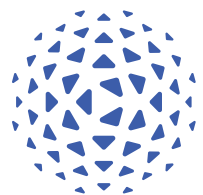


EAST PALO ALTO LIBRARY WORKSHOP



San Mateo
County
Libraries

wHYY

NEEDS ASSESSMENT RECAP

- Places **connect, explore, learn** and **relax** – a town center
- A **spacious** library – greater breathing room, with privacy/separation of different uses
- Variety of **outdoor spaces** for reading, play, programs and connection with nature
- Ample seating and **personal space** for work and study
- Filled with **natural light** and views to outside
- Greater **access to technology**, particularly desk/laptops
- Separate **children's area** with better infrastructure, play opportunities, and space for events
- Art **making and exhibition** (including crafts, theater, music and dance)
- Access to **community resources** – from tutoring to housing assistance to taxes
- The ability to **play** – to let off steam and to explore new things
- **Explore** culinary literacy

PROJECT INTENTIONS

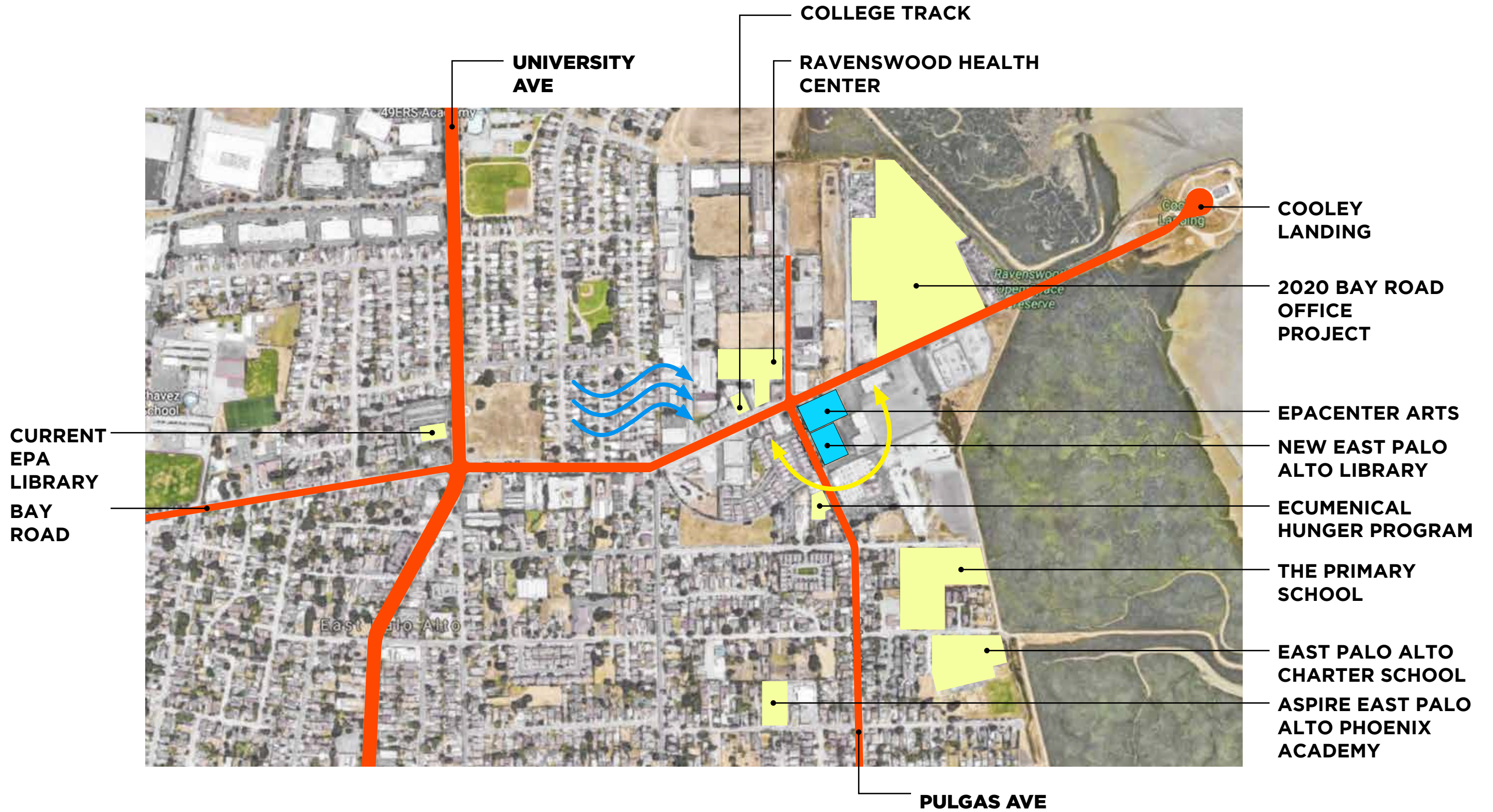
STIMULATING: ENCOURAGES LEARNING THROUGH EXPLORATION, PLAY, AND EXCITEMENT

ENABLING: PUTS RESOURCES WITHIN REACH, ENCOURAGES NEW CONNECTIONS

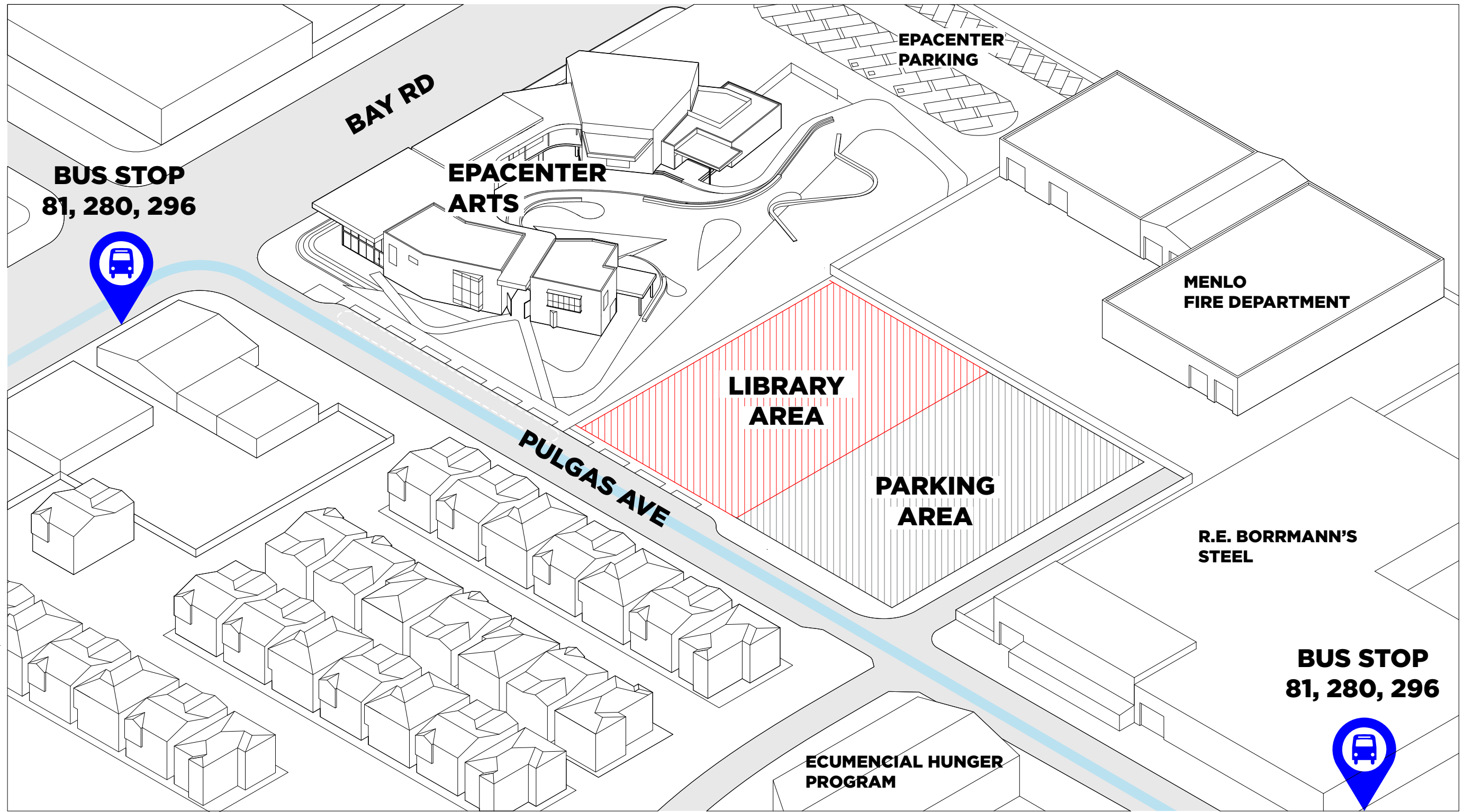
FLEXIBLE: ADAPTS TO EVOLVING COMMUNITY AND NEEDS

INTEGRATED: CREATES THE CIVIC COMMONS, SEAMLESSLY INTEGRATES WITH EPA CENTER

ABOUT THE SITE



ABOUT THE SITE



ABOUT THE SITE: EPA CENTER



ABOUT THE SITE: EPA CENTER

- A place where youth can transform themselves, connect with others, and elevate their community through the creative arts
- Programs encompass visual arts, dance, music, theater, digital arts
- Ground floor and site are designed to be highly accessible and engaging to the public, with a public café at the corner of Bay & Pulgas
- State of the art theater, recording studio, gallery, digital media studio, woodshop and more
- Opportunities for resource-sharing across the two facilities



PROPOSED PROGRAM FOR A NEW EAST PALO ALTO LIBRARY

PROPOSED PROGRAM: WELCOME / ENTRY

NARRATIVE:

- Conveys a sense of welcome and a buzz of activity
- A central location from which most functions are visually or intuitively accessible
- Warm and inviting stations for greeting, information and check-out
- Seating for informal work and reading
- Ability to house large gatherings and events like readings, concerts, and open mic nights

FUNCTIONS:

- Entry / Lobby
- Concierge Stations
- Cart Cubby
- Self Check-out
- Holds
- Seating
- Restrooms



PROPOSED PROGRAM: COMMUNITY RESOURCE CENTER

NARRATIVE:

- A community hub for meeting and access to community resources
- Multi-purpose meeting room for events, presentations, meetings and classes
- Small meeting rooms for group work and community partners
- Open co-work type environment
- A community message board with upcoming events, resource information and more

FUNCTIONS:

- Medium Activity Room
- Small Activity Room
- Activity Room Storage
- Partner/Resource Rooms
- Communal Lounge
- Homework Center



PROPOSED PROGRAM: CULINARY LITERACY CENTER

NARRATIVE:

- A nutrition, health and wellness resource for the community
- Domestic teaching kitchen for cooking and related classes
