- More computer stations
- Updated Technology
- Nicer and bigger staff area
- Library serves everyone
- Want State of the Art Library with the future in mind
- Separate bathrooms for parents and children, changing areas, stroller area and separation from general public.

Thoughts:
- Good acoustics
- Decent lighting
- Gopher hole control
- Mold control
- Circulation/Reference Desk
**GROUP VISION STATEMENT**

An educational oasis for children of all ages to grow, learn, create and prosper.

- Great programs, great books, great staff
- Negatives: bathrooms, no children bathroom
- Family bathrooms for families with multiple children
- Space of the room is too small
- Security issues that children can run out of the room and building
- Limited technology
- 1 children's internet computer
- Lack of utilized outdoor space
- Lack of natural light

- Better promoting of events via social media is needed
- Do better! Space!
- Need modern, inviting, space, comfort, more programs, media lab, arts space with sinks and easy clean up.
- Want to serve everybody need to have space to accommodate Children with Disabilities
- Quiet
- Safe fun and engaging space, hang out and meeting space for parents and children.
vision statement development

Group: Adult Services
Vision Statement: A place to connect with your community and the world

Group: 2nd Adult Group
Vision Statement: A Library that meets the information needs of our diverse community

Group: Services for Creativity, ....
Vision Statement: Community resource with access, equality and literacy for all

Group: Teen Services
Vision Statement: Engage teens to become lifelong library supporters

Group: Technology
Vision Statement: A destination for educational, cultural and entertainment resources for the 21st century and beyond!

Group: Children Services
Vision Statement: An educational oasis for children of all ages to grow, learn, create and prosper

Community
Oasis
Destination
21st Century and beyond
engage
connect
lifelong library supporters
resources

A place to connect with your community and the world
A place to connect with our community and our world
A place to connect with our community and your world
A place to connect with our community and our world
A place to connect with our community and the world
The path to connect with our community and the world
Tunbridge Library – connecting with our community and the world
A place to connect with our community and the world at large
A place to connect our community to the world

And the final vision statement is....
TURLOCK LIBRARY: connecting us with our community and the world.
must haves

- bathrooms, ensuite, lockable, family use
- community rooms with technology for kids, movies, meetings, study and quiet rooms
- safe and controlled children's room
- computer area and/or lab
- staff work area, breakroom
- soundproof/good acoustics
- storage, storage, storage
- inside, outside cafe, bookstore with the friends
- full time security guard
- additional staff
- media center, or media lab center, digital, video, etc
- simple safe entrance and exit area
- parking
- bus stop
- accessible shelving, not too low and not too high (kid's access)
- soundproof rooms for patrons with alzheimers and autism
- multi-purpose rooms for community activities
- children's programs
- home based business rooms
- adult education programs
- general community resource center (Behavioral Health & Recovery Services, veterans, City/County services)
- furniture fixed; not moveable
- adequate space
- center shelving
- dedicated family space with restrooms
- outside sitting area
- check out area for music and movies
- expanded computer area with updated computers
- with free wi-fi stations
- more functional staff work areas
- electrical access throughout (plug ins)
- shelving not too high not too low
- leave the trees alone!!
- mixed flooring types
- lots of natural light
- passport services
nice to have

- more parking
- indoor outdoor patio
- cafe
- display areas
- ergonomic but comfy furniture
- week area for Friends of the Library
- book storage
- drinking fountains (outdoor patio area)
- drive through book return
- in building drop off
- mezzanine space
- flexible space, moveable furniture
- performing area/ stage
- gaming area for electronic or board games
- center courtyard to eliminate intrusion
- multiple stories
- green building
- big windows
- restored bus stop
future growth

- buy more property
- ensure there is room for future growth
- flexibility in expansion to accommodate change
- shell out for future expansion
- prepared to go up in the future
- phased growth
- phase 1 of the library expansion
- basement for storage, librarians need room for storage
- 2 elevators, general public, staff
- Master plan approach...
- do as much now.
- Turlock will be 100,000 in 20 years population growth plan
- need to discuss with the City about a community center
- new library to be able to tear down the present library for future expansion options

other thoughts

- library or information center
- City and County partnership on property and facilities
- booths are important, accessibility for kids to pick their own books...
  face out not just the spine

exterior program

- secure outdoor space for children
- parking
# PROGRAM SUMMARY

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<tr>
<th>Department</th>
<th>DGSF</th>
<th>Notes</th>
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<tr>
<td>Public</td>
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<td>Administration</td>
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# ADMINISTRATION

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<th>Space Name</th>
<th>NSF</th>
<th>QTY</th>
<th>Total</th>
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<tr>
<td>Staff Work area</td>
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<td>Staff storage</td>
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# Outline Program

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<td>Unisex Restroom</td>
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<td>Family Restroom</td>
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<tr>
<td>Study/Quiet Room</td>
<td>200</td>
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<td>Soundproof room</td>
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<td>Children's Room</td>
<td>310</td>
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<td>adjacent to secure children's outdoor area</td>
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<td>Computer Lab/Media Center</td>
<td>400</td>
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<td>400</td>
<td>20 stations</td>
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<td>Café</td>
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<td>Special Needs Room</td>
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<td>Soundproof room for patrons with Alzheimer's and autism</td>
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<td>Storage</td>
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<td></td>
<td></td>
<td><strong>7,693</strong></td>
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Pat Portwood
Vice President, Friends of the Turlock Library
Recommendation

1. Approve the Chief Operations Officer to initiate the Turlock Library Expansion Project and to issue a Request for Qualifications and Proposals for design and planning services.
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