

*DONALD DUNGAN LIBRARY AND NEIGHBORHOOD COMMUNITY CENTER RENOVATION PROJECT
FEASIBILITY STUDY
Costa Mesa, CA*



*1ST COMMUNITY MEETING
March 5, 2015*

Introduction

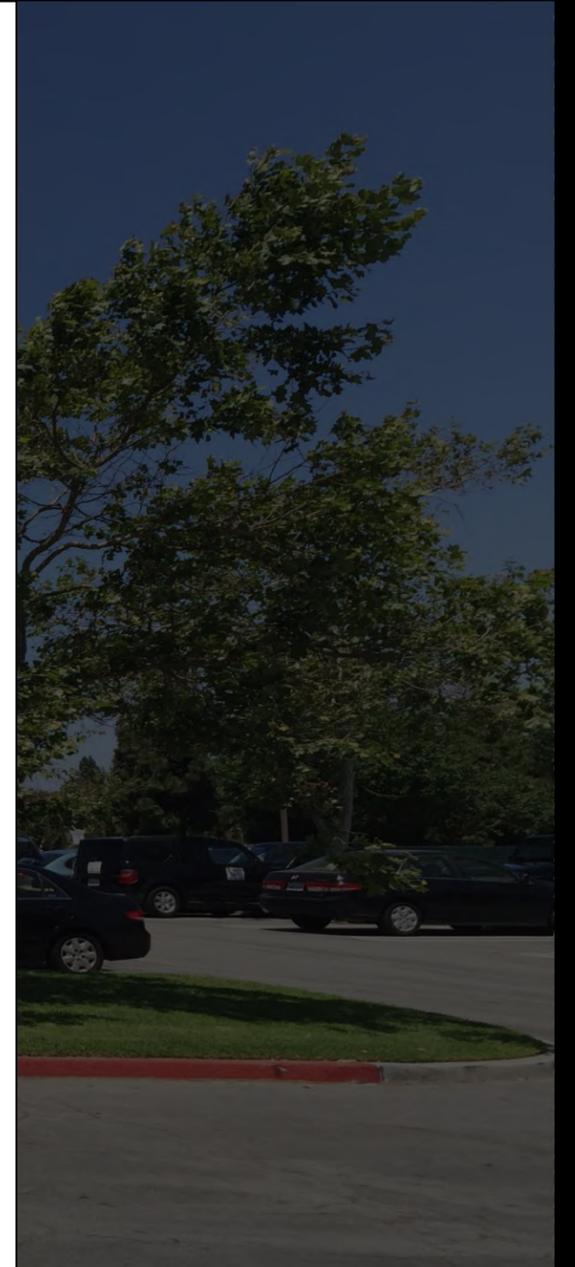
Tamara Letourneau
Assistant Chief Executive Officer
City of Costa Mesa



Johnson Favaro
Architect



Linda Demmers
Library Consultant



Tonight's Agenda

6:00 to 8:00 PM

- Introductions 5 min
- Presentation 45
- Discussion 60
- Wrap-Up & Next Steps 5

Our Expectations for You for Tonight

- Understand the Purpose of the Study
- Understand the Process
- Express Your Observations, Needs & Concerns

Purpose of the Study

PROJECT GOALS

- Improve Library services and create quality programming and event space.
 - Increase facility use.
 - Improve outdoor space associated with the facilities.
 - Create a space that promotes education, community and civic engagement.
- 

Purpose of the Study



4 QUESTIONS

Purpose of the Study



1) Is the size and configuration of the existing library adequate for today's needs?

Purpose of the Study



2) What size should an expanded library be? What collections and services should the expanded library include?



3) Is Lions Park the right location for an expanded library to serve this community?



4) If an expanded library is needed and Lions Park is the right place, what is the best way to do this and how much will it cost?

Schedule

MONTHS

FEBRUARY

MARCH

APRIL

MAY

FEBRUARY - MAY

Schedule

MONTHS

FEBRUARY

MARCH

APRIL

MAY



COMMUNITY MEETING 1
MAR 5, 2015



COMMUNITY MEETING 2
APR 16, 2015



COMMUNITY MEETING 3
MAY 21, 2015

Schedule

MONTHS

FEBRUARY

MARCH

APRIL

MAY

REVIEW OF EXISTING CONDITIONS AND YOUR OBSERVATIONS

COMMUNITY MEETING 1
MAR 5, 2015
TONIGHT

COMMUNITY MEETING 2
APR 16, 2015

COMMUNITY MEETING 3
MAY 21, 2015

Schedule

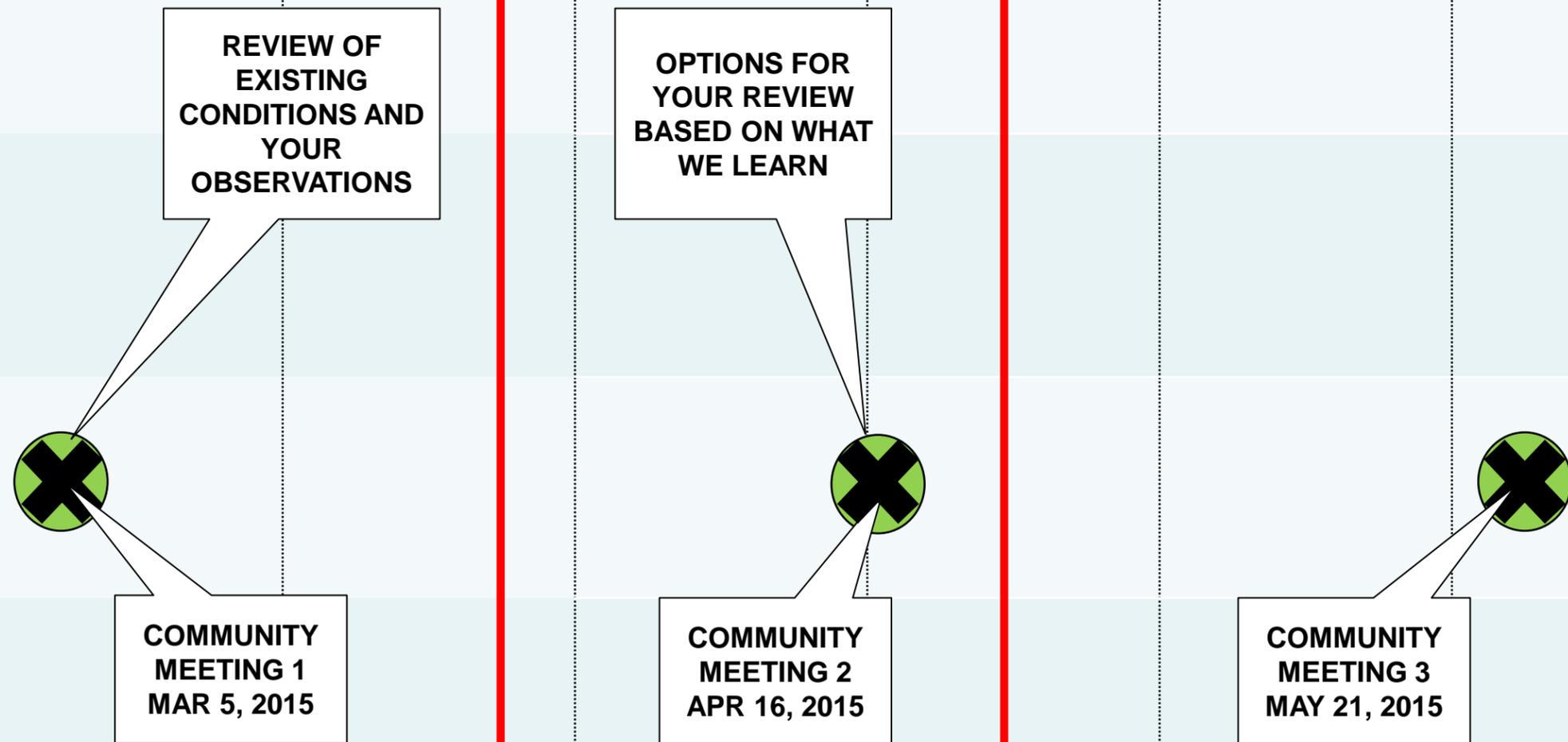
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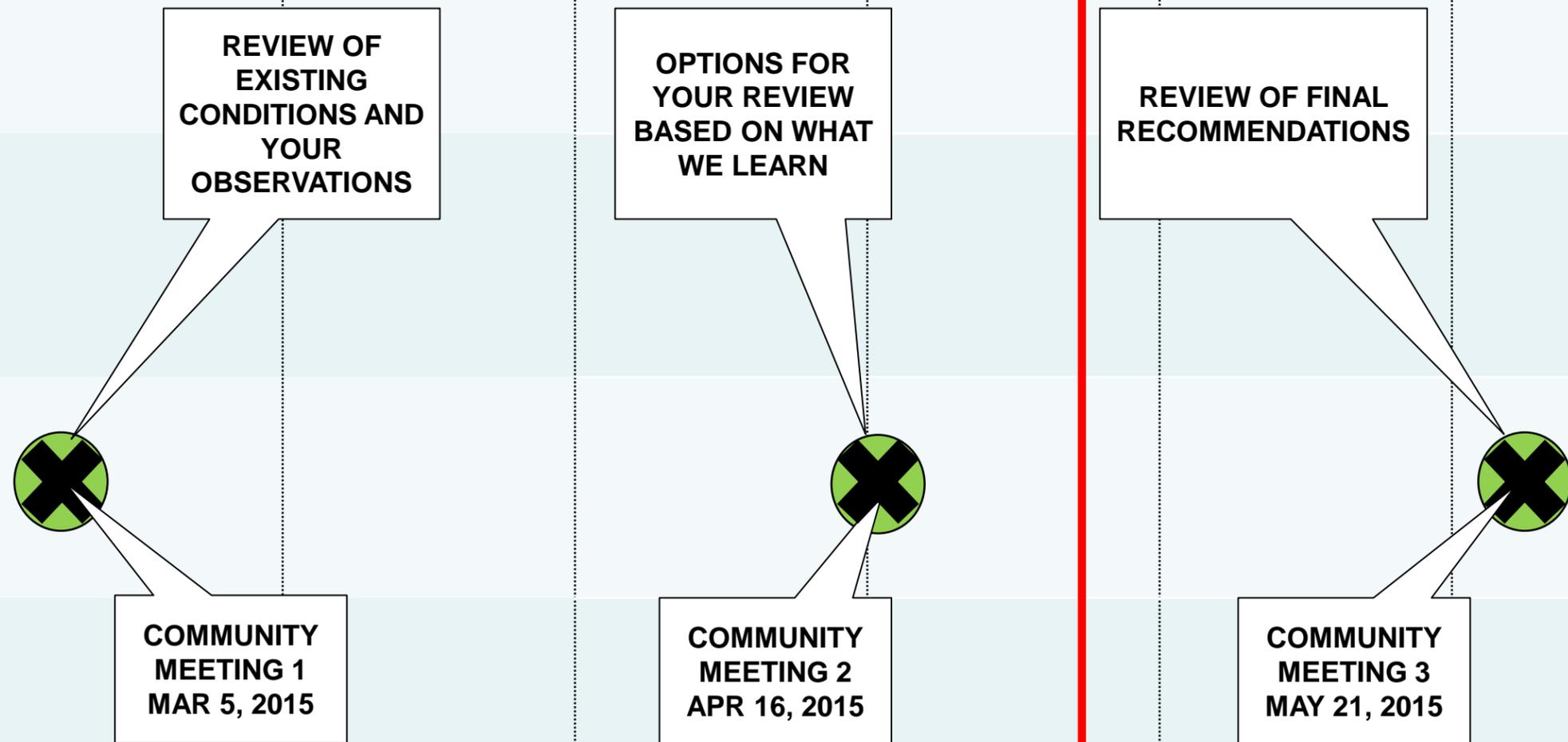
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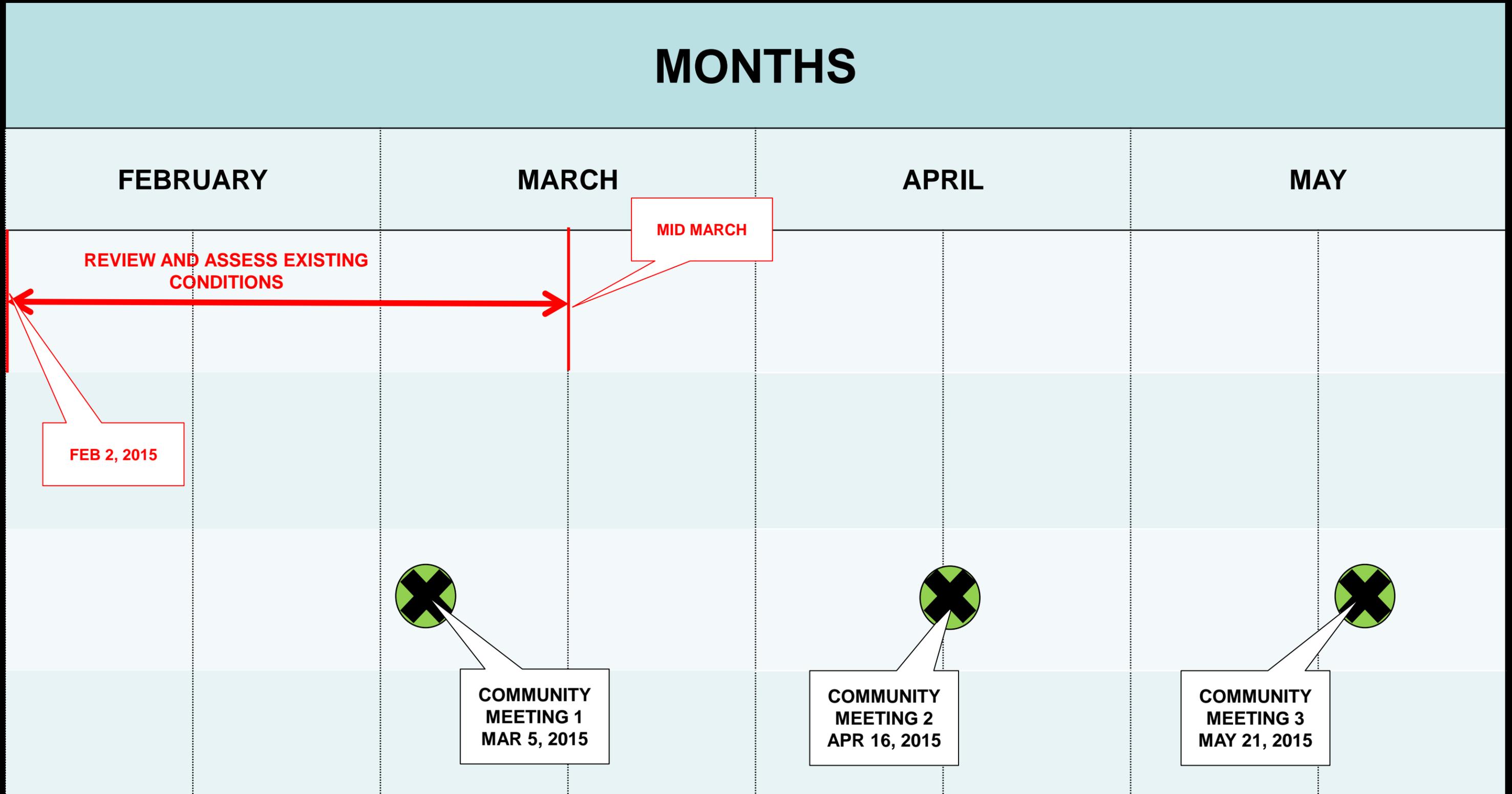
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APRIL

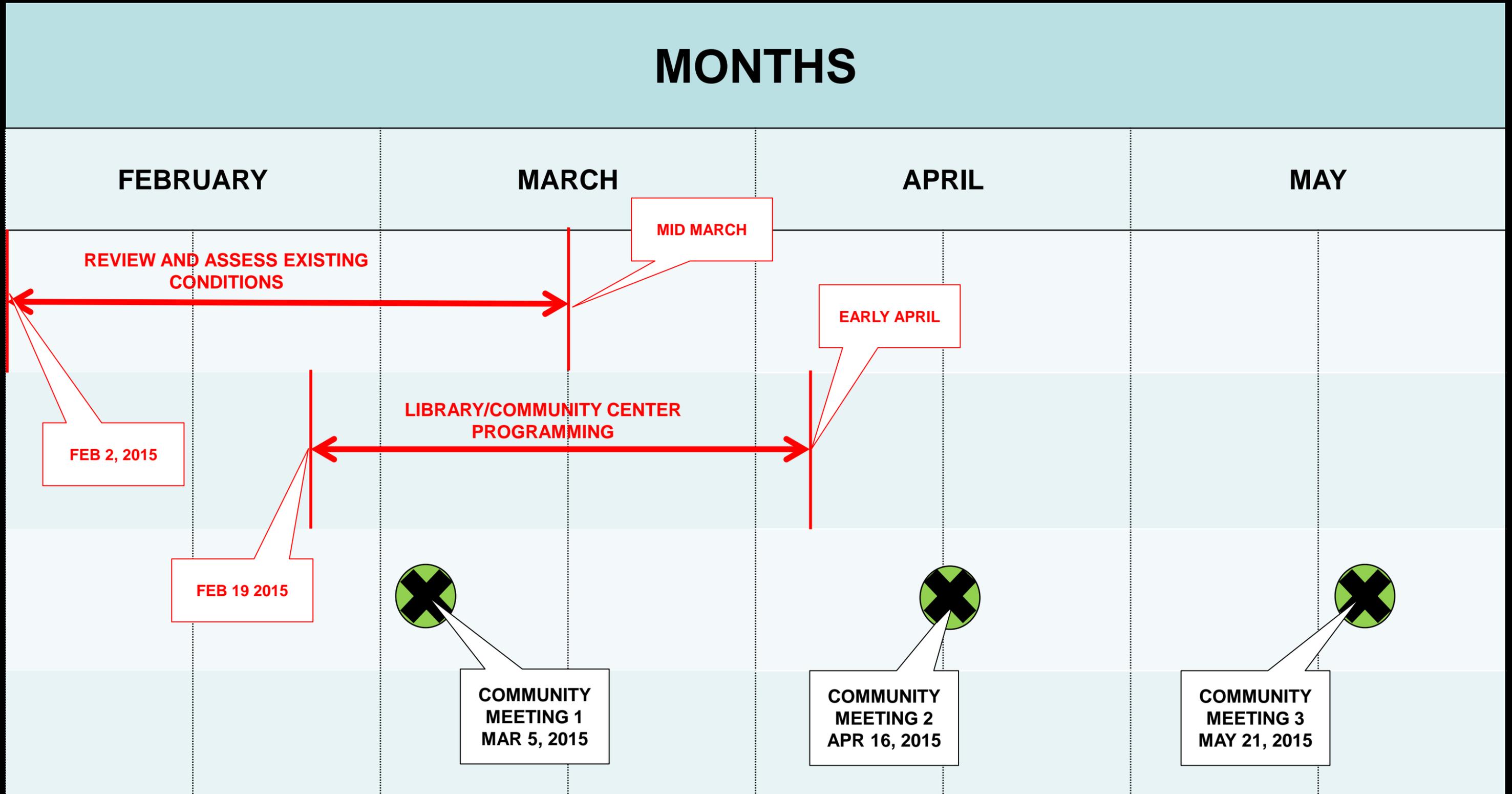
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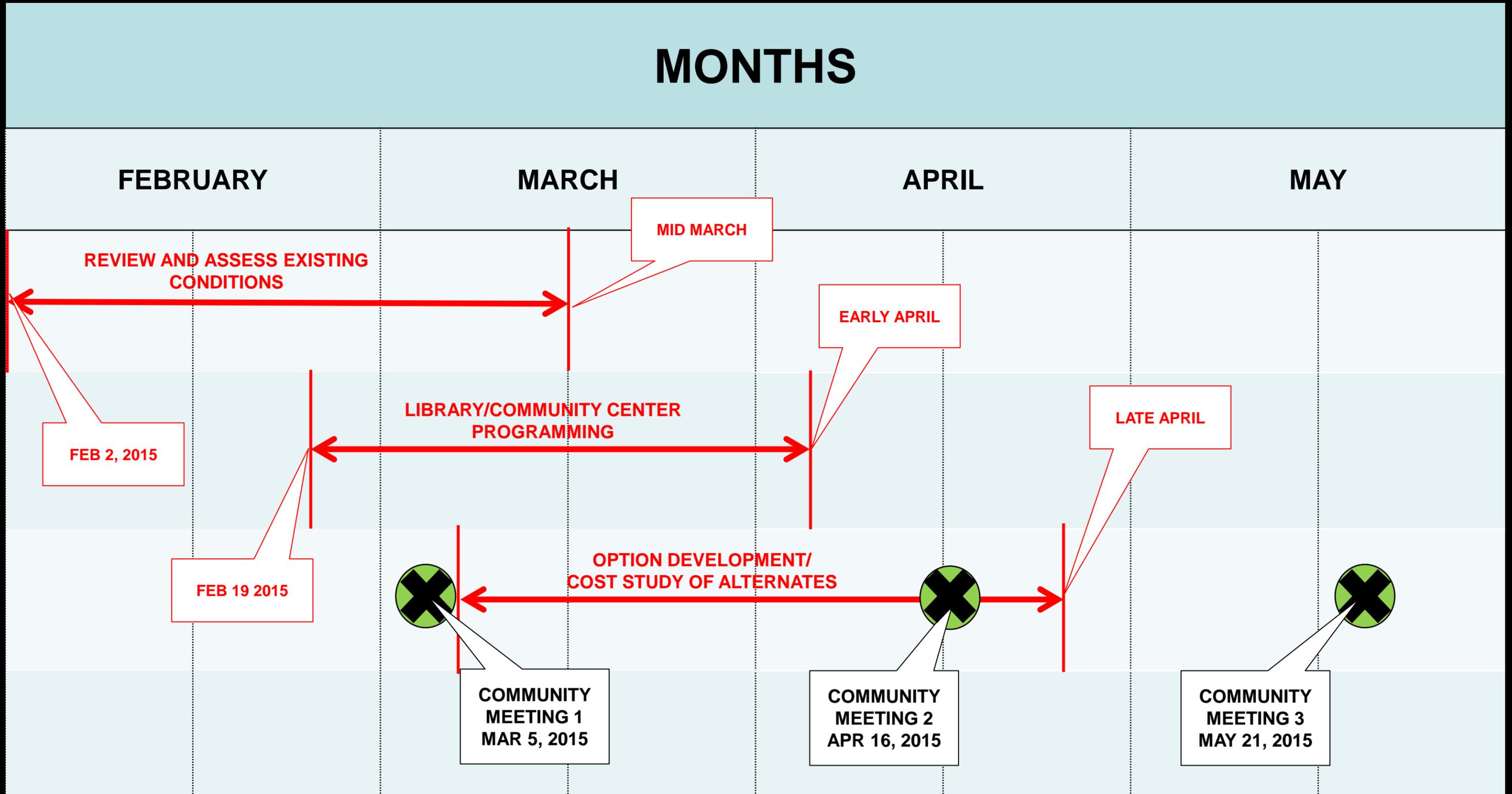
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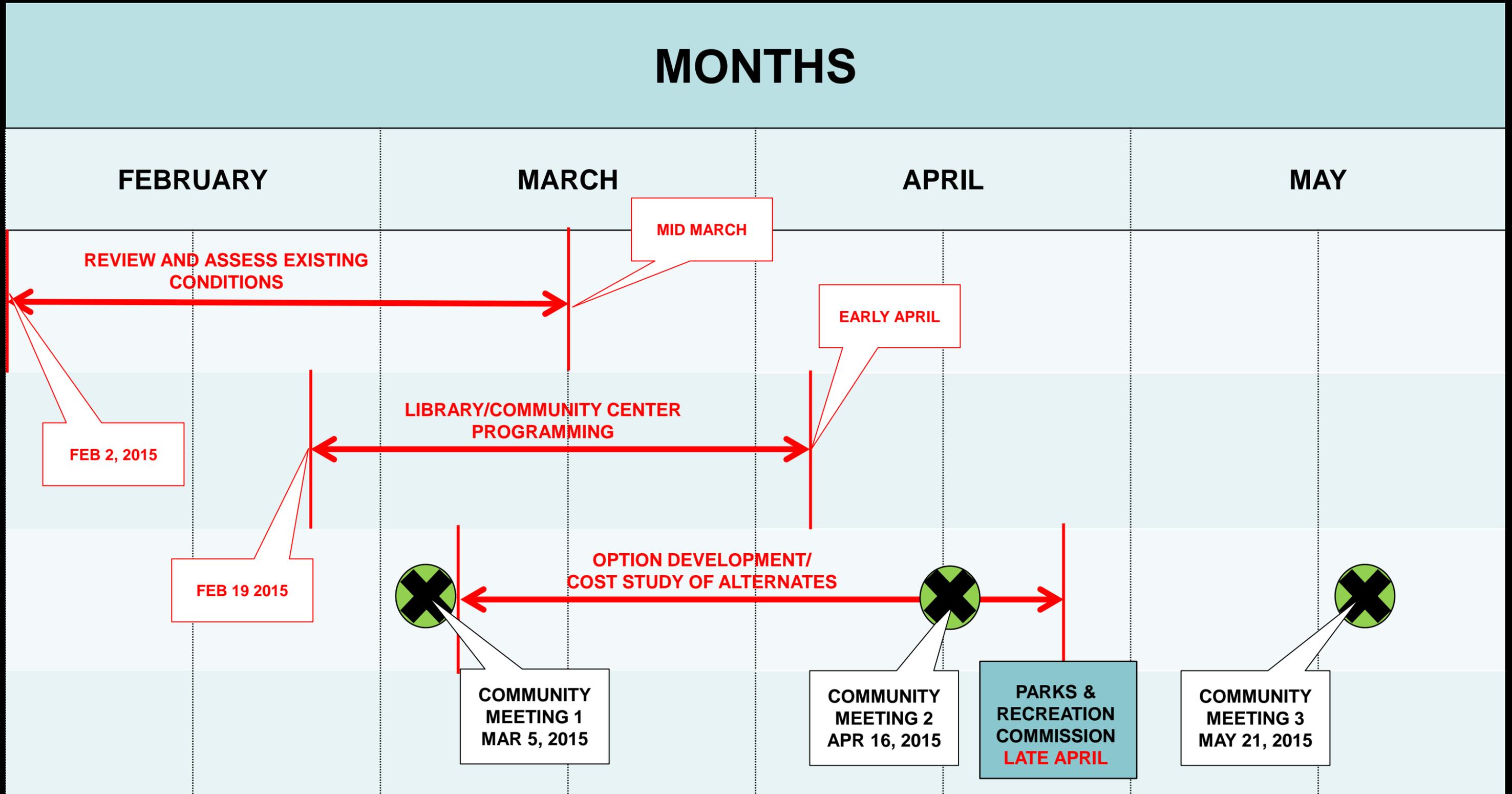
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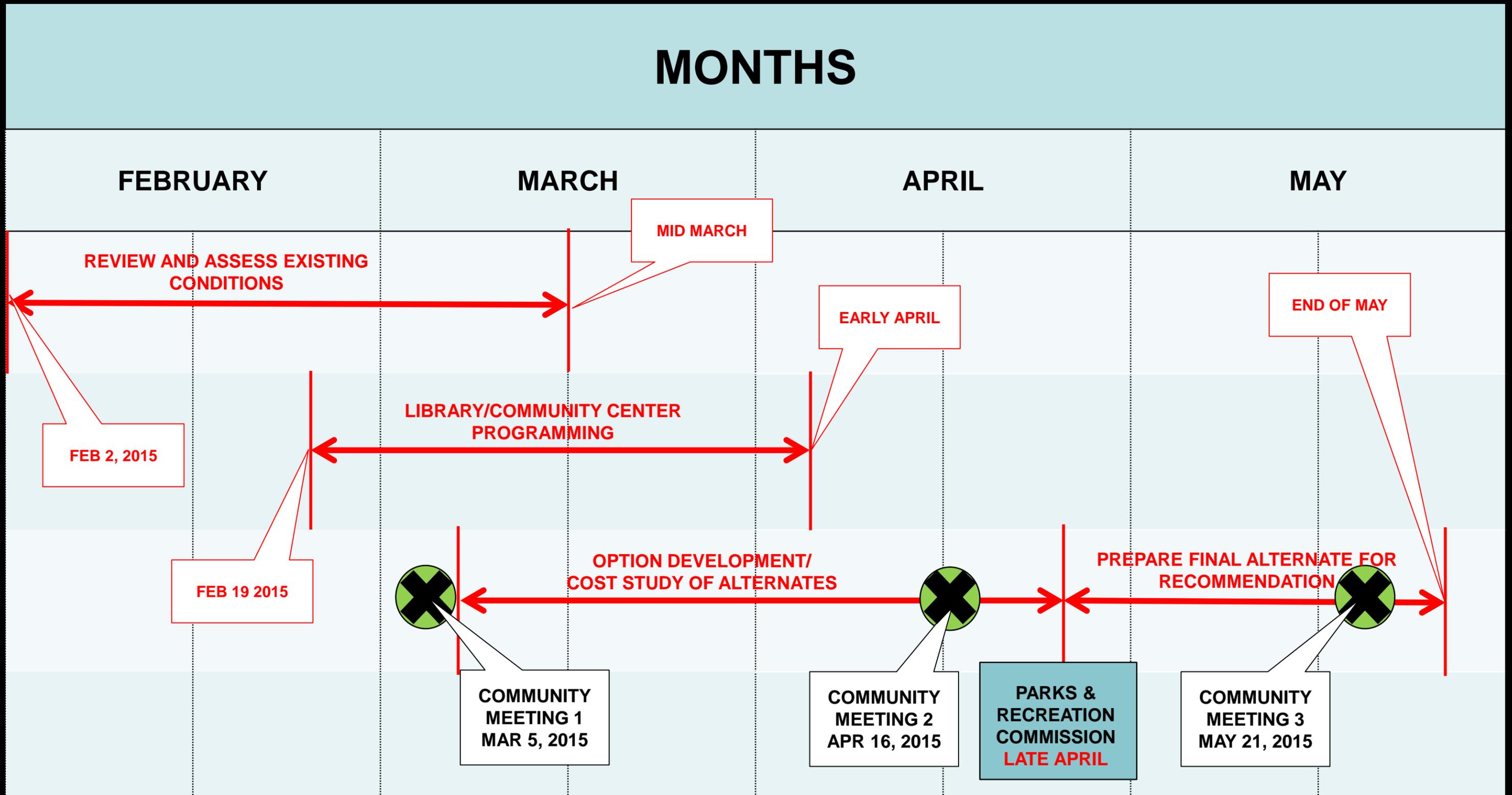
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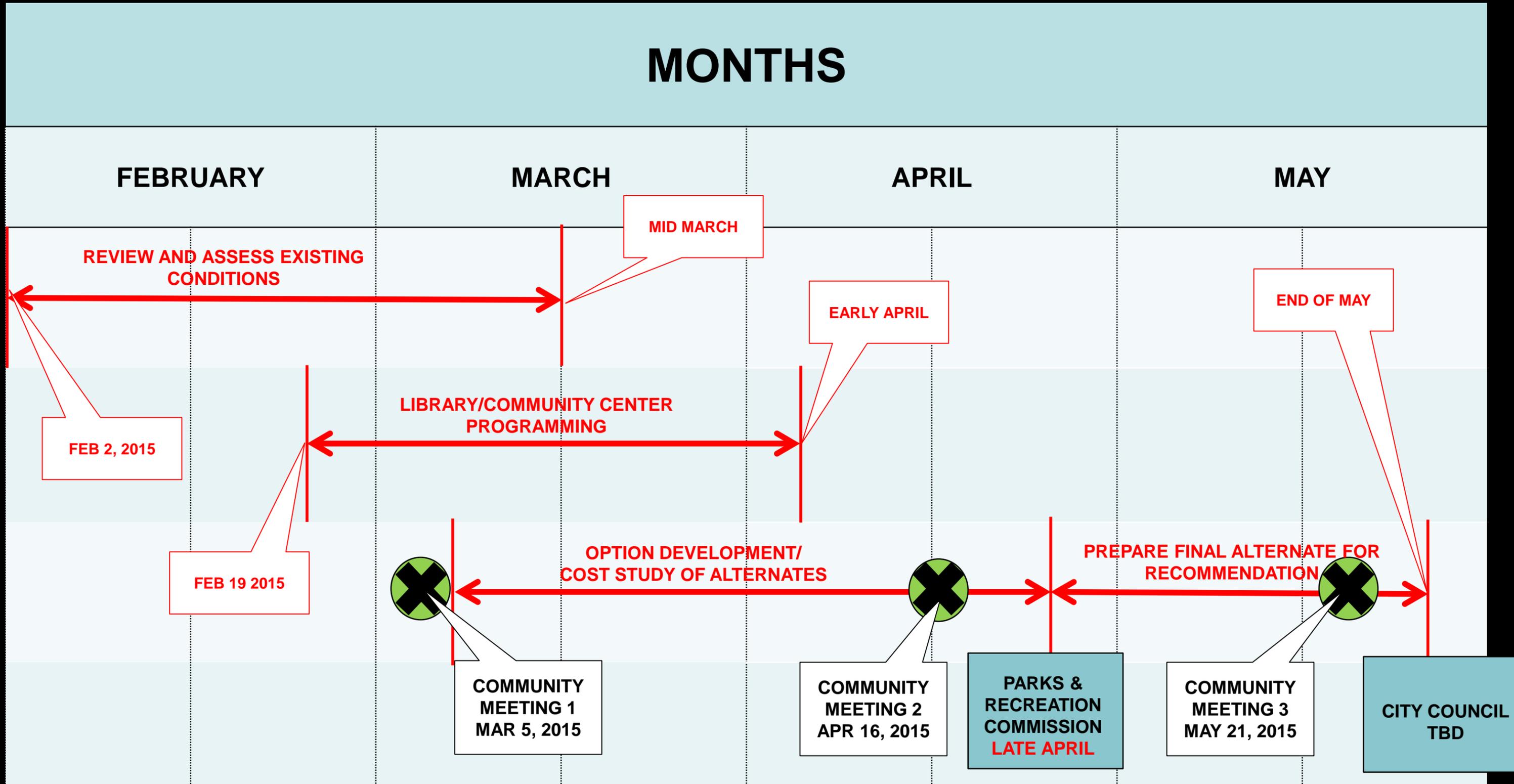
Schedule



