



Department of Public Works

**APPROVE THE “RECOMMENDED SCOPE” FOR  
CENTRAL LIBRARY EARTHQUAKE RETROFIT AND  
BUILDING REPAIRS PROJECT  
AND  
CONSIDER FINANCING STRATEGIES FOR THE  
CONSTRUCTION PHASE OF THE PROJECT**

City Council Presentation

June 10, 2024





# Presentation Overview

## Presentation Agenda

- Background
- Design Update
- Updated Cost Estimate
- Construction Phase Funding
- Community Surveys
- Next Steps



# BACKGROUND



PASADENA



# Background

## Overview

- January 22, 2024 - Project update provided to City Council on:
  - > Library Programming & Public Opinion Survey Comments
  - > Schematic (30%) Design & Cost Estimate
  - > Ongoing Community Outreach
  - > Timeline for Design and Start of Construction
  - > Return to Council with Design Updates & Financing Strategies
- Current Project Status:
  - > Library Programming defined & incorporated into design
  - > Completed 60% Design & Cost Estimate
  - > Community Outreach continues
  - > Seeking Council direction



# Recommendations

1. Find the proposed action herein to be categorically exempt under CEQA;
2. Approve the “Recommended Scope” design option as the preferred improvement strategy; and
3. Direct 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.



# DESIGN UPDATE



PASADENA



# Design Update

## Project Goals and Objectives

- **EARTHQUAKE** Improve seismic performance to allow the building to have greater resilience to earthquakes
- **LIFE SAFETY** Take reasonable measures to assure that building occupants will be able to exit the building safely during an earthquake
- **HISTORIC** Preserve the building's historic fabric, its character defining features and its historic listings
- **ACCESSIBILITY** Adopt universal access principles to accommodate different levels of ability and mobility
- **RISK** Mitigate potential for delays in schedule which could jeopardize the City's ability to fund the project
- **PUBLIC BENEFIT** Re-occupy building as quickly as reasonable so that patrons can have use of this asset
- **FUNCTION** Enhance performance of the spaces to accommodate the needs of library staff and patrons
- **FLEXIBILITY** Include the opportunity for the facility to be used differently in the future as needs change
- **UPGRADE** Replace or update outdated technology and critical building systems



# Design Update

## Community Outreach (since January 2024)



La Pintoresca Library Community Mtg (March 13, 2024)



Black History Festival Pop-up (Feb 17, 2024)



One City, One Story (March 23, 2024)



Teen Group Roundtable (Feb 3, 2024)





# Design Update

## Least Thing Needed (Minimum Scope) to Re-open Building

- Library remains closed (since May 2021)
  - > Building Official "red-tagged" the building due to public safety concerns.
  - > Red-tag will remain until structural upgrades are completed
- Magnitude of work triggers certain additional improvements
  - > Accessibility upgrades to meet ADA
  - > Fire alarm upgrades
  - > Fire sprinkler system upgrades
- Prudent repairs
  - > Roof repairs to fix leaks





# Design Update

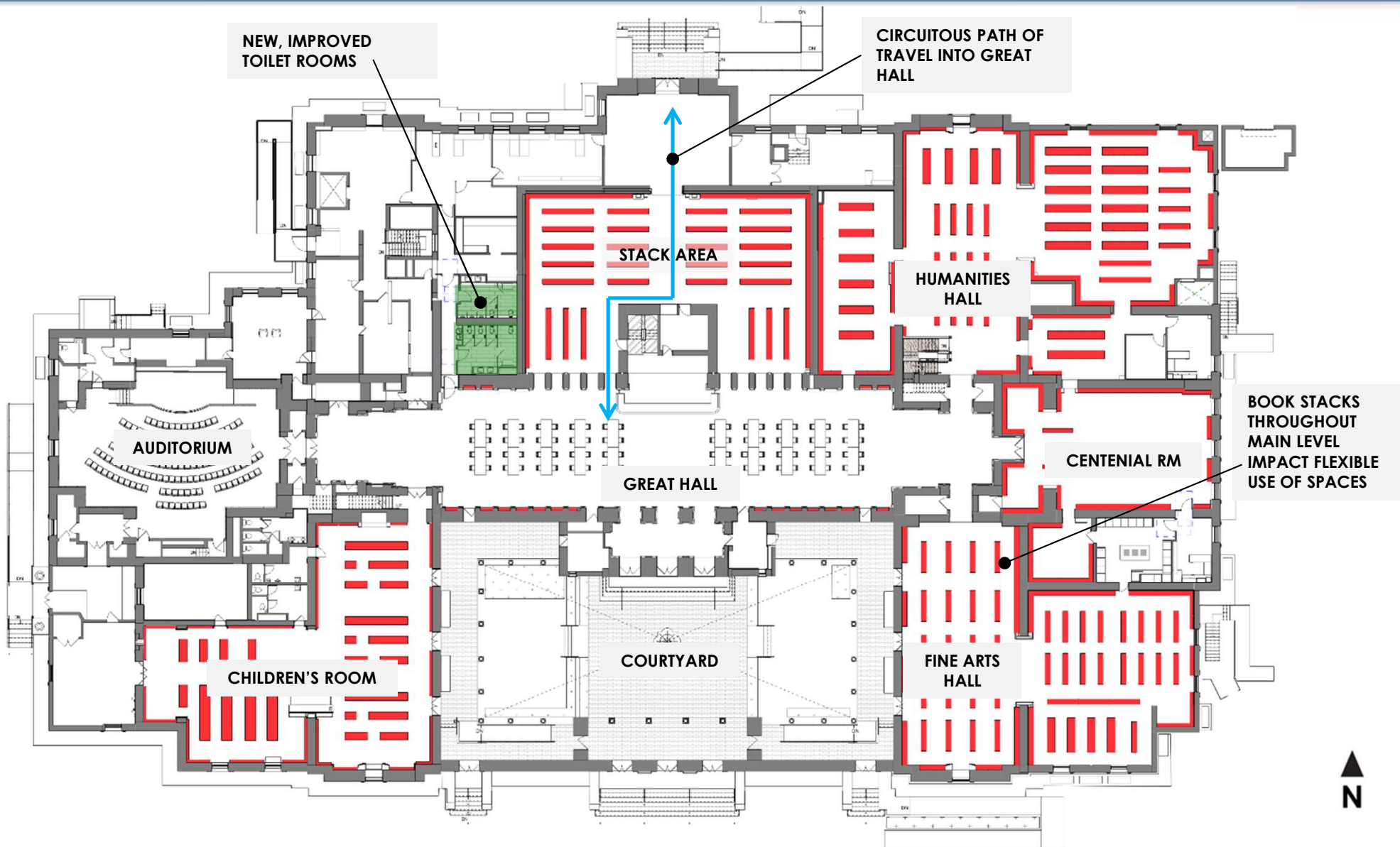
## Two main project design options:

- **MINIMUM SCOPE** – Earthquake retrofit & fire/life safety compliance
  - > Retrofit of the structural system of the building
  - > New fire alarm and fire sprinkler system
  - > Waterproofing - Repairs to existing roof and building envelope
  - > Required Building Code accessibility improvements
- **RECOMMENDED SCOPE** – Additional repairs to building systems, interior space and site
  - > Replacement of mechanical, electrical, and plumbing systems;
  - > Upgrades to building technology
  - > Tenant improvements for improved library programming & operations
  - > Site improvements including the courtyard, parking lot, and building entrances



