



Department of Libraries and Information Services

CENTRAL LIBRARY PROJECT UPDATE: COMMUNITY AND ECONOMIC IMPACTS OF CONTINUED CENTRAL LIBRARY CLOSURE

Presented to City Council
Item No. 11
July 8, 2024





Presentation Overview

Libraries and Information Services

- Background
- Programming
- Community Impacts
- Costs Associated With Continued Closure of Central Library



Central Library Project Update

Libraries and Information Services

Background





Background

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April 2021	Preliminary Structural Evaluation revealed the Library is an Unreinforced Masonry (URM) building and determined it unsafe for occupants in the event of an earthquake
May 3, 2021	City Officials forced to close the Library acting in the best interests of the public and employees
June 2021- Dec 2021	Geotechnical and building investigations, material testing, modeling and structural analysis, independent structural evaluation
April 25, 2022	City Council approves the capital improvement project proposal and appropriation of \$4 million through the California State Library to support the design phase of the Central Library Retrofit and Building Repairs Project
September 2022	Pasadena Central Library Community Programming Committee is established
November 2022	Technical Oversight Committee is established
January 23, 2023	City Council approves the capital improvement project proposal and appropriation of an additional \$5 million through the California State Library to support the design phase of the Central Library Retrofit and Building Repairs Project
February 6, 2023	City Council authorized the City Manager to enter into Contract with Gruen Associates for Environmental Documents and Construction Drawings



Background

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February 27, 2023	Community Programming Committee issued its "Recommendations for Library Programming" report
Feb 2023 to June 2024	Community outreach events and focus groups, library programming defined and incorporated into design
March – August 2023	Development and evaluation of various earthquake retrofit approaches
August 21, 2023	City Council approved the Concrete Shear Wall approach
January 22, 2024	Project Update to City Council on Library Programming and Public Opinion Survey, Schematic Design and Cost Estimate, Community Outreach Project Timeline
June 10, 2024	City Council approved the "Recommended Scope" design option and directed staff to prepare necessary documents for placing a Central Library General Obligation (GO) bond measure on the November 2024 election ballot and return to City Council in July 2024 for consideration



Background

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- The Central Library is not just a building.
- It is a critical resource to the community for access to information, resources and services at no cost to the community.
- With no access to the Central Library, the City has already seen a drastic reduction in services provided to the community.



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Programming





Programming

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- The Pasadena Central Library Community Programming Committee was established in 2022 with eleven members appointed by then Interim City Manager Cynthia Kurtz
- The intended outcome of the committee's work was to provide a vision for reimagined library programs and services to inform the design team as they planned the retrofit and restoration of Central Library.
- A report of the Committee's programming recommendations was created in February 2023.
- Following these recommendations, continuous outreach to the community has been conducted to further define the community's current needs and anticipate future needs.



Community Outreach, Commissions, and Committee Meetings

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Over forty meetings have been held with stakeholders since September 2022 with strong support for the Central Library Retrofit and Building Repairs Project

- 8 Central Library Community Programming Committee meetings
- 10 Central Library Technical Oversight Committee meetings
- 4 Library Commission meetings
- 3 Design Commission meetings
- Historic Preservation Commission
- Accessibility and Disability Commission
- Northwest Commission
- Pasadena Heritage
- Pasadena Community Foundation
- 4 Community Town Halls
- Pop-Up events
- Focus Group meetings



Technical Oversight Committee

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- Appointed by Mayor Gordo
- Comprised of academics & professionals from the fields of structural engineering, seismology, architecture, and historic preservation
- Committee responsibilities
 - Review analysis findings and retrofit solutions developed by the design team and provide feedback
 - Meet at key design milestones throughout the design phase
 - Provide periodic updates to City Council



Technical Oversight Committee Members

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- **Paul Jennings, PhD., Committee Chair** - Caltech
- **Winston Thorne, AIA, Committee Vice Chair** - American Institute of Architects, Pasadena & Foothill Chapter
- **David Cocke, S.E.** - Structural Focus
- **Thomas Heaton, PhD.** - Caltech
- **Monica Kohler, PhD.** - Caltech
- **Sue Mossman** - Pasadena Heritage
- **Elizabeth Moule, AIA** - Moule & Polyzoides, Architects and Urbanists
- **Kevin O'Connell, S.E.** - Simpson, Gumpertz & Heger Structural Engineers
- **Kenneth O'Dell, S.E.** - MHP Structural Engineers
- **Daniel Zepeda, S.E.** - Degenkolb Engineers



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Community Impacts





Community Impacts

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Change in Library Usage Since Central Library Closure	
Total In-Person Programs Offered	
FY19	2,462
FY23	1,594
Total In-Person Program Attendance	
FY19	55,260
FY23	30,016
PC Reservations	
FY19	128,515
FY23	17,165
Library Visits	
FY19	803,274
FY23	393,429
Circulation (Number of Library Items Checked Out Annually)	
FY19	1,251,793
FY23	679,068
Reference Desk Questions Answered	
FY19	122,167
FY23	66,028



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Costs Associated With Continued Closure of Central Library





Costs Associated with Continued Closure of Central Library

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- Securing a building equivalent to the Central Library's 120,000 square feet in today's market would cost an estimated \$2.88 million annually, plus tenant-funded capital improvements.
- Staff has not been able to identify a vacant retail property of this size within the city.
- Temporarily relocating library operations to multiple sites has incurred significant costs for logistics, infrastructure, and maintaining multiple sites, estimated at \$2.3 million to date since FY22.



Costs Associated with Continued Closure of Central Library

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- Maintaining a vacant Central Library costs \$450,000 annually, plus additional expenses for utilities and security.
- The City loses \$400,000 annually in potential rental revenue from the Rose Palace, now used for storing the library collection temporarily.
- Additional costs include \$664,000 annually for leasing, utilities, and maintenance for temporary sites including Jefferson Elementary, Park Center, and Rose Palace. The Jefferson lease currently expires in June 2027.
- **The ongoing annual impact of maintaining a vacant Central Library is \$1.514 million.**
- Long-term costs are unknown. Present short-term costs are known but not a viable long-term solution and without a Central Library, the long term would be up to policy and budget decisions by City Council.



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Recommendation

- The following report is for information only. No City Council action is requested at this time.