- A place to serve nutritious and tasty snacks for patrons
- Reading lounge with cooking, health, wellness, and gardening literature
- Access to a domestic demonstration garden

FUNCTIONS:

- Teaching Kitchen
- Storage
- Office
- Outdoor Seating
- Demonstration Garden



PROPOSED PROGRAM: KIDS & FAMILY AREAS

NARRATIVE:

- A place for children of all ages and families to explore, play, learn and read
- Break-out areas for storytelling, play, and various media
- Adjacent outdoor space for working off energy, physical play, access to nature
- Playful elements to explore and discover, accommodating different ways of learning
- A room that grows with kids, promoting learning and exploration as fun

FUNCTIONS:

- New Books
- Table Seating
- Books
- Audio/ Visual & New Media
- Storytelling
- Storage
- Outdoor Area
- Family Restroom



PROPOSED PROGRAM: CABINET OF CURIOSITY

NARRATIVE:

- A dynamic space for learning through doing, socializing, and engaging technologies
- Visible to all who enter the library to inspire curiosity
- A 'maker space' for all ages – sewing, dj, domestic skills, digital fabrication, etc.
- A place teens can call their own for reading, socializing, and individual and group activities with access to digital and physical resources
- Access to a multitude of environments and programs through virtual means to broaden horizons
- Flexible furniture to accommodate various activities and programs

FUNCTIONS:

- Teen Room
- Maker Room
- Virtual Reality Experience Alcove
- Office
- Storage



PROPOSED PROGRAM: COLLECTIONS & STUDY

NARRATIVE:

- Large, open, naturally lit space for reading and quiet work
- Ample opportunities for independent study with comfortable seating, natural light, and power
- Flexible shelving to accommodate the evolution of the collection
- An East Palo Alto focused resource area, with the ability to house memorabilia and even record oral histories
- Workstations and laptop check-out machines, as well as printing stations
- Private rooms for small group study and tutoring

FUNCTIONS:

- Main Space
- New Books / Media / Periodicals
- Adult Collections
- East Palo Alto History
- Reader Seating
- Public Computers
- Printing
- Study Rooms
- Literacy center
- Quiet Room
- Restrooms



PROPOSED PROGRAM: STAFF RESOURCE AREA

NARRATIVE:

- Stimulating, naturally lit work environment
- An ability to see the comings and goings of the library
- Open work spaces for permanent and temporary staff
- Wall space for sharing ideas and mapping out projects and schedules
- Privacy nook for quiet work and calls
- Easy access to book processing area

FUNCTIONS:

- Collection Processing Room
- Staff Open Office
- Enclosed Office
- Staff Break Area
- Storage
- Data / Telecom
- Staff Restroom w/Shower



PROPOSED PROGRAM: SITE & OUTDOOR AMENITIES

NARRATIVE:

- A place to connect with the outdoors and enjoy nature
- Space for larger gatherings as well as outdoor 'nooks' for solitude
- A demonstration garden for growing food
- Secure play areas for children
- Outdoor classroom and storytime area

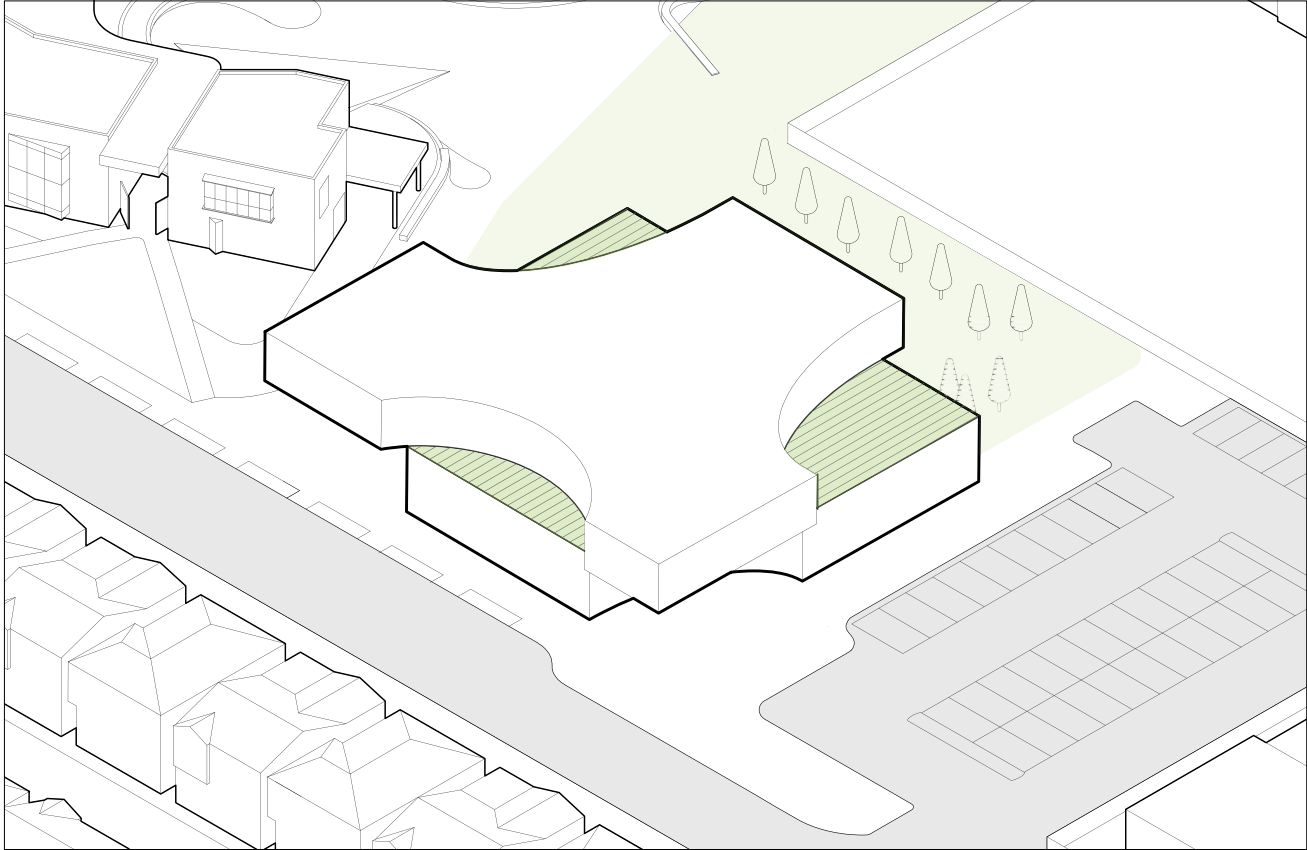
FUNCTIONS:

- Outdoor Reading
- Outdoor Eating
- Youth Play Area
- Demonstration Garden
- Bike Racks
- Parking Spaces
- Loading

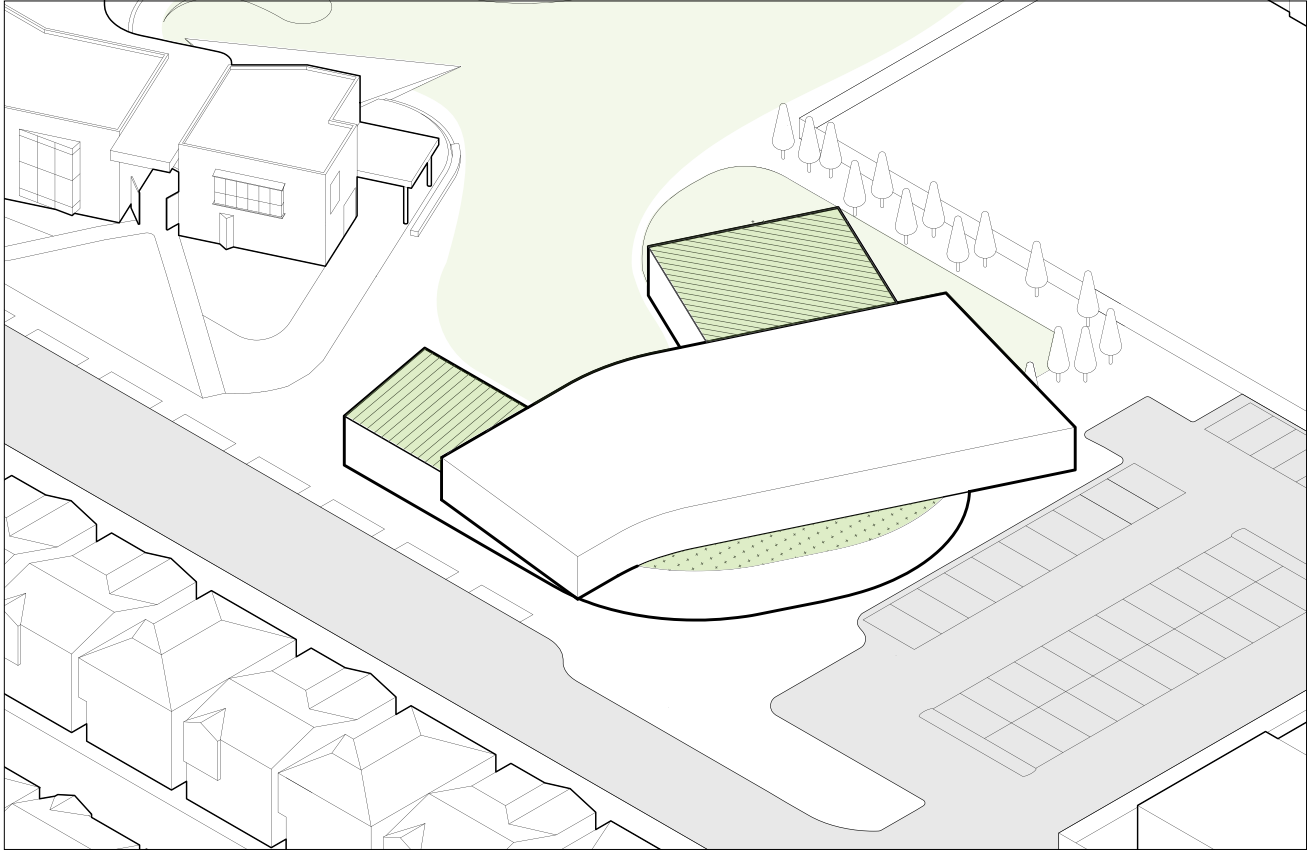


DESIGN CONCEPT