# Design Update

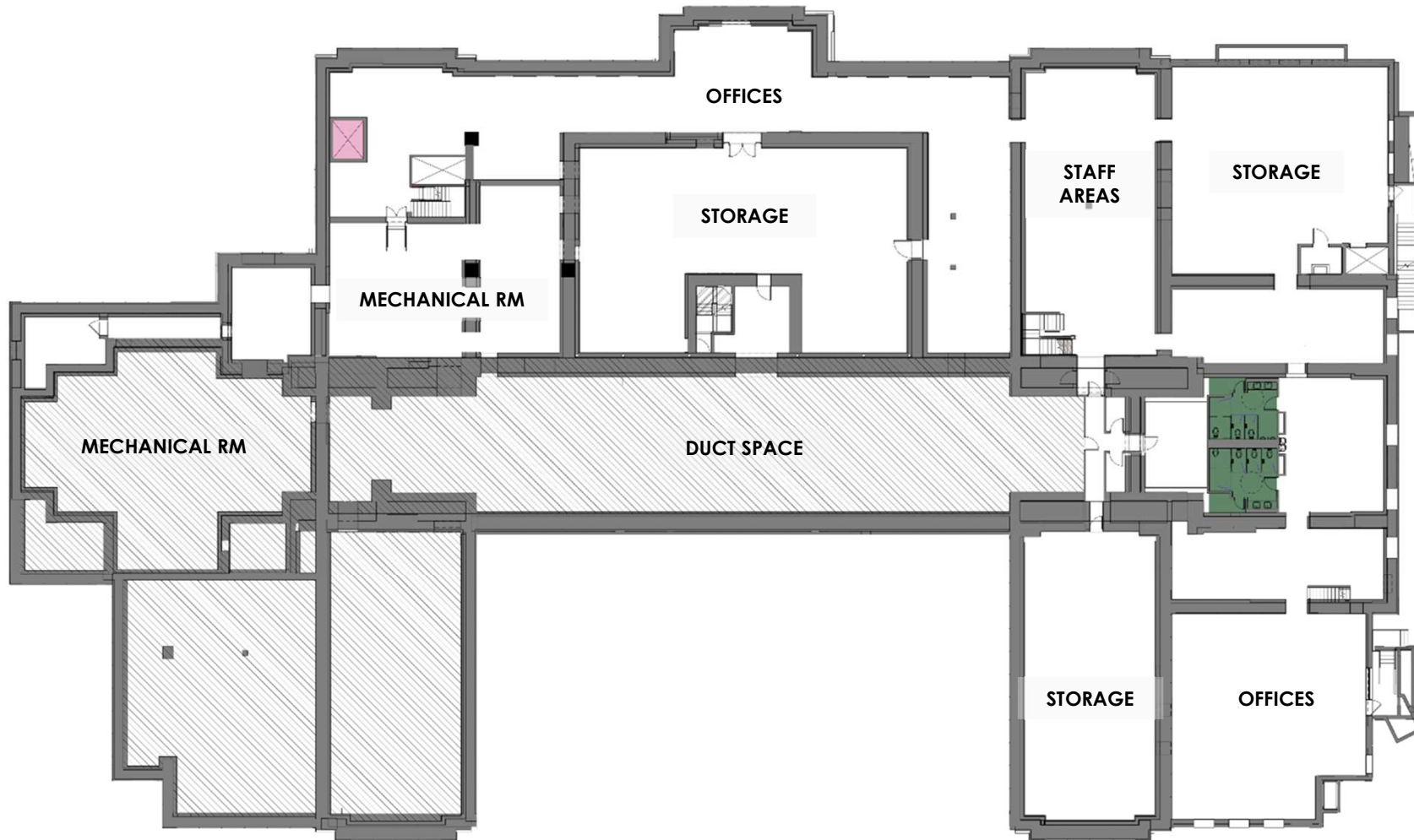
## Main Level – Minimum Scope





# Design Update

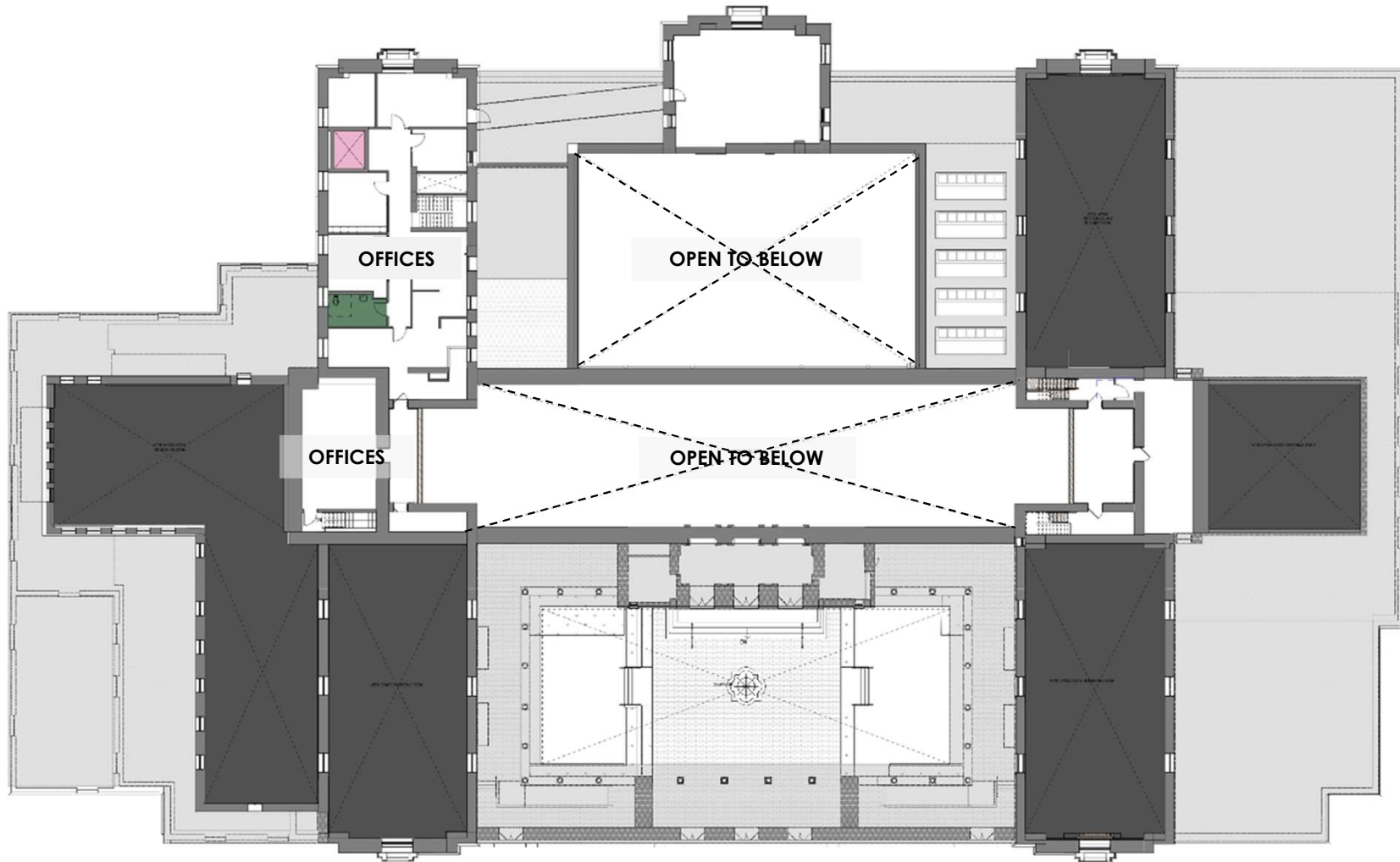
## Lower Level – Minimum Scope

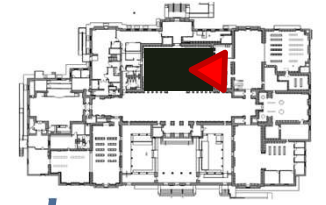