Schedule



Schedule



Stakeholder Outreach

Library

- Orange County Public Library Administration
- Donald Dungan Library Staff
- Friends of the Costa Mesa Libraries
- Costa Mesa Library Foundation

Stakeholder Outreach

City of Costa Mesa

- Parks and Community Services Department
- Parks and Recreation Manager and Staff
- Public Services Department
- Facilities Maintenance Section
- Meeting Room “Concierge Team”

Stakeholder Outreach

City of Costa Mesa

- Costa Mesa Fire Department
- Costa Mesa Police Department

Decision Making Hierarchy

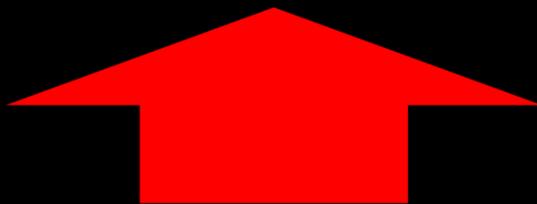
- City Council

THE COMMUNITY

- Parks and Recreation
Commission

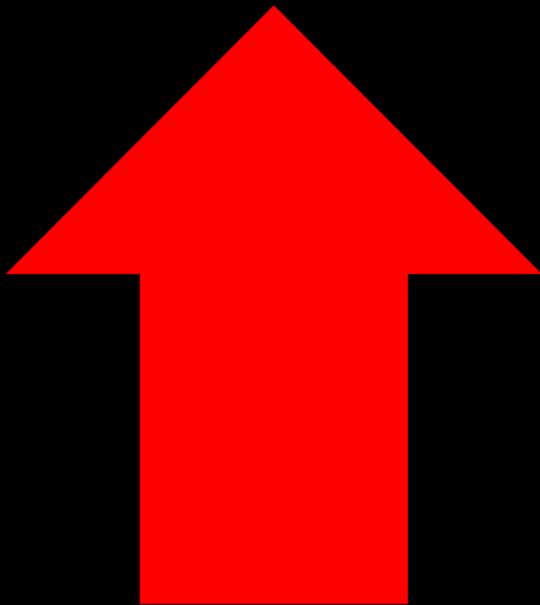
Decision Making Hierarchy

- City Council
- Planning Commission
- Parks and Recreation Commission

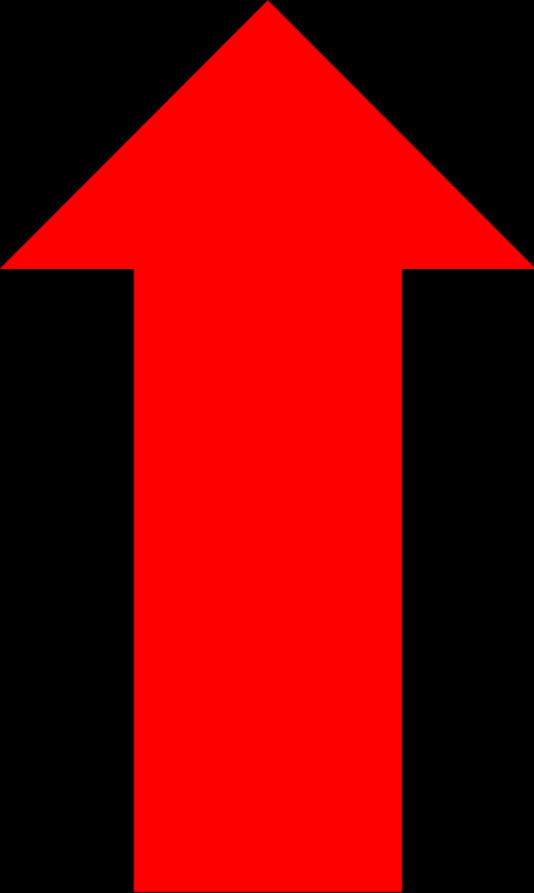


Decision Making Hierarchy

- City Council
- Planning Commission
- Parks and Recreation Commission



Decision Making Hierarchy

- 
- City Council
 - Planning Commission
 - Parks and Recreation Commission

Your Role in the Decision Making Hierarchy

- Express & Represent Your Interests
- Express & Represent City Wide Interests
- Find Ways to Say “Yes”

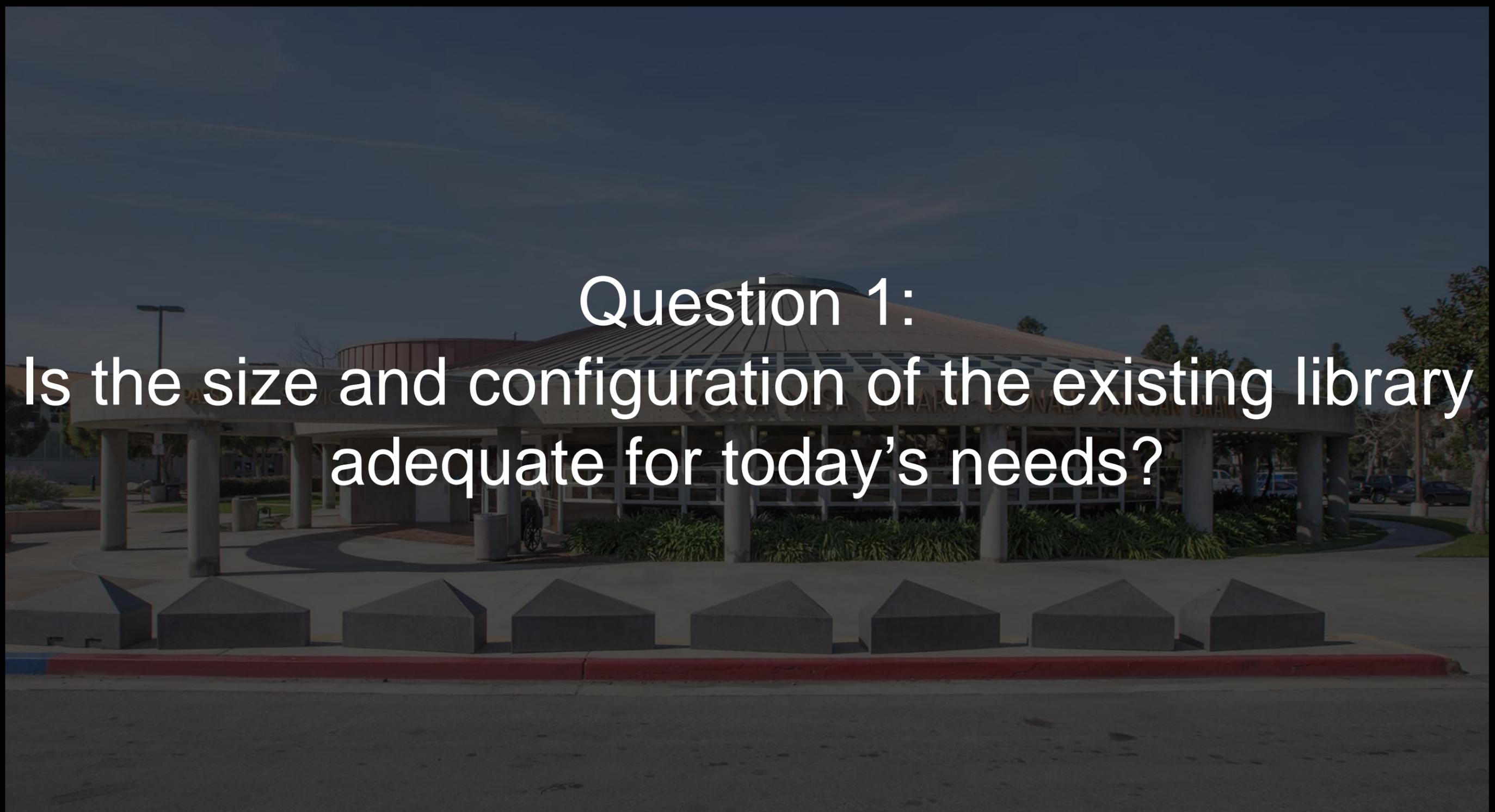
The Ground Rules

- Participate from Beginning to End
- Never Withhold Your Thoughts, Opinions or Concerns
- Promote Involvement of Everyone You Know
- Respect the Framework of the Process

Purpose of the Study



Existing Library



Question 1:
Is the size and configuration of the existing library
adequate for today's needs?

DONALD DUNGAN LIBRARY

Existing Library



DONALD DUNGAN LIBRARY

Existing Library

- **Built in 1986**
- Insufficient floor area for collections and programs
- Building condition?
- Code compliance?
- Renovation or replacement?



8,080 SF

DONALD DUNGAN LIBRARY

Existing Library

- Built in 1986
- Insufficient floor area for collections and programs
- Building condition?
- Code compliance?
- Renovation or replacement?

Population: 112,174



DONALD DUNGAN LIBRARY

Existing Library

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Library Service Area : 55,216



DONALD DUNGAN LIBRARY

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Library Service Area : 55,216



8,080 SF
.14 SF/CAPITA

DONALD DUNGAN LIBRARY

Existing Library

- Built in 1986
- Insufficient floor area for collections and programs
- Building condition?
- Code compliance?
- Renovation or replacement?

Library Service Area : 55,216

**OCPL Range:
.13 - .70 SF/CAPITA**

**8,080 SF
.14 SF/CAPITA**

DONALD DUNGAN LIBRARY

Existing Library

- Built in 1986
- Insufficient floor area for collections and programs
- Building condition?
- Code compliance?
- Renovation or replacement?

Library Service Area : 55,216

**OCPL Average:
.32 SF/CAPITA
17,670 SF**

**8,080 SF
.14 SF/CAPITA**

DONALD DUNGAN LIBRARY

Existing Library

- Built in 1986
- Insufficient floor area for collections and programs
- Building condition?
- Code compliance?
- Renovation or replacement?



CHILDREN'S LIBRARY

DONALD DUNGAN LIBRARY

Existing Library

- Built in 1986
- Insufficient floor area for collections and programs
- Building condition?
- Code compliance?
- Renovation or replacement?



DONALD DUNGAN LIBRARY

Existing Library

- Built in 1986
- Insufficient floor area for collections and programs
- **Building condition?**
- Code compliance?
- Renovation or replacement?



OUT-DATED TECHNOLOGY

DONALD DUNGAN LIBRARY

Existing Library

- Built in 1986
- Insufficient floor area for collections and programs
- **Building Condition?**
- Code compliance?
- Renovation or replacement?



OUT-DATED TECHNOLOGY

DONALD DUNGAN LIBRARY

Existing Library



Working Conditions?

DONALD DUNGAN LIBRARY

Existing Library

- Built in 1986
- Insufficient floor area for collections and programs
- Building condition?
- **Code compliance?**
- Renovation or replacement?



DONALD DUNGAN LIBRARY

Existing Library

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DONALD DUNGAN LIBRARY

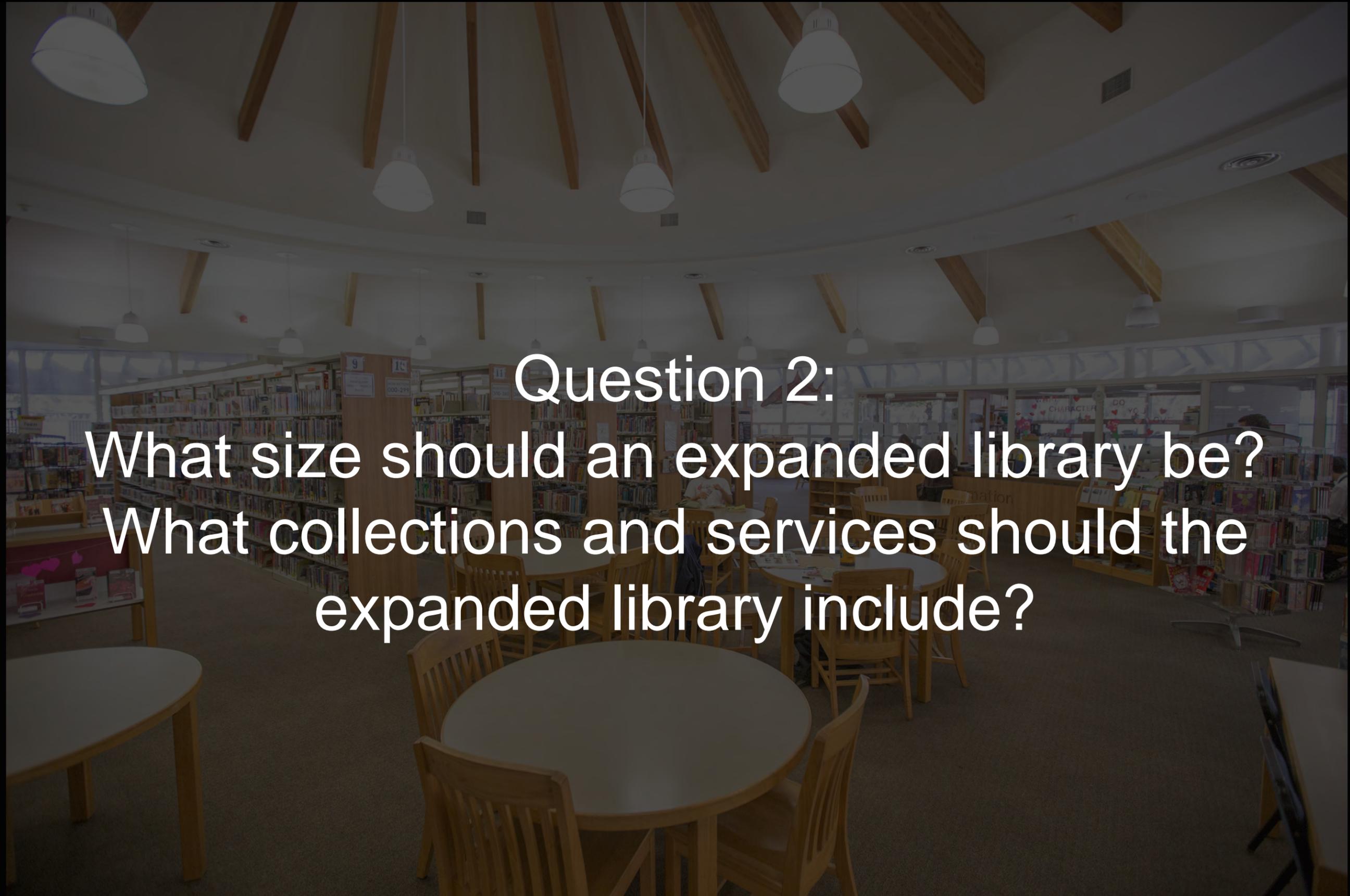
Existing Library

- Built in 1986
- Insufficient floor area for collections and programs
- Building condition?
- Code compliance?
- **Renovation or replacement?**



DONALD DUNGAN LIBRARY





Question 2:
What size should an expanded library be?
What collections and services should the
expanded library include?



PROGRAMMING THE LIBRARY



WHAT IS A BUILDING PROGRAM?



THE COLLECTION



PATRONS & STAFF

Shelving the Library's Collections

TYPE	Projected Volumes on Shelf	Volumes/Linear Foot	SHELVING UNIT		TOTAL SqFt
CATEGORY			UNIT QTY	SqFt/ UNIT	
Volume Type Shelving Type					
Book					
ADULT/YOUNG ADULT					
Cliff Notes	41,536	10.9	--	--	2,382
42" Aisle SF 66"H Steel Shelving W/5 Shelves	188	35	1	12	12
Fiction					
42" Aisle DF 90"H Steel Shelving W/ 14 Shelves	7,500	9	20	20	400
Graphic Novels					
42" Aisle SF 66"H Steel Shelving W/5 Shelves	450	15	2	12	24
Large Print					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	1,200	9	5	20	100
Local History					
42" Aisle SF 66"H Steel Shelving W/5 Shelves	100	8	1	12	12
Manga					
42" Aisle SF 66"H Steel Shelving W/5 Shelves	450	15	2	12	24
Mysteries					
42" Aisle DF 90"H Steel Shelving W/ 14 Shelves	3,000	9	8	20	160
New Books					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	440	8	2	20	40
Non-Fiction					
42" Aisle DF 90"H Steel Shelving W/ 14 Shelves	24,000	9	64	20	1,280
Oversize					
42" Aisle DF 90"H Steel Shelving W/ 10 Shelves	713	8	3	20	60
Paperbacks					
Paperback Rotor Tower DF 66" Shelving Unit	1,200	10	4	18	72
Ready Reference					
36" Aisle SF 45"H Steel Shelving W/ 3 Shelves					
Reference					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	850				
Spanish Language					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	563	10	2	20	40
Young Adult					
42" Aisle SF 66"H Steel Shelving W/5 Shelves	720	12	4	12	48
CHILDREN/JUVENILE					
Children's Easy Readers	32,451	16.1	--	--	1,536
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	1,750	20	3	20	60
Children's Paperbacks					
Paperback Rotor Tower DF 66" Shelving Unit	720	16	2	18	36
Children's Picture Books					
42" Aisle DF 45"H Steel Shelving W/ 6 Shelves	5,700	20	16	20	320

NON-FICTION

Library Division Sq. Ft. Summary

LIBRARY DIVISION	DIVISION SQ. FT.	Percent of Total
Children's Library	3,747	27%
Customer Service	1,828	13%
Fiction Collection	990	7%
General Building Services	488	4%
Information Services	1,393	10%
Library Entrance	144	1%
Magazines	538	4%
Non-Fiction Collection	1,872	13%
Popular Library	686	5%
Public Meeting Rooms	1,570	11%
Teen Area	664	5%
Net Assignable Square Footage:	13,920	100%
Non-Assignable Square Footage (@ 32% of Gross):	6,551	
Gross Square Footage:	20,471	

OUR GUIDE FOR BUILDING DESIGN

Shelving the Library's Collections

TYPE					
CATEGORY					
Volume Type	Projected Volumes on Shelf	Volumes/Linear Foot	SHELVING UNIT QTY	SqFt/UNIT	TOTAL SqFt
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Mysteries					
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New Books					
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HOW MANY VOLUMES?

