

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Chief Executive Office BOARD AGENDA #: B-10
AGENDA DATE: October 17, 2017

SUBJECT:

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:

No. 2017-579

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) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION:

ATTEST: 
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT Chief Executive Office
Urgent Routine

BOARD AGENDA #: B-10
AGENDA DATE: October 17, 2017



CEO

CONCURRENCE: *pkx*

4/5 Vote Required: Yes No

SUBJECT:

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

STAFF RECOMMENDATIONS:

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

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

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.

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

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

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

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.

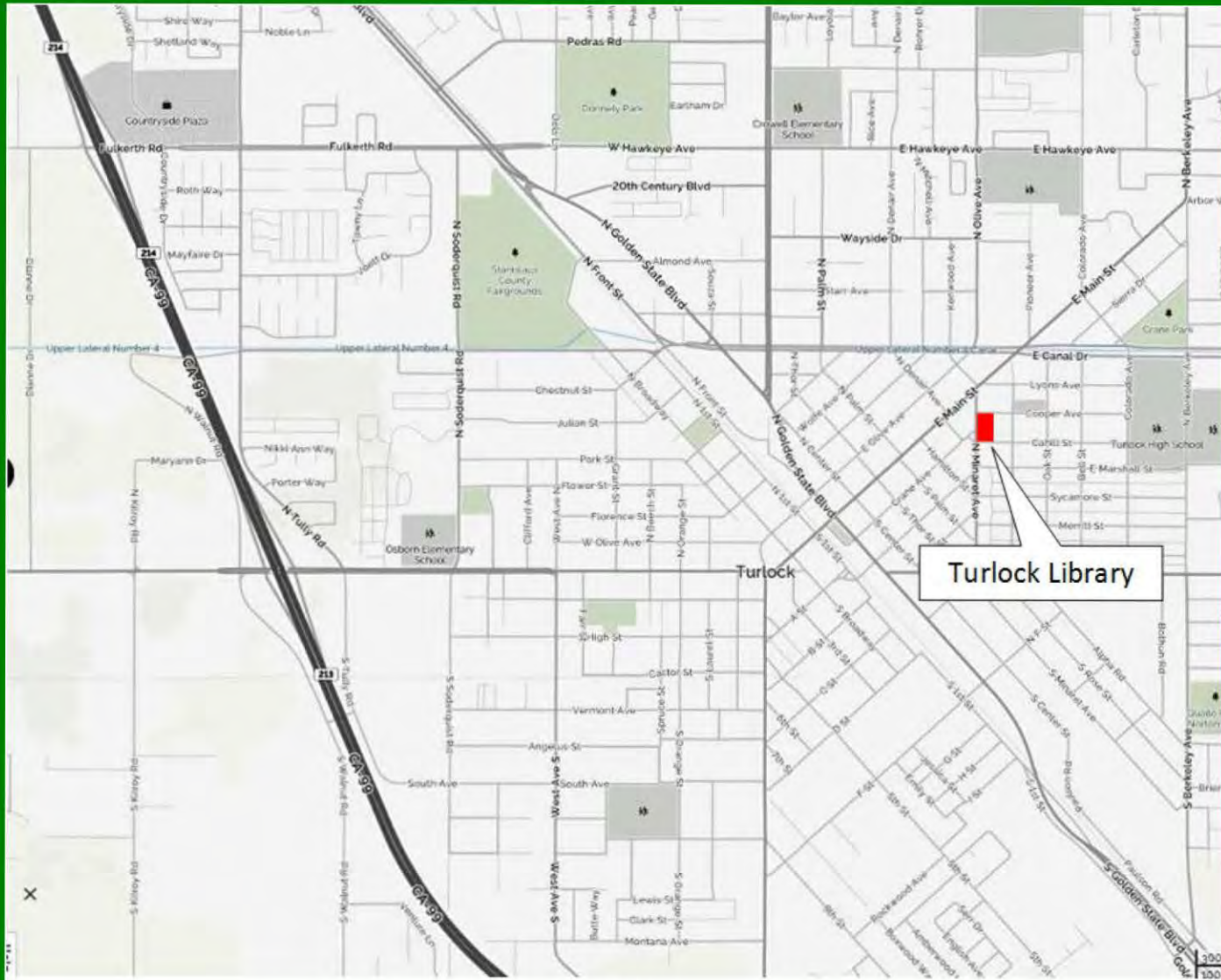
July 13, 2017

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!"