# Design Update

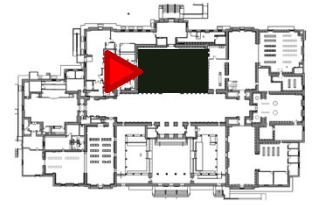
## Second Level – Minimum Scope





## Minimum Scope - View of Book Stack Area Looking West





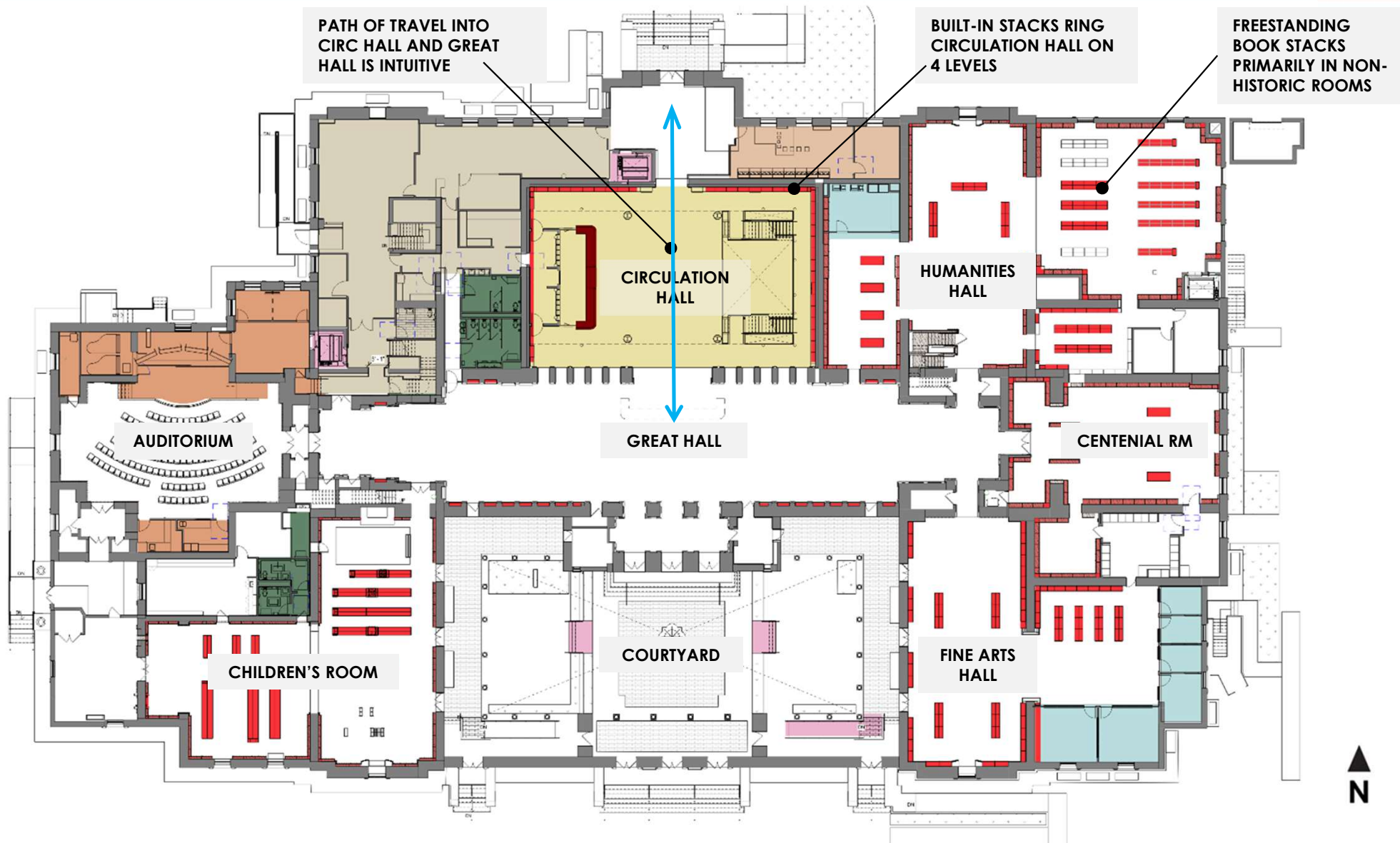
## Minimum Scope - View of Book Stack Area Looking East