TWO APPROACHES

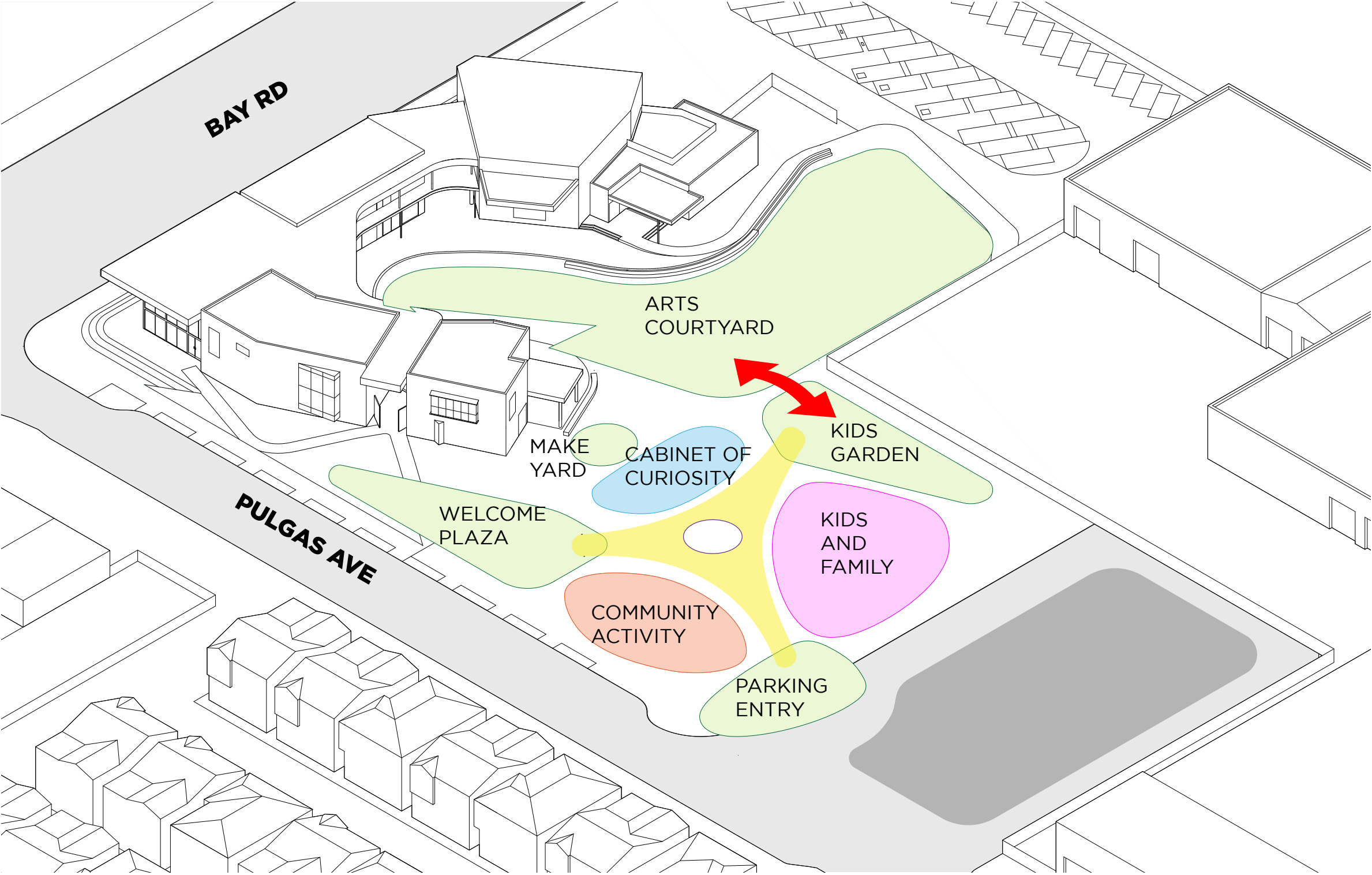


JIGSAW PUZZLE

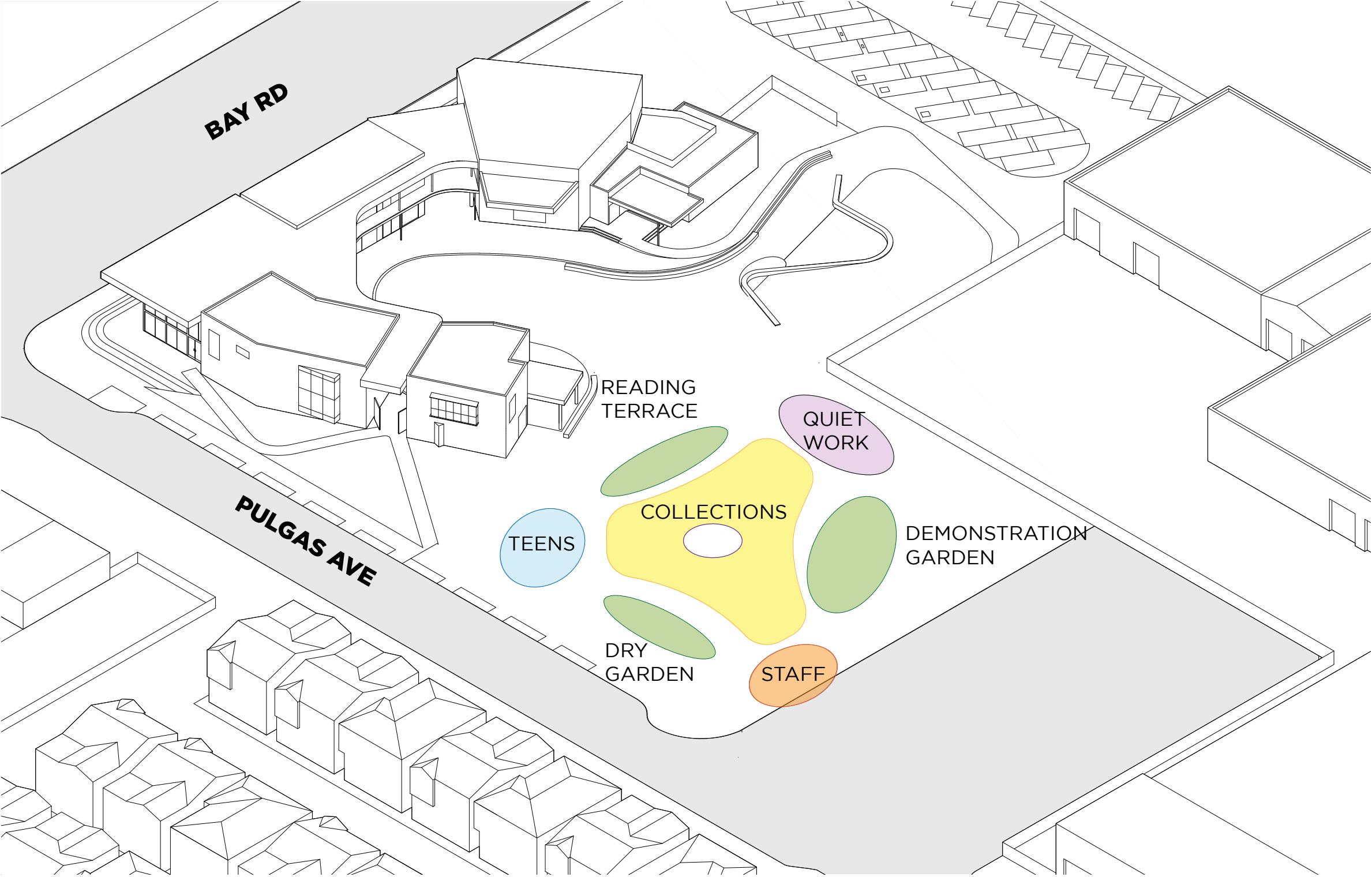


BOOMERANG

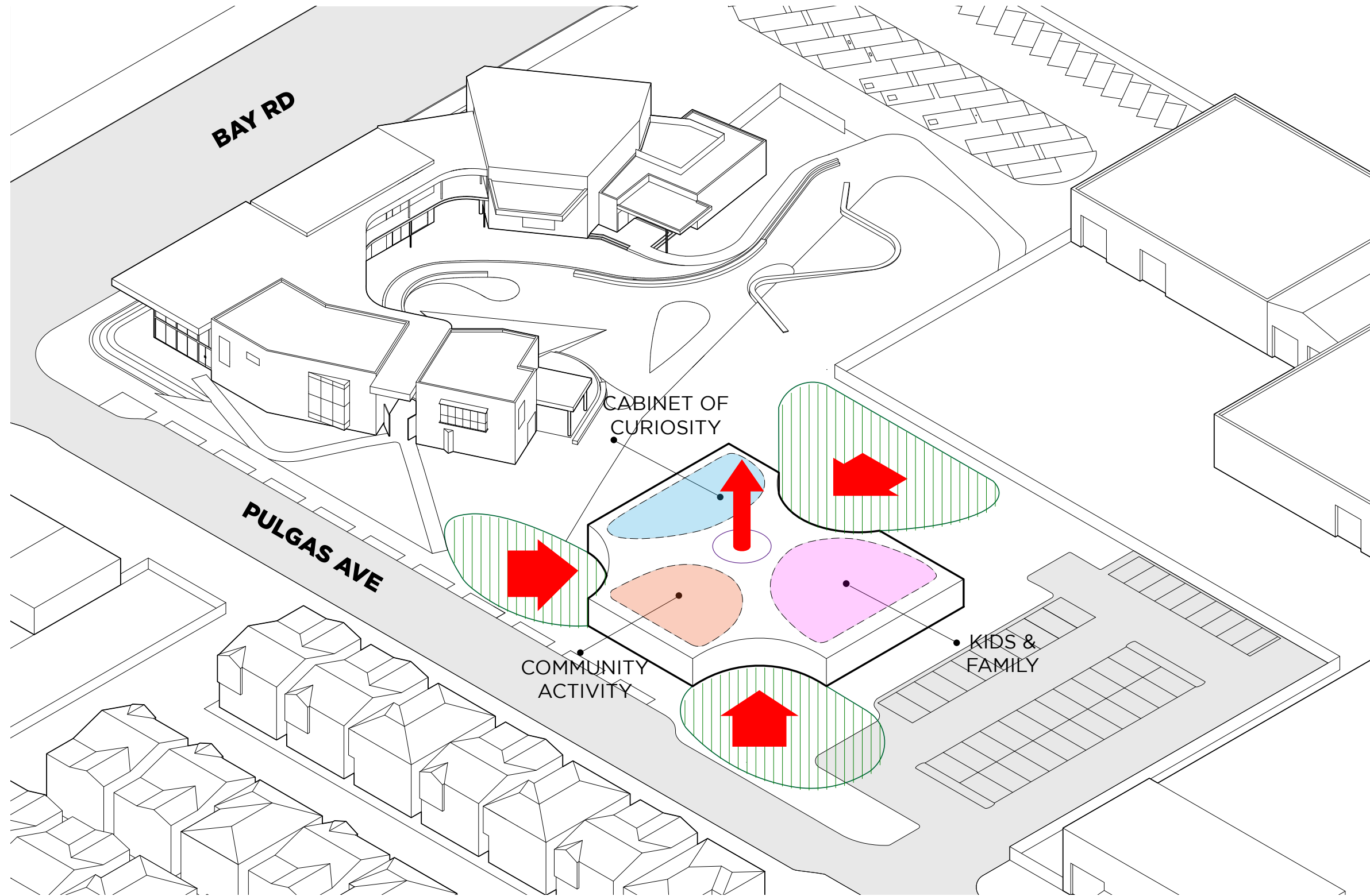
