



LA MESA LIBRARY FEASIBILITY STUDY for the CITY OF LA MESA

19 July 2023





Figure 1a. Interior and exterior photographs of the existing La Mesa Library facility located on the corner of University Avenue and Allison Avenue in the City of La Mesa.

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01

Executive Summary



(Above) Exterior walk between the Existing City Hall (top) and the existing Library. Interior photographs of the book stack area with the high ceiling.

01

Executive Summary

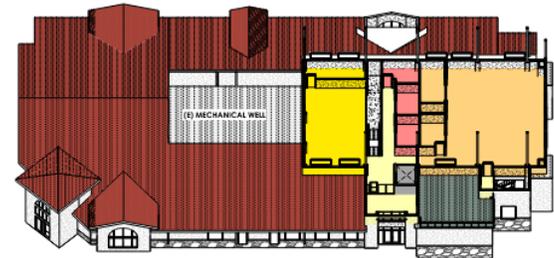
La Mesa Library feasibility study is a report that is a part of the City of La Mesa's effort to assess and improve the existing La Mesa Civic center and library facility. This document presents a preliminary analysis for a meaningful, quality library service.

Overview of schematic options

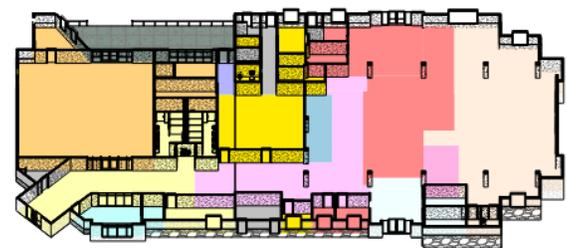
La Mesa City Library is dedicated to supporting its communities and neighbors, enhancing its community outreach and library services, and committed to sustainable solutions as good stewards of tax dollars. Improvements to the existing library facility will increase future capacity and address inequities and lacking amenities. The scope of this feasibility study was expansion of existing library facilities to include community spaces, improved Adult's, Children's, and Staff spaces, reorganization of programs and increased footage. The feasibility study recommends considerations for remodel, expansion, or new construction to increase square footage of library space via three options. Recommendations were fashioned based on previous Masterplan study, surveys, Library staff input, city input, and professional architectural judgements by Roesling Nakamura Terada Architects (RNT).

The 3 options of the feasibility study were based off a 15,000 SF library template from the SDCL Masterplan, and include:

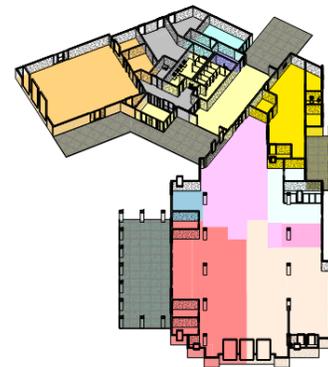
- **Option 1: Vertical expansion** - 10,373 SF of renovated interior space and 5,803 SF of vertical expansion. Second level addition for community spaces, expanded staff area, study rooms and patio.
\$7,285,157 (As per 06/25/2023 cost estimate by Hunter Pacific Group)
- **Option 2: Horizontal expansion** - 9,743 of renovated interior space and 6,395 SF of renovated expansion to the connected United States Postal Service. Expansion to host community spaces, expanded staff area, study rooms and patio.
\$5,878,571 (As per 06/25/2023 cost estimate by Hunter Pacific Group)



Option 1: Vertical expansion
Axonometric view of new Level 2 addition



Option 2: Horizontal expansion
Axonometric view of United States Postal Service Expansion



Option 3: New Library
Axonometric views of New Library Structure for La Mesa Civic Center
(Above) Color-coded axonometric views. For color legend, refer to Adjacency Prototype Diagram for a 15,000 SF library on page 11 & Section 03 Schematic Plans & Cost Estimates.

Executive Summary Continued

- **Option 3: New Library** - 16,444 SF of new facility construction. Proposal for new building on existing civic center lot. Existing library structure to be repurposed as part of the city of La Mesa's city center.
\$13,842,645 (As per 06/25/2023 cost estimate by Hunter Pacific)

All options will include site improvements such as new parking lot striping, ADA accommodations and updated landscaping.

Cost Estimate

Hunter Pacific's approach towards the Rough Order of Magnitude cost Plans are based primarily on the Capacity Factor Method and other parametric estimating techniques combined with the overall gross square foot of the impacted project area. Quantities are generally based on gross square footage, organized in a systems-type work-breakdown-structure with-in the guidelines of CSI Divisions or UNIFORMAT, and coupled with wholistic unit prices meant to encompass overall system costs which are inclusive of all elements that makeup a system.

Schedule of cost breakdown:

Option 1 - Vertical Expansion

\$7,285,157

Option 2 - Horizontal Expansion

\$5,878,571

Option 3 - New Library

\$13,842,645

Potential funding sources statement

In coordination with San Diego County Library, the city has identified the following funding sources potential:

1. Public-Private Partnership:

Public-private partnerships (PPPs) are a mechanism for government to procure and implement public infrastructure and/or services using the resources and expertise of the private sector. Where govern-



(Above) Existing interior lobby at the La Mesa Library

-ments are facing ageing or lack of infrastructure and require more efficient services, a partnership with the private sector can help foster new solutions and bring finance.

PPPs combine the skills and resources of both the public and private sectors through sharing of risks and responsibilities. This enables governments to benefit from the expertise of the private sector, and allows them to focus instead on policy, planning and regulation by delegating day-to-day operations.

2. City Bond Measures:

A type of public financing tool used by local governments to raise funds for specific projects or initiatives without relying solely on tax revenue or existing funds.

3. Private Donations

4. Collaborating with the County to establish a branch of the San Diego County Library (SDCL) within the City.

Feasibility Study summary conclusions

RNT concludes the feasibility study by summarizing the three options for each of the specific scenario.

- Option 1: Vertical expansion**
 Option 1 expansion occurs within the existing footprint of the La Mesa Library with the addition of a second story.
- Option 2: Horizontal expansion**
 Post Office Expansion within existing Library facility is the most cost effective option. Library programs lie on a single level as a one-story library building. However, Option 2 is contingent on whether the existing United States Postal Service office is willing to relocate. Hence, additional relocation costs will need to be addressed.
- Option 3: New Library**
 This option effectively addresses future capacity enhancements at the building level while also acknowledging the importance of equitable access to quality library services. Option 3 incorporates pedestrian paths and open spaces to establish a strong connection between the Civic Center and the city of La Mesa.



(Above) Exterior of the entrance to the La Mesa United States Postal Service office.

02

Existing Conditions

Existing Conditions

The La Mesa Branch of the San Diego County Library system is located on the corner of University Avenue and Allison Avenue in the City of La Mesa. The library has been situated on University Avenue since 1915 and within the Civic Center site since 1957, though in different buildings during this period. The County of San Diego entered into a 40-year lease agreement with the City of La Mesa on November 3, 2005 for library space. In 2008, both the County Library and U.S. Postal Service moved into the new existing La Mesa Library building designed by Leach Mounce Architects (Figure 1a & 1b).

The following are descriptions of the building based on review of the 2008 construction drawings.

Architecture

The building's exterior is sand plastered EIFS painted off-white and beige tones with a stone wainscot. The tiled gable and shed roofs break up the volumes of the building. Multiple, large arched windows and clerestories flood light into the double-height library space. The tallest portion of the building was designed to function as a clock tower (however the clock tower was not constructed). The building has similar features to the neighboring Police Department.

Structural

The structural system includes a concrete slab-on-grade foundation with 6" exterior metal stud walls. There are interior HSS columns and braced frames throughout the building, with HSS trusses spanning the main library space.

Mechanical

HVAC equipment is hidden from view within a lowered mechanical well at the midpoint of the roof, from which the library is supplied via exposed, hanging ductwork. Four rooftop units serve the library and another four serve the post office.

Gross Building Area	16,873 SF
Library (GSF)	10,373 SF
Post Office (GSF)	6,500 SF
Building Stories/Height	1-story w/ top of roof at 36'-4"
Acquired Construction Date	July 1, 2008
Building Age (2023)	15 years
Construction Type	Type II w/ automatic sprinkler system
California Building Code	2001
Specific Plan Area	Downtown Village
Tenure	Operating Agreement
Rent	N/A
Expiration	November 3, 2045
Facility Condition Index	N/A

Figure 1c. Building Data Matrix

Plumbing

The library's two staff toilet rooms are adjacent to the post office's two staff toilet rooms, separated by a demising wall. The library additionally has two public toilet rooms, a custodial mop sink, and a small kitchenette in the staff lounge.

Electrical

The two tenants share a main electrical room with one main switchboard and two separate switchboards for each tenant. Fiber optic connects the building to an SDG&E transformer and AT&T pedestal along Allison Avenue. The Cox CATV pullbox is situated adjacent to the fiber optic pullbox within the library's designated parking lot.