# Design Update

## Main Level – Recommended Scope

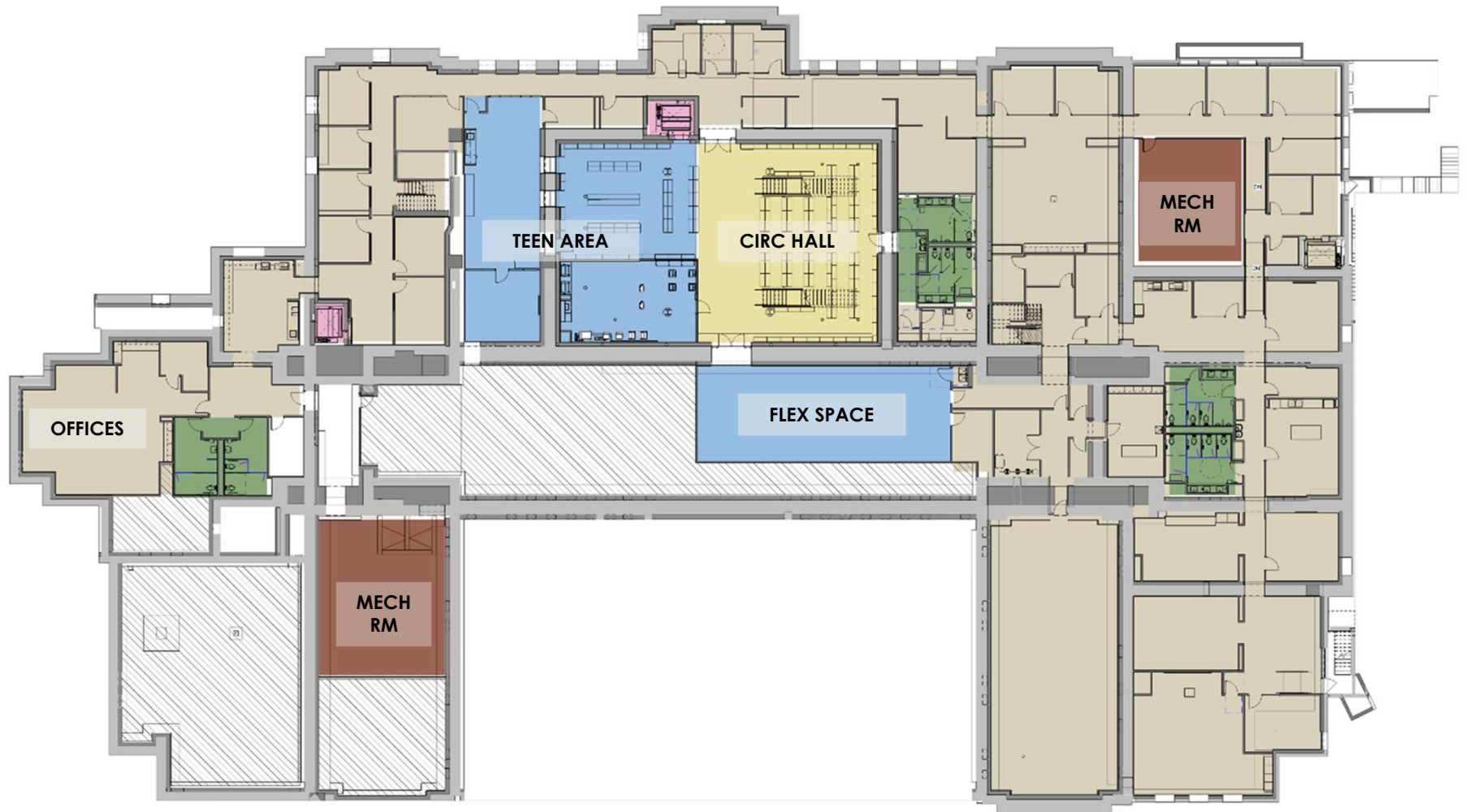






# Design Update

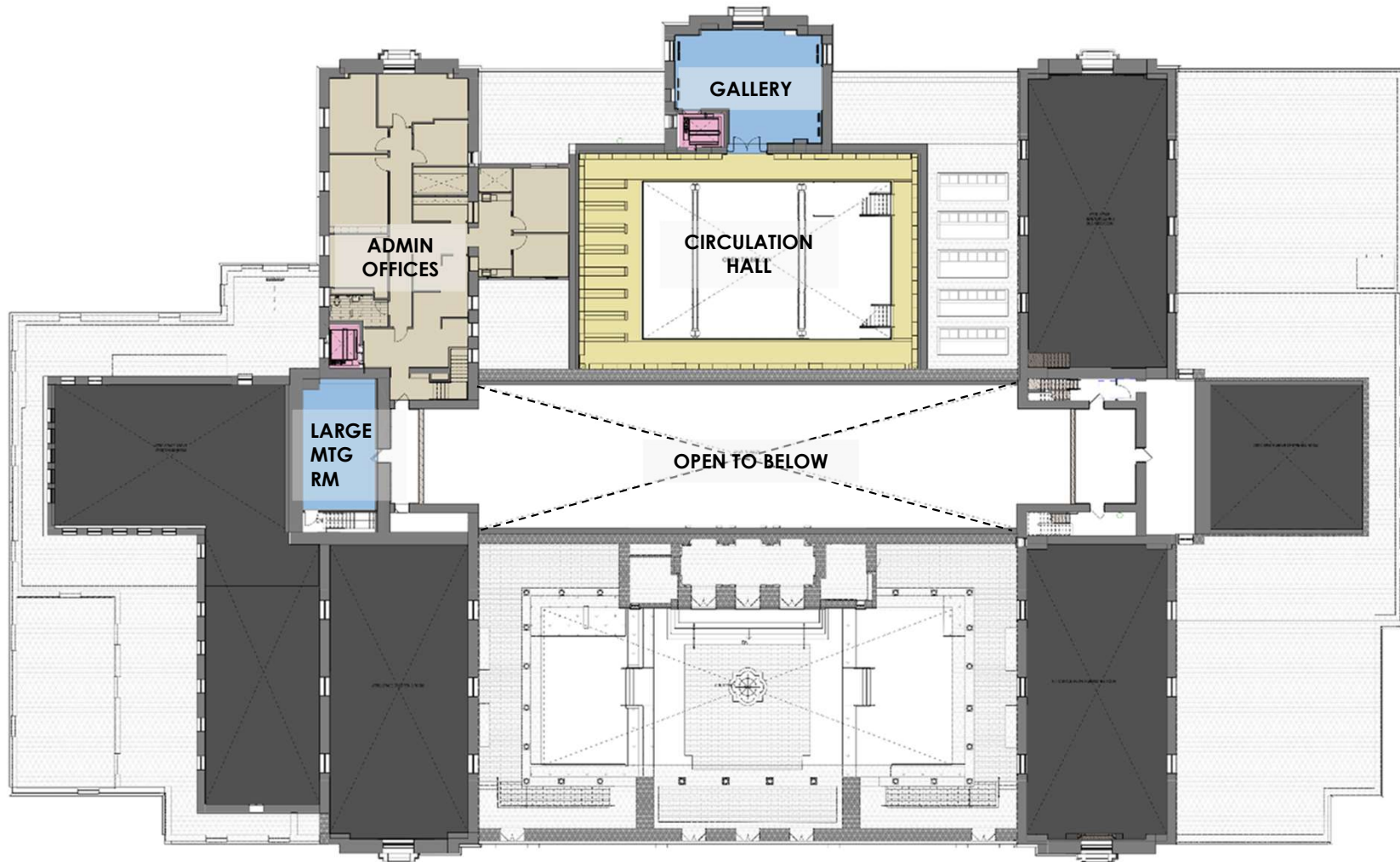
## Lower Level – Recommended Scope

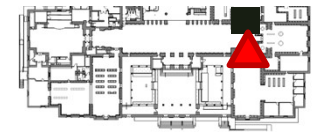




# Design Update

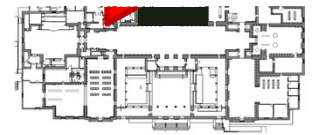
## Second Level – Recommended Scope





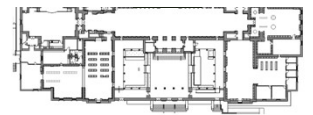
## Recommended Scope – *Reading Hall w/space for study tables*