JIGSAW PUZZLE DESIGN



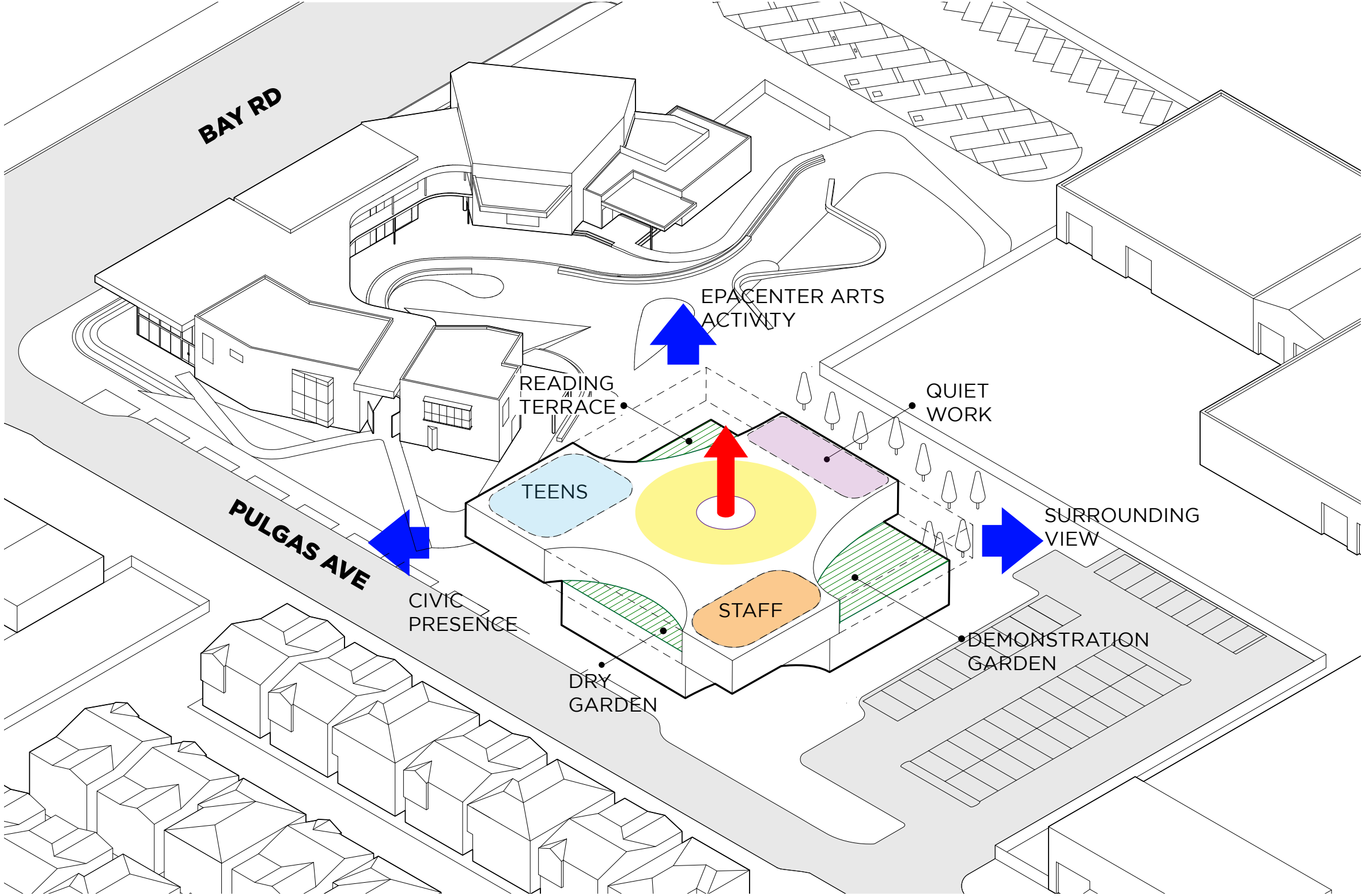
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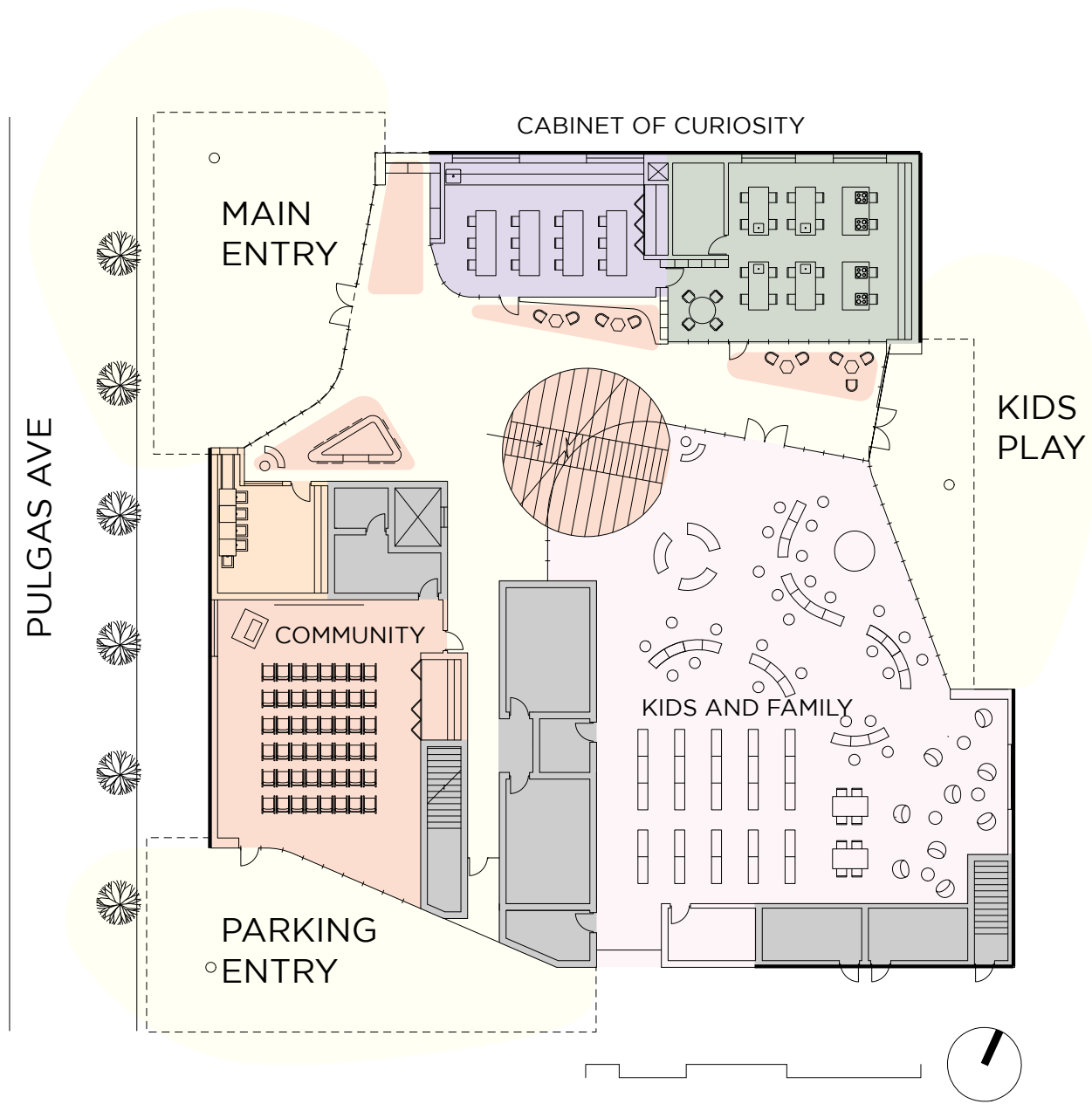