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



snap

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



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

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 Ahlstrand

Alfonso Alcon

Kim Arreola

Scott Atherton

Diane Bartlett

Barbara Brasley

Keith Boggs

Judd Brooks

Shirley Brooks

Margaret Campbell

Michelle Casford

Linda Davenport

Tom Fedorchak

Jeani Ferrari

John Ferrari

Dorothy Finnegan

Michael Fuller

Patricia Hickman

Carmen Ingols

Mary Jackson

Bernadet Karami

Zayeh Kandi

Diana Lynn Kayser

Becky Kelly

Jean Koch

Michael Leamy

Susan Lily

Cathee Lynn

Michael Mayreis

Diane McDonnell

Jackie Oyer

Ken Oyer

Jennifer Paris

Patricia Fortwood

Dieter Renning

Hanna Renning

Mike Seifert

Peggy Seifert

Ralph Shabazian

Jayne Smith

Jenny Smith

Gary Soiseth

Bryan Sostag

Milton Trierweiler

Barbara Wells

The Visioning Session was facilitated by:

Alan Bright, HOK

David Cretty, 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

TECHNOLOGY








Questions

- What are the current success stories of the current "High Tech Library"?
- What are the possibilities for the Turkish Library as a leader?
- What are the opportunities or risks forecasted for a new Turkish Library?
- How does the "Turkish Library" serve?
- What does the Turkish Library want to be?

Key Words

- Education	- Technology Rich
- Classrooms	- Accessible
- Automation	- State of the Art
- Community Search	- Job Fairs
- Support Systems	- Supportive
- Community Outreach	- Flexible
- Flexible	- Customizable
- Color walls	- Inspiring
- Digital Video Lab	- Comfortable
- Processing	- Quiet
- E-books	- Active
- Functional	- Expandable
- 24/7	

•
•
•
 A destination for educational, cultural, and entertainment resources for the 21st Century and beyond!

Technology calls,
~~Technology calls,~~ rich, quality environment enabling and engaging our community to become the best

- An inviting and welcoming community

A destination ^{for} educational, cultural & entertainment resources for everyone!

~~THE~~ place to go to fulfill your wishes and dreams

- Making the world accessible through the latest technology

- High Tech ^{community} library built for the 21st Century

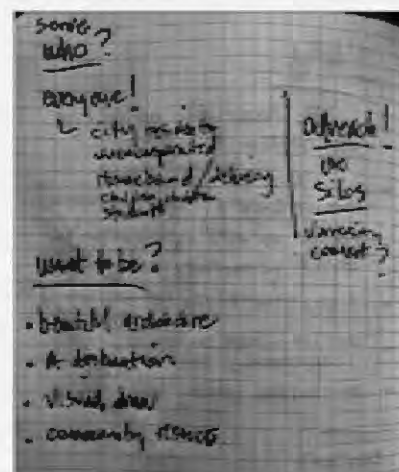
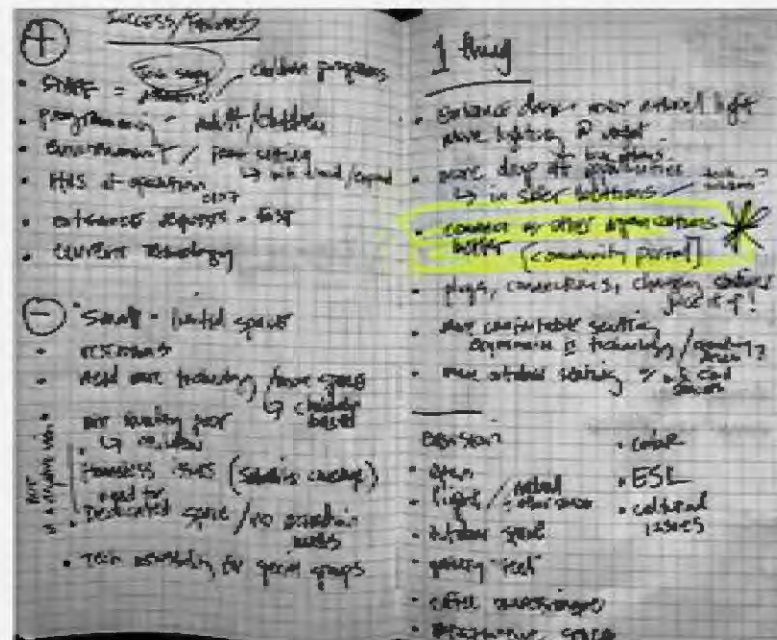
GROUP VISION STATEMENT