02

Existing Conditions

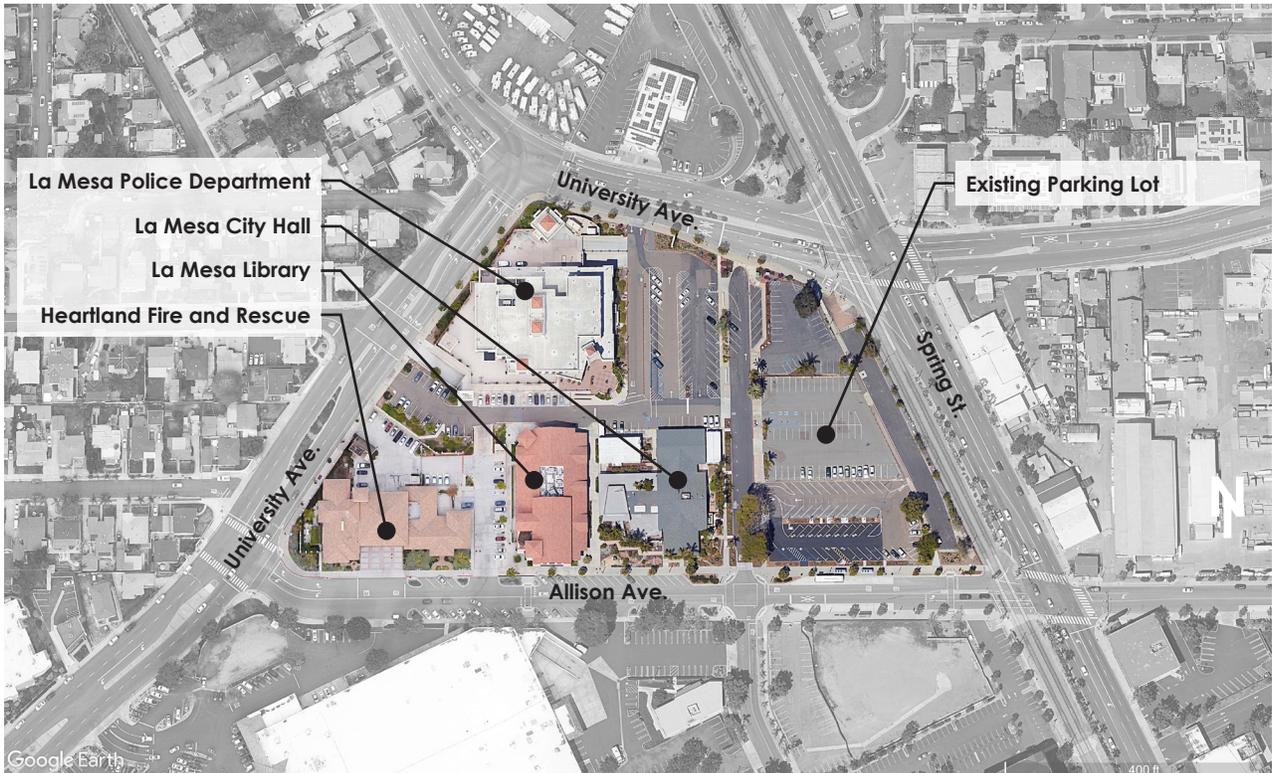


Figure 1b. Existing site conditions

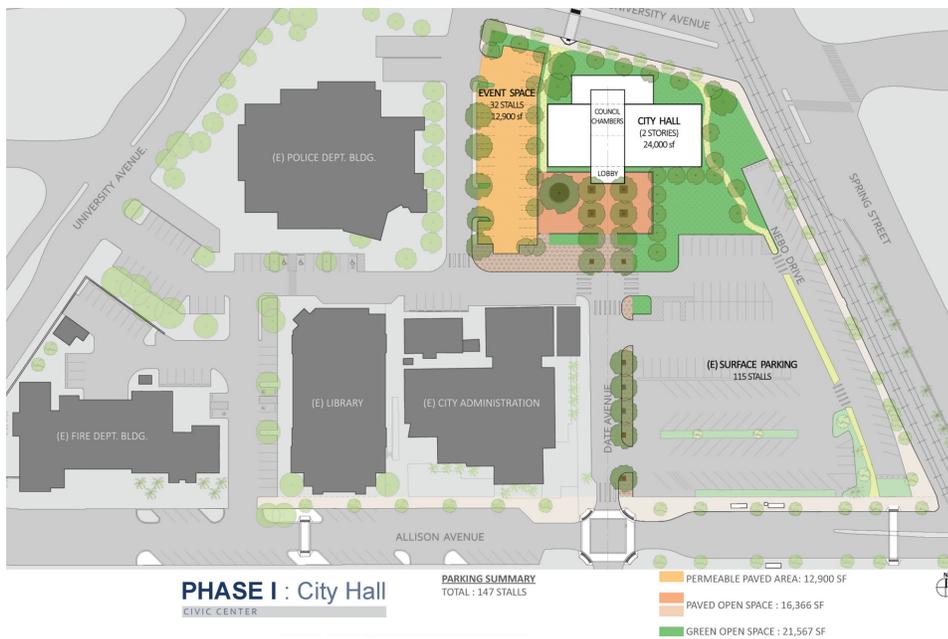


Figure 1c.

The 2016 Civic Center Feasibility study outlines the establishment of a new City Hall and a new Event Space in the northern section of the La Mesa Civic Center while maintaining the existing buildings as is. Additionally, the plan suggests allocating parking facilities in the southern area of the Civic Center.

The La Mesa Library Feasibility study aligns with the findings of the 2016 Civic Center Feasibility study and offers solutions that are in accordance with its recommendations.



Marquee (top), Adjacent Trolley line (bottom)



The City of La Mesa is currently in an operating agreement contracted in 2008 with the San Diego County Library for use of an 11,108 square foot building and site for library services. It is possible to negotiate space from the adjacent Post Office to increase the library size and provide a much-needed community room at this branch. Otherwise, The San Diego County Library (SDCL) Master plan recommends to increase the library to 15,000 square feet minimum by constructing a new library facility and parking on County-owned land.

As per the SDCL Master Plan Template (2016) for a medium sized library (15,000 SF), the library should have dedicated secondary spaces such as homework centers, study rooms, conference rooms etc. Primary spaces such as the childrens', teens', adults', community and great room increase and with that adequate staff space and security also increases. Community rooms are accessed through the lobby for potential after-hours use, where the lobby can be closed via rolling gate. A Friends of the Library bookstore is included and accessed from the entry plaza only.

New Library construction, additions or renovations should refer to the adjacency diagram templates

for targeted minimum sizing of program spaces. At minimum, a 2,000 SF community room shall be provided. When new construction is not possible on County-owned land, modifications can be considered such as: a) the demolition of existing building and subsequent replacement construction, b) additions to the existing building to increase functionality, or c) renovations to the existing square footage.

As per the SDCL Master Plan, the following are recommended to be visited in-depth when considering any library renovation or new construction:

- Utilize the template adjacency diagram sizings to internally assess library space required and adjust based on population size and community needs for site selection and feasibility purposes.
- Prioritize land that is already owned by the County or has already gone through the CEQA process.
- Prioritize lot sizes large enough to accommodate outdoor programming (e.g., Entry plaza, poet's patio, reading garden/porch, or program amphitheater), building expansion, and ample parking.

03

Criteria

Existing La Mesa Library Facility and recommendations

This feasibility study uses the San Diego County Libraries' template adjacency diagram for a 15,300 gross square foot library (informally referred to as 15,000 GSF), shown on the right side of page 9, as the target size and spatial layout for the future of the La Mesa branch library.

Comparing only the spaces that exist at present, the La Mesa branch library is a close reflection of the San Diego County Libraries' template adjacencies diagram. However, the branch is without any dedicated, communal meeting spaces, homework center, dedicated study rooms, or an exterior reading space ("Poet's Patio"). Corresponding to the adjacencies diagram, the Program Chart to the right identifies a total list of all spaces which are missing from the existing library, noted with "0 square feet."

In addition to spaces missing, the branch is undersized compared to the prototype. In its current configuration, it is unlikely that the library will be able to achieve the program and size of the prototype with planned renovation for creative storage or furniture solutions alone.

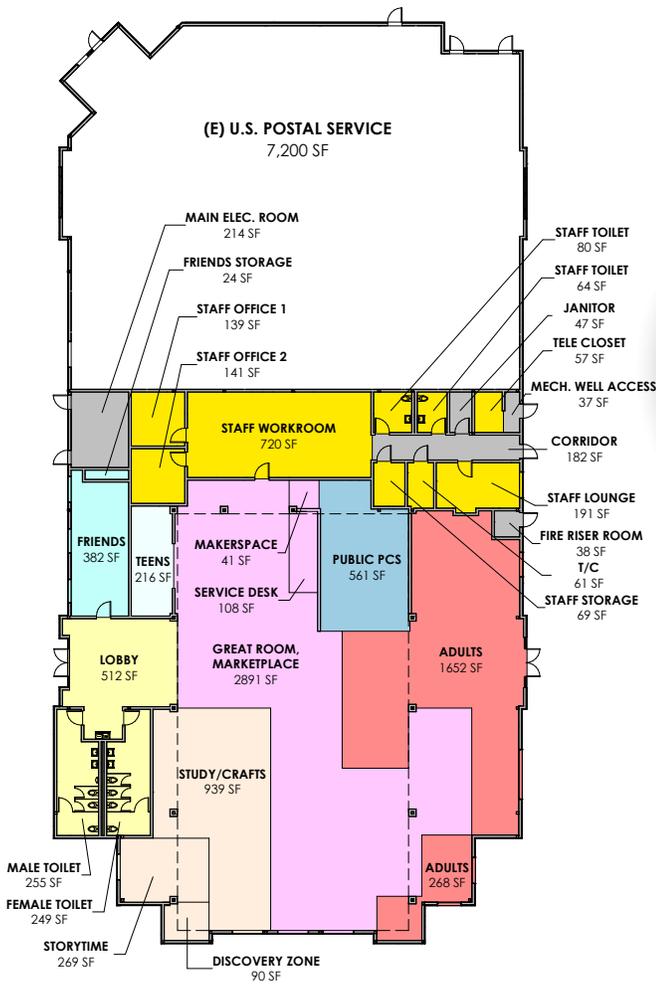
It is recommended for the library to increase in size to meet the medium-sized library template program.

Refer to Section 05 Schematic Plans & Cost Estimates for schematic options to increase branch size.



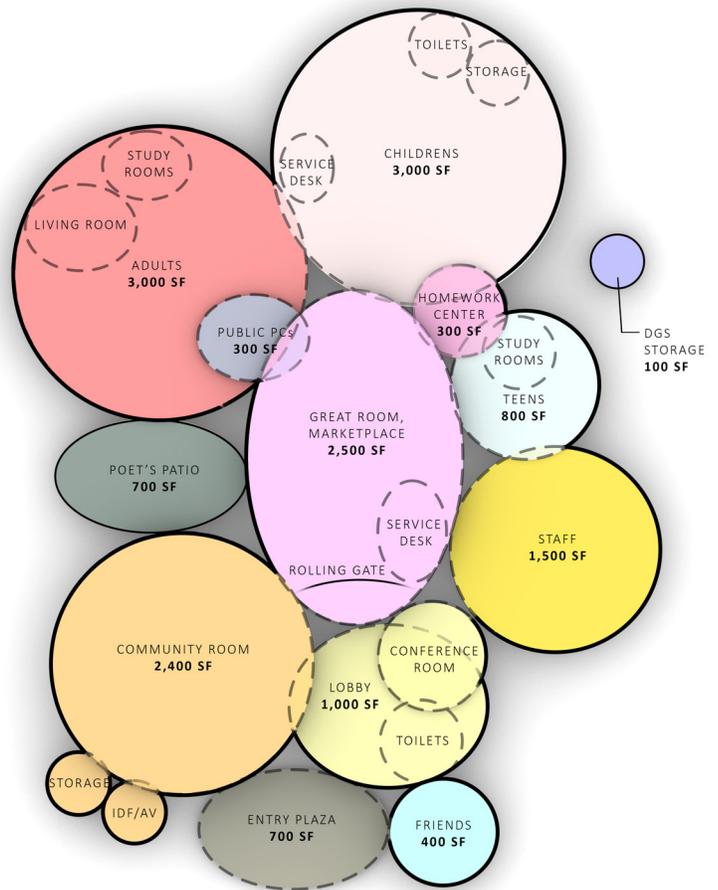
(Above) Existing Friend of the Library space.