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OUR GUIDE FOR BUILDING DESIGN

Manhattan Beach 19,000 Square Foot Library



A Libris DESIGN Building Program

Report

Report Printed on 8/11/2010

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Shelving the Library's Collections

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SQUARE FEET

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Local History 42" Aisle SF 66"H Steel Shelving W/5 Shelves	100	8	1	12	12
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42" Aisle SF 66"H Steel Shelving W/5 Shelves	450	15	2	12	24
Mysteries					
42" Aisle DF 90"H Steel Shelving W/ 14 Shelves	3,000	9	8	20	160
New Books					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	440	8	2	20	40
Non-Fiction					
42" Aisle DF 90"H Steel Shelving W/ 14 Shelves	24,000	9	64	20	1,280
Oversize					
42" Aisle DF 90"H Steel Shelving W/ 10 Shelves	713	8	3	20	60
Paperbacks					
Paperback Rotor Tower DF 66" Shelving Unit	1,200	10	4	18	72
Ready Reference					
36" Aisle SF 45"H Steel Shelving W/ 3 Shelves	162	6	3	10	30
Reference					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	850	8	4	20	80
Spanish Language					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	563	10	2	20	40
Young Adult					
42" Aisle SF 66"H Steel Shelving W/5 Shelves	720	12	4	12	48
CHILDREN/JUVENILE	32,451	16.1	--	--	1,536
Children's Easy Readers					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	1,750	20	3	20	60
Children's Paperbacks					
Paperback Rotor Tower DF 66" Shelving Unit	720	16	2	18	36
Children's Picture Books					
42" Aisle DF 45"H Steel Shelving W/ 6 Shelves	5,700	20	16	20	320

Library Division Sq. Ft. Summary

LIBRARY DIVISION	DIVISION SQ. FT.	Percent of Total
Children's Library	3,747	27%
Customer Service	1,828	13%
Fiction Collection	990	7%
General Building Services	488	4%
Information Services	1,393	10%
Library Entrance	144	1%
Magazines	538	4%
Non-Fiction Collection	1,872	13%
Popular Library	686	5%
Public Meeting Rooms	1,570	11%
Teen Area	664	5%

Net Assignable Square Footage: 13,920 100%

Non-Assignable Square Footage (@ 32% of Gross): 6,551

Gross Square Footage: 20,471

ASSIGNABLE SQUARE FOOTAGE

OUR GUIDE FOR BUILDING DESIGN

Shelving the Library's Collections

TYPE					
CATEGORY					
Volume Type	Projected Volumes on Shelf	Volumes/Linear Foot	SHELVING UNIT QTY	SqFt/UNIT	TOTAL SqFt
Shelving Type					
Book					
ADULT/YOUNG ADULT	41,536	10.9	--	--	2,382
Cliff Notes					
42" Aisle SF 66"H Steel Shelving W/5 Shelves	188	35	1	12	12
Fiction					
42" Aisle DF 90"H Steel Shelving W/ 14 Shelves	7,500	9	20	20	400
Graphic Novels					
42" Aisle SF 66"H Steel Shelving W/5 Shelves	450	15	2	12	24
Large Print					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	1,200	9	5	20	100
Local History					
42" Aisle SF 66"H Steel Shelving W/5 Shelves	100	8	1	12	12
Manga					
42" Aisle SF 66"H Steel Shelving W/5 Shelves	450	15	2	12	24
Mysteries					
42" Aisle DF 90"H Steel Shelving W/ 14 Shelves	3,000	9	8	20	160
New Books					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	440	8	2	20	40
Non-Fiction					
42" Aisle DF 90"H Steel Shelving W/ 14 Shelves	24,000	9	64	20	1,280
Oversize					
42" Aisle DF 90"H Steel Shelving W/ 10 Shelves	713	8	3	20	60
Paperbacks					
Paperback Rotor Tower DF 66" Shelving Unit	1,200	10	4	18	72
Ready Reference					
36" Aisle SF 45"H Steel Shelving W/ 3 Shelves	162	6	3	10	30
Reference					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	850	8	4	20	80
Spanish Language					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	563	10	2	20	40
Young Adult					
42" Aisle SF 66"H Steel Shelving W/5 Shelves	720	12	4	12	48
CHILDREN/JUVENILE	32,451	16.1	--	--	1,536
Children's Easy Readers					
42" Aisle DF 66"H Steel Shelving W/ 10 Shelves	1,750	20	3	20	60
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GROSS SQUARE FOOTAGE

OUR GUIDE FOR BUILDING DESIGN

ATTACHMENT 1

Library Service Delivery and Feasibility Study Executive Summary

Findings

Service Levels

With the exception of hours of operation, the City of Costa Mesa is receiving library service at levels below its fellow OCPL members and well below levels found in comparable cities (where services are typically provided municipally). The City receives 63 hours of service per week, a rate of 6 hours per 100 residents, well in excess of the 5.08 hours provided in other OCPL cities. Total square footage is 0.13 per capita in Costa Mesa, smaller than the OCPL average of 0.21 and barely a third of the benchmark average of 0.40. The Costa Mesa libraries hold an average of 1.28 volumes per capita compared to 1.62 in the OCPL system and 2.33 in the benchmark cities. The same pattern holds for staffing, with 0.19 FTE staff per 1,000 Costa Mesa residents versus an OCPL average of 0.22 and a benchmark average of 0.46. Moreover, facilities are dated and, in many respects, not in compliance with the Americans with Disabilities Act. As owner, the City is required to ensure that its facilities are ADA compliant. Our interviews with and survey of Costa Mesa residents reinforce these findings: respondents clearly regard the size of the library facilities as inadequate and would welcome efforts to modernize holdings, facilities and resources.

Usage

As with service levels, usage of the Costa Mesa libraries is below average. Per capita circulation is 3.2 per year, versus 4.54 County-wide and an average of 8.31 among benchmark cities. Attendance is just under three visits per resident compared to more than four in the County system and just over five among benchmark cities.

It is not uncommon to find that libraries where facilities and/or services are below average also experience below average use. Patrons or potential patrons may look to other sources for library-related needs. By the same logic, improvements to library facilities can have dramatic effects on library attendance. The City of Orange, for example, experienced a 63% increase in library attendance after its main library was remodeled with no increase in size. Communities that expand library space experience even larger increases in library visits.

Community Needs

Interviews with library stakeholders and a survey of City residents indicate a desire for larger and more modern facilities, including more up-to-date holdings and enhanced electronic access both to and from the libraries. There is general satisfaction with library staff, as well as with parking and location. A single survey question offered respondents an opportunity to express a preference either for a hypothetical central library system or continuing with a branch system. A strong majority of respondents

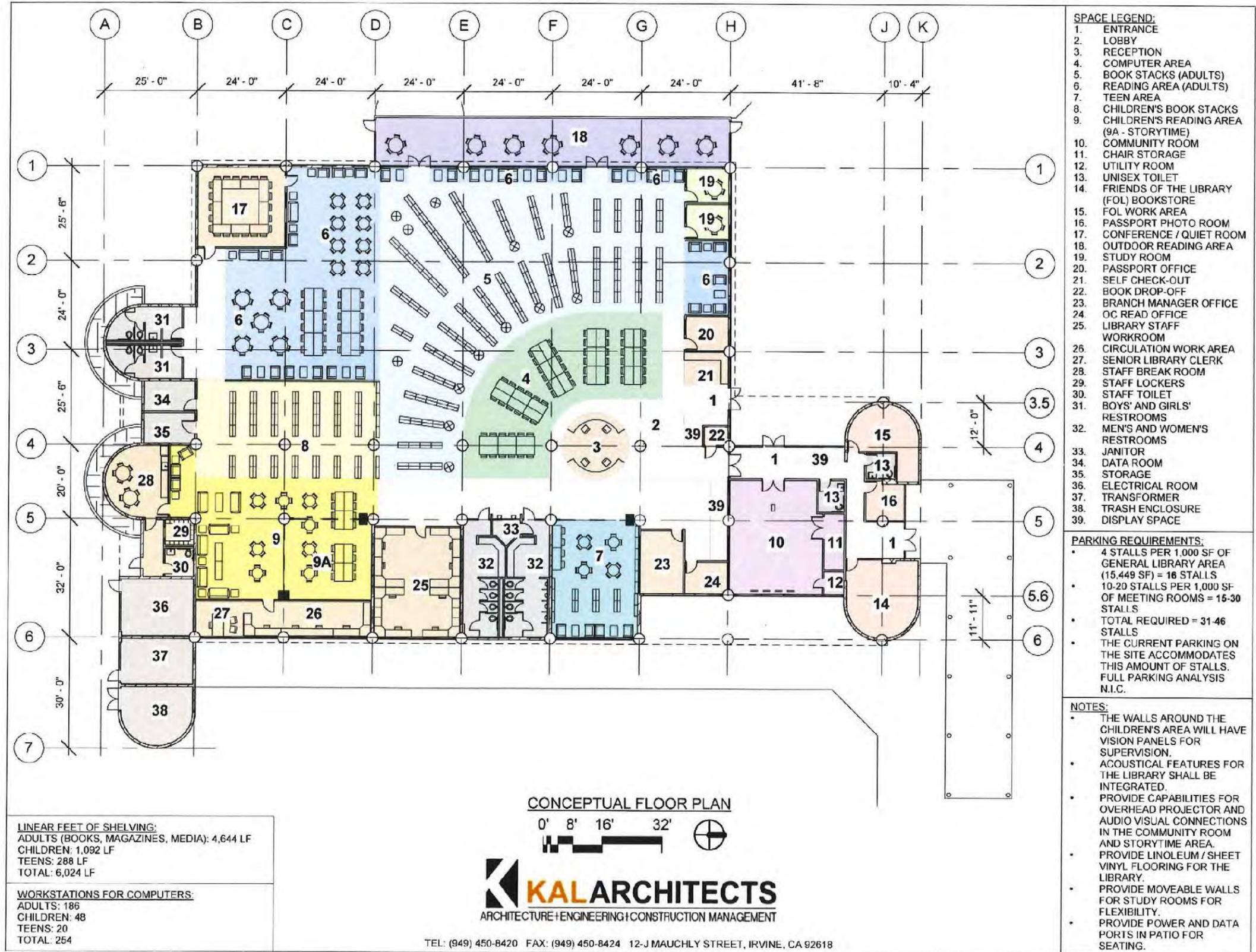
City of Costa Mesa

i

Arroyo Associates, Inc.



ARROYO ASSOCIATES STUDY - 1999



YOU COMPLETED A PRELIMINARY STUDY IN 2014

COSTA MESA 92627 DEMOGRAPHICS

	Costa Mesa	Orange County
Under 5	7.2%	6.4%
Over 65	7.5%	11.6%
Median Age	33.5	36.2
HH children under 18	30%	38%

	Costa Mesa	Orange County
Unemployed	11%	9.4%
Below poverty	19%	12.4%
Median Home Value	548K	519K
Median HH Income	58,167	75,422



NEWPORT-MESA UNIFIED SCHOOL DISTRICT)



	Costa Mesa	Orange County
HS Grads	82.5%	83.8%
BA	31.1%	36.8%
Language other than English	41%	45.5%
English less than well	17.8%	20.9%

GUIDELINES AND BENCHMARKS

	COSTA MESA Donald Dungan	BENCHMARK OCPL	CALIFORNIA AVG
Square feet per capita	.14	.3	.44
Items per capita	1.39	2.44	2.13
Seats per 1K	1	2.67	2.6
Circulation per capita	1.9	5.12	6.41
PCs per 1K	.32		.53
Meeting Seats per 1K	.8		
Visits per capita		4.59	4.41
Program Attendance per cap		.13	.22
PC use per capita		.63	.91



LADERA RANCH (2003)



RANCHO SANTA MARGARITA (1991)



FOOTHILL RANCH (2003)



TUSTIN (2009)



CONSTITUENTS

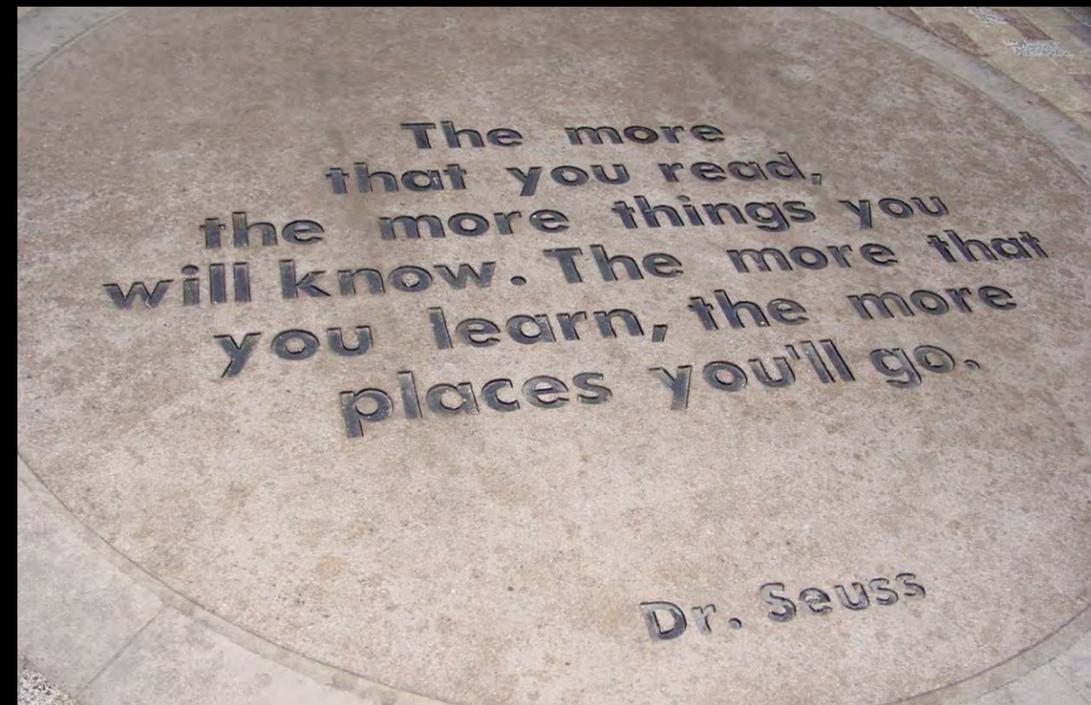
- FAMILIES
- EARLY READERS
- JOB HUNTERS
- TEENS
- SCHOOL CHILDREN
- HOMESCHOOLERS
- READERS



NEW BASICS

- CHILDREN'S AREA
- TEEN AREA
- GROUP STUDY ROOMS
- SELF SERVICE
- MARKET PLACE



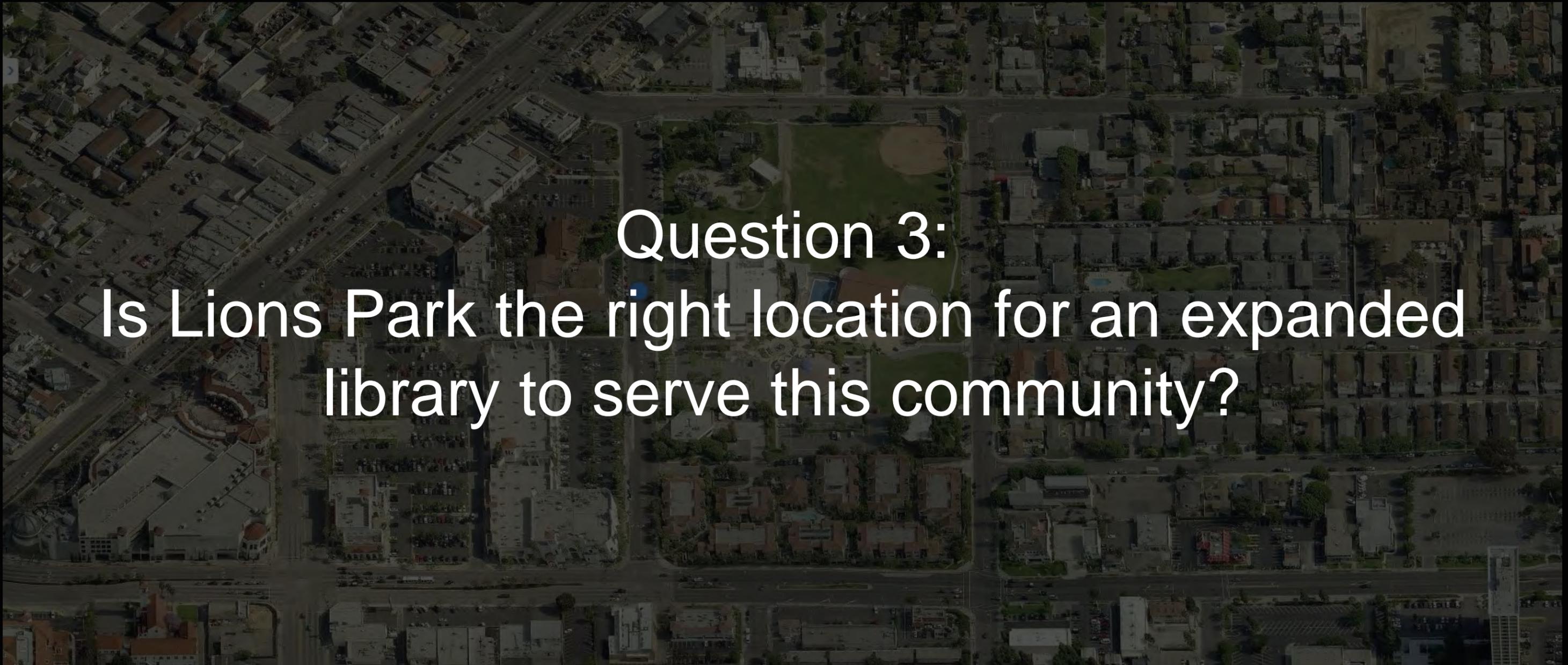


NEWER TRENDS

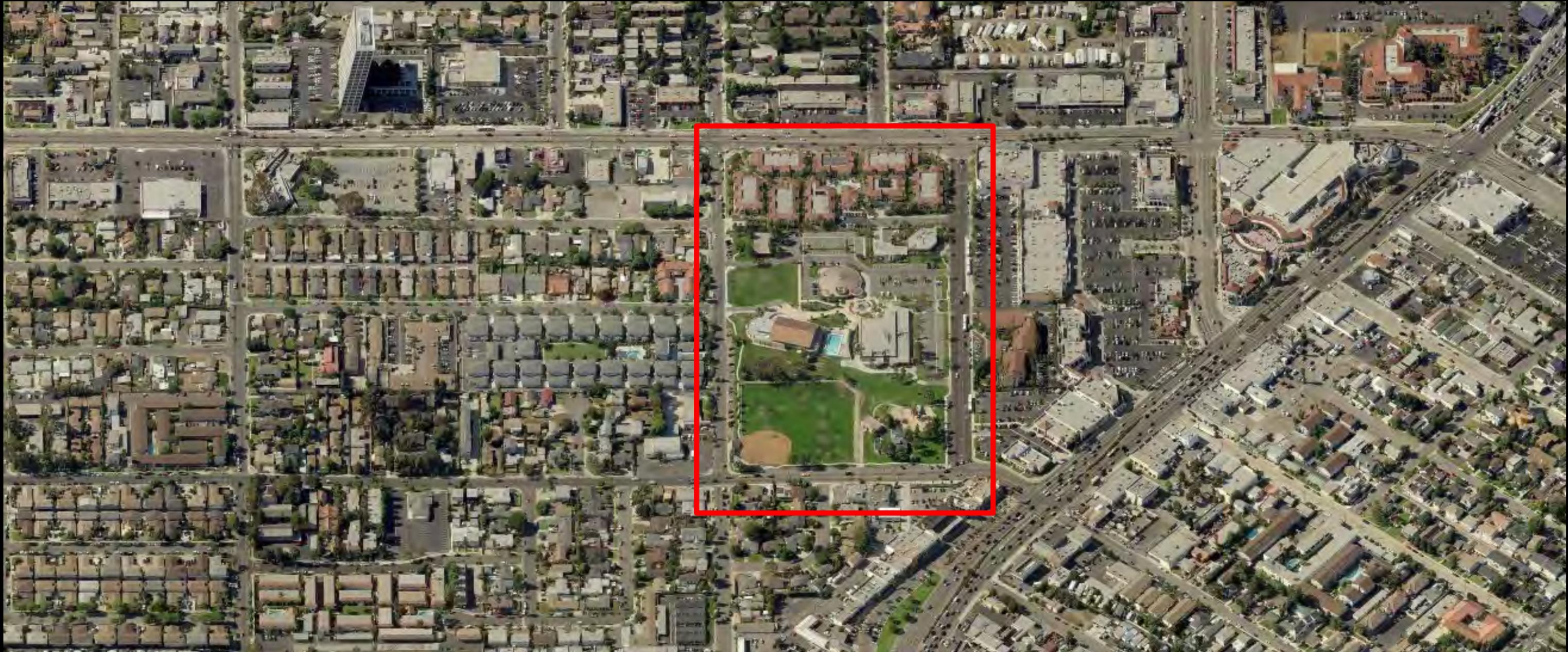
- SINGLE SERVICE DESK
- INNOVATION CENTERS
- WHEELS
- FAMILY PLACE
- GRAB AND GO
- DOWNLOADABLE EVERYTHING



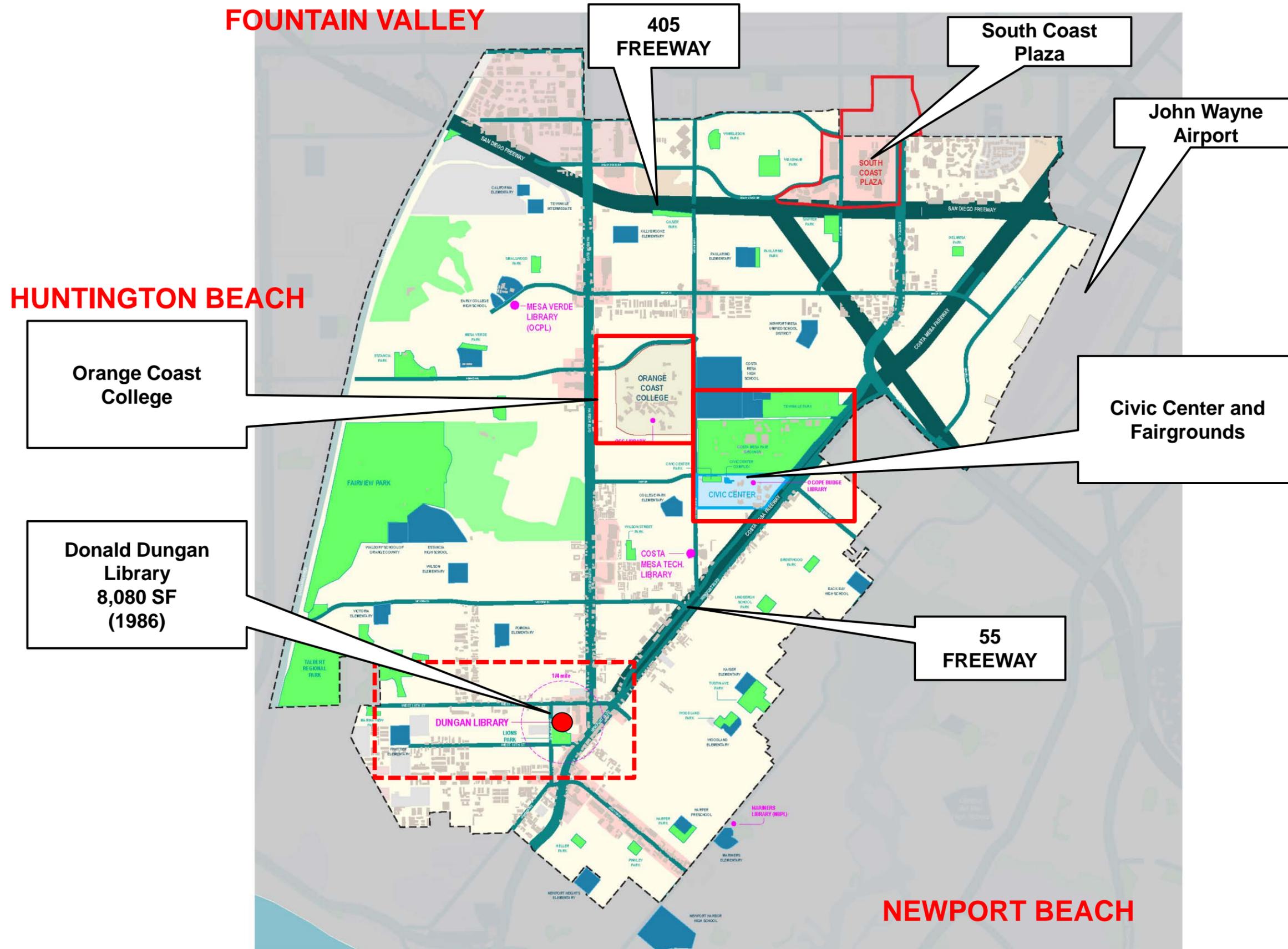


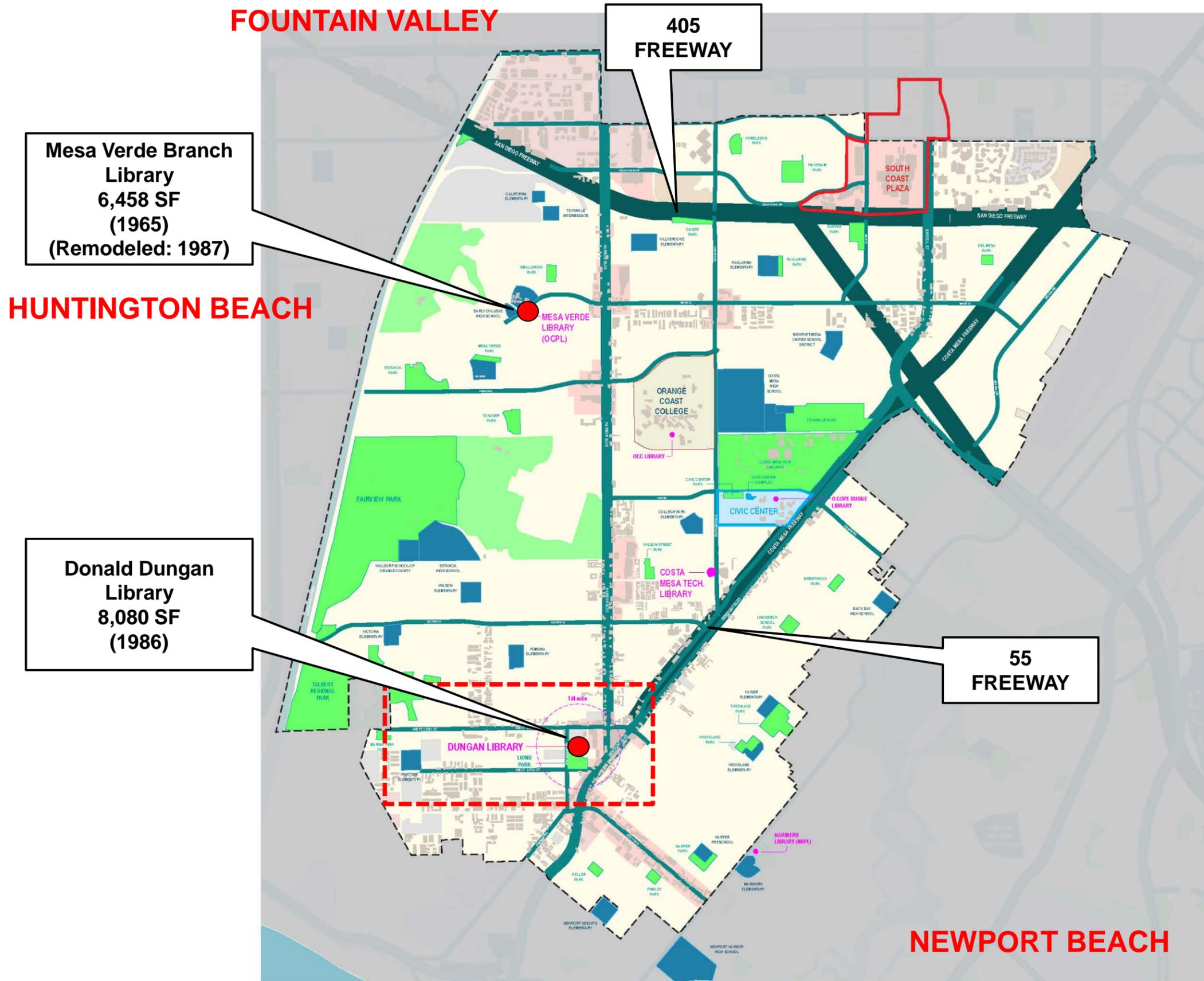
An aerial photograph of a residential neighborhood, likely in an urban or suburban area. The image shows a grid of streets, numerous houses, and a central park area with a baseball field. The text is overlaid on the image in a large, white, sans-serif font.