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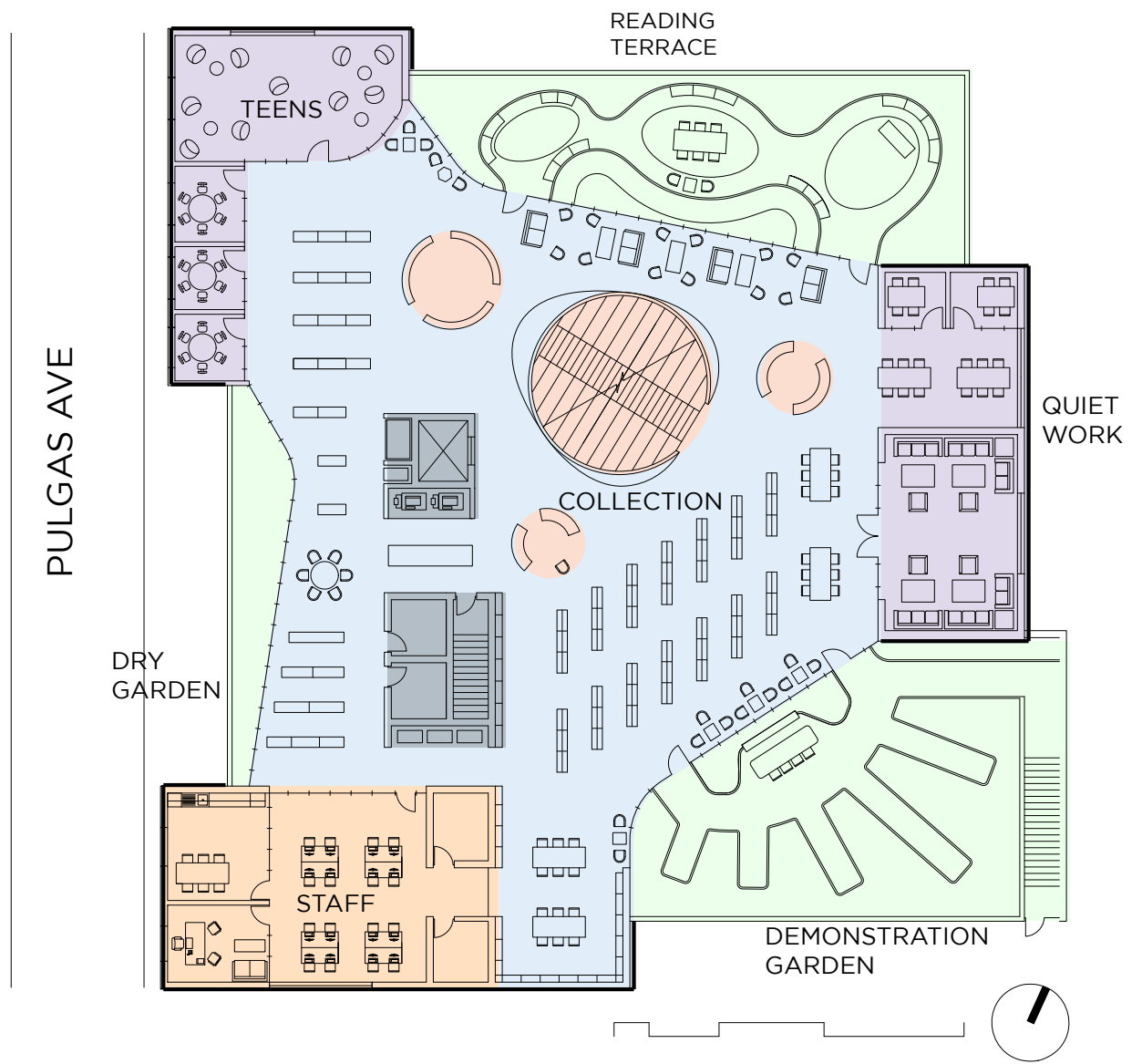


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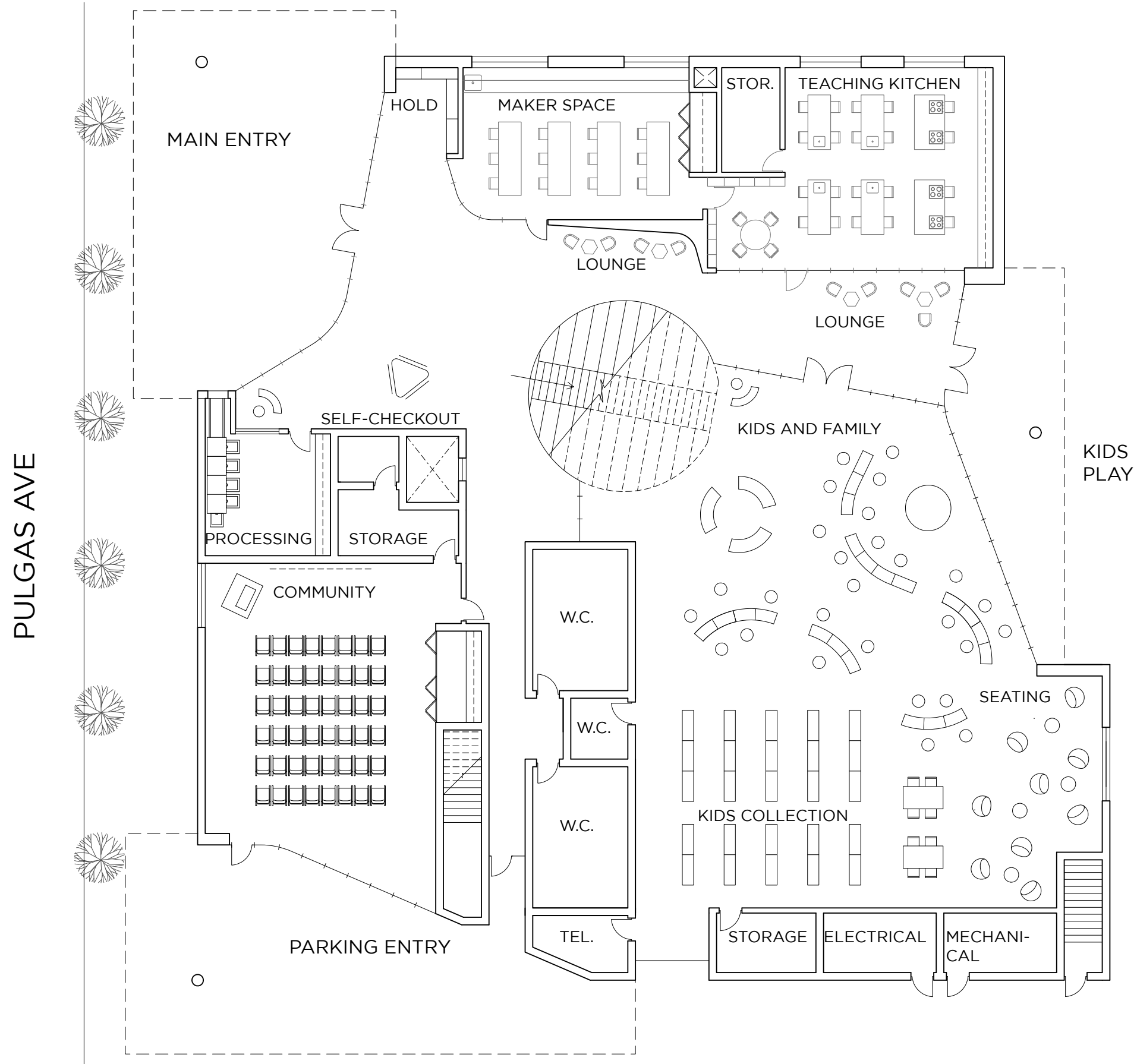


