



MINUTES

Downtown Library Advisory Committee (DLAC)

Wednesday, October 11, 2017

6:00pm Meeting Room, Downtown Branch

224 Church Street in Santa Cruz

1. ROLL CALL

PRESENT: Steve Blair, Linda Craighead, Martha Dexter, Rena Dubin, Martín J. Gomez, Elise Granata, Yolanda Henry, Tera Martin, and Teresa Thomae

ABSENT: Nikolara Jansons

STAFF: Director of Libraries Susan Nemitz and Administrative Assistant Ivan Sumano-Vargas

2. ADDITIONAL MATERIALS

Updated program

Cost model for 4 schemes

Feasibility Study for 4 schemes

3. ADDITIONS AND DELETIONS TO AGENDA

None

4. APPROVE MINUTES OF SEPTEMBER 28, 2017 MEETING

A few minor edits were requested.

RESULT:	APPROVED MINUTES OF SEPTEMBER 28, 2017 MEETING
MOVER:	Tera Martin
SECONDER:	Martha Dexter
AYES:	Blair, Craighead, Dubin, Gomez, Granata, and Thomae
ABSENT:	Nikolara Jansons
ABSTAIN:	Yolanda Henry

5. REPORT BY THE LIBRARY DIRECTOR

Library tour with City Council has been set for November 7th from 9am-12pm. The plan is to visit the Watsonville, Los Gatos, and Downtown libraries.

6. MEMBER REPORTS

None

7. GENERAL BUSINESS

A. Cost Analysis of Three Options – Noll & Tam

A review of the program was presented. The program is aiming to have the building be at 44,000 sq. ft. The café has been removed. Adult fiction, non-fiction, and genealogy areas were reduced in square footage. It was pointed out that while the genealogy section was reduced from the original program it is still larger than what it currently is.



There is an ongoing increase of construction costs and this had to be considered in the cost analysis. A total of 4 cost models were presented for the different alternatives possible. The total cost of each is as follows:

- Alternative A: Renovating of Existing Library - \$37,785,761
- Alternative B: New Construction – One Story - \$47,085,097
- Alternative C: New Construction – Two Story with Roof Deck - \$49,196,750
- Alternative D: Shared Space - \$26,674,381

The project budget is \$23,000,000.

It was explained that the shared space with the parking garage would be cheaper due to the parking district paying for the overall building and the library or any other tenant would only be responsible for paying any construction inside the building of the first floor. There was discussion that the shared space could also contain affordable housing or office space, but that decision has not been finalized. When asked if the parking garage was still going to be built if the library didn't move into the first floor, Martin Bernal responded by saying they would have to look into it, but the city's goal is still to eliminate surface parking lots and create consolidated buildings for parking and other services.

It was explained that the high cost of renovating the existing building is due to how old the building is and essentially having to gut the interior to correct all of its problems. The only way to cover the deficit for the more expensive alternatives A, B, and C would be to go back to the voters and ask for more money with another bond measure. It was asked what would happen to the current building if the library moved into the shared space and Martin Bernal answered by saying the city would have a new net asset and would look into redevelopment to decide what could be done with the building.

There was discussion about different possibilities to make up the deficit. There was a suggestion about asking the Library Joint Powers Authority (JPA) and Susan said that technically the Library Facilities Financing Authority (LFFA) could go back and change the amounts given per jurisdiction but currently all other jurisdictions are seeing the same price deficit issues. Having the Friends or similar groups fundraise was suggested.

The idea of maybe shrinking the library down to fit the current budget was brought up, but there was disagreement among the committee members on whether that is a good option.

There was a consensus by the committee members to begin public comments before moving onto General Business item B.

PUBLIC COMMENTS

Jean Brocklebank – Wants an estimate for not taking the current building down to a shell. Should wait until the City Council decides whether they want to build a parking garage or not before this committee decides on the library options. If Measure S money can be used for renovations why not make a list of the most important parts of the building that needs to be fixed without taking the building down to a shell and ask for an estimate of that.



Judi Grunstra – Looked at the ALA site and is surprised how expensive California is as the projects found on the site were less expensive than the projections for the new downtown branch. Believes things can be cut out from the new library to fit under the budget. Such as meeting rooms as there are plenty of other meeting spaces available in the city. Concerned that there has been no discussion on what will go in the current library's location if the library moves. Doesn't believe the funding for the garage is a given.

Leonie Sherman – This is a controversial project and there will be a lot of resistance. Cautions hitching the new library to a project that is controversial as the opposition can drag out the process and would hate to see the funding evaporate for a new library. Suggests to put the library on the top of the parking garage instead of the bottom.

Andy Couturier – As a downtown business owner, claims his customers never have problem finding parking. Is dependent on an automobile due to a medical condition and is still opposed to a parking garage. Believes there are creative ways to use the current space. Would like a way to encourage more public participation in this process.

Pauline Seales – Compared to Boulder they have a lot less parking spaces per resident and functions smoothly. Chris Krohn had to leave but wanted to say that in his opinion with the City Council the parking garage is not a done deal and that it will not be approved. The structural part that will be available to the library is only available due to a high increase in parking fee rates and believes the library should instead pay its fair share. Appears as if there is a shell game going on and some money is being hidden.

Mark Lee – Looking at the costs believes they are at least 30% inflated. There is a mixed opinion by the public for the need of a parking structure in downtown. Need to be doing a transfer demand study before committing to the parking garage. Believes a renovation is the best course of action.

Bob Morgan – Opposes linking the library to a parking garage. Believes there is an overwhelming spirit in the community that does not want a parking garage. Claims that at the December 6th council meeting there really wasn't much support for this from the City Council.

Cliff Barney – Never has had problem finding parking downtown. Believes the parking garage is absurd. Wants to know what can be done within the budget.

Harvey – Building a new parking garage downtown will bring a lot more cars which is directly counter of meeting the goals to climate change. Need to do our part to keep down pollution and the global warming aspect.

B. DLAC Communications Subcommittee Update

The DLAC subcommittee on communications met on October 5th. In attendance were Yolanda Henry, Rena Dubin, Martín Gómez and Linda Craighead. Also in attendance were Susan Nemitz and Janis O'Driscoll.

The purpose of the meeting was to discuss and develop recommended strategies regarding a phase II communications plan for DLAC.



The subcommittee decided that it was important to develop a communication strategy that could be used to inform the public about the options for the downtown library.

The subcommittee developed a broad outline that includes a possible survey, one or more community forums and meetings with community stakeholders.

The community forum strategy will be led by Yolanda Henry. The survey strategy will be led by Rena Dubin and the stakeholder strategy will be managed by Martín Gómez.

The specific approach and design of the communication strategy will be determined, in part, by the presentation of the options, and estimated costs for the downtown library by Noll and Tam this evening and the discussion by DLAC committee.

The DLAC communication subcommittee will be extending invitations for DLAC members to be involved in the phase II communication strategy.

The next meeting of the DLAC communications subcommittee is scheduled for October 19th at 1 pm.

8. PUBLIC COMMENT

Was moved to be before General business item B.

9. ADJOURNMENT

Final Adjournment of the Downtown Library Advisory Committee (DLAC) at 8:30pm to the next Regular Meeting to be held on Thursday, October 26th at 6:00pm at the Downtown Branch Meeting Room located at 224 Church Street, Santa Cruz, CA 95060