	PROTOTYPE	EXISTING	
	AREA (GSF)	LIBRARY PROGRAM	AREA (GSF)
LOBBY	200 SF	LOBBY	512 SF
	200 SF	CONFERENCE ROOM	0 SF
	300 SF	MALE TOILET	255 SF
	300 SF	FEMALE TOILET	249 SF
	1,000 SF		1,016 SF
COMMUNITY	2,000 SF	COMMUNITY ROOM	0 SF
	150 SF	SERVING ROOM	0 SF
	200 SF	STORAGE ROOM	0 SF
	50 SF	IDF / AV CLOSET	0 SF
	2,400 SF		0 SF
FRIENDS	300 SF	PUBLIC SPACE	382 SF
	100 SF	STORAGE / PROCESSING	24 SF
	400 SF		406 SF
GREAT ROOM	1,600 SF	GREAT ROOM / MARKETPLACE	2,891 SF
	200 SF	SERVICE DESK (REFERENCE DESK)	108 SF
	100 SF	MAKERSPACE	41 SF
	300 SF	HOMEWORK CENTER	0 SF
	300 SF	PUBLIC PCS	561 SF
	2,500 SF		3,601 SF
ADULTS	2,000 SF	ADULT SPACE	1,920 SF
	450 SF	LIVING ROOM	0 SF
	150 SF	STUDY ROOM 1	0 SF
	150 SF	STUDY ROOM 2	0 SF
	150 SF	STUDY ROOM 3	0 SF
	100 SF	VET CONNECT	0 SF
	3,000 SF		1,920 SF
CHILDRENS	80 SF	SERVICE DESK (REFERENCE DESK)	0 SF
	900 SF	STORYTIME AREA	269 SF
	900 SF	DISCOVERY ZONE	90 SF
	1,000 SF	STUDY / CRAFTS AREA	939 SF
	50 SF	STORAGE	0 SF
	70 SF	ALL GENDER TOILET	0 SF
	3,000 SF		1,298 SF
	TEENS	500 SF	TEEN AREA
150 SF		TEEN STUDY ROOM 1	0 SF
150 SF		TEEN STUDY ROOM 2	0 SF
800 SF			216 SF
STAFF	950 SF	STAFF WORKROOM	720 SF
	100 SF	MANAGER'S OFFICE	280 SF
	130 SF	STAFF STORAGE	69 SF
	120 SF	DATA / IDF	118 SF
	130 SF	STAFF BREAKROOM	191 SF
	70 SF	STAFF TOILET	144 SF
	1,500 SF		1,522 SF
DGS	100 SF	DGS STORAGE	0 SF
	100 SF		0 SF
	15,300 SF	TOTAL GROSS AREA:	9,855 SF
SERVICE	-	JANITORIAL	47 SF
	-	ELECTRICAL / MECHANICAL	289 SF
	-	CORRIDOR	182 SF
			518 SF
		TOTAL GROSS AREA:	10,373 SF



EXISTING LIBRARY
LEVEL-1

(Above-left) Existing La Mesa Library Level-1 Floor plan. The Library shares the building with United States Postal Service office.



TEMPLATE DIAGRAM
MIN. 15,000 SF

(Above-right) Template diagram for a 15,000 SF library template from San Diego County Library Master Plan 2016.

04

Survey & Findings

Survey

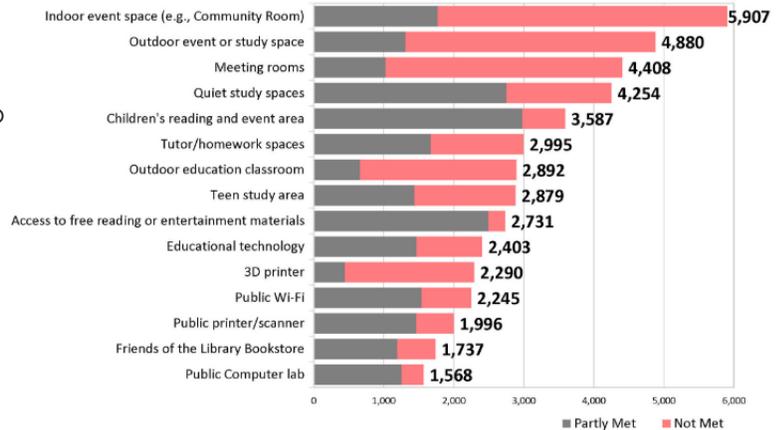
2023 City of La Mesa Parks, Recreation & Library Needs Assessment

The City of La Mesa is seeking input from residents to help in the planning of future park, recreation and library facilities, services, and programming.

A survey was commissioned as part of this study to receive scientifically valid input from residents. ETC conducted the survey. Refer to appendix for the Community Survey Findings Report

Key Survey Findings - Library

- Most residents (82%) have a library card for the San Diego County Library.
- Two out of three residents (66%) have a need to access free reading or entertainment materials
- The three roles and services that residents think are most important for the library to provide, are:
 1. Support for education and literacy for children, teens, and adults (60%)
 2. Provide resources for reading/listening/viewing (43%)
 3. Provide quiet places for reading and individual study (34%)
- Seventy-one percent (71%) of residents use books provided by the La Mesa Branch Library, 78% of residents are aware but do not use the public computers/laptops, 67% of residents are not aware that State Park Passes are offered or Tech Connect Kits (62%).
- Nearly half (49%) of residents use the find and request materials and 39% use eBooks and digital Audio-books provided by the La Mesa Branch Library, 52% of residents are aware but do not use/access digital magazines and newspapers, 76% of residents are not aware that genealogy research databases and live virtual tutoring (k-12) are offered (74%).
- Seventeen percent (17%) of residents use the summer reading programs and art/music events



(Above) Estimated number of households whose needs for Library Amenities/Facilities are being Partly met or Not met

offered by the La Mesa Branch Library, 58% of residents are aware but do not use the children and Teen literacy programs, and 73% of residents were not aware of Library High School or fitness and wellness classes (69%) were not offered.

Library Amenities/Facilities - Needs

ETC Institute was able to estimate the number of households in La Mesa that had the greatest “unmet” need for library amenities/facilities. The top four library amenities/facilities with the highest percentage of households whose needs are currently being partly met or not met are listed below:

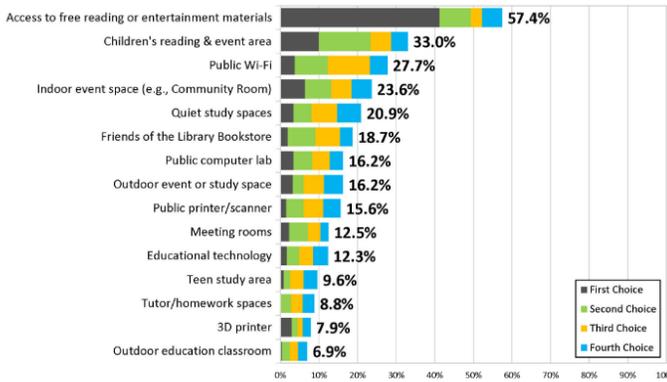
1. Indoor event space (5,907 households)
2. Outdoor event or study space (4,880 households)
3. Meeting rooms (4,408 households)
4. Quiet study spaces (4,254 households)

Library Amenities/Facilities - Importance

In addition to assessing the needs for each amenity/facility, ETC Institute also evaluated the importance that households placed on each one.

04

Survey & Findings



(Above) Amenities/Facilities that are most important to La Mesa Households

Based on the sum of households' top four choices, the top four most important amenities/facilities to households are listed below.

1. Access to free reading or entertainment materials (57%)
2. Children's reading and event area (33%)
3. Public Wi-Fi (28%)
4. Indoor event space (24%)

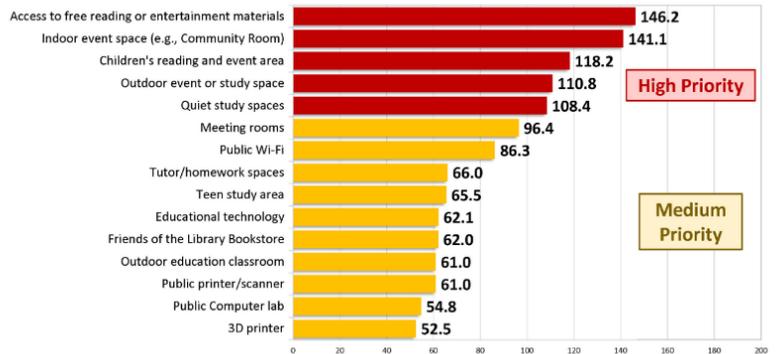
Library Amenities/Facilities - Investment

The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on Parks and Recreation investments. Details regarding the methodology for this analysis are provided in survey '2023 City of La Mesa Parks, Recreation & Library Needs Assessment' Findings Report.

Based on the Priority Investment Rating (PIR), the library amenities/facilities that were rated as high priorities for investment are listed below.

1. Access to free reading or entertainment materials

Priority Investment Rating: Library Amenities/Facilities



(Above) Priority Investment Rating: Library Amenities/Facilities

1. Indoor event space
2. Children's reading and event area
3. Outdoor event or study space

Based on the Priority Investment Rating (PIR), the library amenities/facilities that were rated as medium priorities for investment are listed below.

1. Meeting rooms
2. Public Wi-Fi
3. Tutor/Homework spaces
4. Teen study area

For full ETC Survey '2023 City of La Mesa Parks, Recreation & Library Needs Assessment' Findings Report refer to appendix pg. 37.



05

Schematic Plans & Cost Estimates

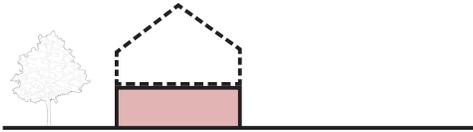
Schematic Options

Three schematic options were developed to increase the branch size.

While the first two options studied the feasibility of expanding at the current library facility, the third option studied a new facility of which the first two options could be compared against in cost. The total gross square footage target for each option was 15,300 GSF.

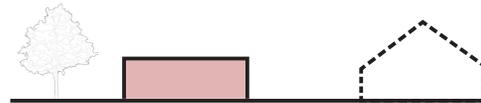
Option 1 - Vertical Expansion

This option adds a second level to the existing library facility.



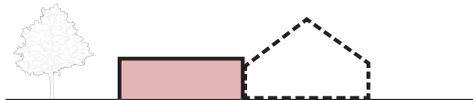
Option 3 - New Facility

This option builds a new library facility in the adjacent parking lot.



Option 2 - Horizontal Expansion

This option expands the library into the existing and adjacent United States Postal Service Office.



05

Schematic Plans & Cost Estimates

Option 1 - Vertical Expansion

This option adds a second level to the existing library.

Schematic Floor Plans

A number of existing staff and service spaces are able to remain functional for this option, notably the location of the toilets at the lobby. The existing Friends bookstore is also currently adequate to serve a library of this size.

With the construction of a second level comes the addition of an elevator and two separate egress stairs. As a second level program space, the community room can have controlled access and acoustic separation from the main library for events.

It is important to note that the California Building Code does not permit children's spaces above the ground level. This code implication, combined with the need to separate the community spaces, determined their placement.