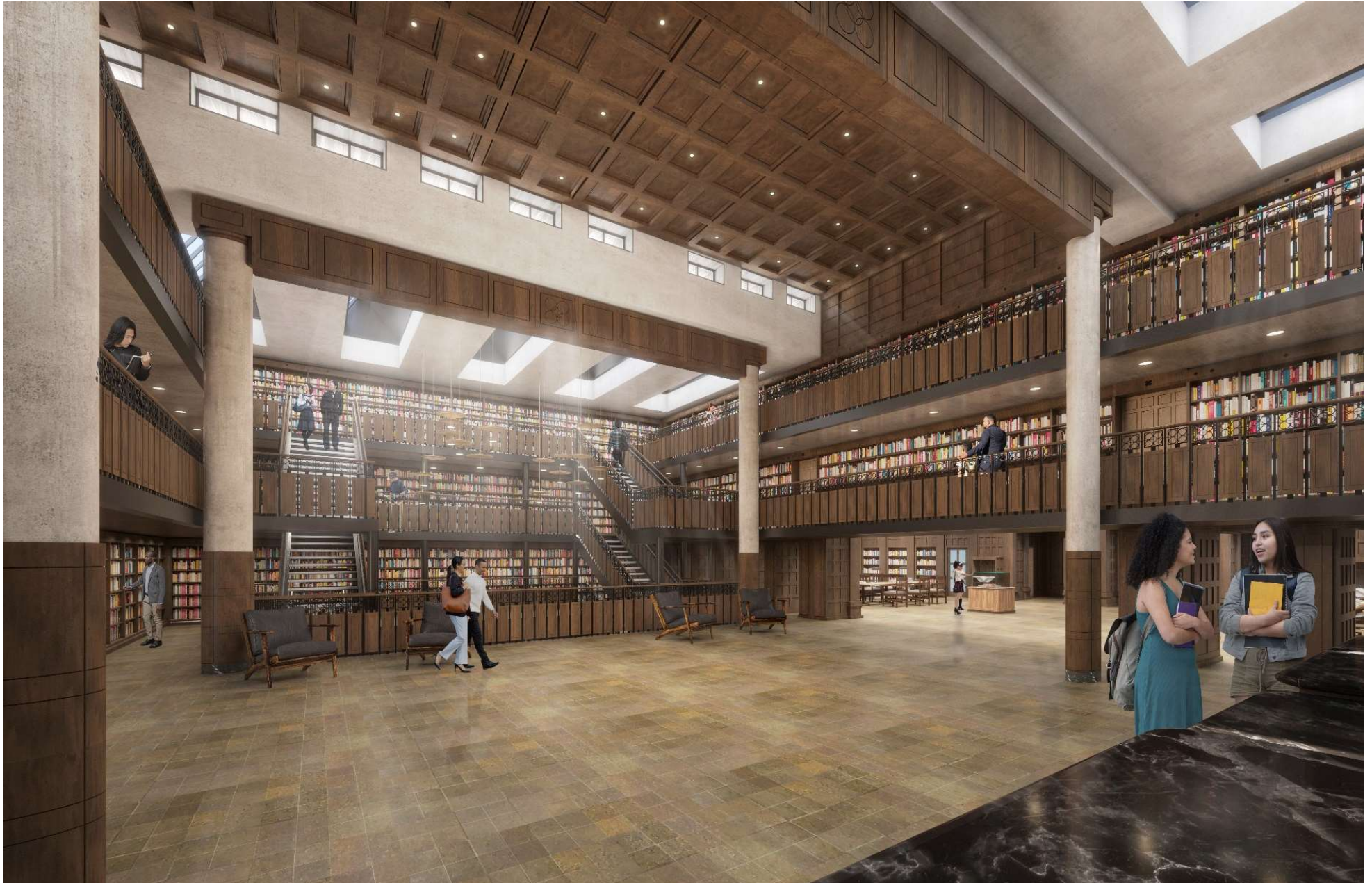


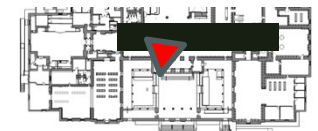
## Recommended Scope – *View from circulation desk*





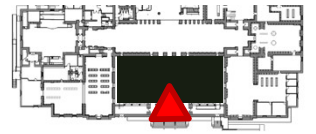
# Recommended Scope – Circulation Hall looking towards Great Hall





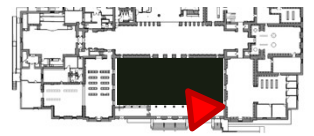
# Recommended Scope – Great Hall Looking into Circulation Hall





## Recommended Scope – Courtyard Improvements Looking North

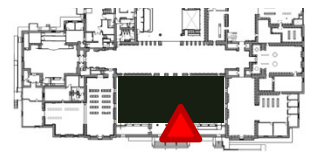




## Recommended Scope – Courtyard Improvements Looking West

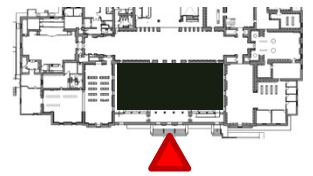






## Recommended Scope – *South Façade Exterior Lighting*





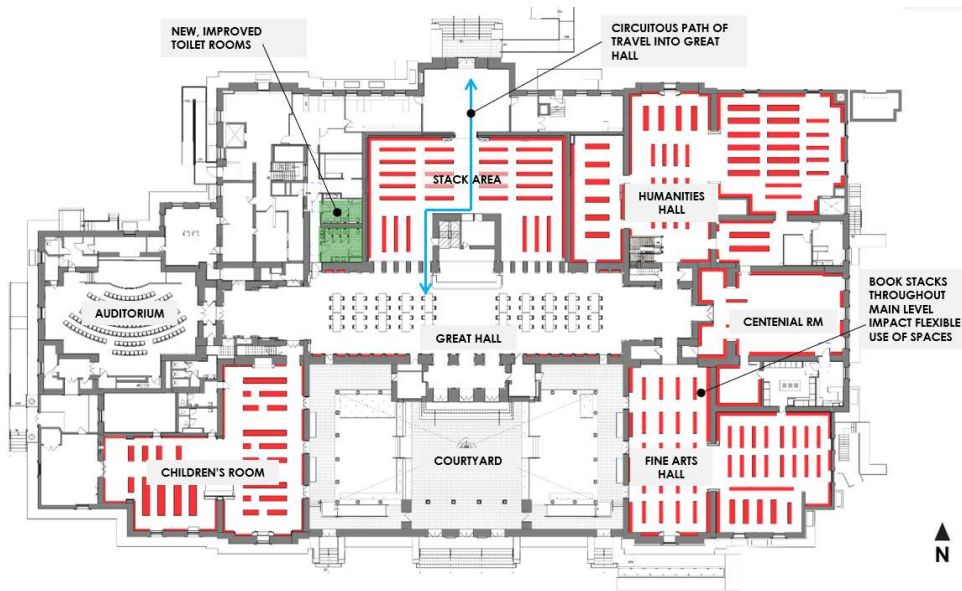
# Recommended Scope – South Portico Exterior Lighting



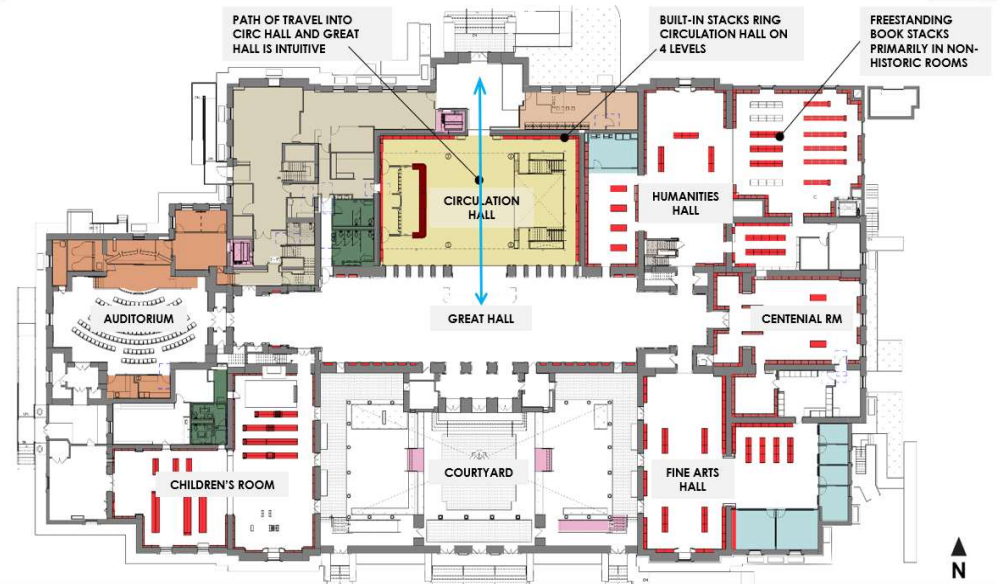


# Minimum vs. Recommended

## Main Level Floor Plan



Minimum



Recommended



Gruen Associates

# UPDATED COST ESTIMATE



PASADENA



# Updated Cost Estimate

- Based on 60% design documents
- Overall cost includes the following:
  - > All anticipated construction costs
  - > Design & Construction Contingencies
  - > Future cost escalations based on Fall 2025 construction start date
  - > Project and construction management
  - > Permits/Fees and inspections
  - > Library move-in
- Cost estimate broken down into two categories
  - > Minimum Scope: Base scope of work to lift building's red tag
  - > Recommended Scope: Supplemental scope of work to replace antiquated building systems, upgrade technology, and create new program spaces