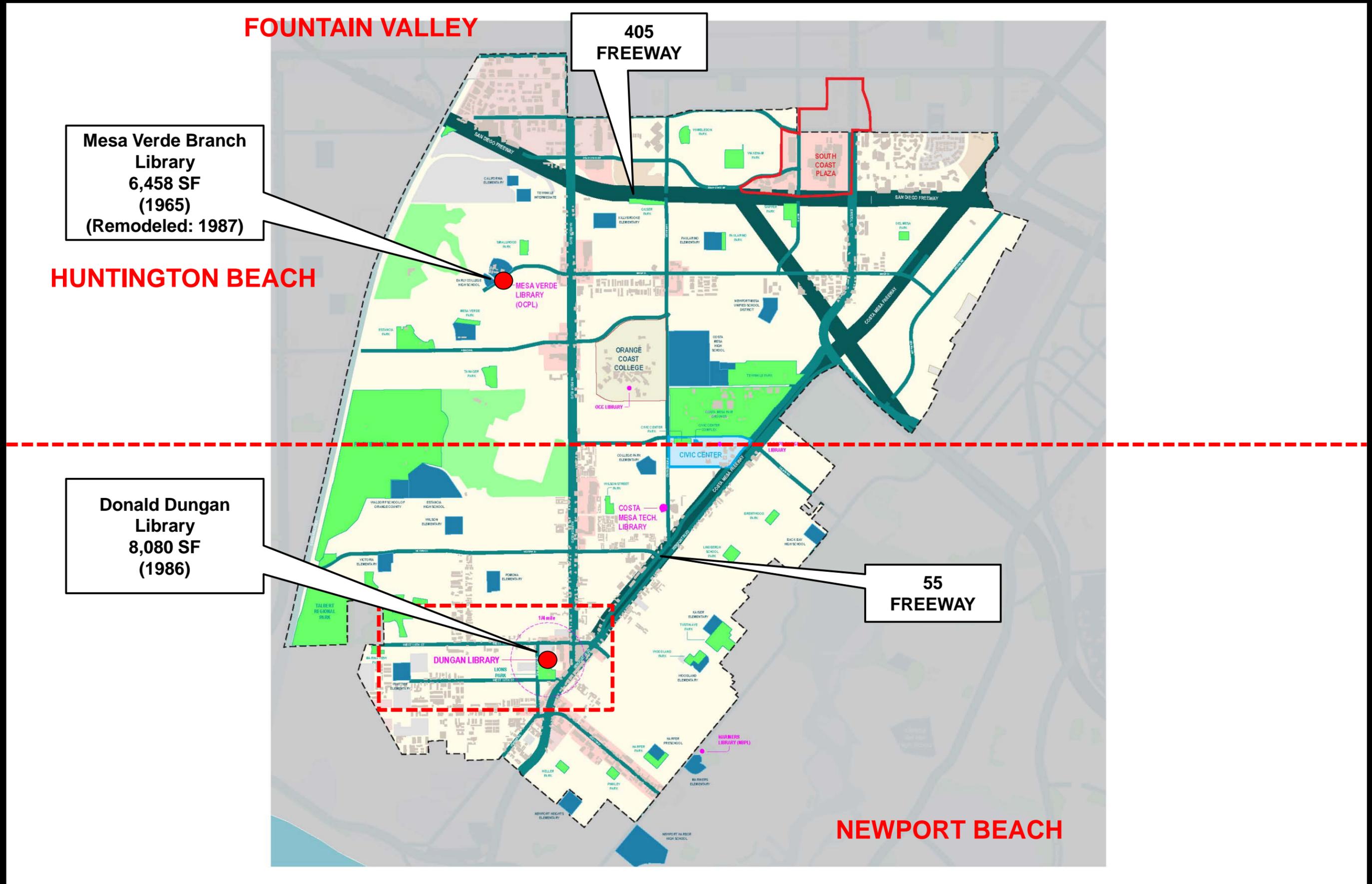
Question 3:
Is Lions Park the right location for an expanded
library to serve this community?

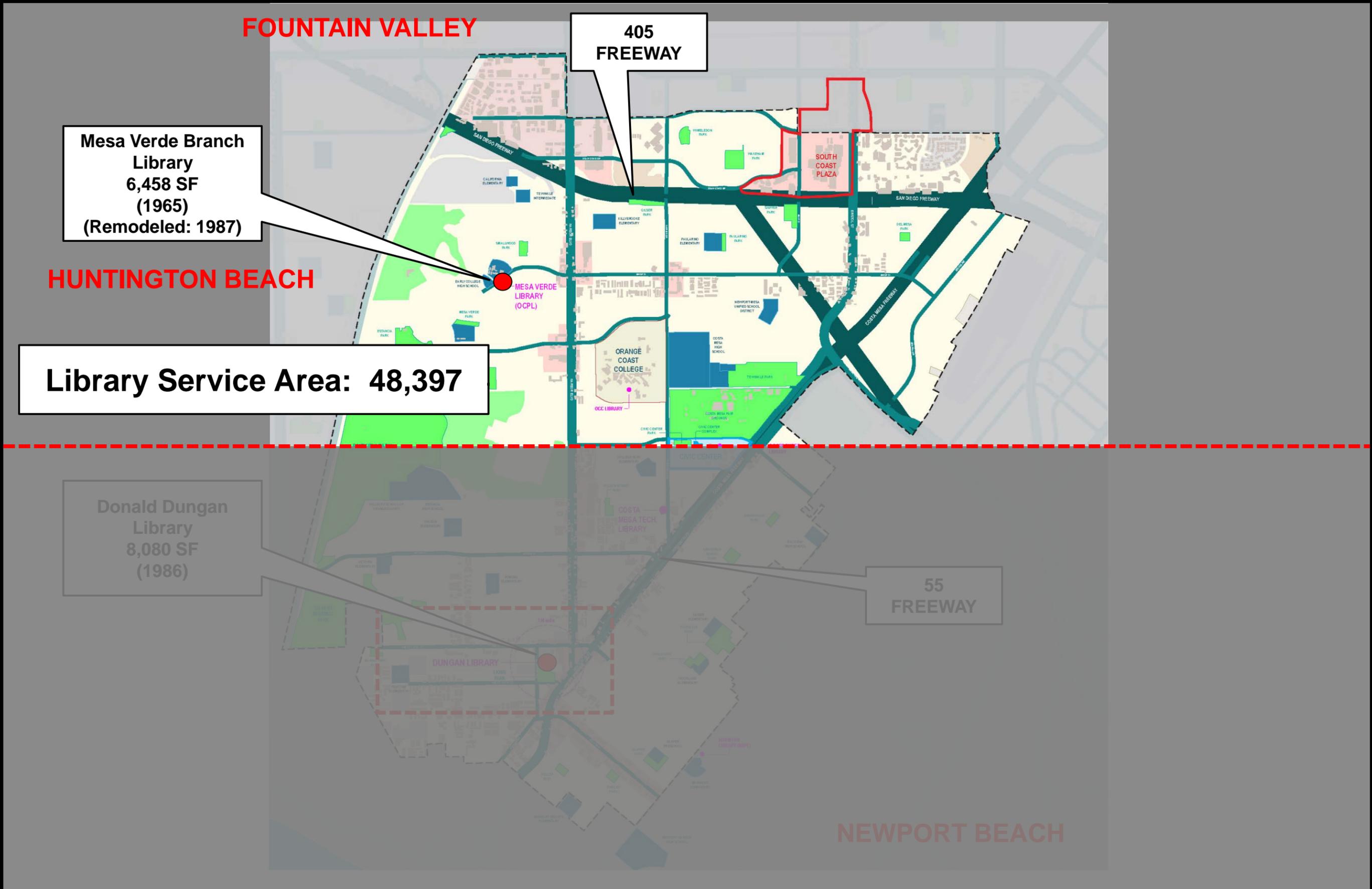


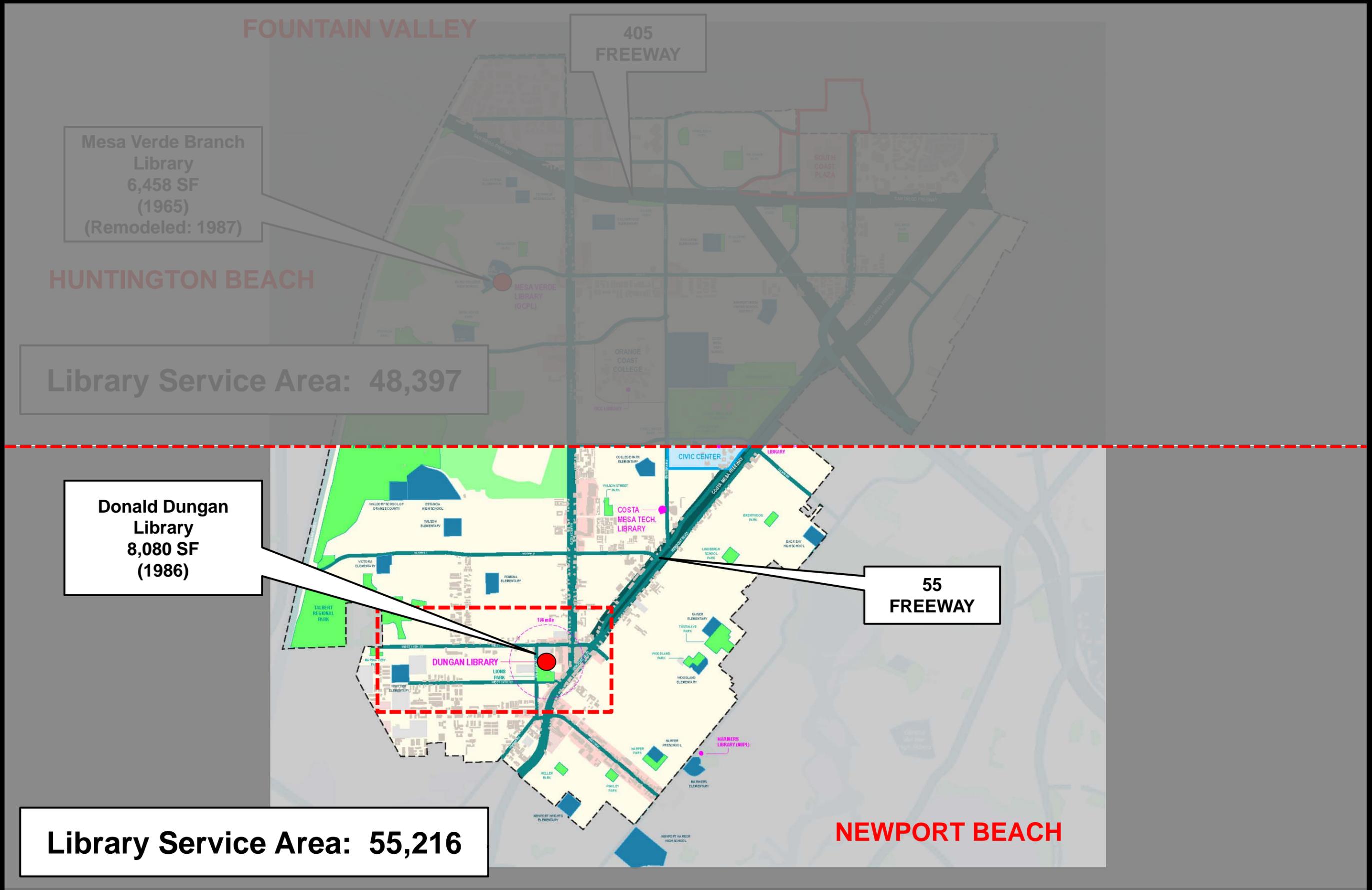
Lions Park











Mesa Verde Branch Library
6,458 SF
(1965)
(Remodeled: 1987)

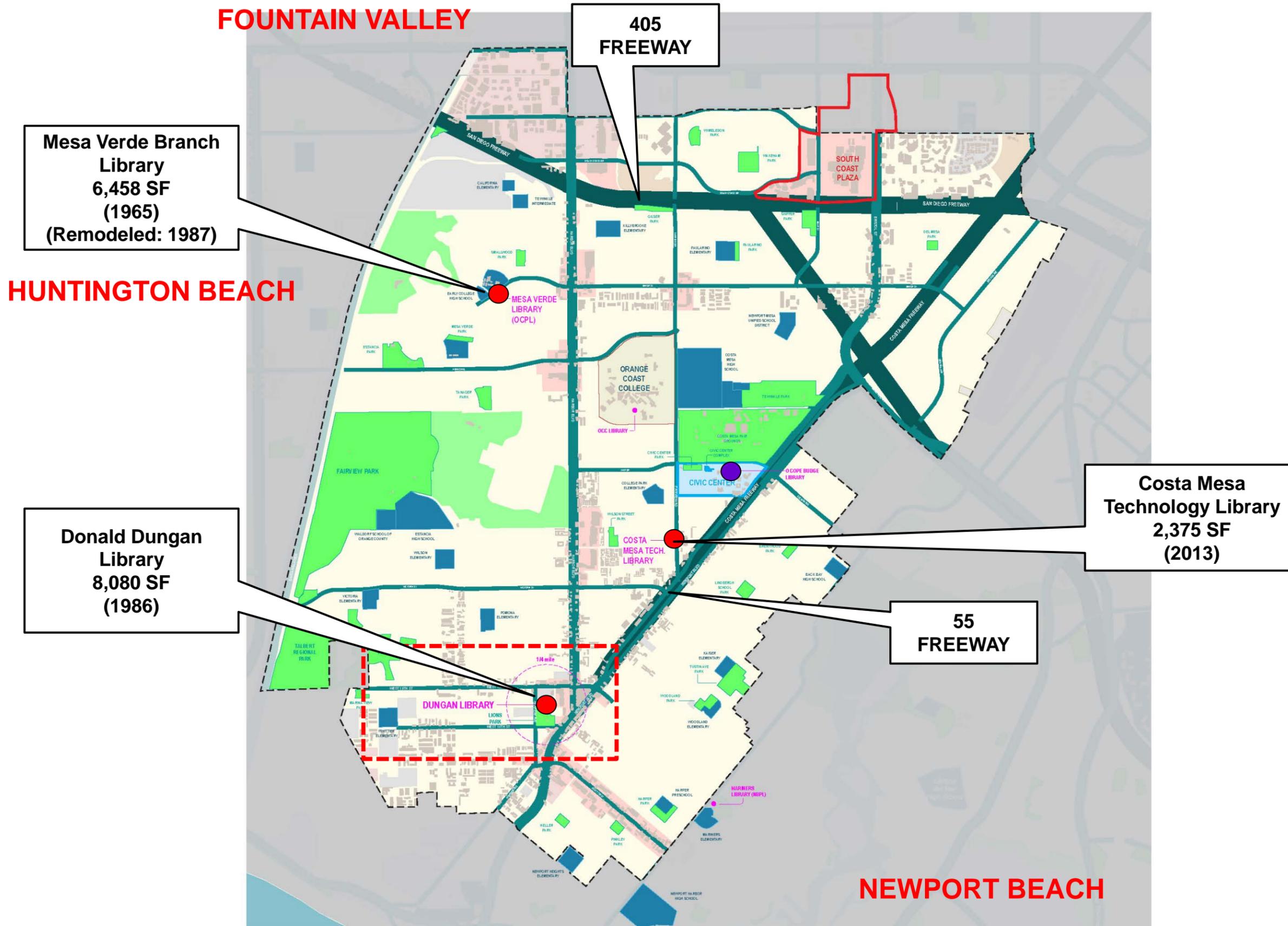
Library Service Area: 48,397

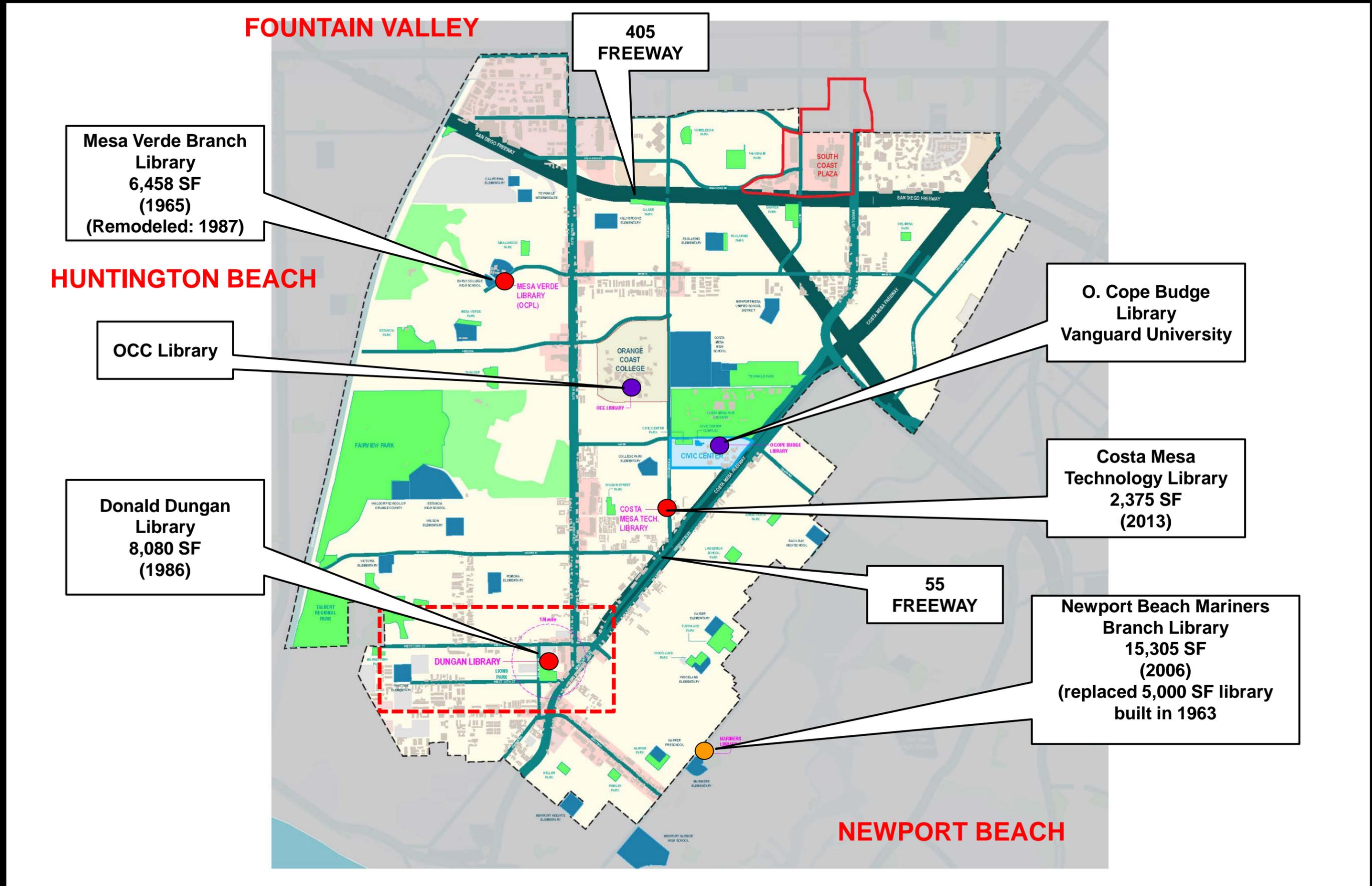
Donald Dungan Library
8,080 SF
(1986)