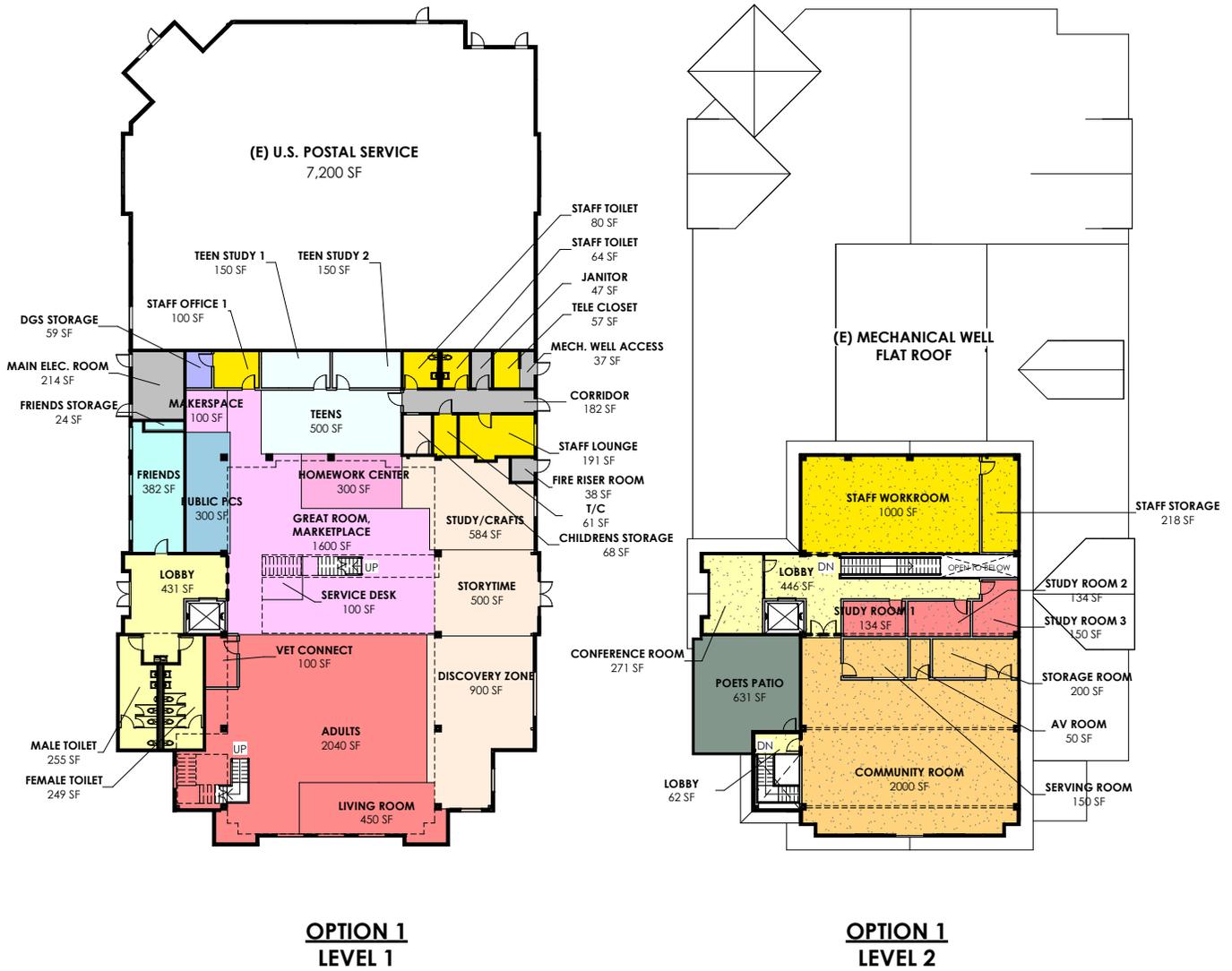
An exterior patio space is possible on the second level by renovating the flat roof in this location, the top of structure of which is currently lower than the proposed second floor level.

This design option is slightly short of the required minimum square footage and is without a dedicated all gender toilet. Further design for this option would need to consider the structural impacts of a second level on the existing framing and foundation.

	PROTOTYPE	OPTION 1	
	AREA (GSF)	LIBRARY PROGRAM	AREA (GSF)
			(E) = AS EXISTING
LOBBY	200 SF	LOBBY	939 SF
	200 SF	CONFERENCE ROOM	271 SF
	300 SF	MALE TOILET	255 SF (E)
	300 SF	FEMALE TOILET	249 SF (E)
	1,000 SF		1,714 SF
COMMUNITY	2,000 SF	COMMUNITY ROOM	2,000 SF
	150 SF	SERVING ROOM	150 SF
	200 SF	STORAGE ROOM	200 SF
	50 SF	IDF / AV CLOSET	50 SF
	2,400 SF		2,400 SF
FRIENDS	300 SF	PUBLIC SPACE	382 SF (E)
	100 SF	STORAGE / PROCESSING	24 SF (E)
	400 SF		406 SF
GREAT ROOM	1,600 SF	GREAT ROOM / MARKETPLACE	1,600 SF
	200 SF	SERVICE DESK (REFERENCE DESK)	100 SF
	100 SF	MAKERSPACE	100 SF
	300 SF	HOMEWORK CENTER	300 SF
	300 SF	PUBLIC PCS	300 SF
2,500 SF		2,500 SF	
ADULTS	2,000 SF	ADULT SPACE	2,040 SF
	450 SF	LIVING ROOM	450 SF
	150 SF	STUDY ROOM 1	134 SF
	150 SF	STUDY ROOM 2	134 SF
	150 SF	STUDY ROOM 3	150 SF
	100 SF	VET CONNECT	100 SF
	3,000 SF		3,008 SF
CHILDRENS	80 SF	SERVICE DESK (REFERENCE DESK)	0 SF
	900 SF	STORYTIME AREA	500 SF
	900 SF	DISCOVERY ZONE	900 SF
	1,000 SF	STUDY / CRAFTS AREA	584 SF
	50 SF	STORAGE	68 SF
	70 SF	ALL GENDER TOILET	0 SF
	3,000 SF		2,052 SF
TEENS	500 SF	TEEN AREA	500 SF
	150 SF	TEEN STUDY ROOM 1	150 SF
	150 SF	TEEN STUDY ROOM 2	150 SF
800 SF		800 SF	
STAFF	950 SF	STAFF WORKROOM	1,000 SF
	100 SF	MANAGER'S OFFICE	100 SF
	130 SF	STAFF STORAGE	218 SF
	120 SF	DATA / IDF	118 SF (E)
	130 SF	STAFF BREAKROOM	191 SF (E)
	70 SF	STAFF TOILET	144 SF (E)
1,500 SF		1,764 SF	
DGS	100 SF	DGS STORAGE	59 SF
100 SF		59 SF	
	15,300 SF	TOTAL GROSS AREA:	15,658 SF
SERVICE	-	JANITORIAL	47 SF (E)
	-	ELECTRICAL / MECHANICAL	289 SF (E)
	-	CORRIDOR	182 SF (E)
			518 SF
		TOTAL GROSS AREA:	16,176 SF

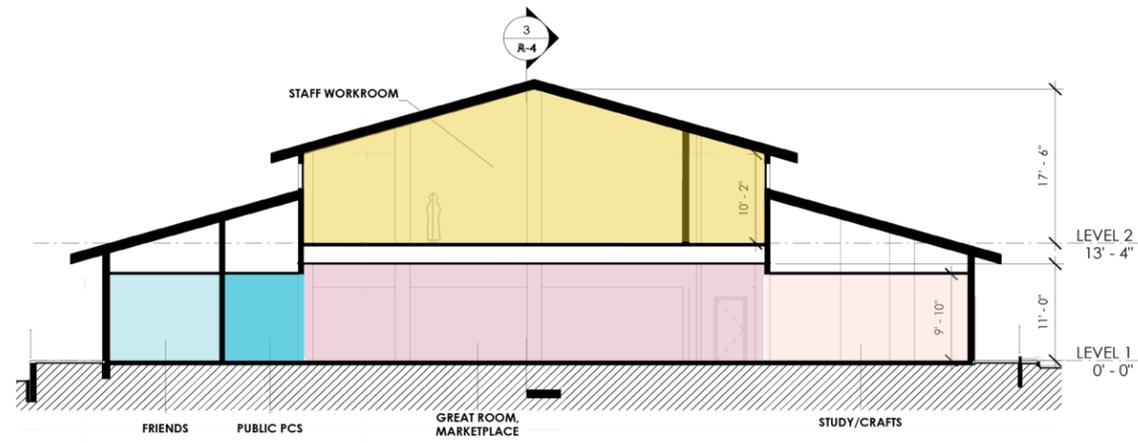
05

Schematic Plans & Cost Estimates

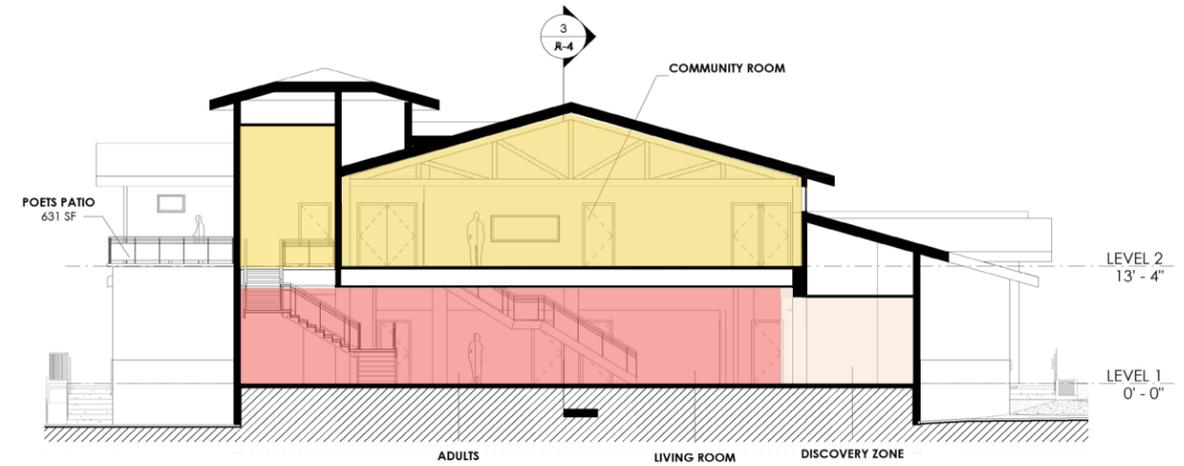


(Above) Option 1 - Vertical Expansion Level 1 and Level 2 floor plan. While the primary egress staircase occurs in the central Great Room, the secondary egress staircase is located within the existing tower structure south of the new Poet's Patio.