# Updated Cost Estimate

	MINIMUM SCOPE (\$ x \$1,000 )	RECOMMENDED SCOPE (\$ x \$1,000 )
<b>Schedule Duration (Approximate)</b>	36 months	36 months
<b>Hard Costs</b>		
Building and Site Work	\$105,127	\$142,216
Escalation to Construction Mid-Point	\$18,566	\$21,083
Construction Contingency (10%)	\$12,369	\$16,330
<b>TOTAL (Hard Costs)</b>	<b>\$136,062</b>	<b>\$179,629</b>
<b>Soft Costs</b>	\$16,231	\$16,231
A/E Construction Administration		
Fixtures, Furnishings & Equipment (FF&E)		
Project Management		
Specialty Testing and Inspection Services		
Permit & Plan Check Fees		
Move-In/Move-Out		
Other Consulting Fees (Haz, Water Proofing, etc.)		
<b>PROJECT BUDGET</b>	<b>\$152,293</b>	<b>\$195,860</b>
<b>SCOPE OF WORK</b>	Seismic Repairs ADA Improvements Fire Alarm Fire Sprinkler System Roof Repairs Limited Cosmetic Improvements	Seismic Repairs ADA Improvements Fire Alarm Fire Sprinkler System Roof Repairs Cosmetic Improvements Update Mechanical Equipment Update Electrical Service & Equip Technology Upgrades Update AV Equipment Tenant Improvements Add'l Requested Program Uses Parking Lot Improvements Site Improvements

**NOTE:**  
 These costs increase by 5% for every year the start of construction is delayed Q3 2025



# CONSTRUCTION PHASE FUNDING



PASADENA



# Funding Opportunities

- **Funding pursuit efforts to date:**
  - > Successful awards
    - California State Library – Targeted California State Grants - 2 grants awarded totaling \$9M to fully fund design and environmental phases
  - > Unsuccessful application
    - California State Library – Building Forward Grant Program
  - > Project deemed non-viable by Grant Administrators
    - FEMA – Building Resilient Infrastructure and Communities (BRIC)
    - FEMA – Hazard Mitigation Grant Program (HMGP)
    - National Park Service – Saving America's Treasures





# Funding Opportunities – Construction Phase

- **Potential funding opportunities:**
  - > General Obligation (GO) Bond
  - > General Fund
  - > Future Grant Opportunities
  - > Private Donations



# CENTRAL LIBRARY SURVEY



PASADENA








# City of Pasadena Central Library Bond Measure Survey



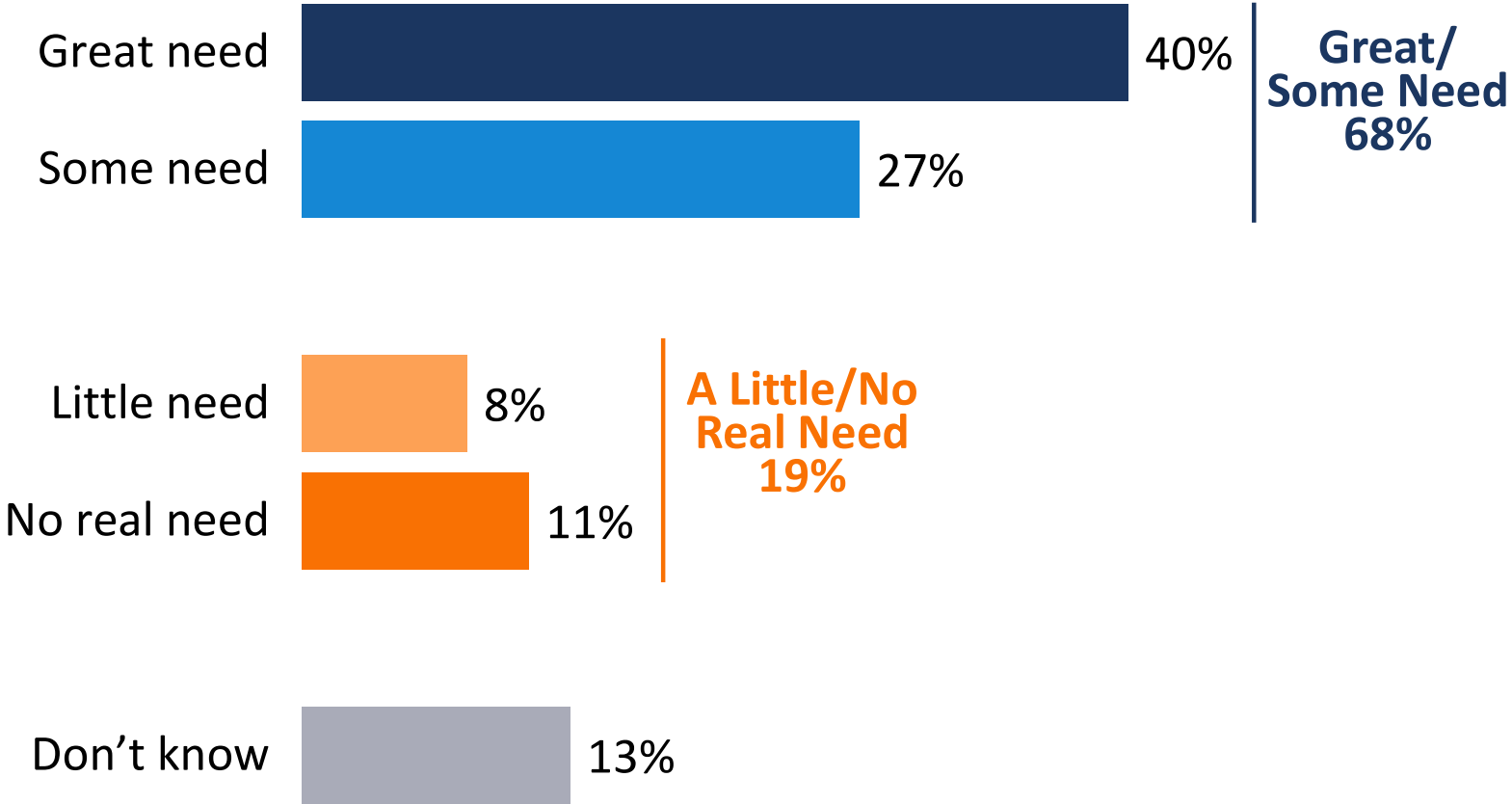
OPINION  
RESEARCH  
& STRATEGY

# Survey Methodology

<b>Dates</b>	April 9-18, 2024
<b>Survey Type</b>	Dual-mode Voter Survey
<b>Research Population</b>	City of Pasadena Likely November 2024 voters
<b>Total Interviews</b>	658
<b>Margin of Sampling Error</b>	(Full Sample) $\pm 4.0\%$ at the 95% Confidence Level (Half Sample) $\pm 5.7\%$ at the 95% Confidence Level
<b>Contact Methods</b>	 Telephone Calls  Email Invitations  Text Invitations
<b>Data Collection Modes</b>	 Telephone Interviews  Online Interviews
<b>Languages</b>	English & Spanish

*(Note: Not All Results Will Sum to 100% Due to Rounding)*

# Approximately two-thirds of Pasadena voters perceive that the City has at least some need for additional funds to seismic earthquake retrofit the Central Library so it can be safely re-opened to the public.