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



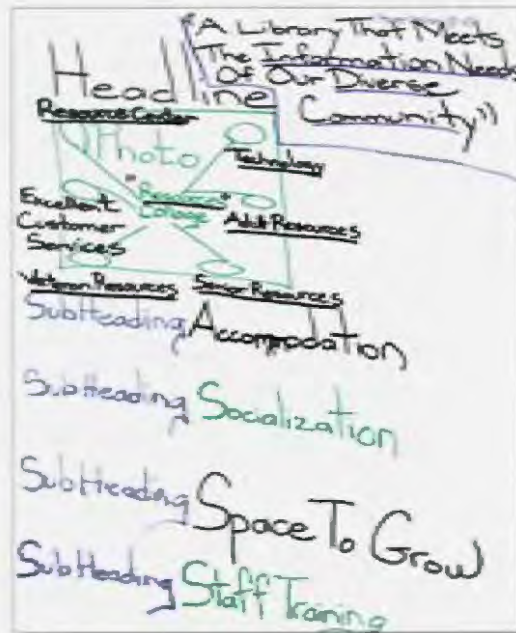
adult services: group b

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~~ space to Meet Specific Needs
2. Lack of Bus Stop
3. Lack of Parking & Parking for Disabled
4. Lack of Sight Lines
5. Poor Condition of Parking lot
6. Not Enough Computers



Failures cont.

7. Lack of sectioned space for:
 - a) Community Use / Conference Rooms
 - b) Home School / Charter School Use
 - c) Public Mtg

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

ADULT SERVICES







Questions:

- What are the current successes/features of the current Turlock Library?
- What are things about the Turlock Library do better?
- What do you envision or wish for the future of a new Turlock Library?
- How does the Turlock Library serve?
- What does the Turlock Library want to be?

Key Words:

- Education → Safe
- Open → Care
- Computers → Inspiring
- Assistance → Engaged
- Community Space → Accessible
- Shop → Sense of Inclusion
- Future → Growth
- Family → Privacy
- Encourages → Training
- Engagement → Inclusive
- Support Systems → Job Plans
- Community → Supportive
- Community Outreach → Smart
- Online Resources → Central
- Recording Studio → Flexible
- Flexible → Customizable
- Color walls → Healthy
- Digital Reader Lab → Safe
- Processing → Inspire
- Events → Inspiring
- Functions → Comfortable
- Accommodate Pets → Quiet
- WiFi → Access
- Respectful → Expectations
- Approach →
- Technology Plan →

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 We need additional funding
- Plug-ins
- Computers (no fee)
- 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 needs 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

SERVICES FOR CREATIVITY,
 COMMUNICATION, AND DISCOVERY







Questions

- What are the services and activities of the current Turlock Library?
- What are they about the Turlock Library's core?
- What do you envision or wish to have for a new Turlock library?
- Why does the Turlock Library exist?
- Why does the Turlock Library exist now?