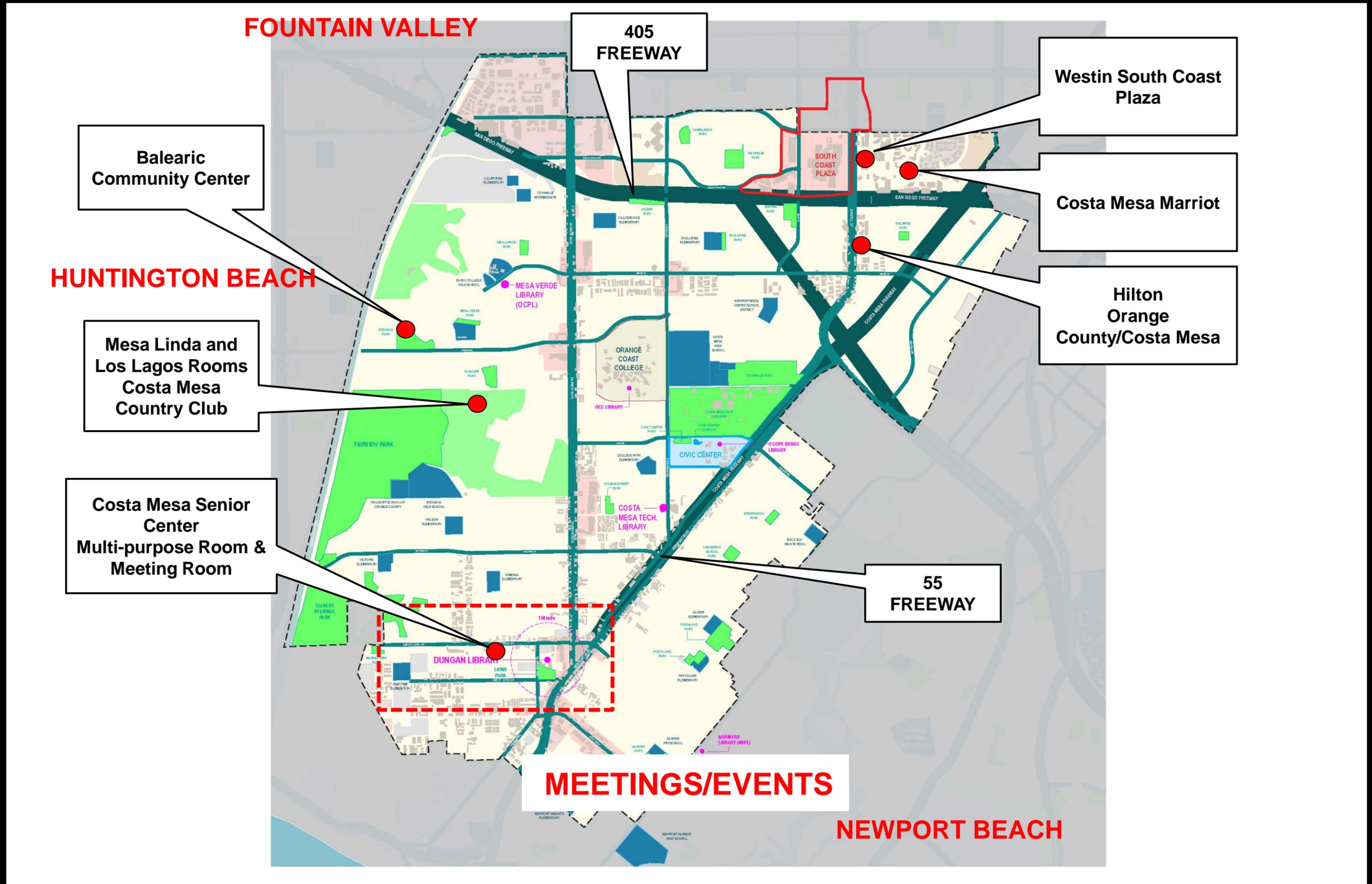
55
FREEWAY

Library Service Area: 55,216

NEWPORT BEACH





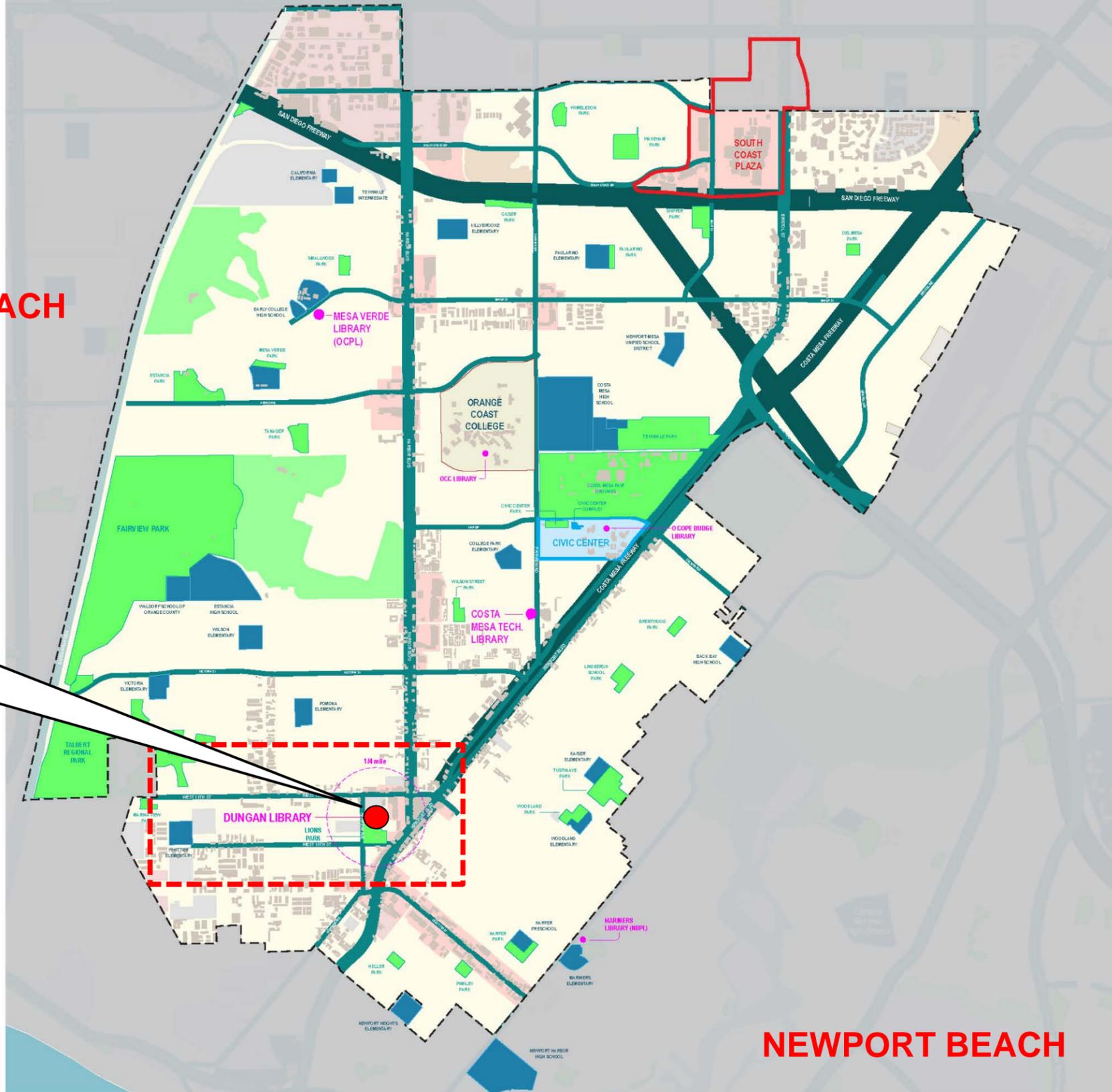


FOUNTAIN VALLEY

HUNTINGTON BEACH

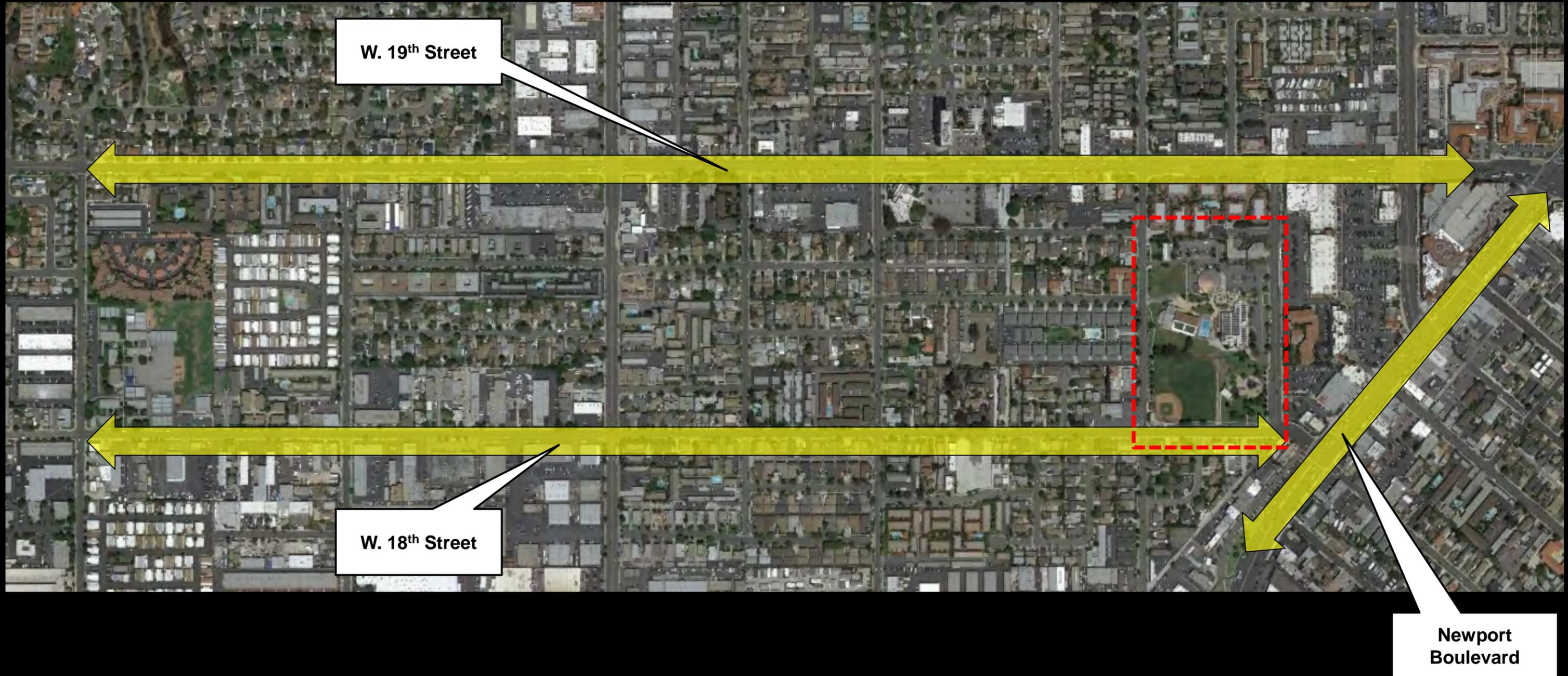
NEWPORT BEACH

Donald Dungan
Library
8,080 SF
(1986)





Library Service Area Population: 55,000

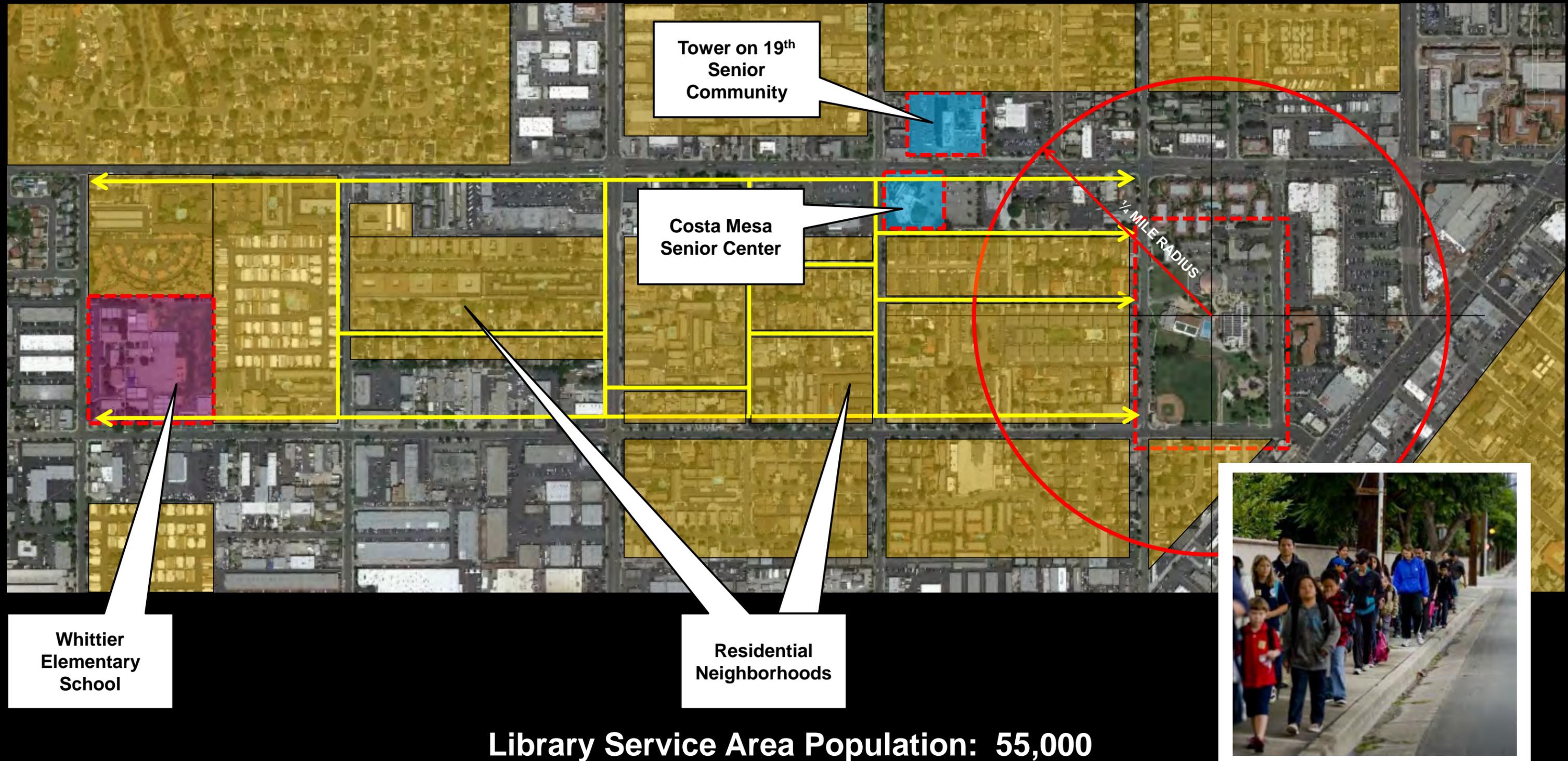


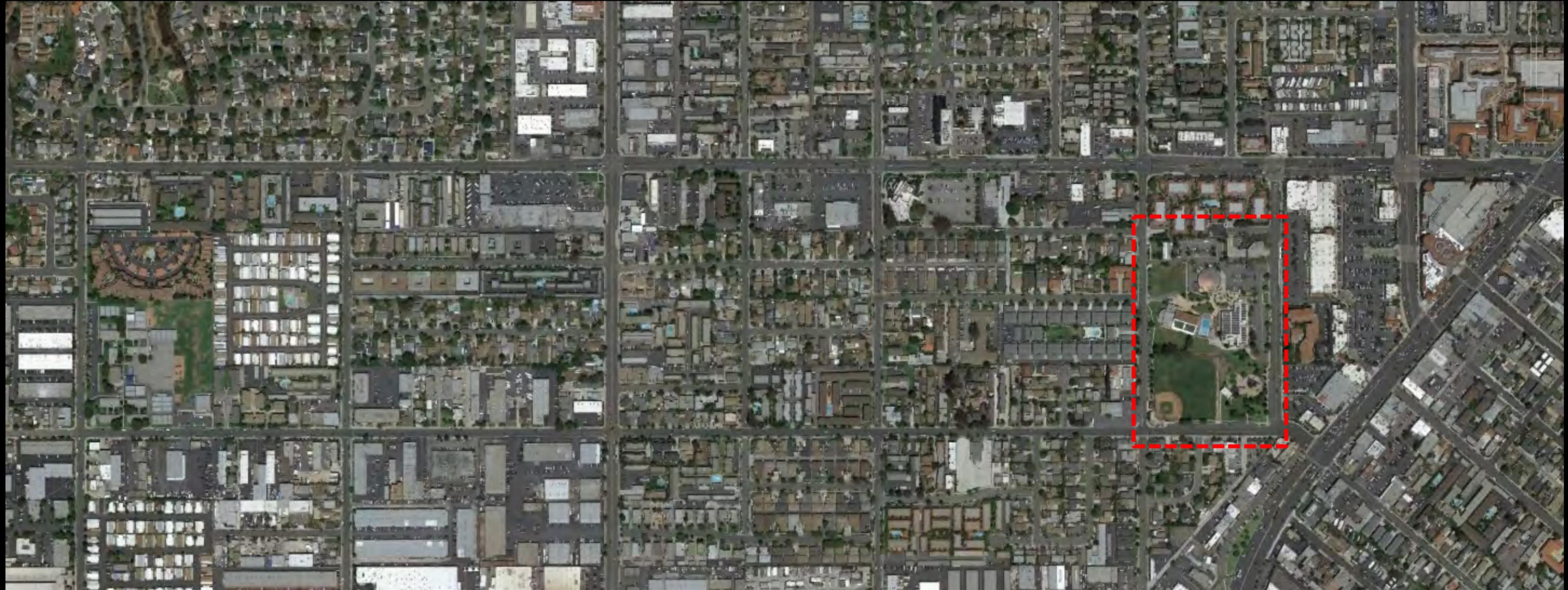
Library Service Area Population: 55,000

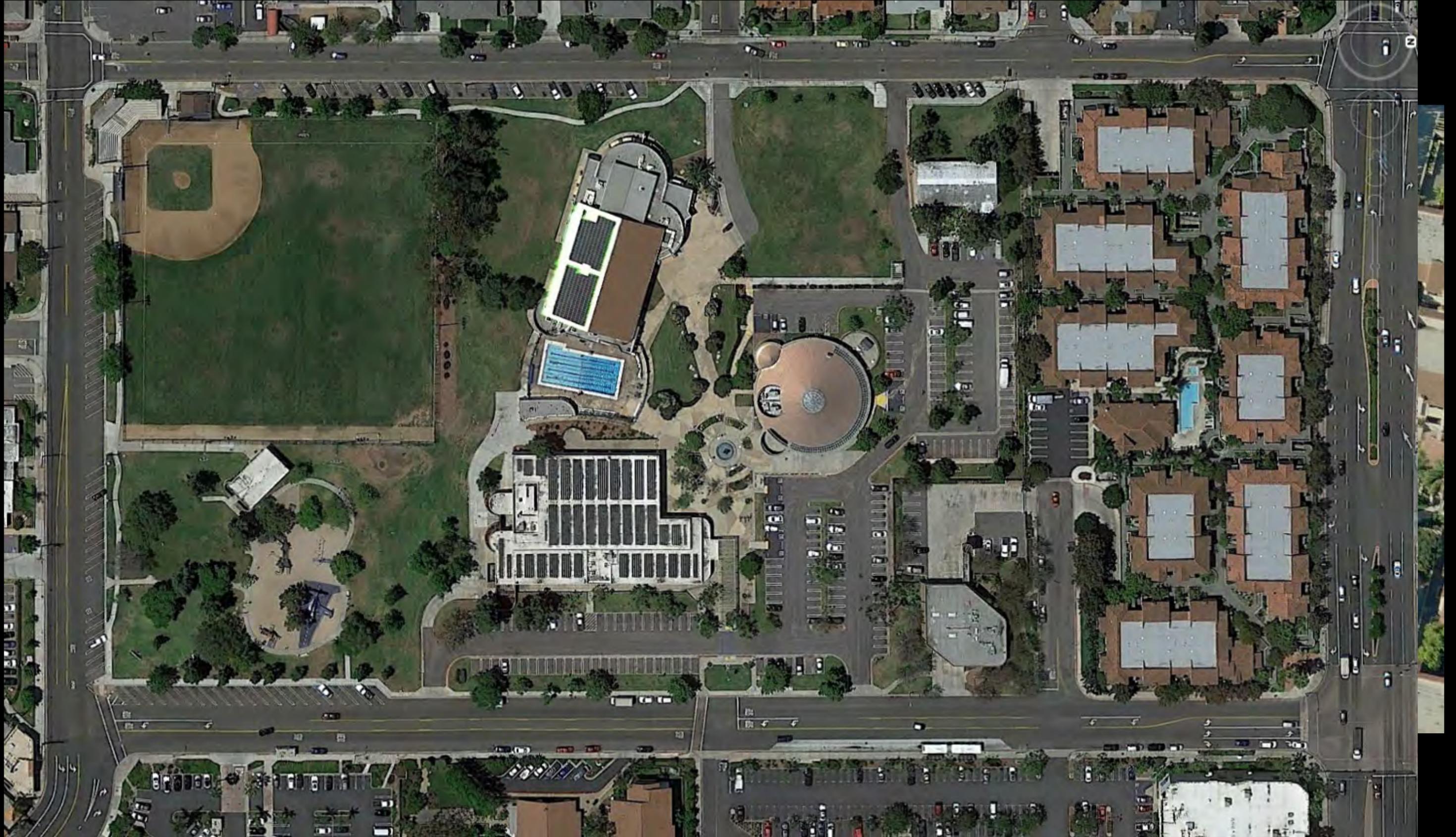


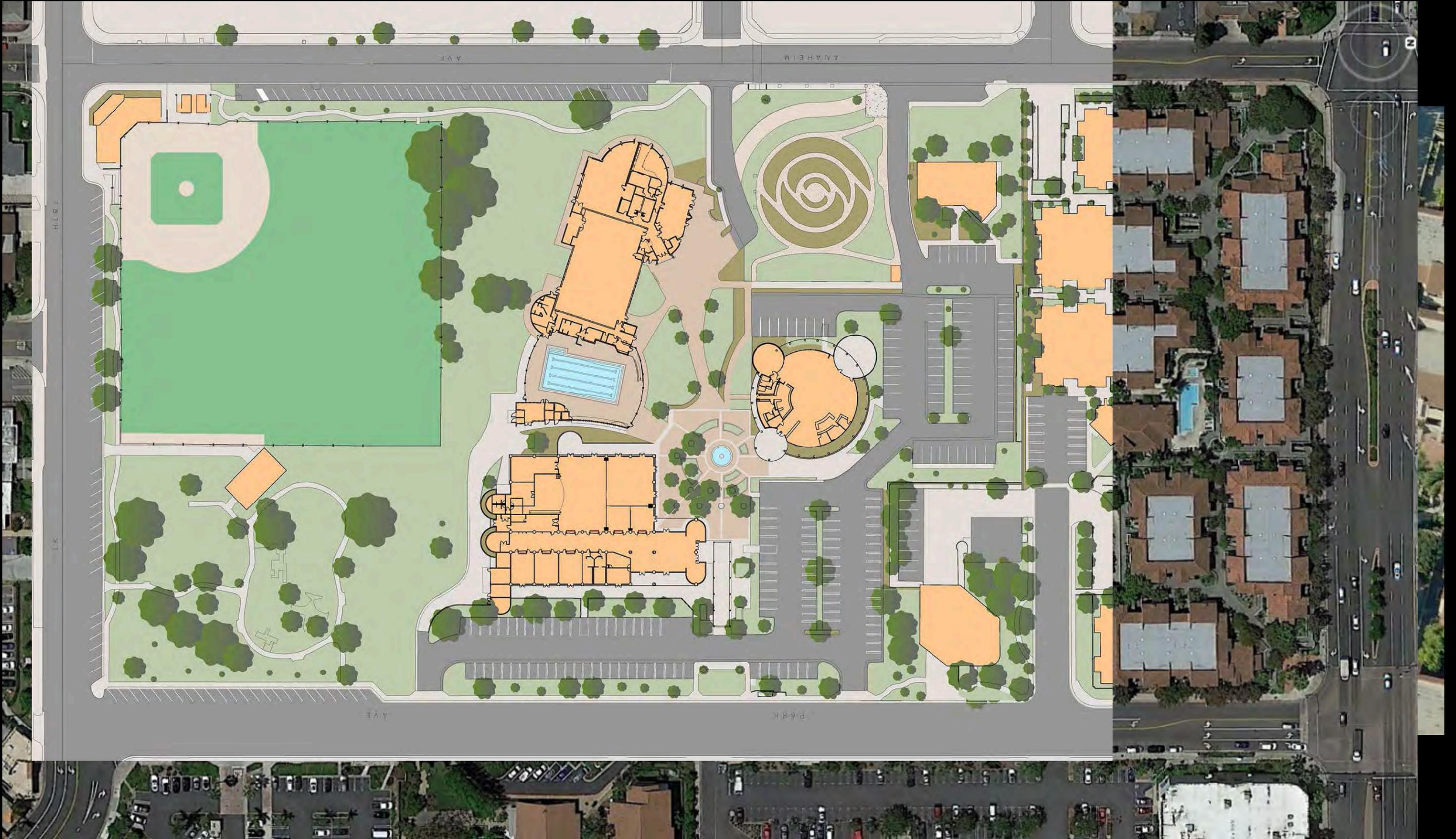
Library Service Area Population: 55,000

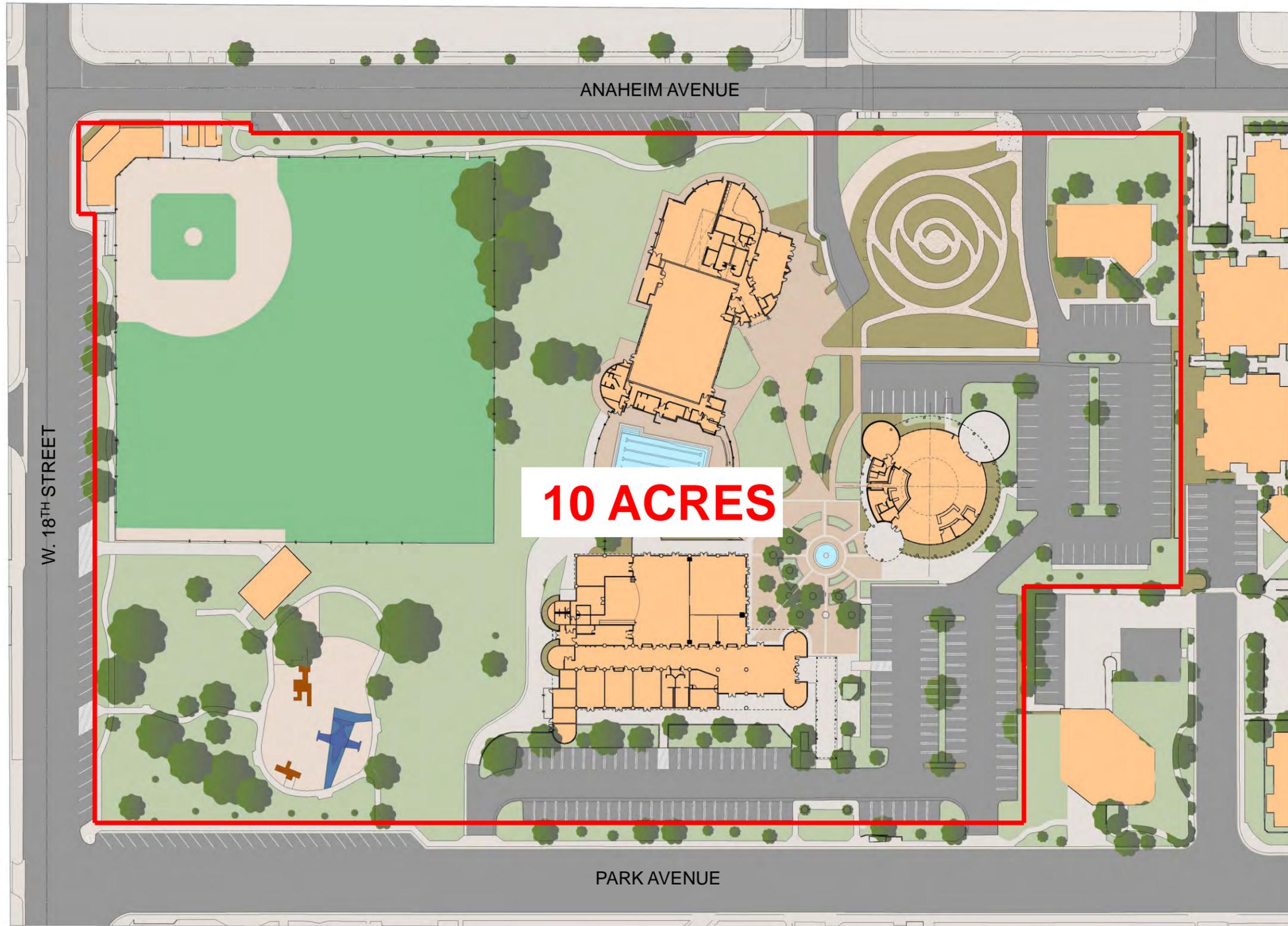
Library patrons within walking distance of Lion's Park