Q. Based on what you know or just my mentioning it, would you say that the City of Pasadena has a great need for additional funding to seismically earthquake retrofit the Central Library so that it can safely be re-opened to the public, some need, a little need, or no real need for additional funding to seismically earthquake retrofit the Central Library so that it can safely be re-opened to the public?



# **Hypothetical Central Library Bond Ballot Measure**

# Hypothetical Ballot Title and Summaries Tested in the Survey

*(As Approved by Legal Counsel)*

## CITY OF PASADENA CENTRAL LIBRARY EARTHQUAKE RETROFIT, REPAIR, UPGRADE MEASURE

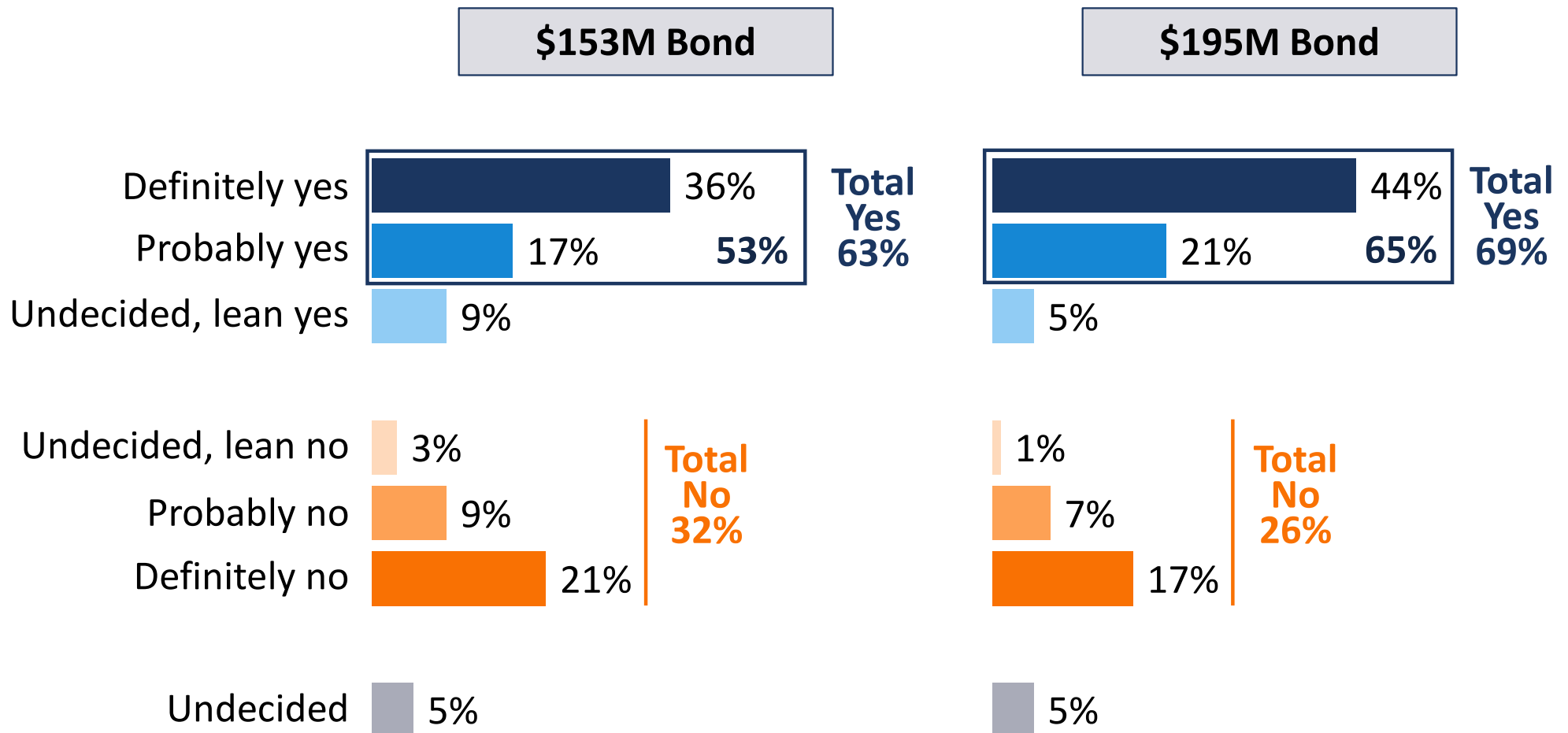
Shall the measure to earthquake retrofit the 97-year-old library building; meet current fire safety regulations; replace the leaky roof; remove asbestos/lead paint; update outdated technology; restore Pasadena Central Library services by the City of Pasadena issuing **\$153,000,000** in bonds at legal rates, levying on average **\$24 per \$100,000** of assessed valuation, generating **\$9,400,000** annually while bonds are outstanding, requiring audits, public spending disclosure, all funds staying local, be adopted?

## CITY OF PASADENA CENTRAL LIBRARY EARTHQUAKE RETROFIT, REPAIR, UPGRADE MEASURE

Shall the measure to earthquake retrofit the 97-year-old library building; meet current fire safety regulations; replace the leaky roof; remove asbestos/lead paint; update outdated technology; restore Pasadena Central Library services by the City of Pasadena issuing **\$195,000,000** in bonds at legal rates, levying on average **\$30 per \$100,000** of assessed valuation, generating **\$12,000,000** annually while bonds are outstanding, requiring audits, public spending disclosure, all funds staying local, be adopted?