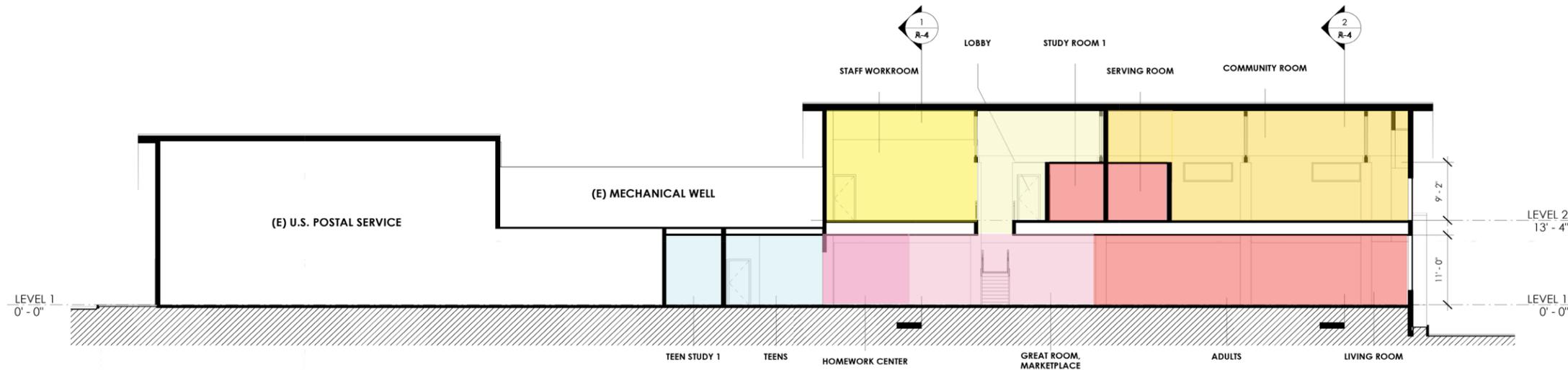
Schematic Plans & Cost Estimates



SECTION 1



SECTION 2



SECTION 3

05

Schematic Plans & Cost Estimates

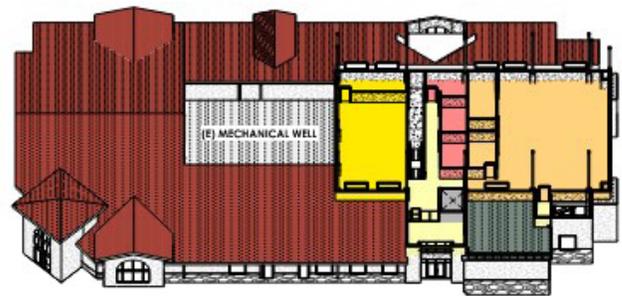
Cost Estimate for Option 1 - Vertical Expansion

ROM (Rough Order of Magnitude) Cost Plan is provided by Hunter Pacific Group. Cost Estimate is based on interior, air-conditioned spaces. Poet's patio, Staff Patio and other exterior patio spaces are not included in Cost Estimate.

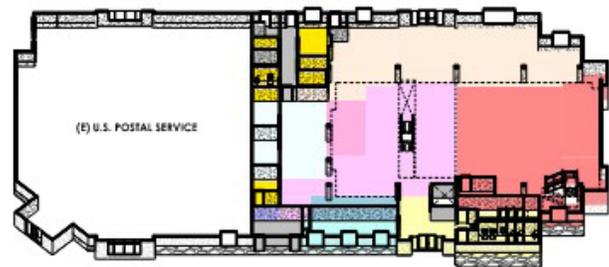
Cost Estimate Option 1 - Second level addition	
Cost per SF: Direct cost:	\$291.56 \$4,716,353
Indirect Cost per SF: Indirect Cost:	\$127.18 \$2,057,304
Escalation Rate: Escalation Cost per SF: Escalation cost:	7.55% \$31.62 \$511,500
Total Cost per SF: Total Cost:	\$450.37 \$7,285,157

Cost items:

Biggest impact cost items for 'Option 1 - Vertical Expansion' are in 'Division 09 - Finishes' for ceiling, flooring, interior and exterior wall finishes, in 'Division 23 - HVAC' for upgrades to the existing HVAC system, and 'Division 05 - Metals' for new structural framing and decking required for the new level and for supporting the new Poet's Patio. A cost unique to this option is in 'Division 14 - Conveying Equipment' as an electric elevator cab for access to the second level addition.



OPTION 1
LEVEL 2 FLOOR PLAN



OPTION 1
LEVEL 1 FLOOR PLAN

(Above) Option 1 - Vertical Expansion Level 1 and Option 1 - Vertical Expansion Level 2 axonometric

05

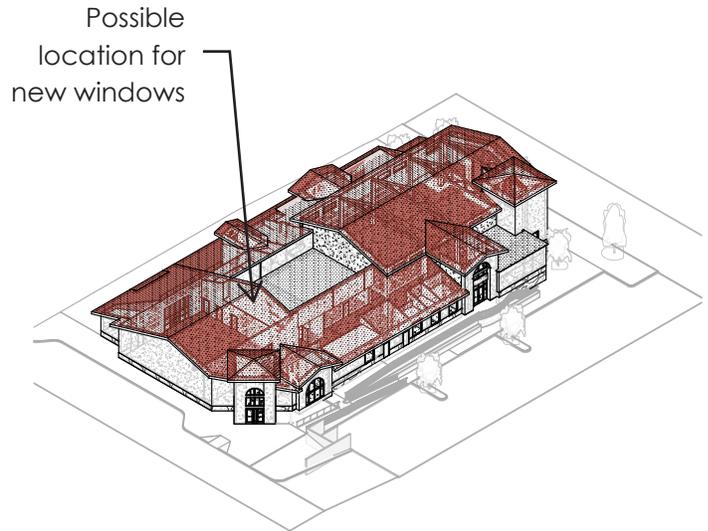
Schematic Plans & Cost Estimates

Development Timeline

Development timeline for Option 1 will be based on temporary library relocation and scheduling of temporary library closure.

A brief development timeline may include:	
1. Option Choice La Mesa and RNT Architects conclude feasibility study and choose an option out of the three options presented	3 months*
2. Design and Permitting Construction Documentations and Permits are collected	6 months*
3. Relocation Temporary relocation of library staff and services to prepare for construction and temporary library closure	3 months*
4. Construction	12 months*
5. Reinstatement Permanent reinstatement of library staff and services into library, and opening of New Library.	3 months*
Total	27 months*

* Approximate



**OPTION 1
NORTHWEST AXONOMETRIC**



**OPTION 1
SOUTHEAST AXONOMETRIC**

For Benefits and Drawbacks of each option, refer to Pg. 33

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Schematic Plans & Cost Estimates

Option 2 - Horizontal Expansion

This option expands the library into the existing and adjacent United States Postal Service office.

Schematic Space Plans

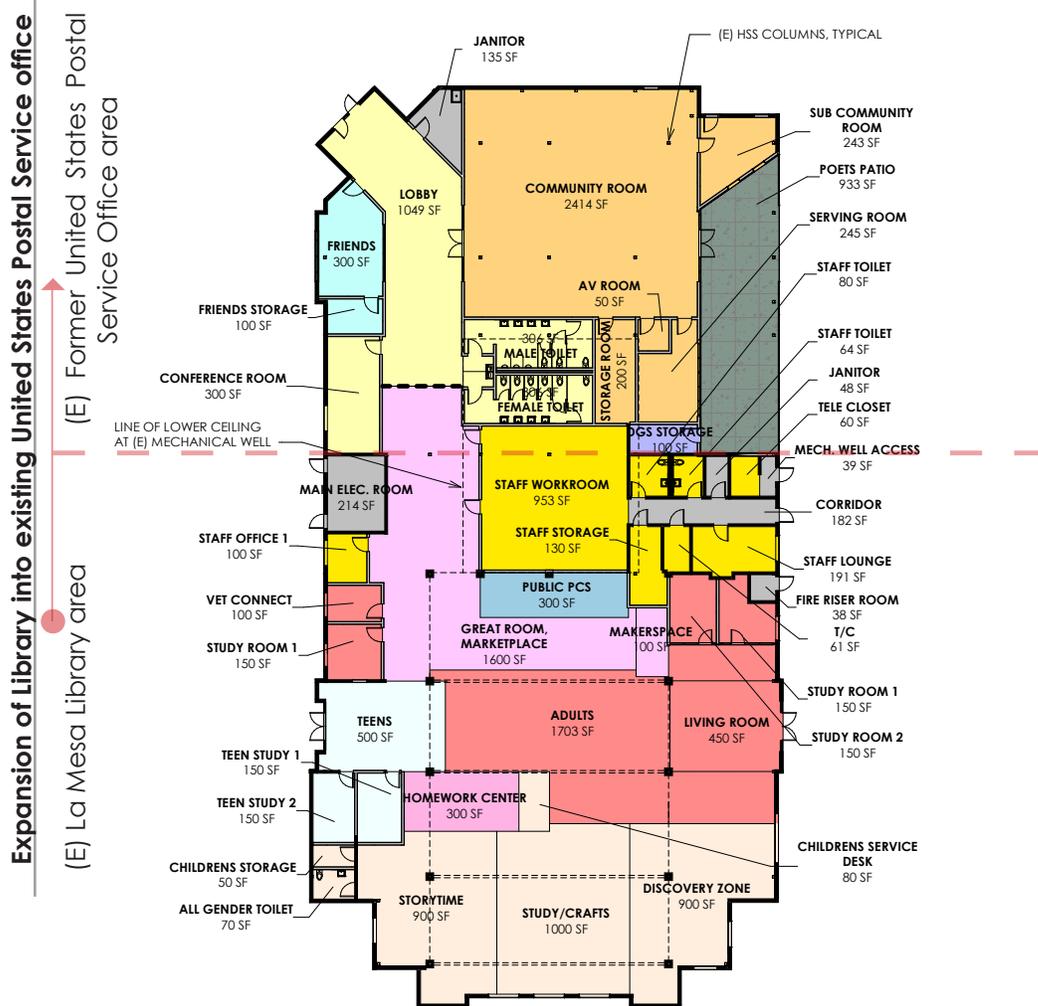
A number of existing staff and service spaces are again able to remain functional for this option, but the location of the lobby and toilets were relocated to support the community room. This option utilizes the post office entrance to the building and reassigns the existing library entrance to an exit-only function.

This design option is able to achieve the required minimum square footage for all associated program spaces. Further design for this option would need to consider impacts to the brace frame, particularly at the exterior poet's patio space, and potential structural solutions to removing existing columns throughout the post office to open the floor plan.

Note that with the expansion into the adjacent side of the building brings a need for a new location for the existing United States Postal Service office.