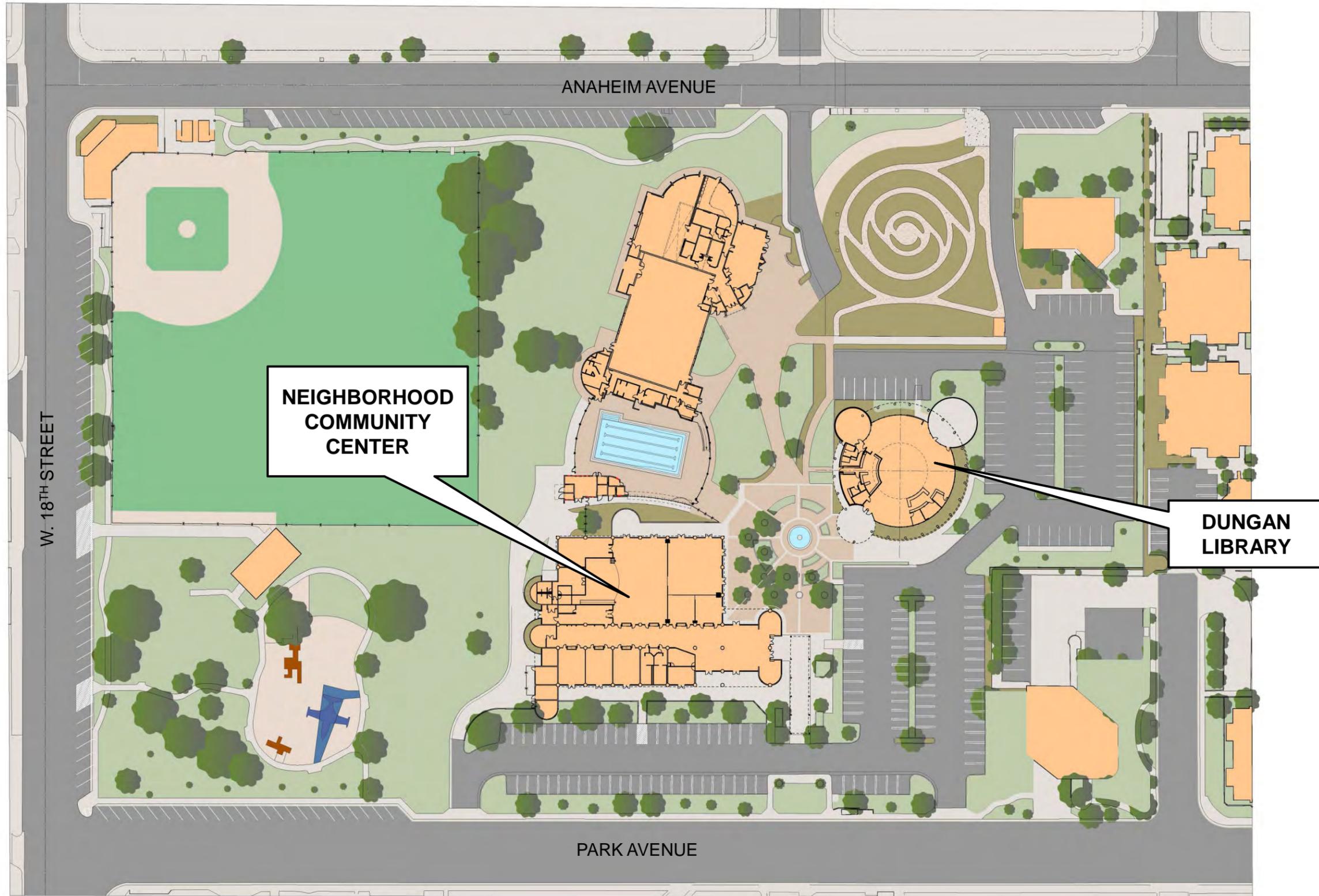




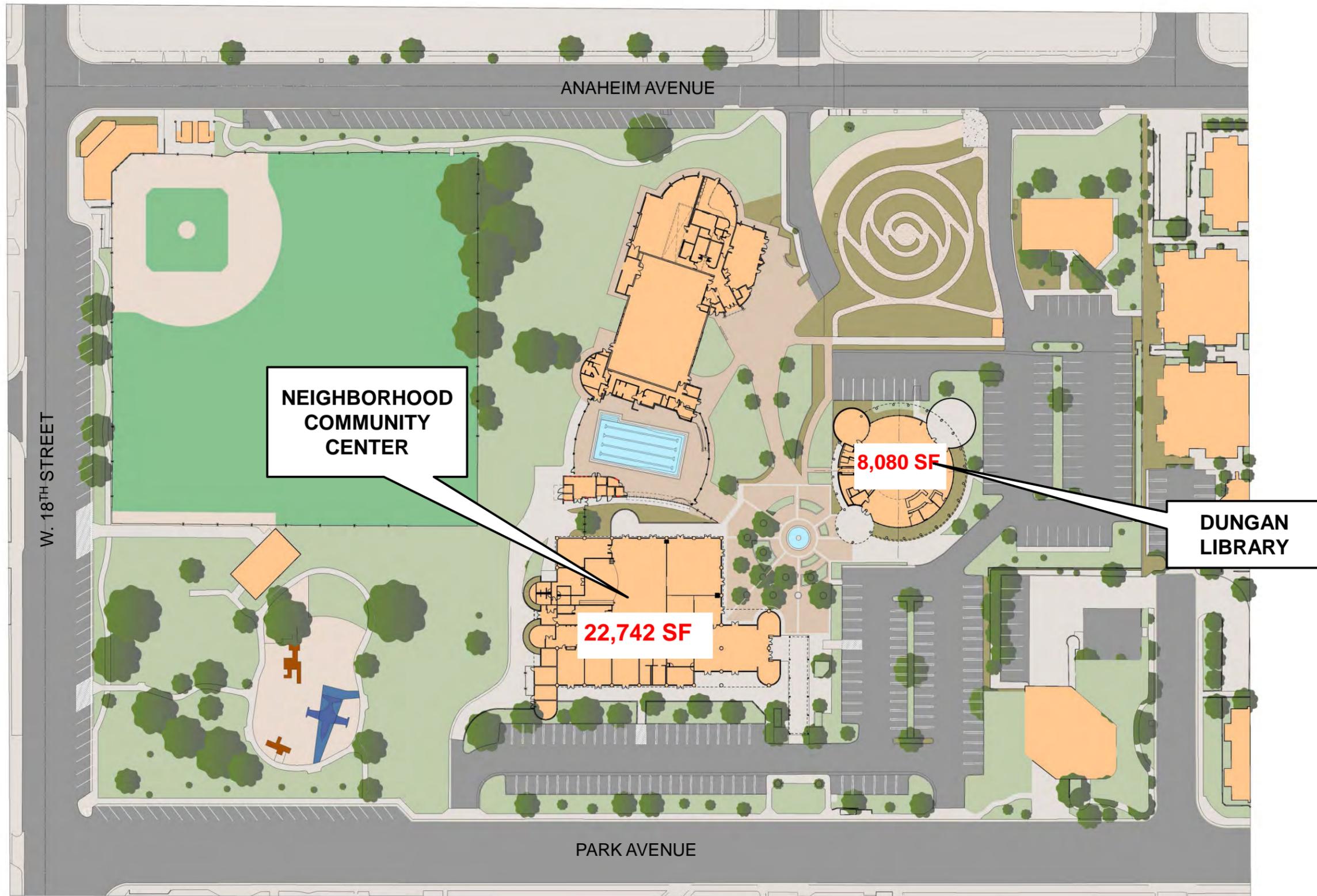


10 ACRES

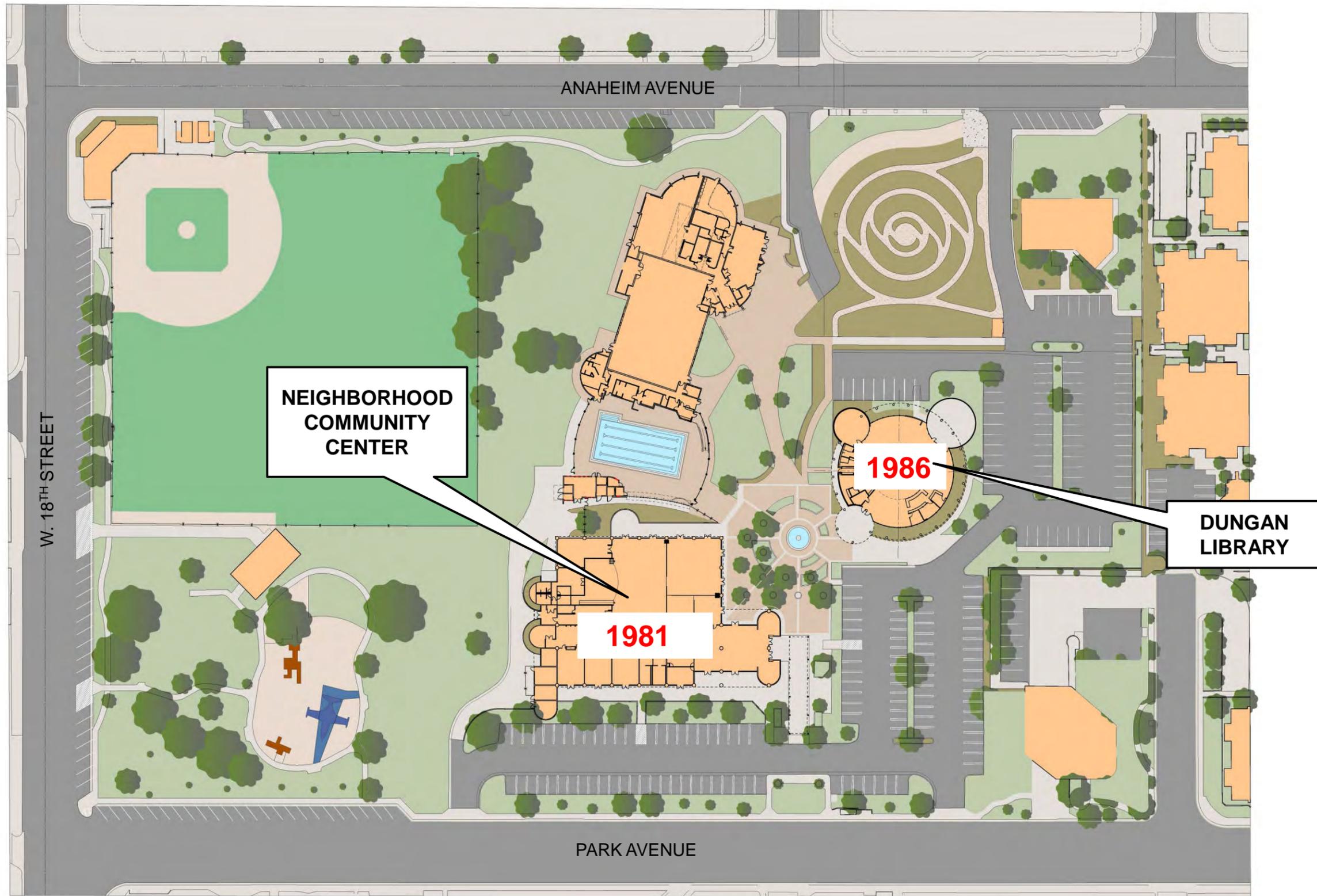
LIONS PARK



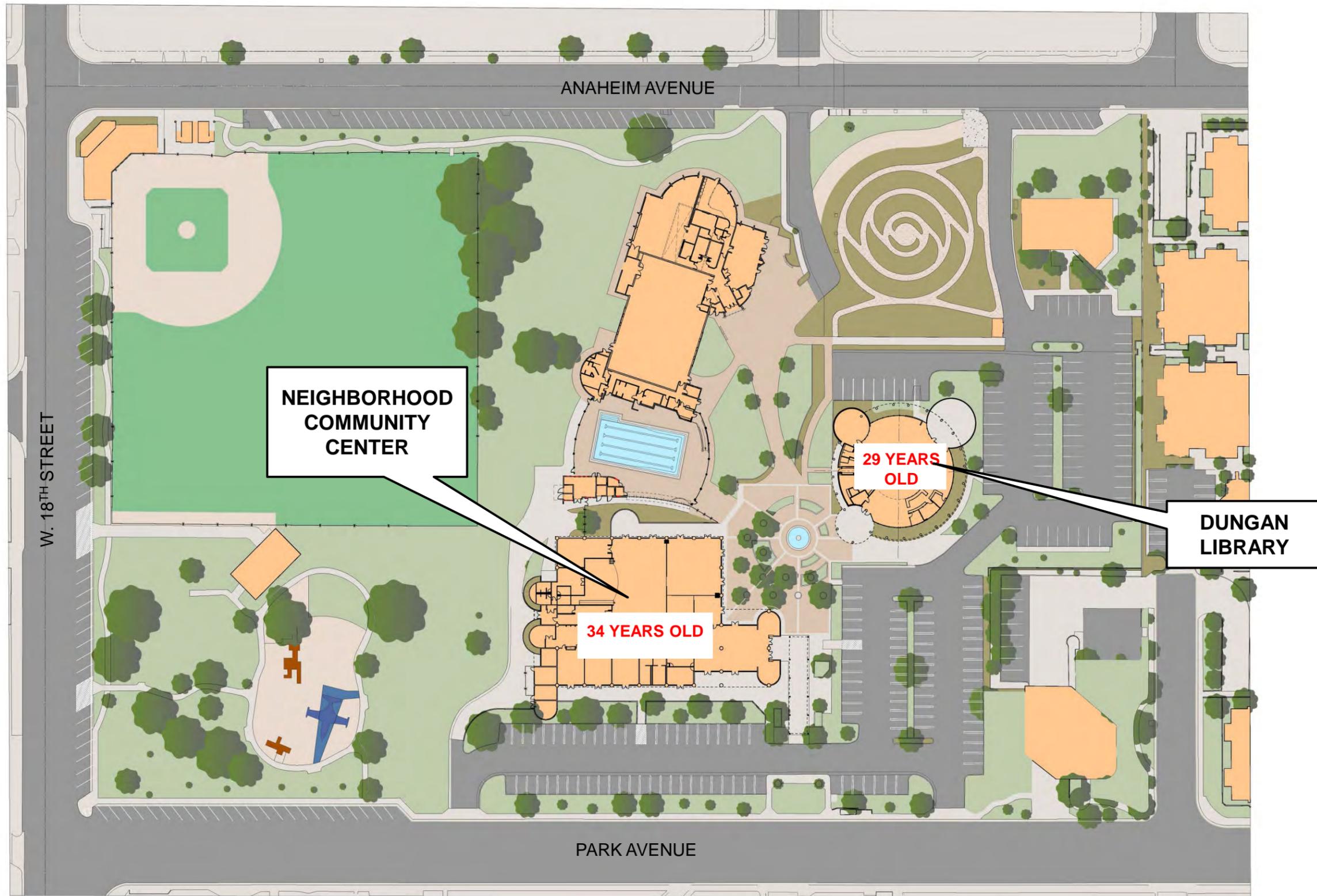
LIONS PARK



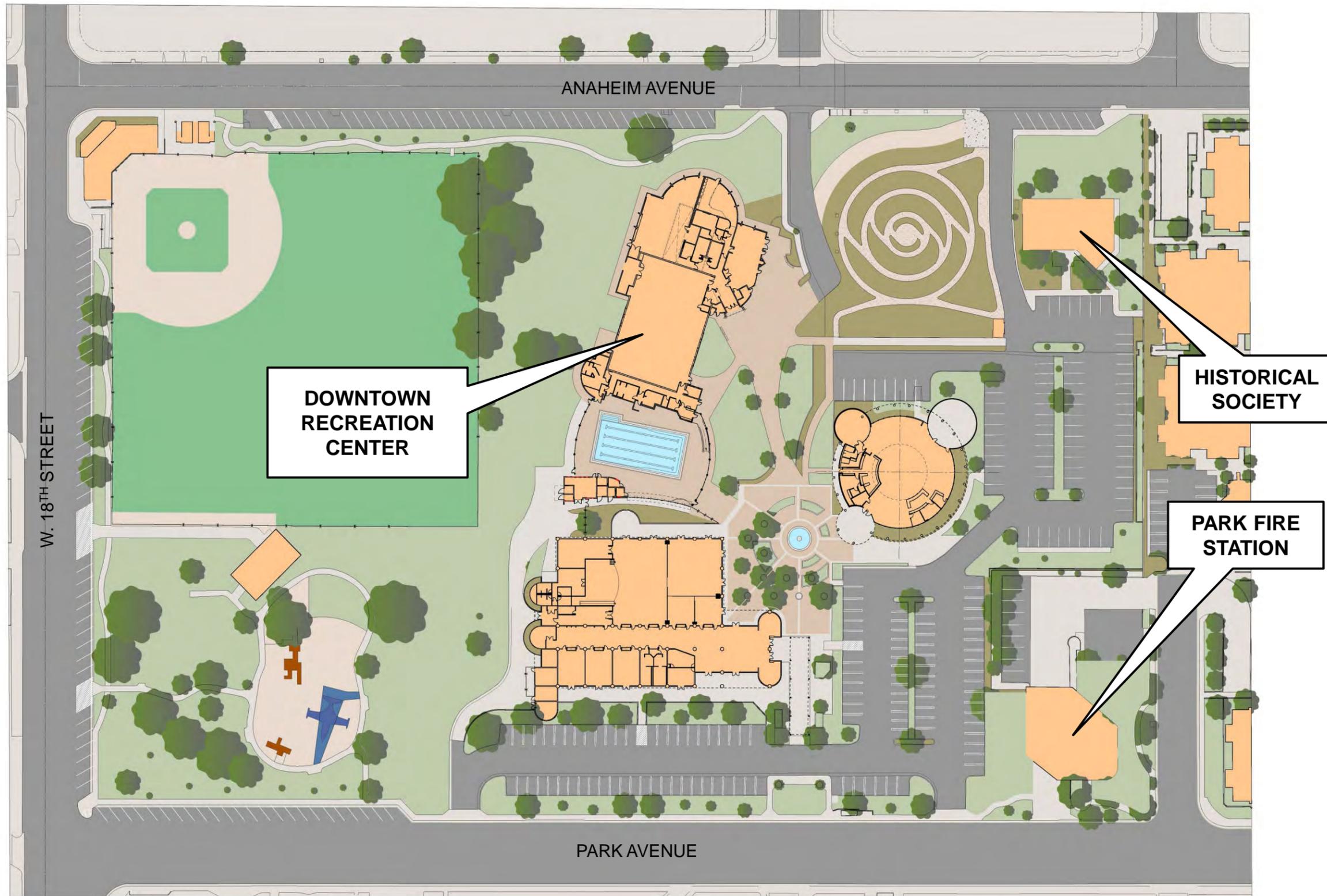
LIONS PARK



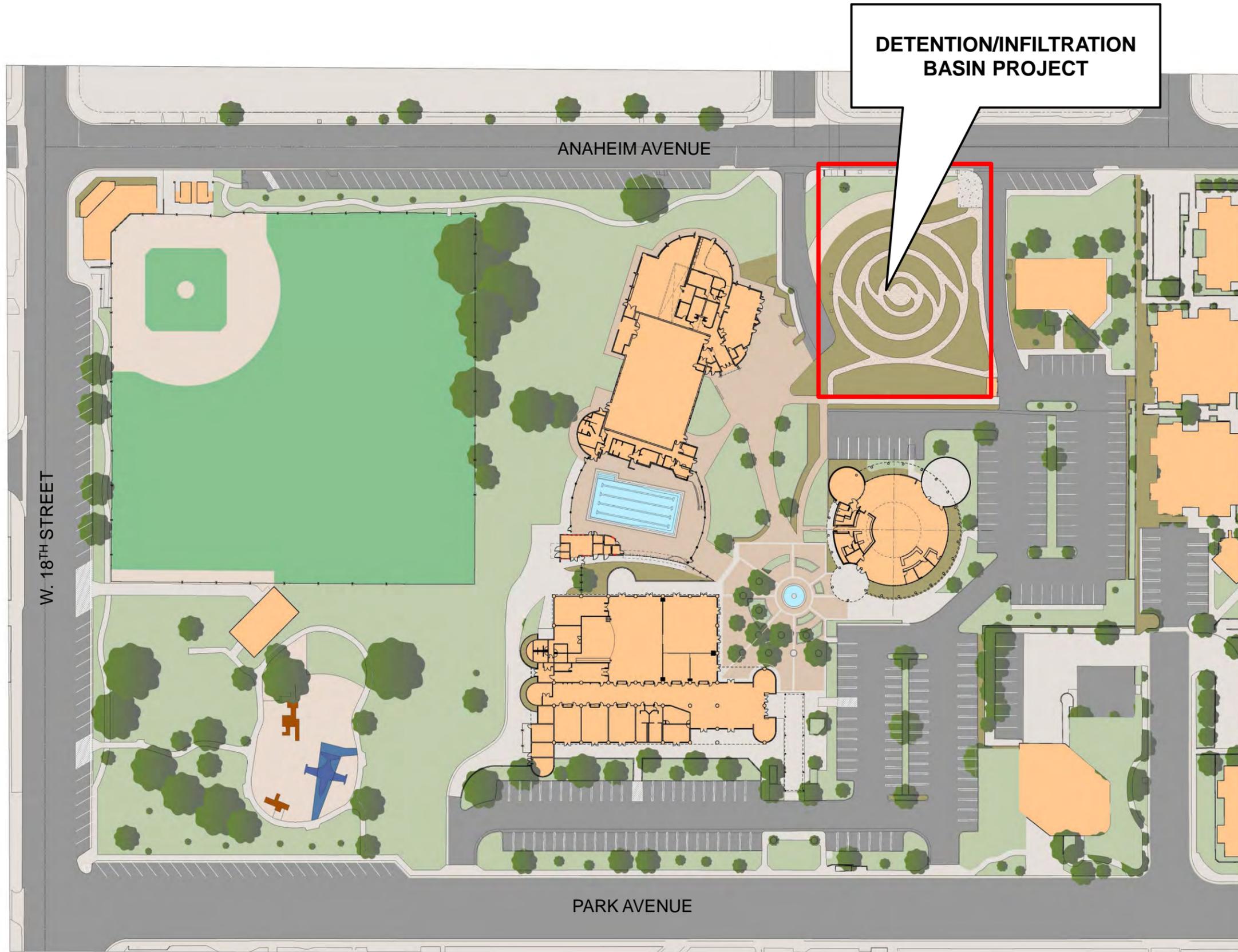
LIONS PARK

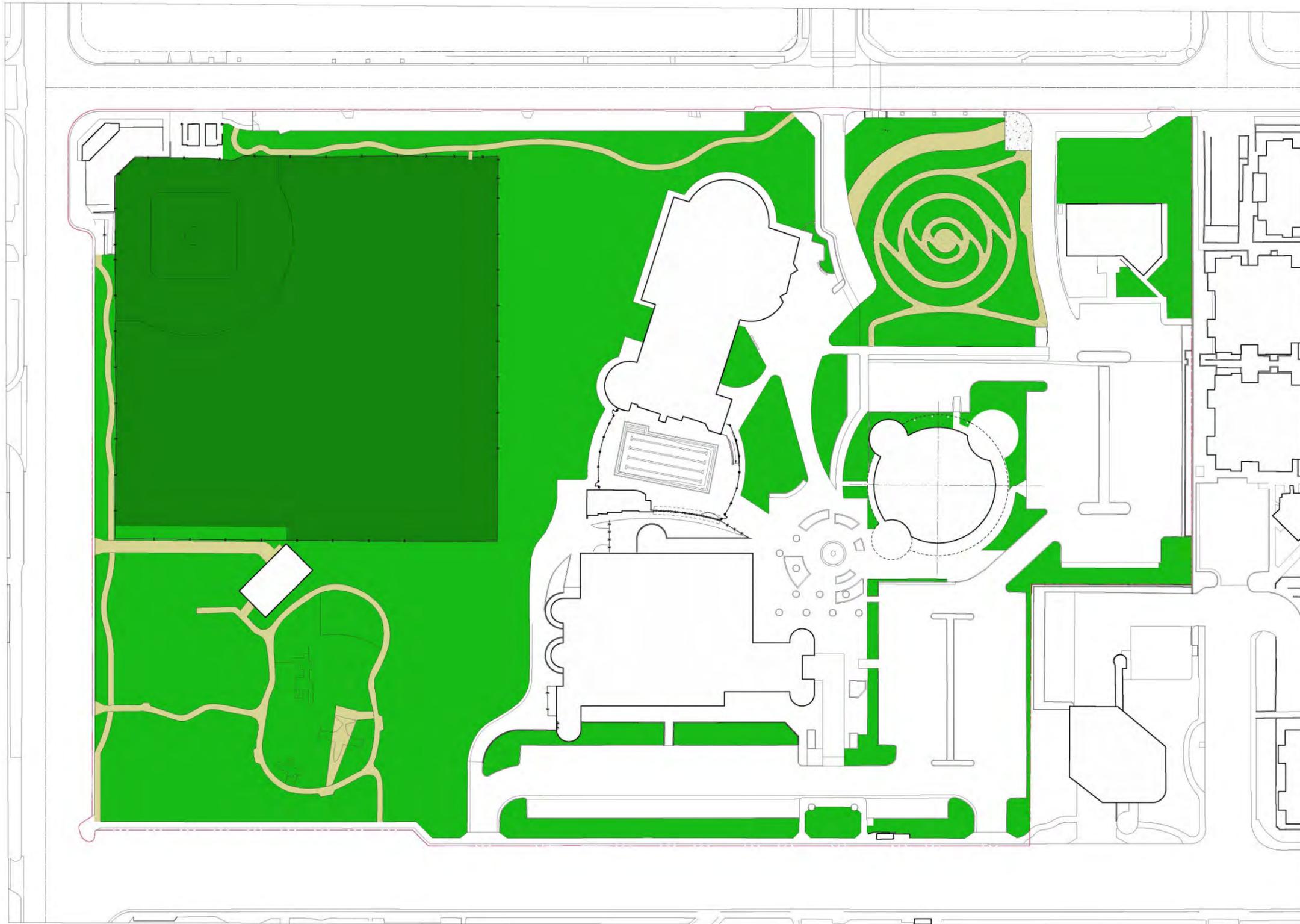


LIONS PARK

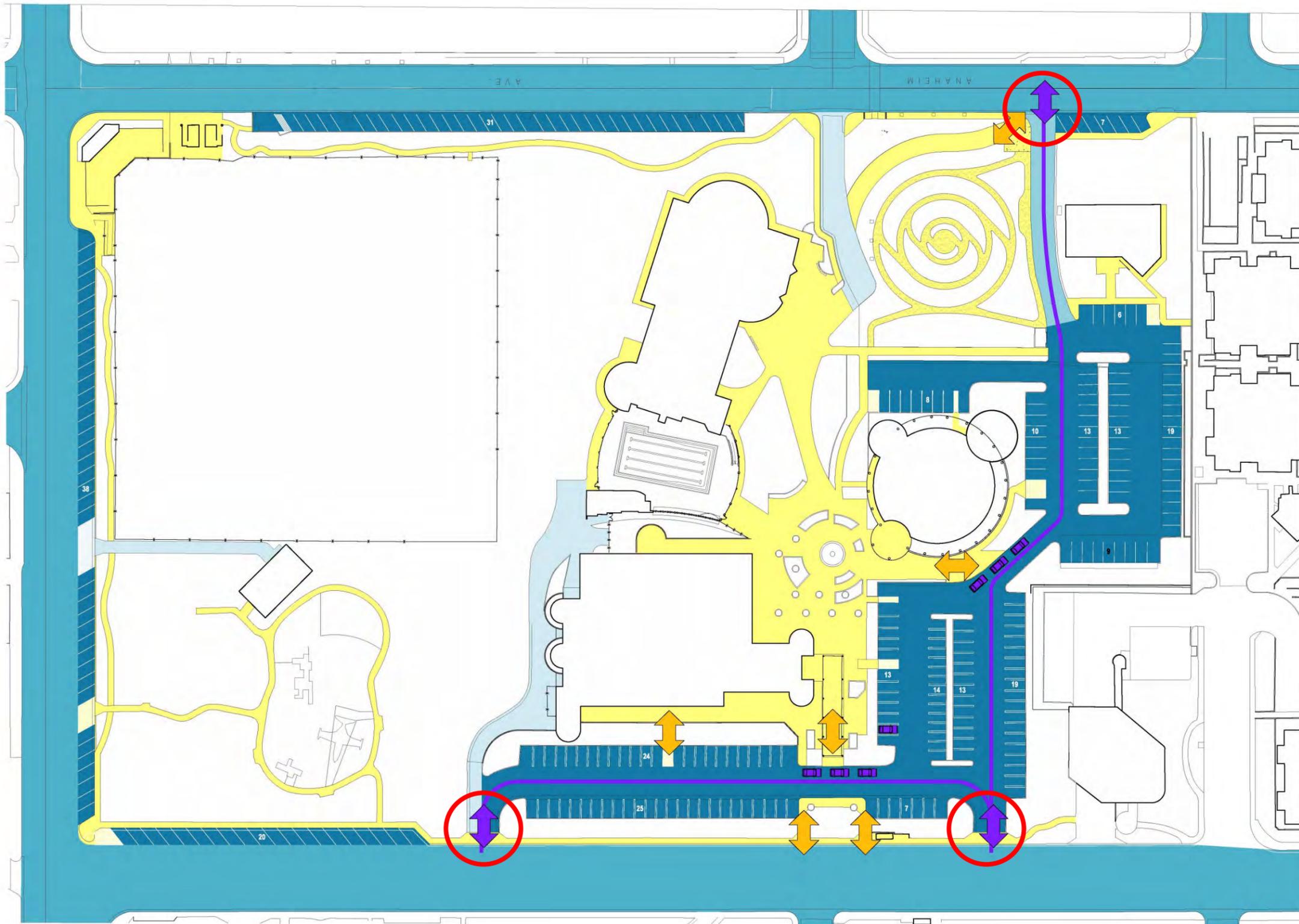


LIONS PARK





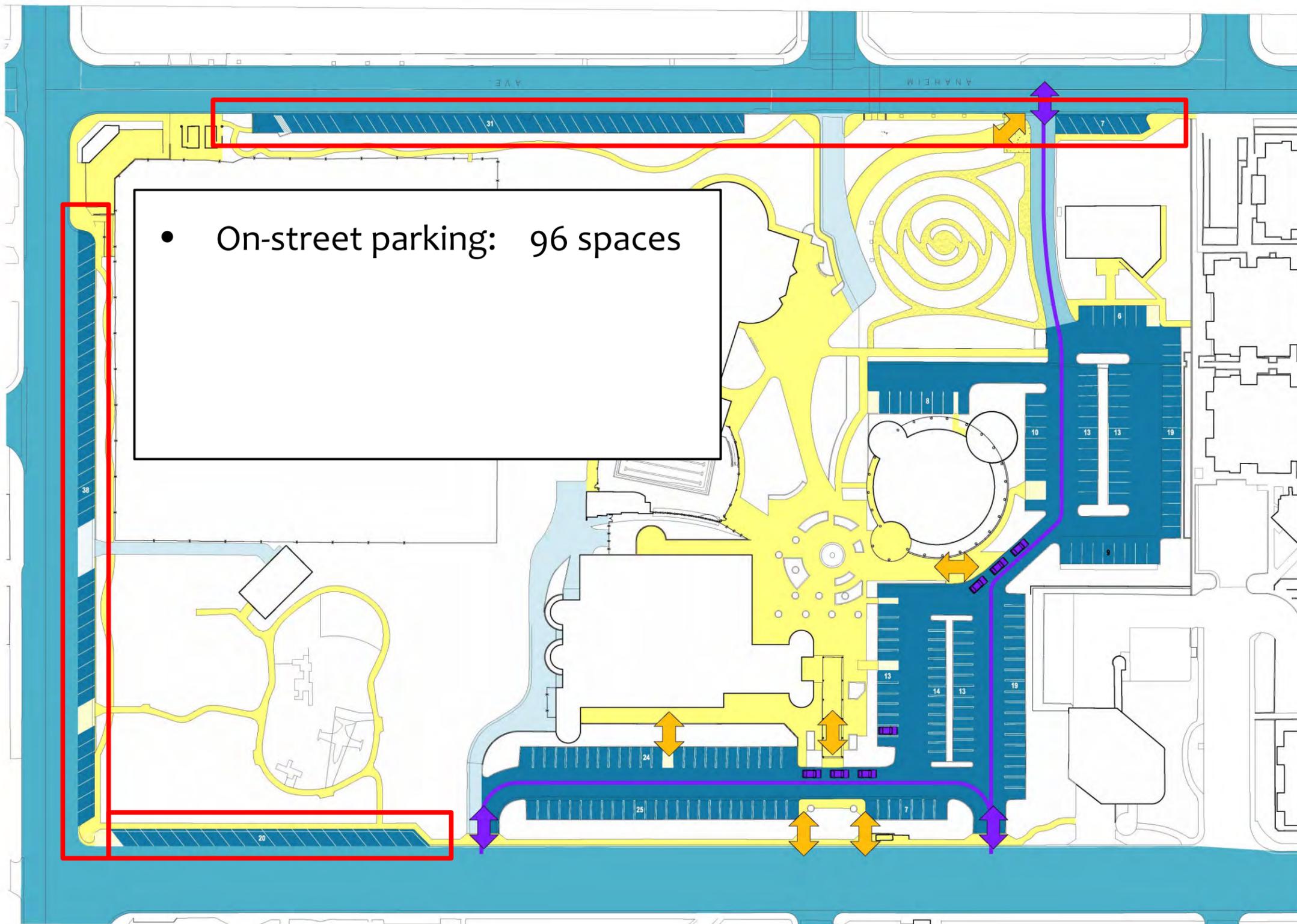
OPEN SPACE



VEHICULAR/PEDESTRIAN CIRCULATION

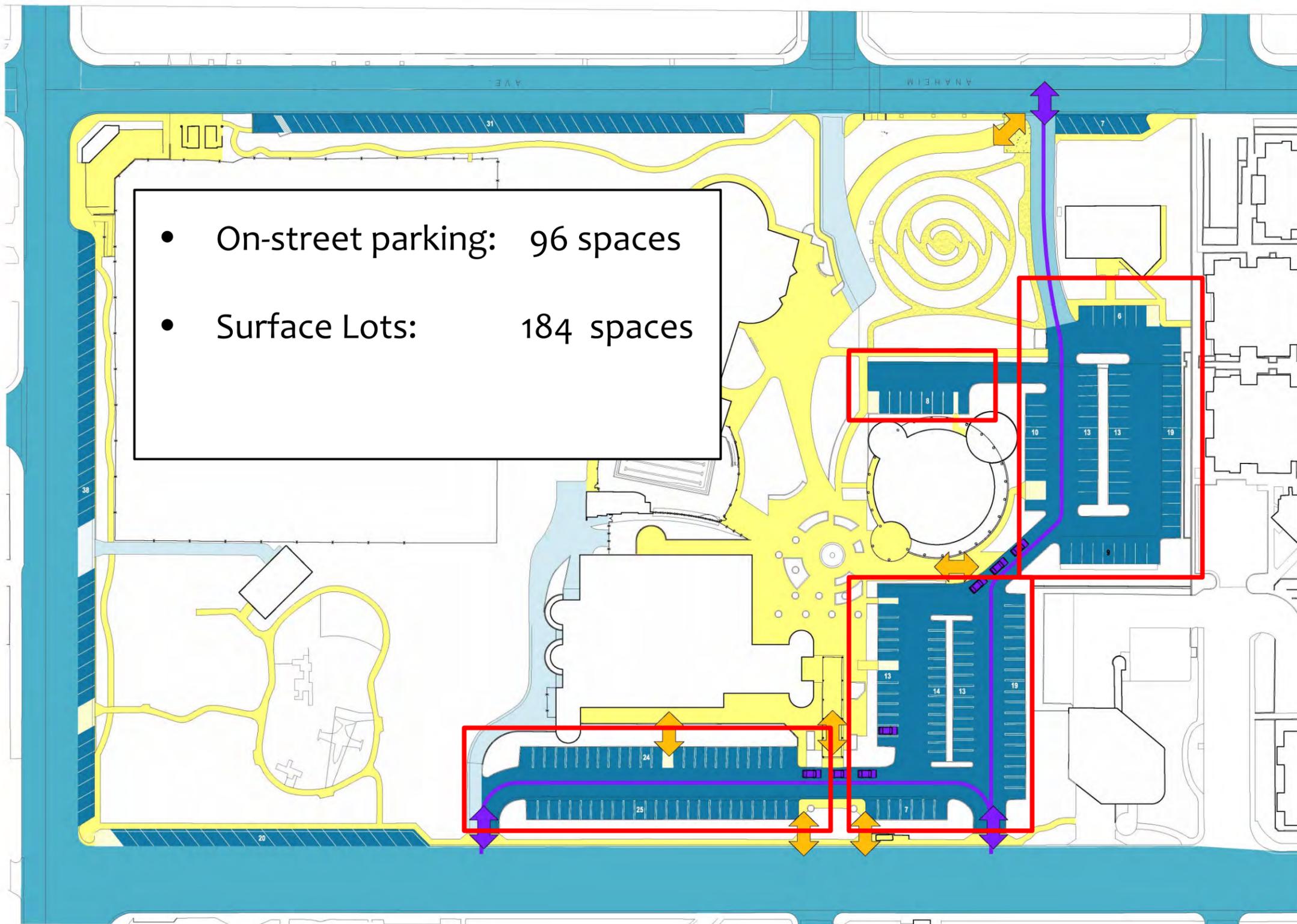
 DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
EXISTING PARKING, PEDESTRIAN AND VEHICLE CIRCULATION DIAGRAM SCALE: 1" = 30'

 **JOHNSON
FAVARO**
Architecture and Urban Design
9866 Blackwell Street, Ground Floor, Culver City, CA 90232
(Tel) 310-259-8700 (Fax) 310-459-8700