# Support surpasses the two-thirds threshold at \$195 million.

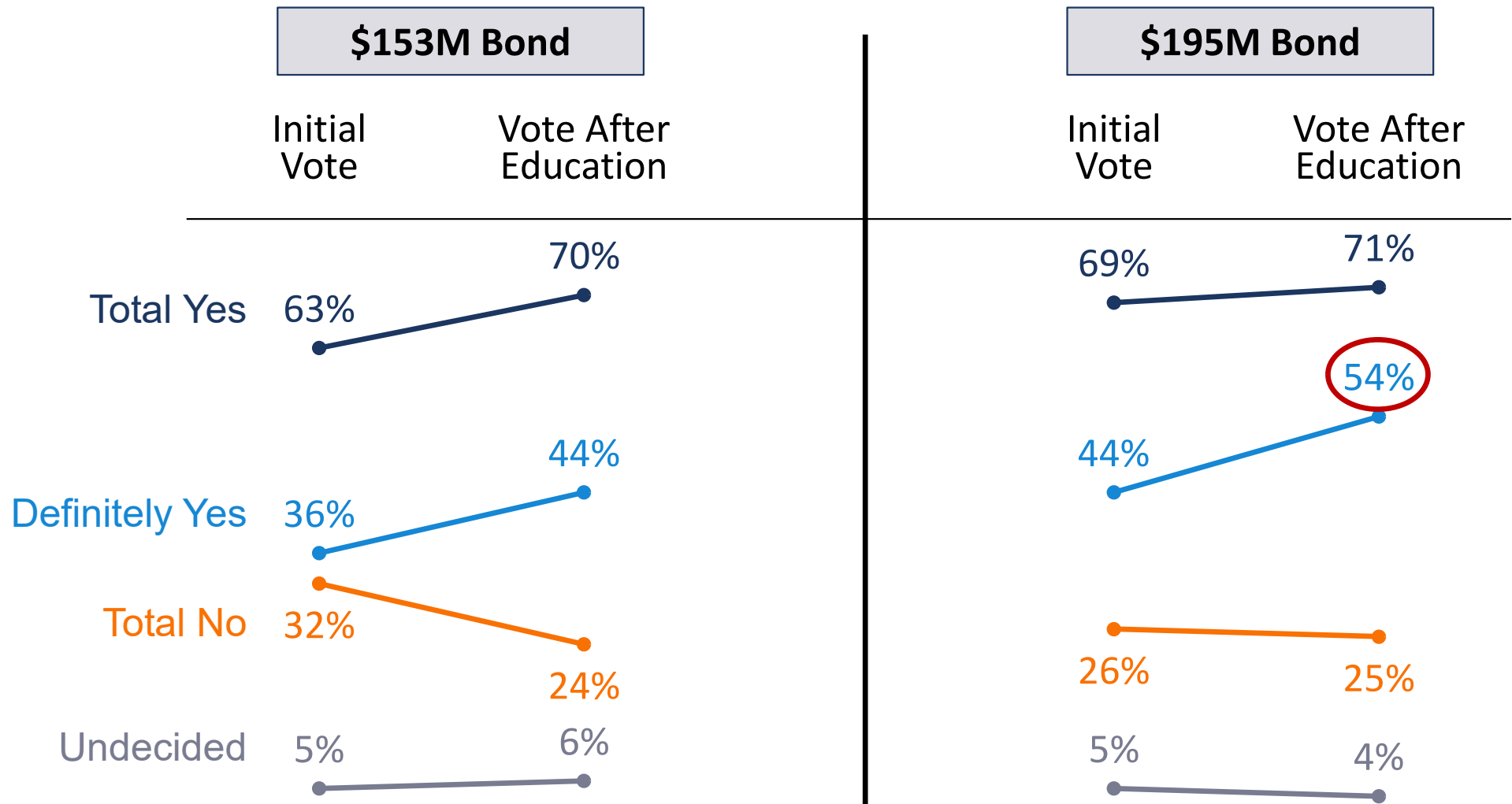
(M.O.E. = ±5.7% Per Rate)





# After education, support reaches 7 in 10 at each bond amount—above the two-thirds threshold for passage but within the margin of error.

(M.O.E. = ±5.7% for Each Measure)

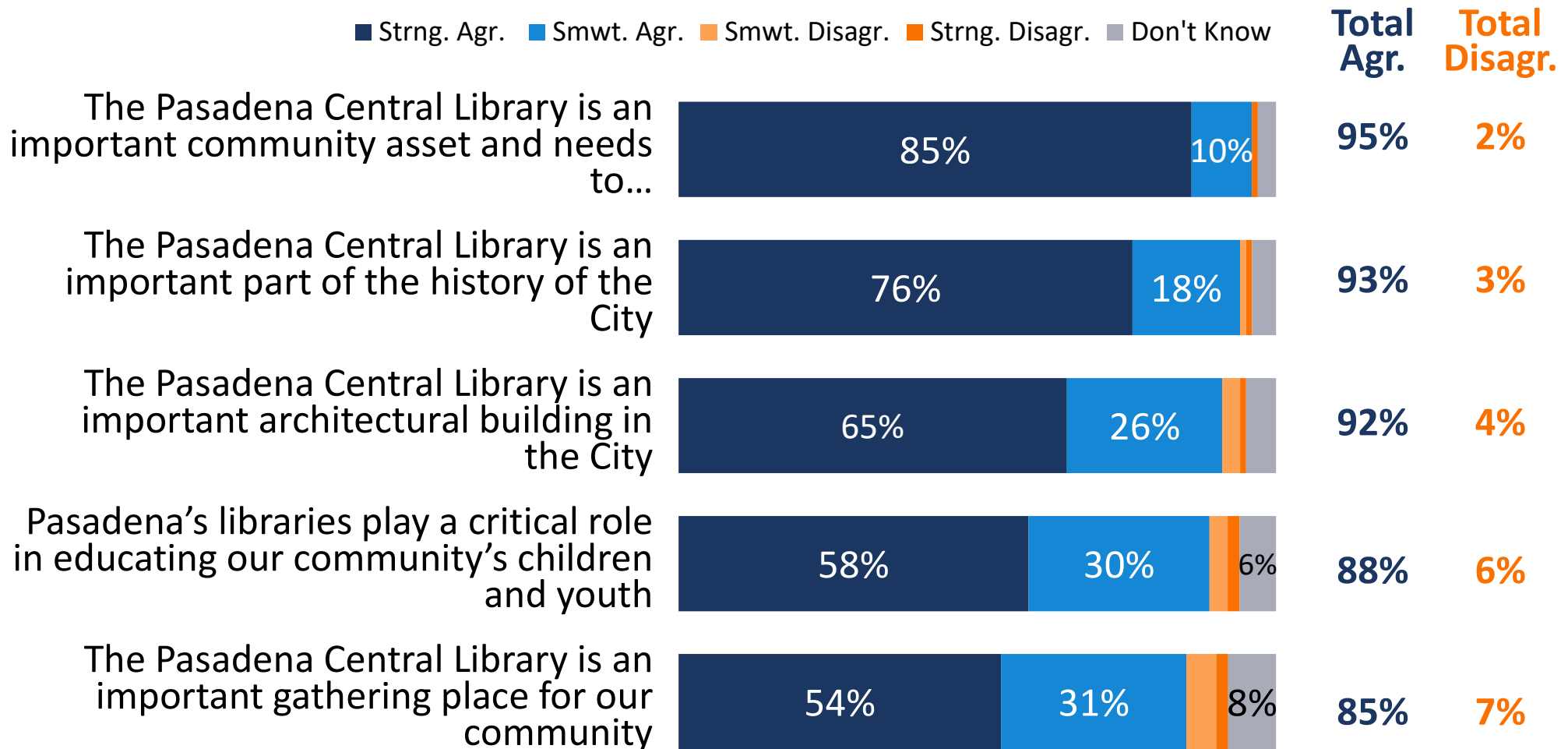




# Perceptions of the Central Library

# Support for the bond measure reflects the value voters place on the Pasadena Central Library.

(Ranked by Total Agree)





# NEXT STEPS



PASADENA



# Next Steps

- Design team to continue development of environmental and construction documentation
  - > May 2024 – Completed 60% plans and cost estimate
  - > Spring 2025 – Completion of 100% construction drawings, final cost estimate, and plan check review
  - > Summer 2025 – Bid and award construction contract (pending project funding)
  - > Fall 2028 – Anticipated construction completion and re-opening of library
- Consideration of placing GO bond on November 2024 ballot
  - > July 2024 – Council decision deadline for placement of GO bond on ballot



# Thank You!

For more information about the  
Pasadena Library Central Library Earthquake Retrofit and Building Repairs  
Project  
refer to:

<https://www.pasadenapubliclibrary.net>