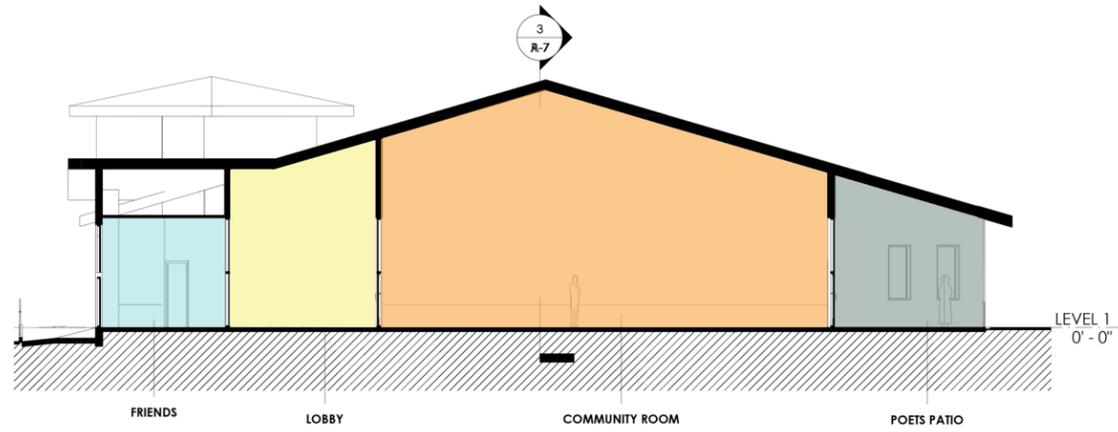
	PROTOTYPE	OPTION 1	
	AREA (GSF)	LIBRARY PROGRAM	AREA (GSF)
			(E) = AS EXISTING
LOBBY	200 SF	LOBBY	1,049 SF
	200 SF	CONFERENCE ROOM	300 SF
	300 SF	MALE TOILET	306 SF
	300 SF	FEMALE TOILET	306 SF
	1,000 SF		1,961 SF
COMMUNITY	2,000 SF	COMMUNITY ROOM	2,657 SF
	150 SF	SERVING ROOM	245 SF
	200 SF	STORAGE ROOM	200 SF
	50 SF	IDF / AV CLOSET	50 SF
	2,400 SF		3,152 SF
FRIENDS	300 SF	PUBLIC SPACE	300 SF
	100 SF	STORAGE / PROCESSING	100 SF
	400 SF		400 SF
GREAT ROOM	1,600 SF	GREAT ROOM / MARKETPLACE	1,600 SF
	200 SF	SERVICE DESK (REFERENCE DESK)	100 SF
	100 SF	MAKERSPACE	100 SF
	300 SF	HOMEWORK CENTER	300 SF
	300 SF	PUBLIC PCS	300 SF
2,500 SF		2,500 SF	
ADULTS	2,000 SF	ADULT SPACE	1,703 SF
	450 SF	LIVING ROOM	450 SF
	150 SF	STUDY ROOM 1	150 SF
	150 SF	STUDY ROOM 2	150 SF
	150 SF	STUDY ROOM 3	150 SF
	100 SF	VET CONNECT	100 SF
	3,000 SF		2,703 SF
CHILDRENS	80 SF	SERVICE DESK (REFERENCE DESK)	80 SF
	900 SF	STORYTIME AREA	900 SF
	900 SF	DISCOVERY ZONE	900 SF
	1,000 SF	STUDY / CRAFTS AREA	1,000 SF
	50 SF	STORAGE	50 SF
	70 SF	ALL GENDER TOILET	70 SF
	3,000 SF		3,000 SF
TEENS	500 SF	TEEN AREA	500 SF
	150 SF	TEEN STUDY ROOM 1	150 SF
	150 SF	TEEN STUDY ROOM 2	150 SF
800 SF		800 SF	
STAFF	950 SF	STAFF WORKROOM	950 SF
	100 SF	MANAGER'S OFFICE	100 SF
	130 SF	STAFF STORAGE	130 SF
	120 SF	DATA / IDF	118 SF (E)
	130 SF	STAFF BREAKROOM	191 SF (E)
	70 SF	STAFF TOILET	144 SF (E)
1,500 SF		1,633 SF	
DGS	100 SF	DGS STORAGE	100 SF
100 SF		100 SF	
	15,300 SF	TOTAL GROSS AREA:	15,481 SF
SERVICE	-	JANITORIAL	183 SF
	-	ELECTRICAL / MECHANICAL	289 SF (E)
	-	CORRIDOR	182 SF (E)
			654 SF
	TOTAL GROSS AREA:		16,138 SF

Schematic Plans & Cost Estimates

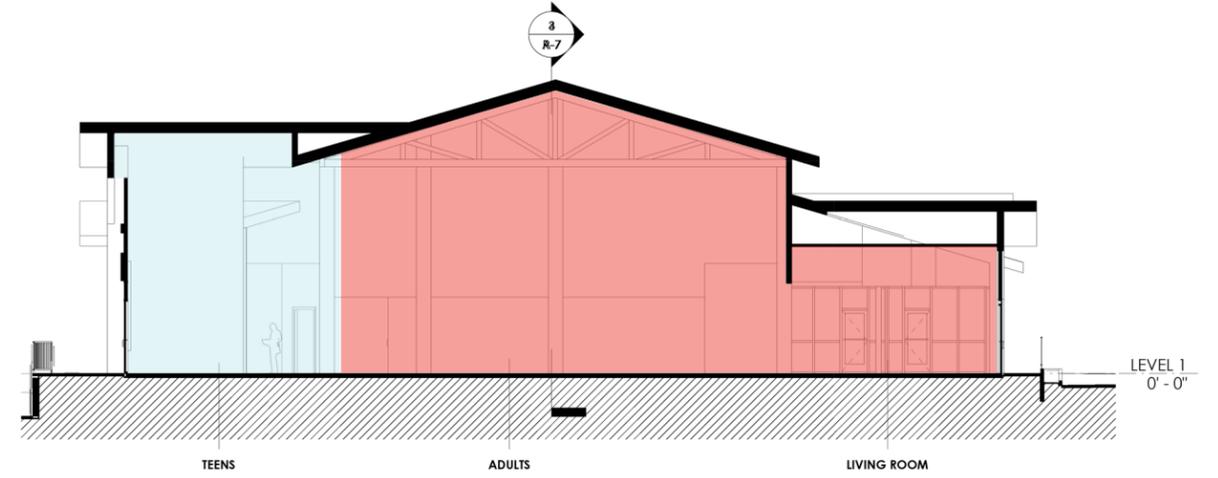


**OPTION 2
LEVEL 1**

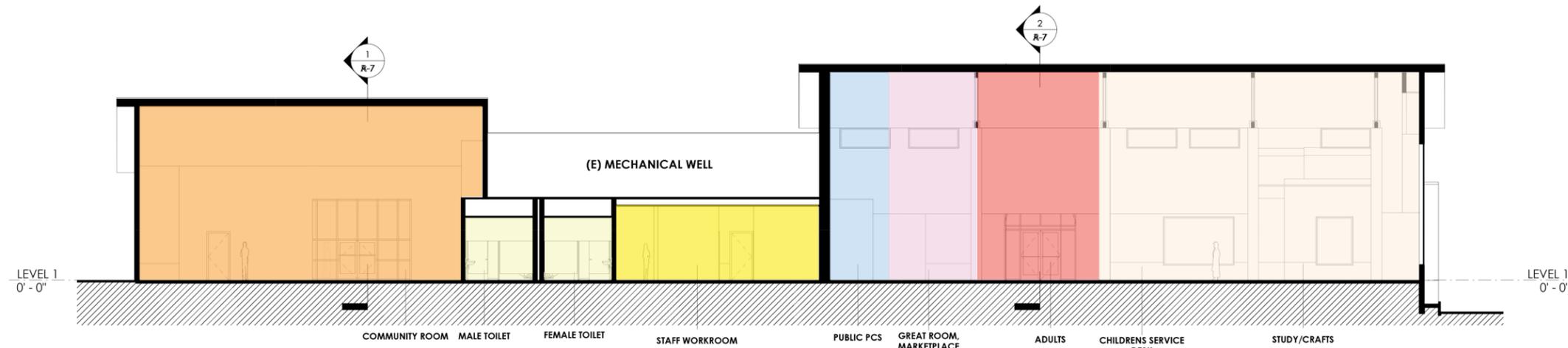
(Above) Option 2 - Horizontal Expansion Level 1 floor plan. Red-dotted line divides the former location of existing United States Postal Service Office, which is to be permanently relocated, from the former La Mesa Library facility.



SECTION 1



SECTION 2



SECTION 3

05

Schematic Plans & Cost Estimates

Cost Estimate for Option 2 - Horizontal Expansion

ROM (Rough Order of Magnitude) Cost Plan is provided by Hunter Pacific Group.

Cost Estimate Option 2 - Expand Library to existing United States Postal Service Office	
Cost per SF:	\$235.82
Direct cost:	\$3,805,740
Indirect Cost per SF:	\$102.87
Indirect Cost:	\$1,660,088
Escalation Rate:	7.55%
Escalation Cost per SF:	\$25.58
Escalation cost:	\$412,742
Total Cost per SF:	\$364.27
Total Cost:	\$5,878,571

Cost Estimate is based on interior, air-conditioned spaces. Poet's patio, Staff Patio and other exterior patio spaces are not included in Cost Estimate.

Cost items:

Biggest impact cost items for 'Option 2 - Expand Library to existing United States Postal Service Office' are 'Division 09 - Finishes' for ceiling, flooring, interior and exterior wall finishes, in 'Division 23 - HVAC' for upgrades to the existing HVAC system, and in 'Division 08 - Openings' as interior doors, storefront doors and windows throughout the expansion.

The advantage of Option 2 over Option 1 and Option 3 is that Option 2 adds 6,607 SF of renovated expansion to give a total of 16,138 SF at \$364.27 per SF, giving the lowest total cost of \$5,878,571 out of all three options.

For option 2, relocation costs for the existing United States Postal Service office will need to be addressed.



OPTION 2

EXPAND LIBRARY INTO THE EXISTING POST OFFICE

(Above) Option 2 - Vertical Expansion Axonometric View



05

Schematic Plans & Cost Estimates

Development Timeline

Development timeline for Option 2 will be based on permanent relocation of existing United States Postal Service office and staff, and scheduling of temporary library closure.

A brief development timeline may include:	
1. Option Choice La Mesa and RNT Architects conclude feasibility study and choose an option out of the three options presented	3 months*
2. Design and Permitting Construction Documentations and Permits are collected	6 months*
3. Relocation Permanent relocation of United States Postal Service staff and services to prepare for library expansion	3 months*
4. Construction	12 months*
Total	24 months*

* Approximate

For Benefits and Drawbacks of each option, refer to Pg. 33



**OPTION 2
NORTHWEST AXONOMETRIC**

Location of new Entrance



**OPTION 2
SOUTHEAST AXONOMETRIC**

Location of new Poet's Patio

05

Schematic Plans & Cost Estimates

Option 3 - New Building

Schematic Space Plans

This design option studied the form of a new facility that embraces Allison Avenue and Spring Street. This placement engages the transit hub and connects circulation on the public right of way into the Civic Center by means of a breezeway lobby which library staff could open and close according to the operating hours of the library. This provides separate control of the community space and the main library space. The exterior patio spaces face inward to promote connection to the larger Civic Center (Cost per square foot within the Cost Estimate is based on interior, air-conditioned spaces).

A number of program spaces could be designed on top of the library, such as offices, apartments, or other program related to the Civic Center. The overall width of the library (north-south) is similar to the typical width of an apartment building. The Cost Estimate only includes the Library and does not include the cost of any other program placed on top of the Library.