GROUND FLOOR

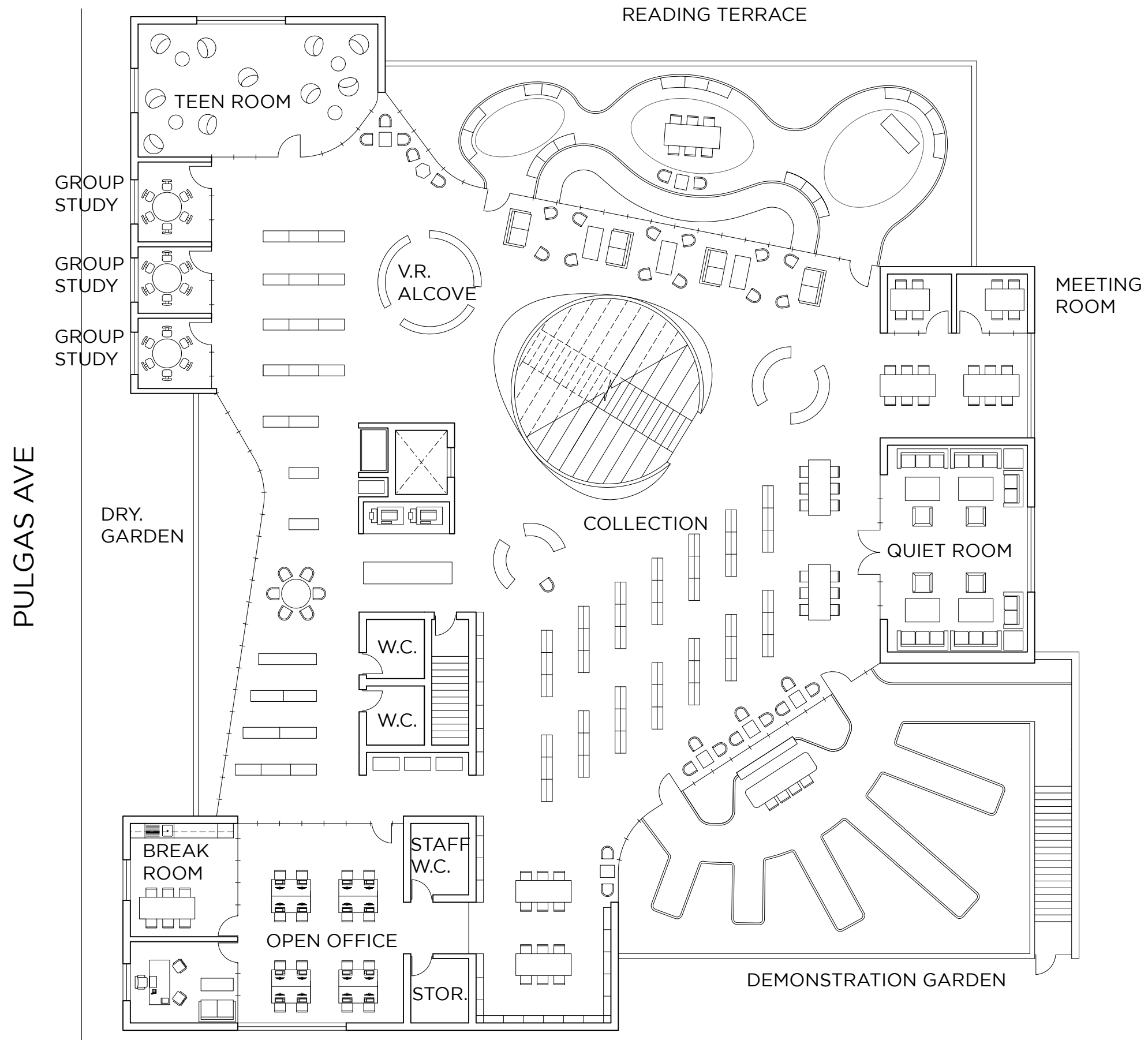


SECOND FLOOR

GROUND FLOOR PLAN



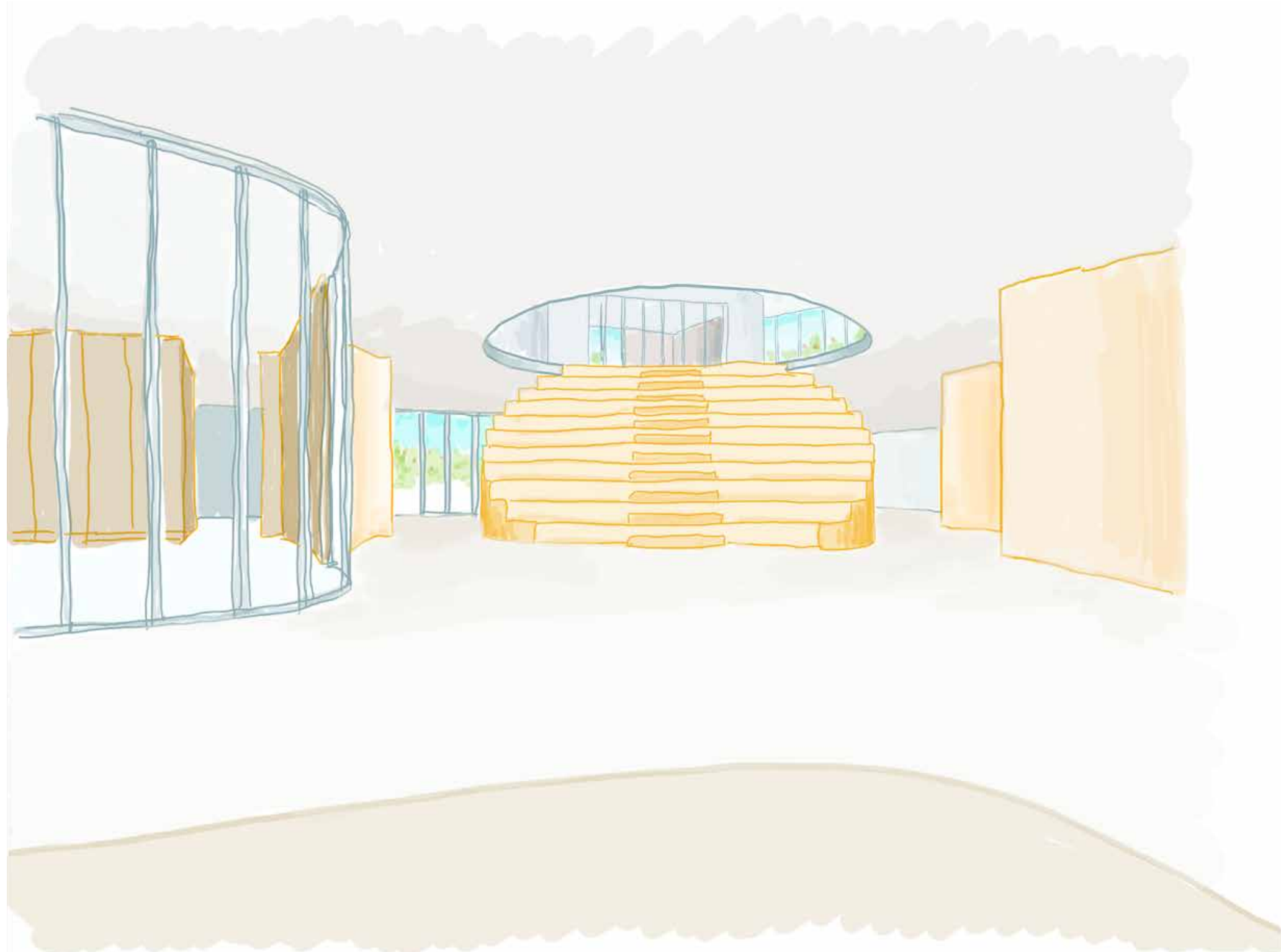
SECOND FLOOR PLAN



LANDSCAPE PLAN



MAIN ENTRY



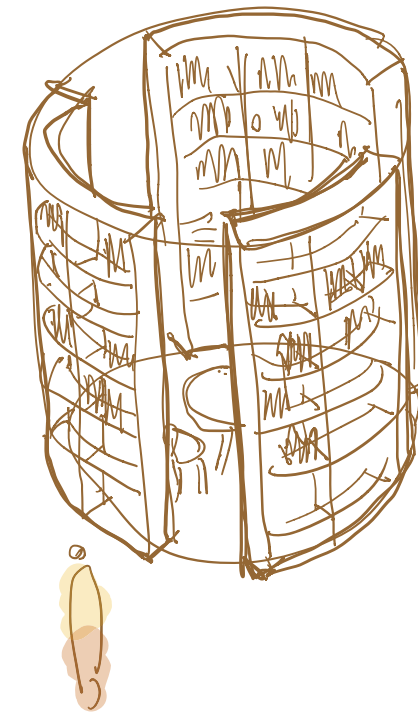
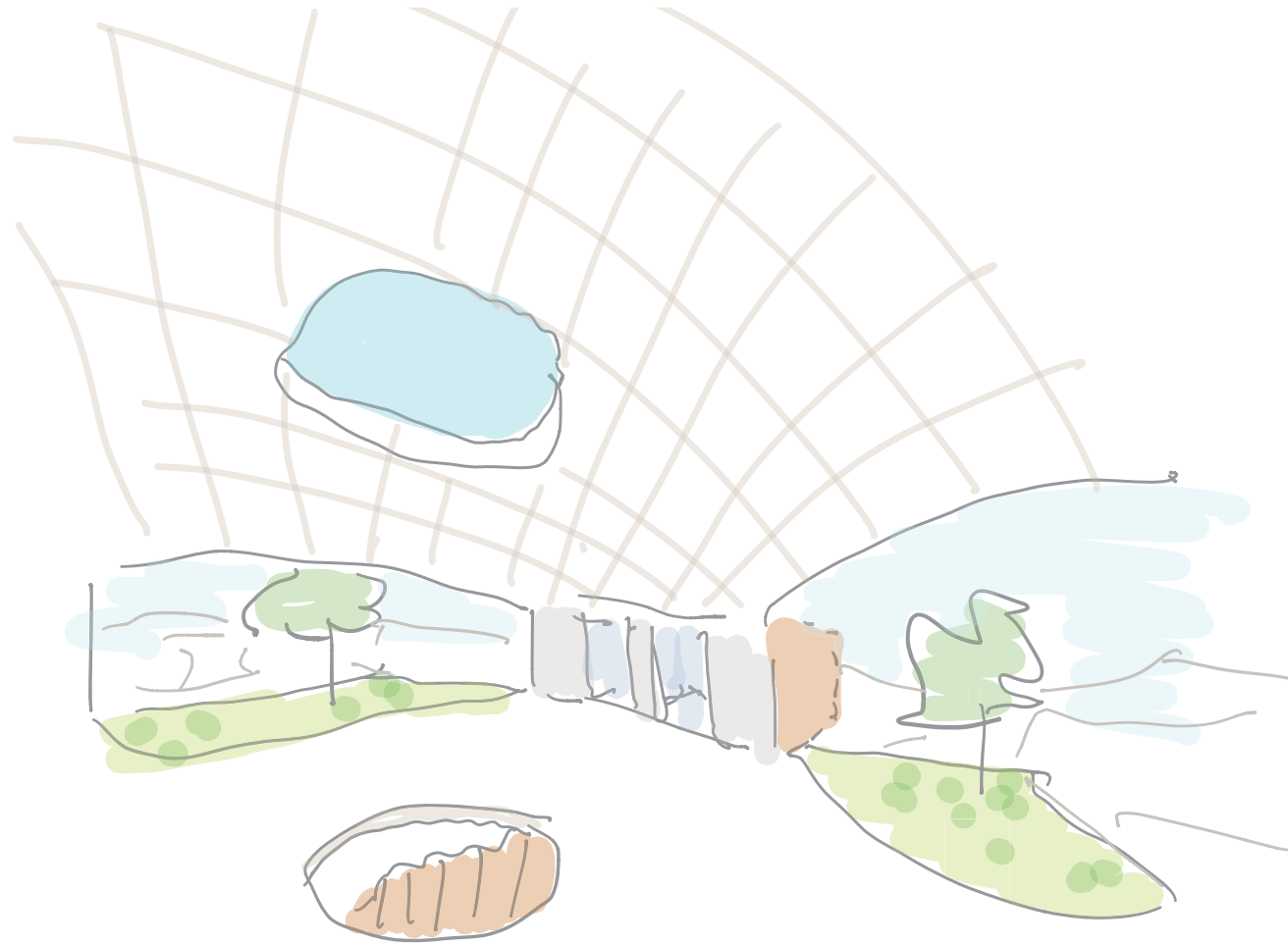
VIEW THROUGH KIDS



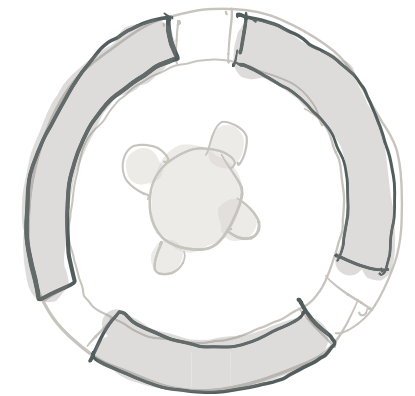
VIEW ACROSS COLLECTION SPACE



SECOND FLOOR SKETCHES



EPA HISTORY ALCOVE?



CONCEPT DESIGN COST PLAN

Overall Summary

	SF	\$/SF	TOTAL \$x1,000
New Construction			
Library	23,878	857.00	20,474
TOTAL BUILDING CONSTRUCTION	23,878	857.00	20,474
Sitework			
Existing Building Demo			N/A
Sitework	43,527	47.00	2,044
TOTAL SITEWORK			2,044
TOTAL BUILDING AND SITEWORK			22,518
Escalation To Start Date (January 2021)	8.00%		2,000
TOTAL ESCALATED CONSTRUCTION COST			24,518
Project Soft Costs (To Be Reviewed and Verified With Owner)			
Acquisition Costs			Excluded
Design and Engineering Services	13%		3,190
Furnishings, Fixtures and Equipment		23,878	30.00
Public Art	1%		250
Testing, Inspection and Permit	2%		370
Other Owner's Soft Costs	5%		1,230
Contingencies	10%		2,450
TOTAL PROJECT SOFT COSTS	33%		8,206
RECOMMENDED BUDGET FOR PROJECT			32,724

Add Alternates:

01 Premium for LEED Platinum over Gold	1,000
02 Net Zero - incl PV Panels	3,000

Excludes:

- Land and easement acquisition