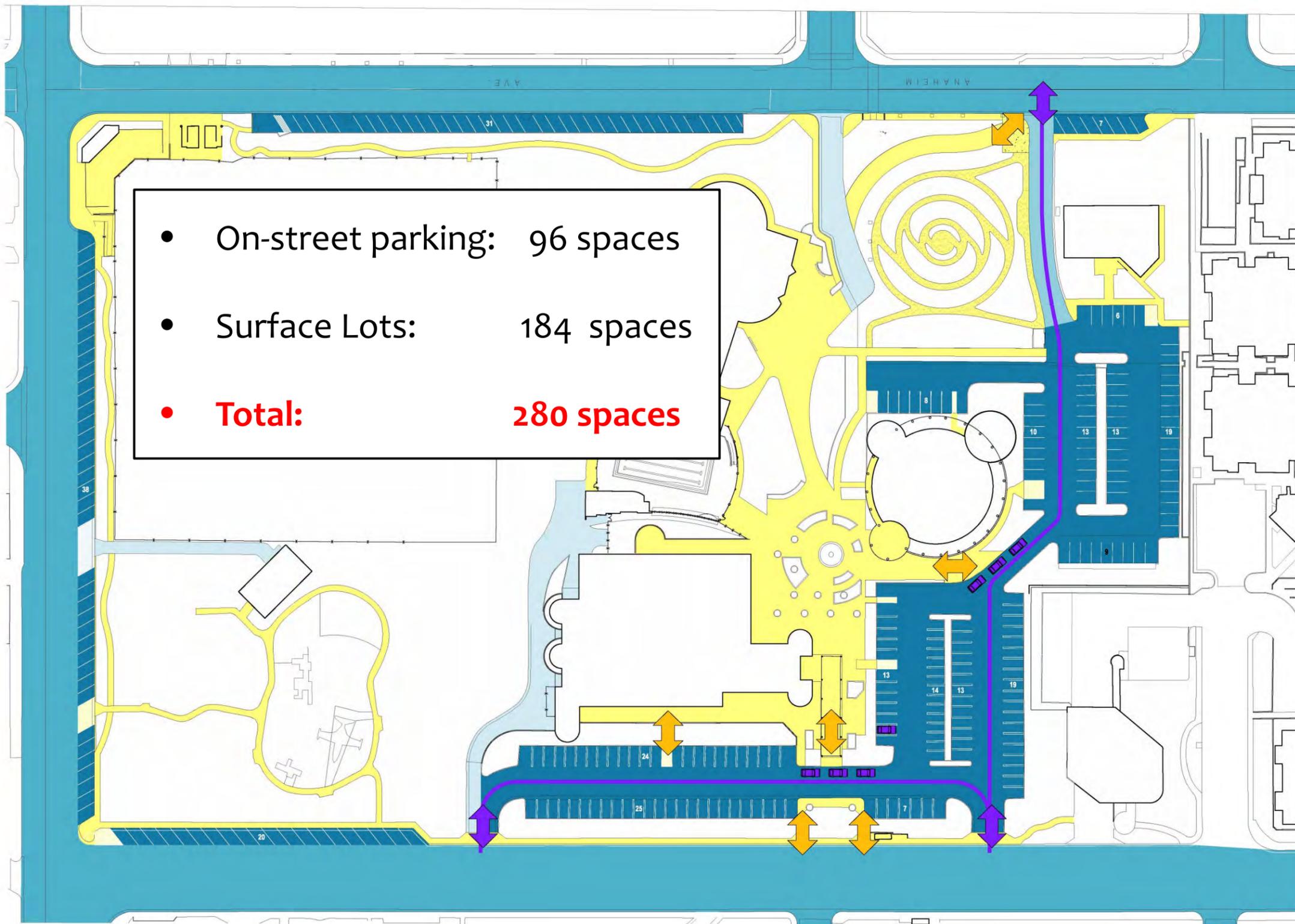
- On-street parking: 96 spaces

VEHICULAR/PEDESTRIAN CIRCULATION

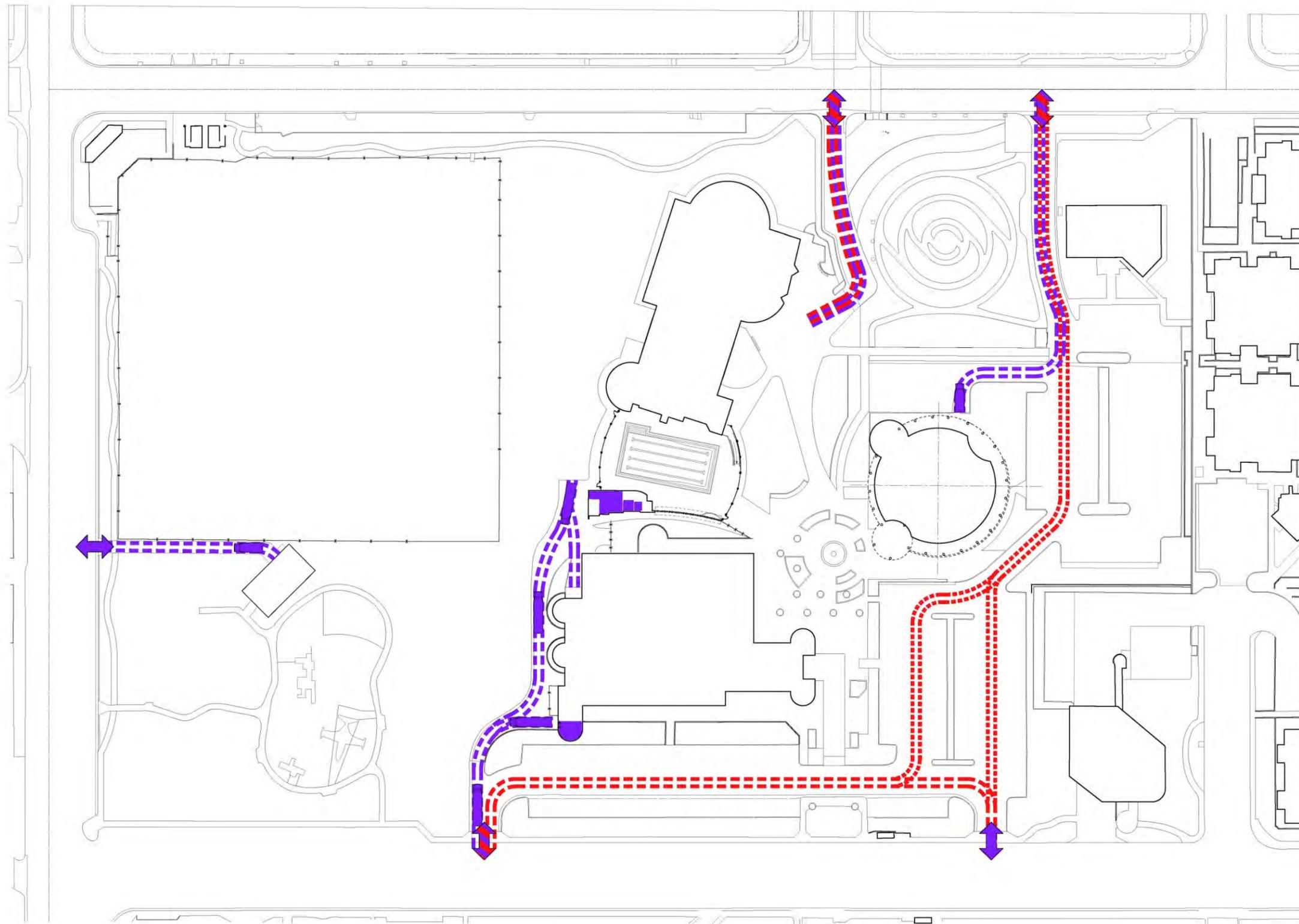


- On-street parking: 96 spaces
- Surface Lots: 184 spaces

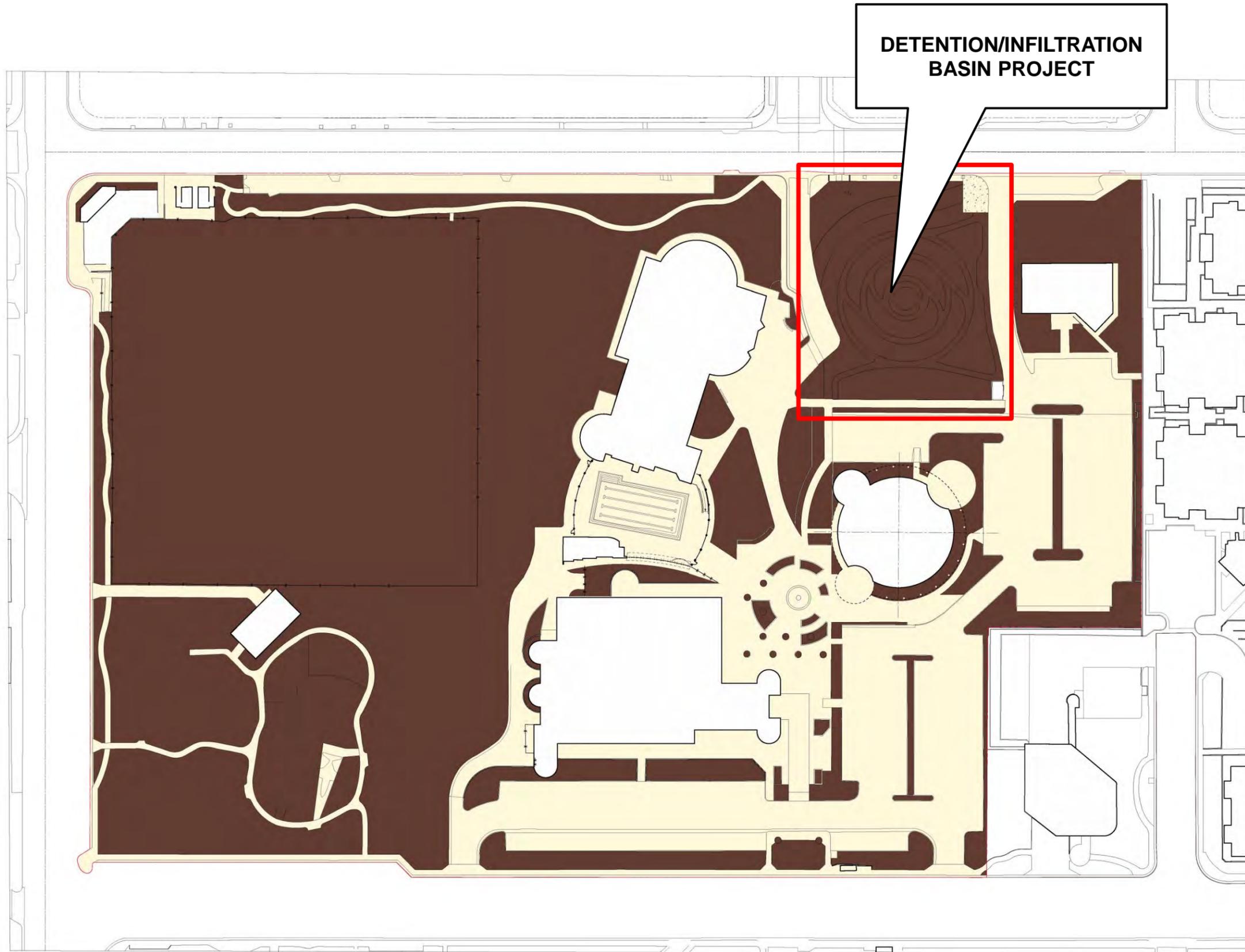
VEHICULAR/PEDESTRIAN CIRCULATION



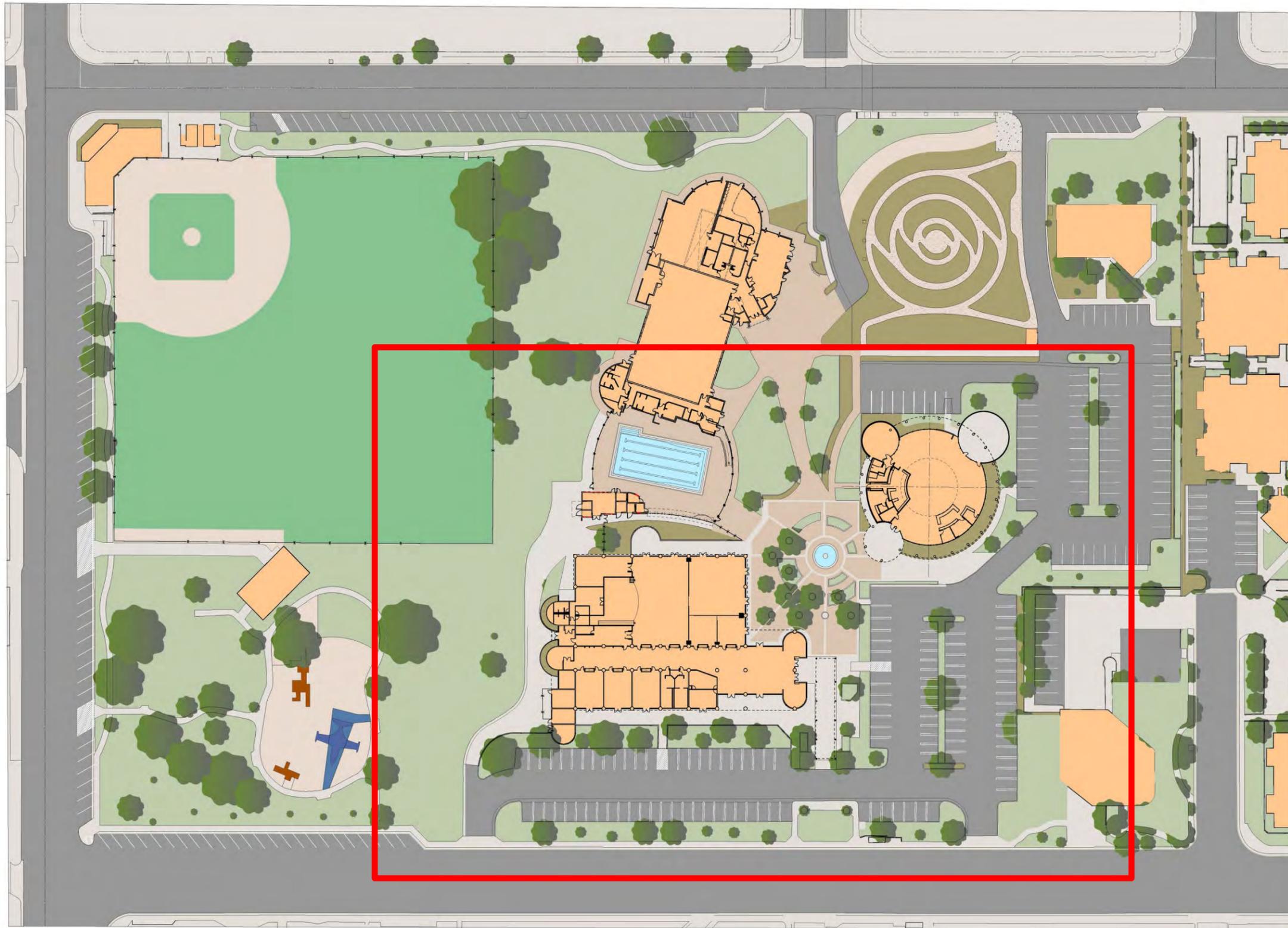
VEHICULAR/PEDESTRIAN CIRCULATION



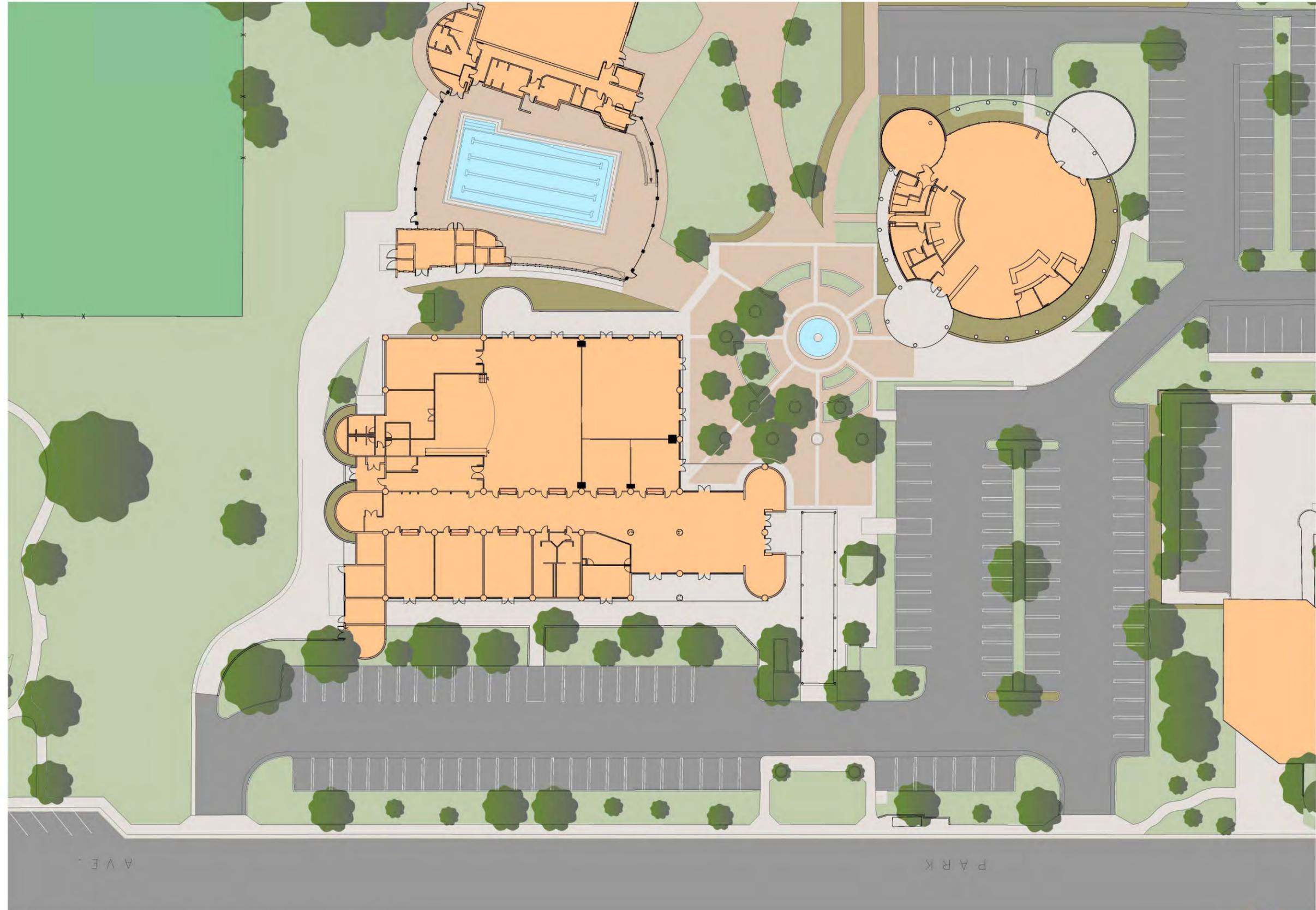
SERVICE AND EMERGENCY



GROUND PLANE PERMEABILITY

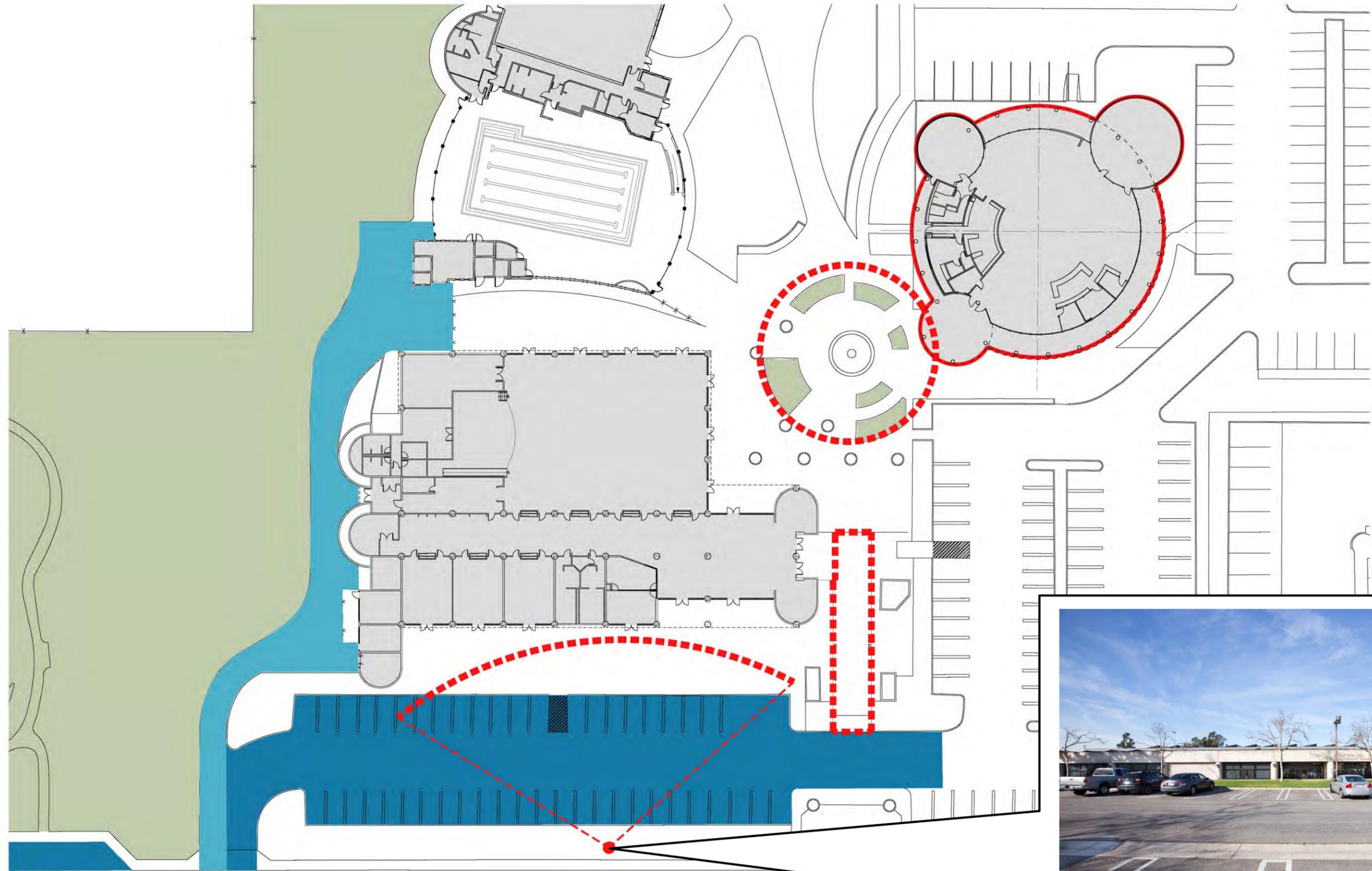


LIONS PARK



 DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC & DUNGAN LIBRARY EXISTING SCALE: 1/16" = 1'

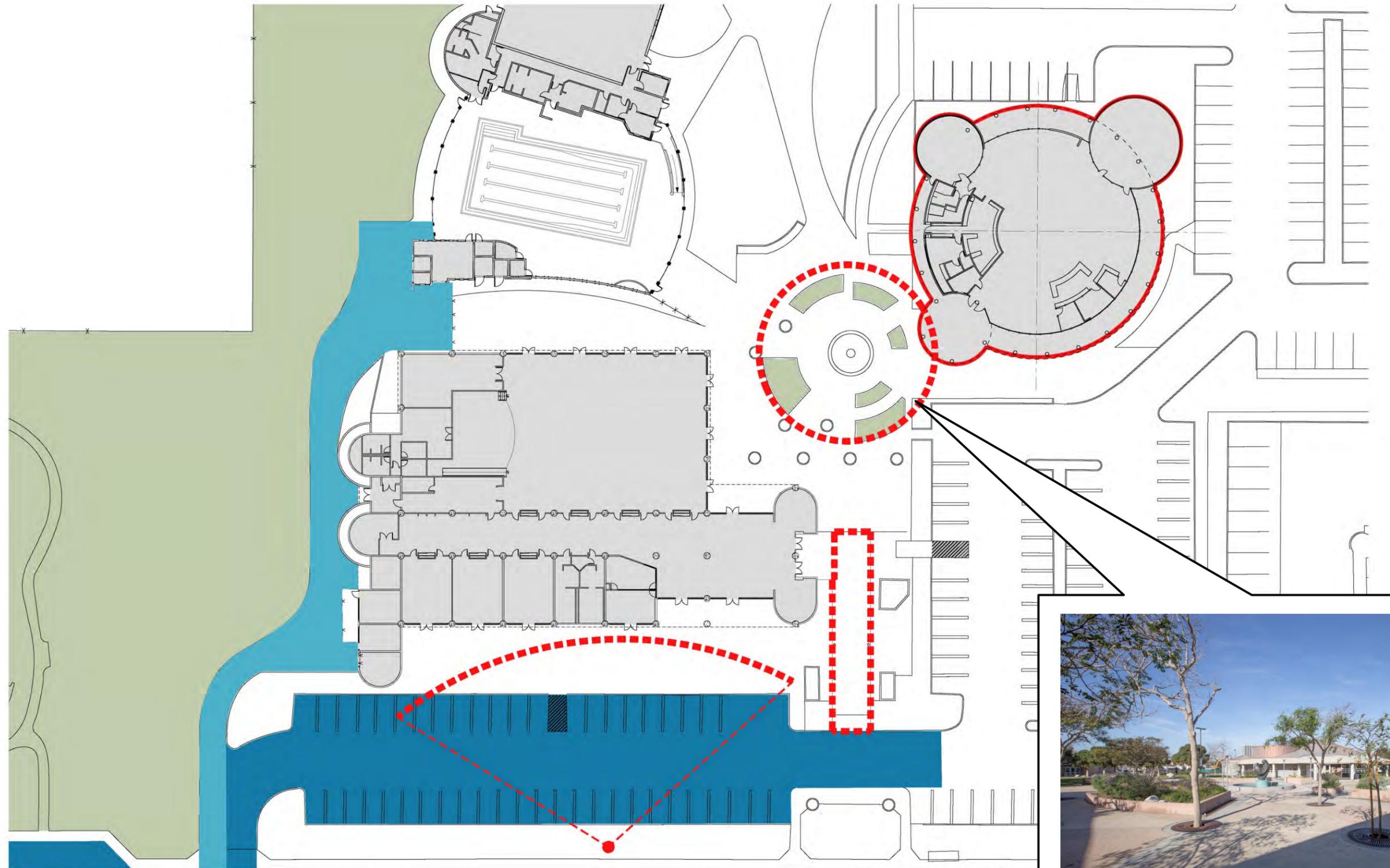