Key Words

• Education	• Skills
• Open	• Open
• Community	• Programming
• Accessibility	• Organized
• Community Space	• Resources
• Space	• Structure/Useful
• Public	• Research
• Family	• Privacy
• Encourage	• Teaching
• Equipment	• Activities
• Support Services	• Job Help
• Community	• Organized
• Community Outreach	• Social
• Children Resources	• Literacy
• Research/Study	• Privacy
• Public	• Community
• Cyber Cafe	• Health
• Digital Media Lab	• Safe
• Programming	• Meet
• Events	• Integrated
• Outreach	• Community
• Accessibility/Plan	• Social
• WiFi	• After
• Research	• Essential
• Activities	
• Technology/IT	

teen services

<p>Safe space for Engaged teens ^{in a safe place} to bridge the gap ^{from} between childhood and adulthood to become lifelong library supporters</p>	<p><u>New Library</u></p> <p>larger more parking Storage More computer stations Updated technology nicer/bigger staff area</p>	<p><u>one thing to do</u> <u>Better</u></p> <p><u>Size</u></p> <p>Specific rooms: Bathrooms community/children's rooms Studyrooms, P&L space Lighting Noise</p>	<p>Engage teens to become lifelong library Supporters</p>
<p><u>Future Growth...</u></p> <p>in 20 yrs Toronto will be a 20,000 pop • Will the library survive and meet the need of growth?</p>	<p>State of the art with future in mind (next 20 years)</p>	<p><u>Success</u></p> <p>location staff regional Friends (base) works with current resources children's services attractive</p> <p><u>Failure</u></p> <p>Size Grungy Shelving not at eye level</p>	<p>Serves everyone</p> <ul style="list-style-type: none">- socioeconomic- age- AYA

GROUP VISION STATEMENT

Engage teens to become lifelong library supporters

children services

CHILDREN'S SERVICES

Questions

- What are the most successful features of the group/ school/ center?
- What are the strengths/ weaknesses/ future ideas/ better?
- What are the weaknesses/ shortcomings/ areas for future ideas?
- What are the 'success stories' / best?
- What are the 'future ideas' / what for?

Key Words:

• Clean	• Safe
• Open	• Clear
• Comfort	• Inspiring
• Accessible	• Organized
• Community Space	• Accessible
• Quiet	• Easy to Move
• Hygienic	• Efficient
• Family	• Friendly
• Encouraging	• Inspiring
• Supportive	• Inclusive
• Community	• Safe Place
• Community Growth	• Engaging
• Open/Accessible	• Safe
• Recreational	• Clean
• Healthy	• Comfortable
• Colorful	• Healthy
• Digital/Interactive	• Safe
• Inspiring	• Fun
• Clean	• Inspiring
• Functional	• Comfortable
• Accessible/Inclusive	• Clean
• Safe	• Fun
• Recreational	• Comfortable
• Adaptive	• Clean
• Technology-rich	

Positives =

- great programs
- great books
- great staff
- always helpful

Negatives =

- bathrooms - so small
- security issues
- lack of comfortable
- limited technology
- lack of outdoor space
- limited space
- lack of natural light
- Better promoting of events
- technology, social media

② One thing? Space!

③ Updated technology
Modern space
create programs
outdoor space (and / interior)
media lab / art space (and)

④ Everyone!
by ~~using~~ use of ~~technology~~ and ~~later~~ 'space' / programs

⑤ A safe, fun, engaging space / layout
meeting place for parents & children

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



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 rooms 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 where social media is needed
- Do better? Space!
- Need modern, inviting, space, comfort, more programs, media lab, art 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 the world

A place to connect with your 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

Tenlock 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...

final vision statement

TURLOCK LIBRARY:

*connecting us with our
community and the world.*

must haves

- bathrooms, unisex, lockable, family use
- community rooms with technology for kids, movies meetings, study and quiet rooms
- safe and controlled childrens room
- computer area and/or lab
- staff work area, breakroom
- soundproof/ good acoustics
- storage, storage, storage
- inside, outside café, 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 (kids access)
- soundproof rooms for persons with alzheimers and autism
- multi-purpose rooms for community activities
- children's programs
- home based business room
- 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
- café
- display areas
- ergonomic but comfy furniture
- work 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
- covers 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
- dependent on planning, for technology advance, wifi, internet, etc
- senior citizens area, share property and parking lot, neighbors involvement
- include other partners and groups, i.e. seniors, school....
- work with the high school and senior center—what do they have that we may need, break the silos

other thoughts

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

exterior program

- secure outdoor space for children
- parking

outline program

PROGRAM SUMMARY			
Department		DGSF	Notes
Public		7,693	
Administration		815	
Sub-total		8,508	
BGF	42.0%	1,489	Core at 15% of Gross
TOTAL		12,081	

ADMINISTRATION			
Space Name	NSF	QTY	Total
Staff Work area	300	1	300
Staff storage	105	2	210
Staff Restroom	60	1	60
Sub-total			570
DGF	43%		245
TOTAL			815

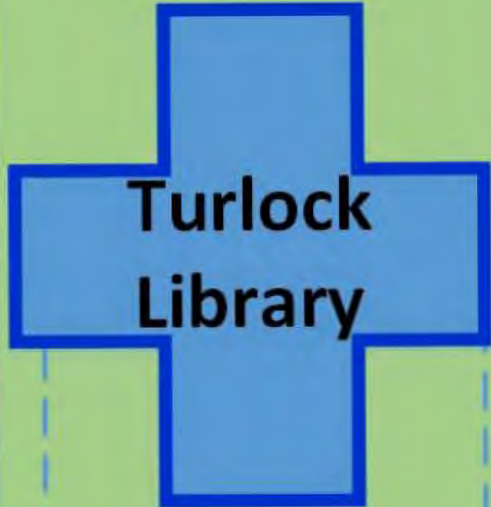
outline program

PUBLIC				
Space Name	NSF	QTY	Total	Notes
Unisex Restroom	60	2	120	
Family Restroom	80	1	80	
Study/Quiet Room	200	1	200	Soundproof room
Children's Room	310	1	310	adjacent to secure children's outdoor area
Computer Lab/Media Center	400	1	400	20 stations
Café	120	1	120	
Special Needs Room	200	1	200	Soundproof room for patrons with alzheimers and autism
Storage	110	4	440	
Multipurpose Training	500	1	500	includes adult ed (1 Person/25 SF)
Home base business rooms	60	4	240	includes phone and data
General Resources Center	200	1	200	includes passport services
Sub-total			2,810	NSF
DGF	67%		1,883	circulation at 40% of USF
Shelving	3000	1	3,000	includes music, movies, etc
TOTAL			7,693	



COPPER AVENUE

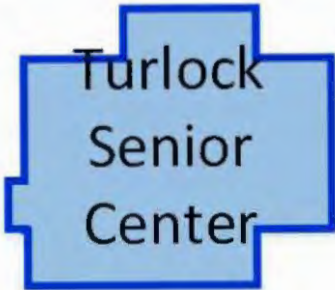
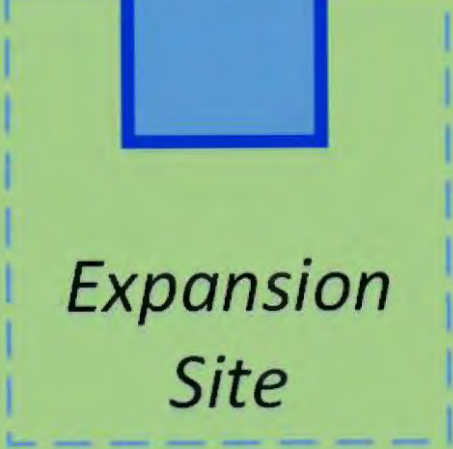
MINARET AVENUE



**Turlock
Library**

Parking Lot

*Expansion
Site*



Turlock
Senior
Center

ROSE STREET

CAHILL AVENUE

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

Pat Portwood

Vice President, Friends of the Turlock Library

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

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.

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