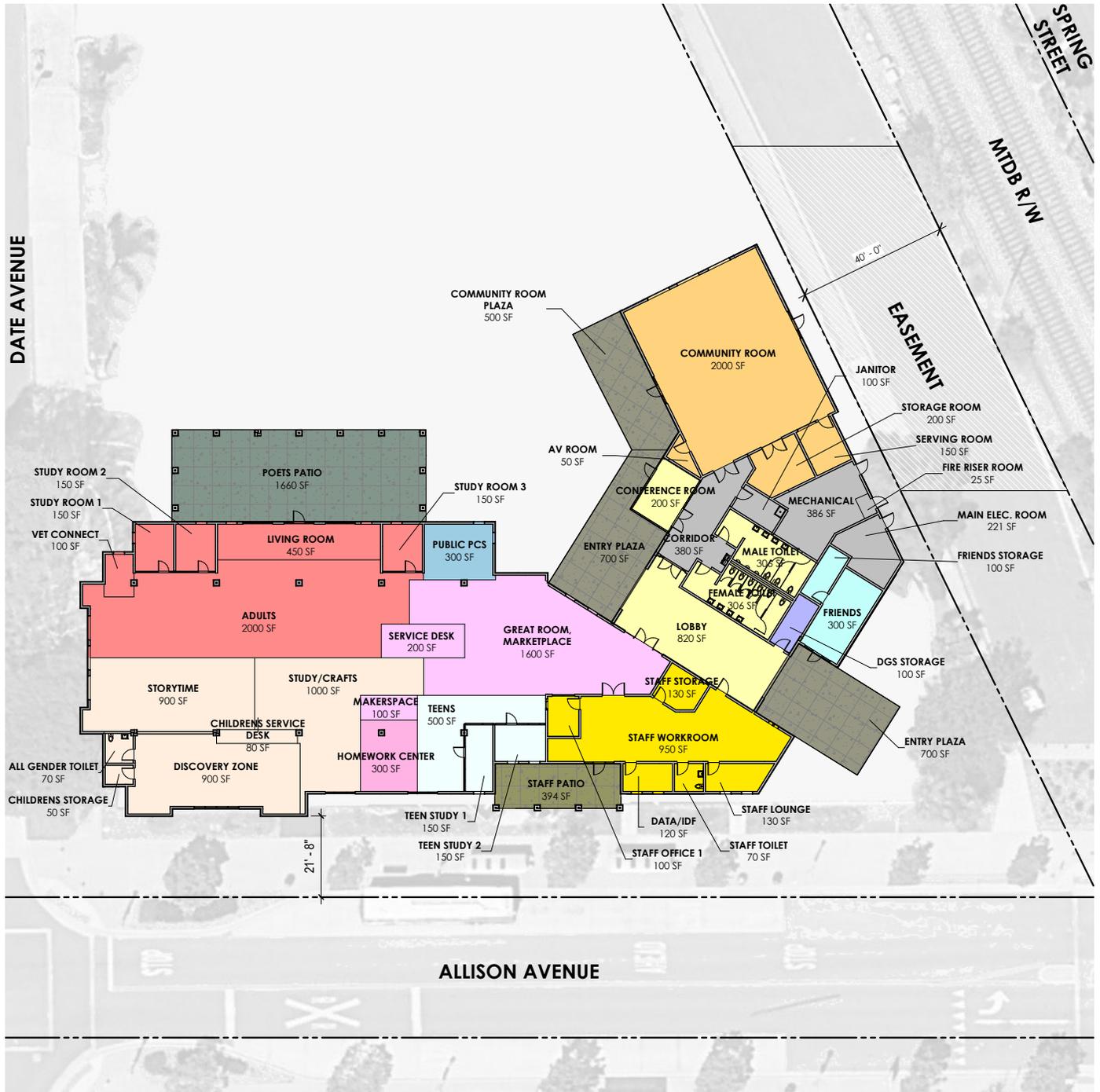


(Above) Option 3 - New Building site diagram. This proposal maintains street front on Allison Ave, occupies only 1 lot (North Lot is left for New City Hall and Event Space development which would complement the current Master Plan (2016)).

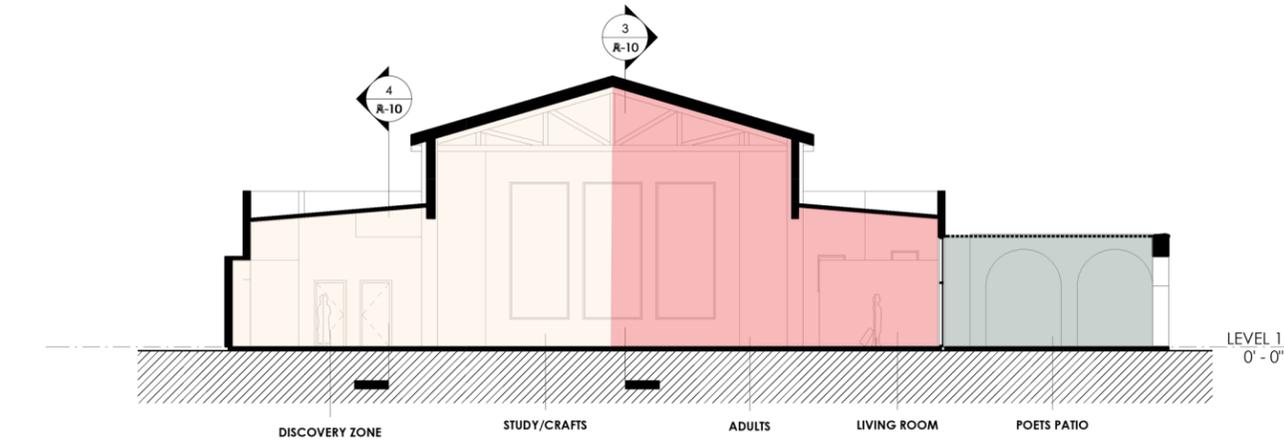
	PROTOTYPE	OPTION 3	
	AREA (GSF)	LIBRARY PROGRAM	AREA (GSF)
LOBBY	200 SF	LOBBY	820 SF
	200 SF	CONFERENCE ROOM	200 SF
	300 SF	MALE TOILET	306 SF
	300 SF	FEMALE TOILET	306 SF
	1,000 SF		1,632 SF
COMMUNITY	2,000 SF	COMMUNITY ROOM	2,000 SF
	150 SF	SERVING ROOM	150 SF
	200 SF	STORAGE ROOM	200 SF
	50 SF	IDF / AV CLOSET	50 SF
	2,400 SF		2,400 SF
FRIENDS	300 SF	PUBLIC SPACE	300 SF
	100 SF	STORAGE / PROCESSING	100 SF
	400 SF		400 SF
GREAT ROOM	1,600 SF	GREAT ROOM / MARKETPLACE	1,600 SF
	200 SF	SERVICE DESK (REFERENCE DESK)	200 SF
	100 SF	MAKERSPACE	100 SF
	300 SF	HOMEWORK CENTER	300 SF
	300 SF	PUBLIC PCS	300 SF
	2,500 SF		2,500 SF
ADULTS	2,000 SF	ADULT SPACE	2,000 SF
	450 SF	LIVING ROOM	450 SF
	150 SF	STUDY ROOM 1	150 SF
	150 SF	STUDY ROOM 2	150 SF
	150 SF	STUDY ROOM 3	150 SF
	100 SF	VET CONNECT	100 SF
	3,000 SF		3,000 SF
CHILDRENS	80 SF	SERVICE DESK (REFERENCE DESK)	80 SF
	900 SF	STORYTIME AREA	900 SF
	900 SF	DISCOVERY ZONE	900 SF
	1,000 SF	STUDY / CRAFTS AREA	1,000 SF
	50 SF	STORAGE	50 SF
	70 SF	ALL GENDER TOILET	70 SF
		3,000 SF	
TEENS	500 SF	TEEN AREA	500 SF
	150 SF	TEEN STUDY ROOM 1	150 SF
	150 SF	TEEN STUDY ROOM 2	150 SF
	800 SF		800 SF
STAFF	950 SF	STAFF WORKROOM	950 SF
	100 SF	MANAGER'S OFFICE	100 SF
	130 SF	STAFF STORAGE	130 SF
	120 SF	DATA / IDF	120 SF
	130 SF	STAFF BREAKROOM	130 SF
	70 SF	STAFF TOILET	70 SF
	1,500 SF		1,500 SF
DGS	100 SF	DGS STORAGE	100 SF
	100 SF		100 SF
	15,300 SF	TOTAL GROSS AREA:	15,332 SF
SERVICE	-	JANITORIAL	100 SF
	-	ELECTRICAL / MECHANICAL	632 SF
	-	CORRIDOR	380 SF
	TOTAL GROSS AREA:		16,444 SF