- Environmental impact mitigation
- Move in and Pre-opening Costs
- Financing and Legal



Library Summary

	%	\$/SF	TOTAL	
Gross Area: 23,878 SF				
Foundations	3%	24.48	585	
Vertical Structure	2%	14.99	358	
Floor and Roof Structure	12%	106.23	2,537	
External Cladding	14%	123.46	2,948	
Roofing and Waterproofing	4%	32.93	786	
Shell	35%	302.10	7,213	
Interior Partitions	5%	44.54	1,064	
Interior Finishes	4%	33.17	792	
Interiors	9%	77.71	1,856	
Equipment and Specialties	11%	93.62	2,235	
Vertical Transportation	2%	15.39	368	
Equipment & Vertical Transportation	13%	109.01	2,603	
Plumbing	2%	18.30	437	
HVAC	8%	67.61	1,614	
Electrical	8%	69.33	1,655	
Fire Protection	1%	7.00	167	
Mechanical & Electrical	19%	162.24	3,874	
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES	76%	651.05	15,545	
Contingency for Development of Design	12.00%	9%	78.13	1,865
Construction Contingency	3.00%	3%	21.88	522
Phasing / Temporary Work	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES	88%	751.05	17,933	
General Requirements	2.00%	2%	15.02	359
General Conditions	5.00%	4%	38.30	915
Insurances and Bond	2.50%	2%	20.11	480
Contractor Fee	4.00%	4%	32.98	787
BUILDING CONSTRUCTION COST BEFORE ESCALATION	100%	857.47	20,474	
See Overall Summary for Escalation	0.00%	0%	0.00	0
RECOMMENDED BUDGET	100%	857.46	20,474	

