



MEETING DATE: 12-08-08

ITEM NO:

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COUNCIL/AGENCY AGENDA REPORT

DATE: DECEMBER 4, 2008

TO: MAYOR AND TOWN COUNCIL/
CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

FROM: GREG LARSON, TOWN MANAGER/EXECUTIVE DIRECTOR

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SUBJECT: CONCEPTUAL DESIGN FOR NEW LIBRARY

- A. DISCUSS AND PROVIDE INPUT ON DRAFT CONCEPTUAL DESIGN FOR NEW LIBRARY
- B. AUTHORIZE TOWN MANAGER TO EXECUTE FIRST AMENDMENT TO AGREEMENT WITH NOLL & TAM ARCHITECTS TO EXTEND THE TERM OF THE AGREEMENT TO JUNE 30, 2009

RECOMMENDATION:

1. Discuss and provide input on draft conceptual design for new library
2. Authorize Town Manager to execute first amendment to agreement with Noll & Tam Architects to extend the term of the agreement to June 30, 2009

BACKGROUND:

On October 1, 2007, the Town Council directed staff to proceed with specific planning for a new library with the assistance of an architectural firm. Noll & Tam Architects have been working with staff since April 2008 to develop the conceptual design for the new library. On November 3, 2008, the Town Council gave direction to proceed with planning for the new library adjacent to the hill on the southeast corner of the Civic Center site. A community meeting, held on November 13, 2008, provided an opportunity for the public to give input on features they desire in the new library. The architects also conducted a design charrette to discuss sustainability priorities to achieve the Town's goal of building a new library that can be certified as at least Leadership in Energy and Environmental Design (LEED) Silver. In addition to the architects and their sub-consultants, the Library Ad Hoc Council Committee, two members of the Planning Commission, and Town staff participated.

Handwritten signature of Pamela Jacobs.

PREPARED BY: PAMELA JACOBS
ASSISTANT TOWN MANAGER

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Reviewed by: _____ Assistant Town Manager/Deputy Director Town Attorney/General
Counsel _____ Clerk Administrator/Secretary Finance
_____ Community Development

The purpose of the agenda item on December 8th is to obtain Council input on a more detailed site plan and on design principles and materials for the exterior and interior of the building. In addition, staff is requesting authorization to enter into a first amendment to the agreement with Noll & Tam to extend the term to June 30, 2009.

DISCUSSION:

At the December 8th meeting, the architects will discuss several elements of the draft conceptual design using a PowerPoint presentation (Attachment 1). These elements include the site plan and design concepts for the exterior and interior of the building. While specific decisions are not necessary at this time, staff and the architects are seeking Council feedback on the site plan and design concepts to be used in shaping the final conceptual design that will be brought to Council in early 2009.

Site Plan

The site plan to be presented on December 8th includes greater detail than the plans discussed at the November 3rd Council meeting and the November 13th community meeting. Key features of the site plan include:

Site features:

- Strong pedestrian and visual connections between Civic Center, Library and Pageant Park
- Preservation of mature trees throughout the site
- Integration of existing roadway and parking system to minimize construction costs
- Clear circulation and arrival patterns for vehicles, bicycles and pedestrians
- Traffic calming methods integrated in vehicular circulation and parking layout
- Additional parking provided, meeting the target identified for the new library
- Integration of biological swales to manage stormwater run-off
- Provision of sunny protected outdoor gathering areas
- Visual accent of connection from Los Gatos Blvd. to the Civic Center, Library and Pageant Park by means of a colorful alley of trees, decorative paving treatment of pedestrian promenade, specialty lighting, seating and gathering spaces along promenade

Library features:

- Front entry to Library framed by mature trees and entry court(s)
- Bicycle parking located adjacent to Library entrance
- Service and delivery access located east of main entry with direct vehicular access
- Secure outdoor group area and garden for children's use
- Preservation of existing winery stone retaining wall as historic feature
- Emphasis on Library entry and drop off with specialty paving and accent plantings

Staff and the architects are seeking Council feedback on the general features of the conceptual site plan to inform the development of the Final Conceptual Design.

It is important to note that, at this point in time, the site plan is conceptual in nature. As the design evolves, additional detail will be provided. Technical analyses of fire safety requirements, tree conditions, topographical constraints, and other considerations may require modifications to the site plan, although major modifications are not expected.

Particular attention will be given to access to and from the site for the public and for emergency vehicles and to the parking supply for visitors and staff. Regarding access, the construction of the new library will change the status of Fiesta Way from a through-street to a Civic Center entrance. While vehicles may still travel between Villa and Fiesta using the parking lots, it will be less convenient to do so. This will particularly affect the residents in the adjacent neighborhoods. Staff will hold a neighborhood meeting to discuss the impacts and any potential mitigating actions.