05

Schematic Plans & Cost Estimates



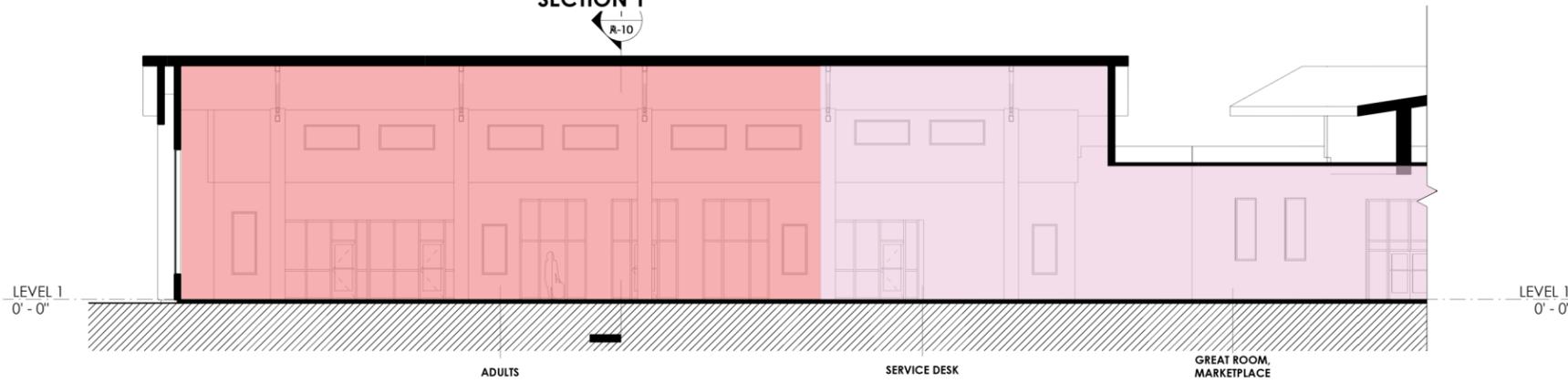
**OPTION 3
LEVEL 1**



SECTION 1

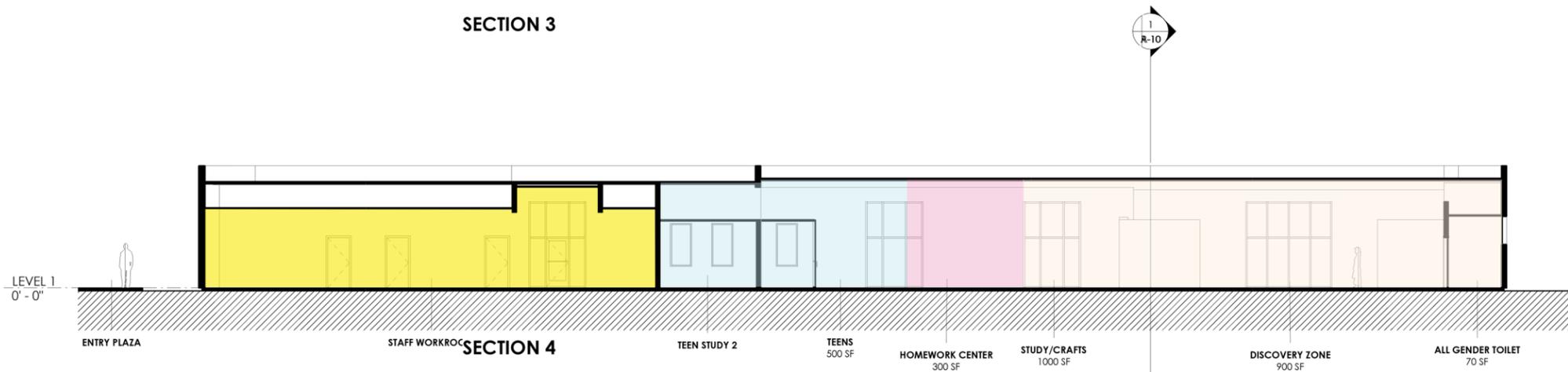


SECTION 2



SECTION 3

SECTION 3 CONTINUED



SECTION 4

SECTION 4 CONTINUED

05

Schematic Plans & Cost Estimates

Cost Estimate for Option 3 - New Building

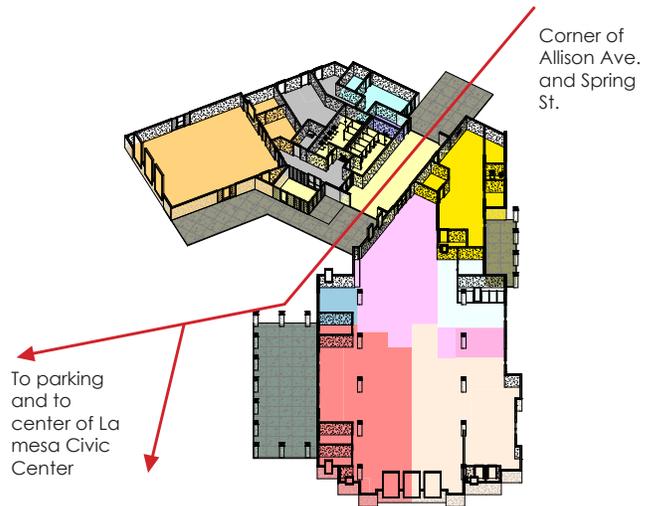
ROM (Rough Order of Magnitude) Cost Plan is provided by Hunter Pacific Group.

Cost Estimate	
Option 3 - New Building in adjacent parking lot	
Cost per SF:	\$537.21
Direct cost:	\$8,833,900
Indirect Cost per SF:	\$234.33
Indirect Cost:	\$3,853,404
Escalation Rate:	9.11%
Escalation Cost per SF:	\$70.26
Escalation cost:	\$1,155,341
Total Cost per SF:	\$841.81
Total Cost:	\$13,842,645

Cost Estimate is based on interior, air-conditioned spaces. Poet's patio, Staff Patio and other exterior patio spaces are not included in Cost Estimate.

Cost items:

Biggest impact cost items for 'Option 3 - New Building' are in 'Division 05 - Metals' for structural framing and decking, in 'Division 08 - Openings' for interior doors, storefront doors and windows, in 'Division 09 - Finishes' for ceiling, flooring, interior and exterior wall finishes, and in 'Division 23 - HVAC' for installation of new HVAC system.



(Above) Option 3 - New Building Level 1 Axonometric View. An open, pedestrian path connects the transit station and Spring St. (Prime Arterial road) to the heart of the civic center via an inner-facing courtyard, and provides open and green spaces for pedestrians.

05

Schematic Plans & Cost Estimates

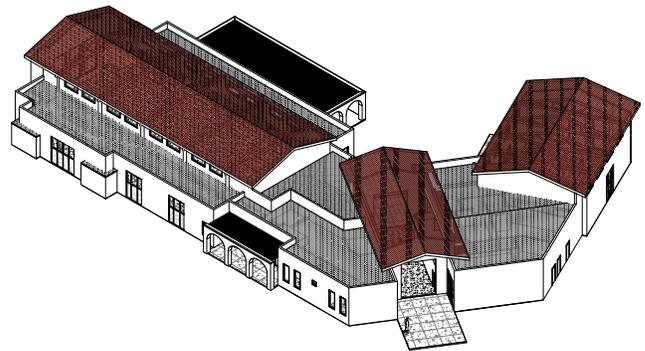
Development Timeline

Development timeline for Option 3 will be based on construction schedule of New Library Building and the permanent relocation of existing La Mesa Library facility and staff into new Library Building.

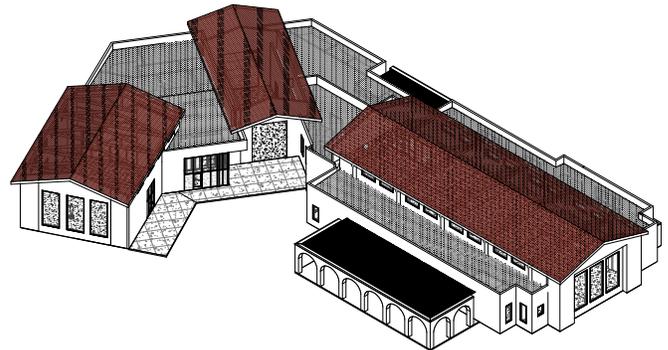
A brief development timeline may include:	
1. Option Choice La Mesa and RNT Architects conclude feasibility study and choose an option out of the three options presented	3 months*
2. Design and Permitting Construction Documentations and Permits are collected	6 months*
3. Construction	12 months*
4. Relocation Permanent relocation of existing Library facility and staff to New Library Building	3 months*
Total	24 months*

* Approximate

For Benefits and Drawbacks of each option, refer to Pg. 33



OPTION 3 - NEW BUILDING
SOUTHEAST AXONOMETRIC



OPTION 3 - NEW BUILDING
NORTHWEST AXONOMETRIC

06

Benefits and Drawbacks

DESIGN OPTION	BENEFITS	DRAWBACKS	TIMELINE	COST
<p>OPTION 1 - Vertical Expansion</p>	<ul style="list-style-type: none"> • Within existing building envelope • Existing United States Postal Service office is to remain • Addition of second level adds much needed community spaces and poet's patio. This also allows expansion of existing adult spaces, children's spaces, and staff areas. • The community room can have controlled access and acoustic separation from the main library for events. 	<ul style="list-style-type: none"> • New elevator and 2 egress staircases are required. • Compresses the existing great space (existing is a double story, grand space) into a single story space with the addition of a second level. • Further design for this option would need to consider the structural impacts of a second level on the existing framing and foundation. 	<p>27 months</p>	<p>\$7,285,157</p>
<p>OPTION 2 - Horizontal Expansion</p>	<ul style="list-style-type: none"> • Within existing building envelope • All library functions remain on level 1. This allows library staff to maintain continuous visual oversight into all the functions. • Expansion adds much needed community spaces and poet's patio. This also allows expansion of existing adult spaces, children's spaces, and staff areas. • The community room can have controlled access and acoustic separation from the main library for events. • Least expensive (construction cost of relocating post office unknown) 	<ul style="list-style-type: none"> • Lobby and toilets were relocated to support the community room. • Further design for this option would need to consider impacts to the brace frame, particularly at the exterior poet's patio space, and potential structural solutions to removing existing columns throughout the post office to open the floor plan. • USPS will need to be relocated 	<p>24 months</p>	<p>\$5,878,571</p>
<p>OPTION 3 - New Building</p>	<ul style="list-style-type: none"> • Engages the transit hub and connects circulation on the public right of way into the Civic Center. • The community room can have controlled access and acoustic separation from the main library for events. • A number of program spaces could be designed on top of the library, such as offices, housing, or other program related to the Civic Center. • Existing Library building to remain. • Construction above the library has potential to be funding source. 	<ul style="list-style-type: none"> • Most expensive option. La Mesa will need to source funding for new construction 	<p>24 months</p>	<p>\$13,842,645</p>

Figure 1a. Benefits and Drawbacks matrix

i.

Glossary of Library Spaces

For Library space organization, refer to Template Diagram on page 13

Adult area, Adult space

Program space serving its adult patrons with seating and tables for adults and associated book stacks; ideally includes the following elements or traits:

- art hanging system
- acoustical isolation
- computers and catalog PC
- distinguishing changes in materiality
- vet connect
- Study rooms
- living room

Children's

Program space serving its younger patrons with seating and tables for both adults and a range of children's developmental stages, and associated book stacks; ideally includes the following elements or traits:

- art hanging system
- acoustical isolation
- computers and catalog PC
- distinguishing changes in materiality
- Discovery Zone
- Storytime Area
- study/crafts area

Community Room

Program space with flexible uses, including but not limited to library programming as a reading room, crafting and making, meeting room or training area; ideally includes the following elements or traits:

- integrated podium
- sound attenuation
- art hanging system
- adjustable lighting
- separately controlled climate
- AV projection accommodations
- flexible (dividing) wall
- 3D printer and maker activities
- sink for hand washing and clean-up
- catering kitchen
- storage for tables and chairs
- direct access to an exterior space

Conference Room

Program space dedicated for events such as business conference calls and meetings.

DGS Storage

County of San Diego program space for storage related to Department of General Services documents; storeroom for County materials, separated from other library programs for quick access by off-site personnel.

Entry Plaza

Exterior space that serves as forecourt to the main entry of the library

Friends of the Library - Bookstore

A group of volunteers who support the Library and its services and programs through various activities, including fund raising events, volunteer support, programming support, book sales, and in other ways.

Great room / Marketplace

Program space including but not limited to gondola(s), mobile slat wall display(s), self-check counter, holds shelving and adjacent seating.

Homework center

Program space to provide a supervised and suitable learning environment in which students can complete their school work and engage in discussions amongst peers

IDF/ AV Closet

An IDF closet is a cable rack in a central office or customer premises that cross connects and manages the IT or telecommunications cabling between a main distribution frame (MDF) and remote workstation devices

Lobby

Program space that is adjacent to the Friends of the Library bookstore, and provides an entrance to the Library for its patrons. Ideally includes the following:

- Conference rooms
- Toilets

Poets patio

Exterior program space serving its patrons with seating and reading spaces as a protected, exterior patio (possibly covered).

Public PC's

Program space where public computer services are provided to the library patrons

Service Desk

the physical space to check out, renew, return library materials, and place holds, often with the help of a library staff member.

Staff

Staff breakroom

a room in a workplace that is set aside for employees to use during a break from work, as to relax, socialize, or eat.

Staff workroom

workroom means a room where people normally work for more than short periods. This means all indoor parts of the workplace including offices and workshops

Teen Area, Teen space

Program space serving its teen patrons with seating and tables for both adults and a range of teen's developmental stages, and associated book stacks; ideally includes the following elements or traits:

- art hanging system
- acoustical isolation
- computers and catalog PC
- distinguishing changes in materiality
- Teen study rooms

Study room

County of San Diego program space serving its patrons with room or area used by individuals to study at their convenience and which is not restricted to a particular subject or discipline by contained equipment.

ii.

Appendices

Refer to attached appendices for additional information.

Appendices	36
• Appendix 01 - Community Survey Findings Report	37
• Appendix 02 - ROM / Opinion of probable Cost	147