With regard to parking, specific information about the current and projected parking counts will be provided at the December 8th Council meeting. Current calculations indicate that the targeted number of additional parking spaces needed for the new library will be provided owing to the inclusion of new lots and the relocation of police personnel to the new facility on Los Gatos Blvd. As the site plan for the library progresses, efforts will be taken to identify a parking plan that optimizes parking for visitors.

Design Concepts

At this stage in the conceptual design process, the architects are seeking Council input on the design concepts and guiding principles that will influence the new library's character, functionality, and materials. Following are the key concepts and principles on which the architects will seek feedback from the Council:

Key Concept:

The building concept is based on the "lantern," which in architectural terms suggests "an open structure of light material."

- Daytime illumination will optimize the use natural daylight, with glazing on the north wall, skylights at the stairway well, veiled glazing on the south wall, and use of louvers to bounce light into the library.
- Nighttime illumination will use artificial light to allow visibility from the street and views into the library, using both white and colored lighting.

Guiding Principles:

The New Los Gatos Library:

- Is Warm and Inviting
- Works with the existing Civic Center but does not mimic it.

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- Responds to nature and incorporates natural materials
- Celebrates comfortable areas within grand spaces.
- Looks outward and allows views inward.
- Displays sustainable features to educate

Design Principles:

- Open floor plans celebrate large spaces with comfortable spaces within
- Double height stair spaces allow views through library
- Sustainable systems are visible
- “Expressed structure” concept mean visible columns that can mimic natural elements
- Natural materials such as wood, stone, terracotta, and brick provide texture
- Warm materials are placed near entry and where people can touch and see them

Progress on Library Cost Estimates

Staff and the architects continue to refine the cost estimates for the building, parking, demolition and site improvements with the goal of keeping within the \$18.4 million approved budget plus the potential excess funds generated from financing interest and reserves for debt service.

The furniture, fixtures and equipment (FF&E) costs have not been included in the budget estimate as it has always been expected that the community would raise funds to cover these costs. Accordingly, the Friends of the Library group have hired Netzel Associates to assist with a campaign to raise these funds.

Amendment to Agreement

Staff is recommending Council authorization to execute a first amendment (Attachment 2) with Noll & Tam Architects to extend the term of the agreement to June 30, 2009. The current agreement will expire December 30, 2008. Due primarily to the Town’s scheduling conflicts during the current term of the agreement, the architects have not been able to complete the scope of work and an amendment is needed.

CONCLUSION AND NEXT STEPS:

Staff and the architects are seeking Council feedback on key features of the site plan, design concepts and guiding principles for the new library. Staff is also seeking authorization to execute a first amendment to the agreement with Noll & Tam.

The feedback on the site plan and design concepts will be incorporated into a final concept design package which will include the site plan, library floor plan with conceptual layout of all library program elements, preliminary selection of building systems and engineering, building cross-sections, primary elevations, parking layout, a 3-dimensional perspective rendering, and a final concept design cost estimate. These documents will define the project for purposes of the environmental evaluation and land use approvals.

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ENVIRONMENTAL ASSESSMENT:

This discussion and direction item is not a project defined under CEQA. However, further environmental and regulatory land use review will be required as the specific project plans are developed.

FISCAL IMPACT:

Sufficient funds are available for appropriation to the new library project as previously identified in the staff report discussing options for the development of a new library presented to Council on October 1, 2007 as follows:

New Library Proposed Funding Sources

Source of Funds	Fund	Amount	Status
Designated Reserves for Civic Center Improvements	General	\$ 663,086	Available and designated for this use by Council
Revenue Stabilization Reserve	General	1,000,000	To be allocated from \$4.8 million 7/01/07 balance
RDA Repayment of Police Building Loan	General /RDA	2,720,000	Available July 1, 2007
RDA Potential Future Financing	RDA	14,000,000	per financial advisor estimate updated 03/15/2008
Total Project Funding Sources		<u>\$ 18,383,086</u>	

All funds shown on the schedule above are in designated reserves and part of the invested Town Treasurer's balances. They are all available to be appropriated to the library project, with the exception of the \$14 million in proceeds anticipated to be available in the future from a Town Certificates of Participation (COP) financing secured by tax increment available from the Town's Redevelopment Agency.

It is important to note that the estimates of funds available from a future RDA bond issue are subject to change. The estimate of funds is based on the growth rate of the assessed valuation in the Town RDA project area and prevailing interest rates in tax-exempt municipal markets at the time the final financing plan is adopted and the bonds are issued. At present there is a great deal of uncertainty in the credit markets, which is reported to be adversely impacting the municipal bond market. Staff continues to monitor developments in the credit markets and believes that by next fall, normalcy should return to the municipal bond market. The Town's financial advisor and staff will be analyzing developments to ascertain the best timing to go to market for the planned issuance of the certificates of participation. If RDA bond funds prove to be less than estimated, the footprint of the building could be reduced (1,000 sq. ft. equals approximately \$500,000) and other current revenue sources considered.

Attachments:

1. PowerPoint Presentation on Conceptual Design
2. Amendment to Agreement with Noll & Tam