**JOHNSON
FAKARO**
Architecture and Urban Design
6888 Blackwelder Street, Ground Floor Colver City, CA 90232
(Tel) 310-658-6720 (Fax) 310-658-6220



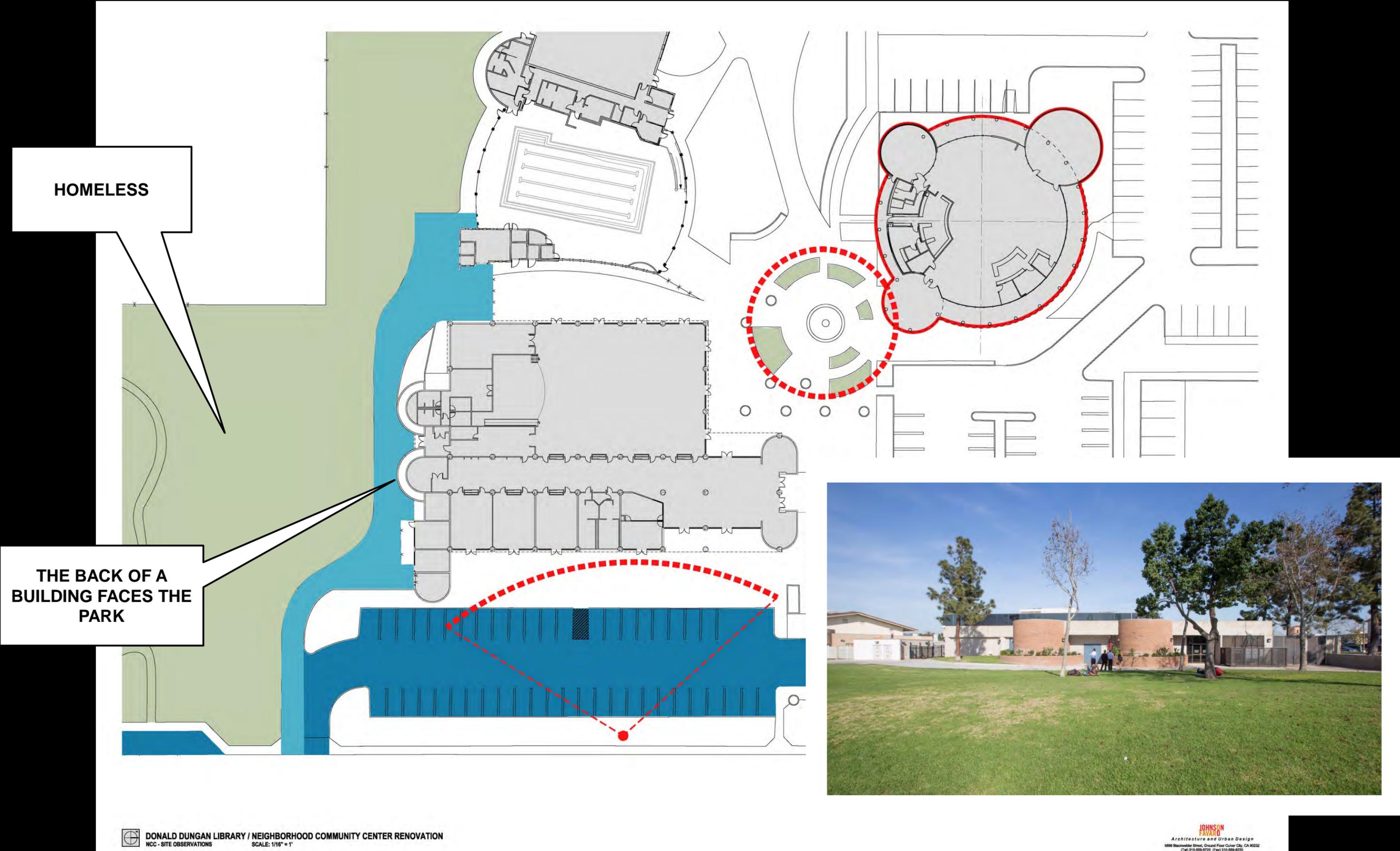
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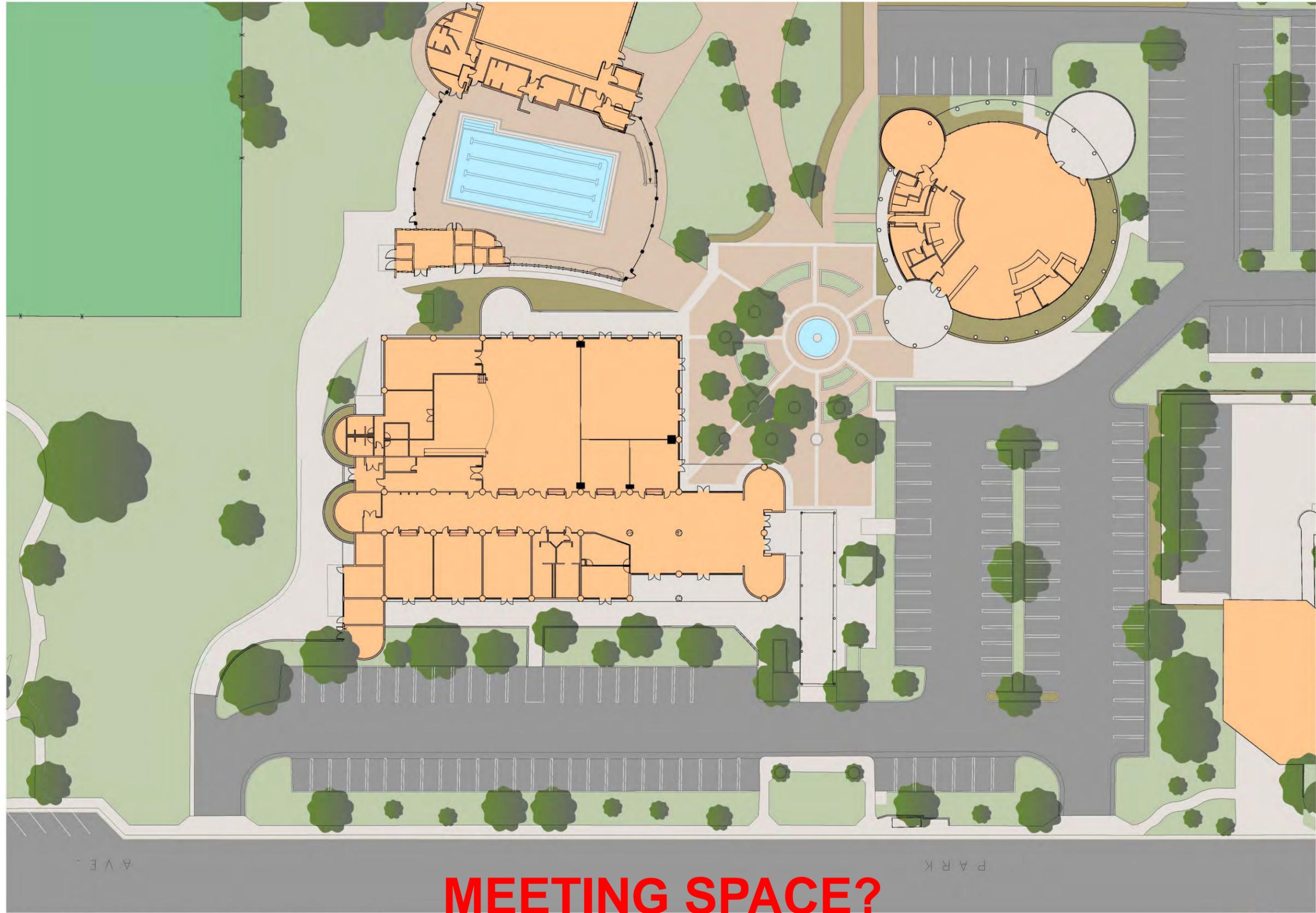
 DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC - SITE OBSERVATIONS SCALE: 1/16" = 1'

Architecture and Urban Design
1896 Blackwelder Street, Ground Floor Colver City, CA 90232
(Tel) 310-659-6720 (Fax) 310-659-8220



LIMITED USE BECAUSE OF CONFIGURATION

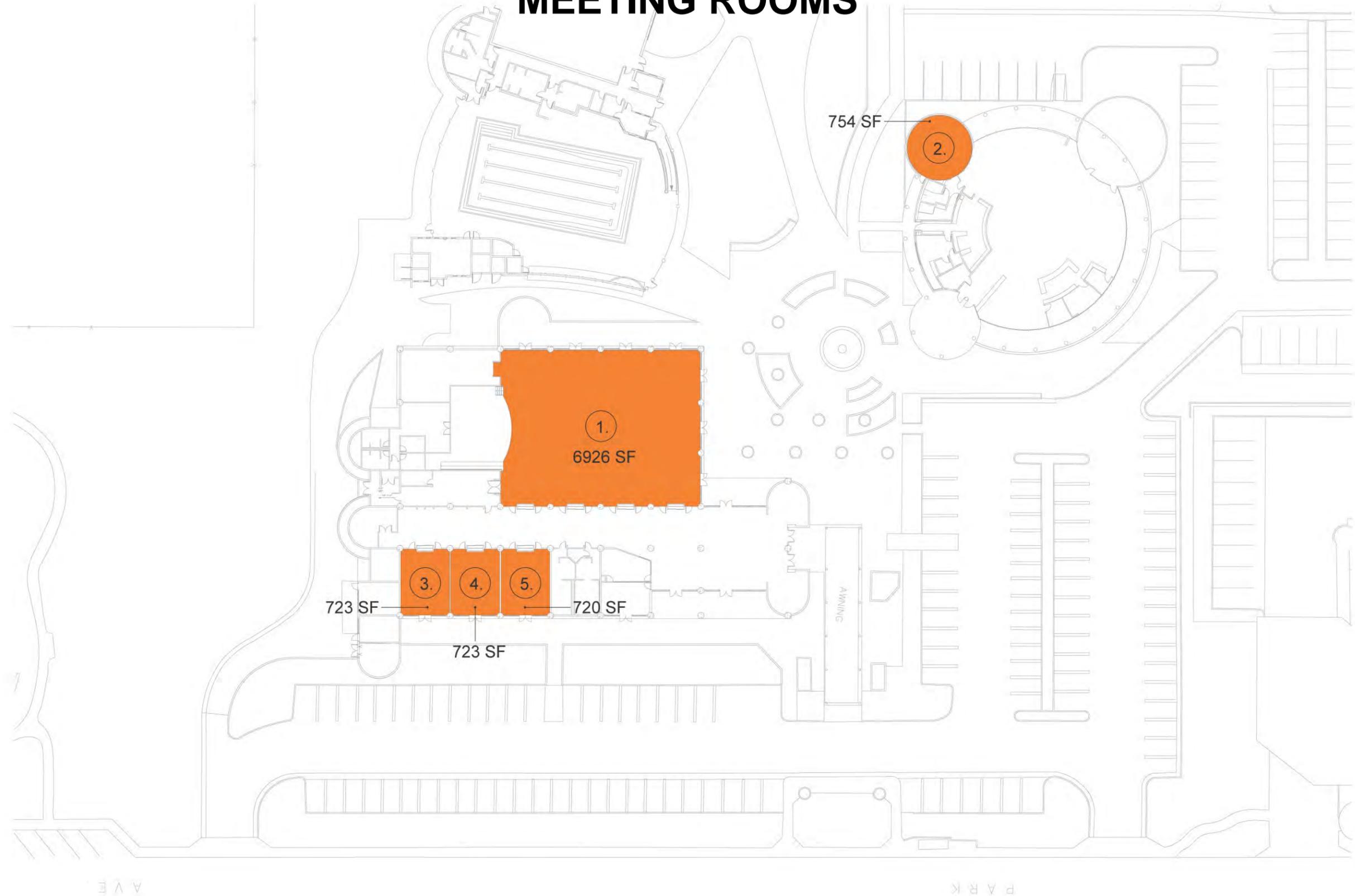




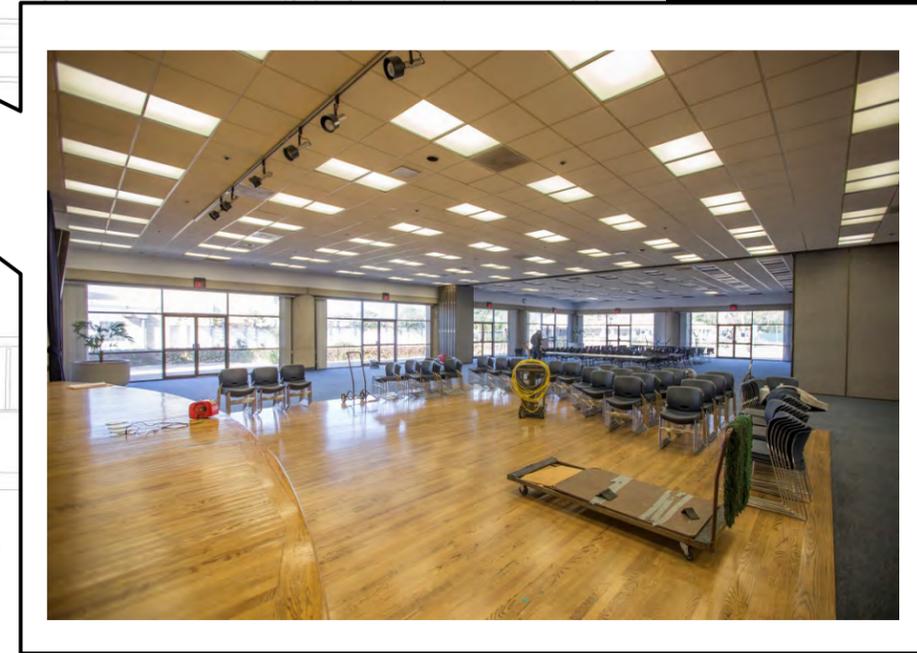
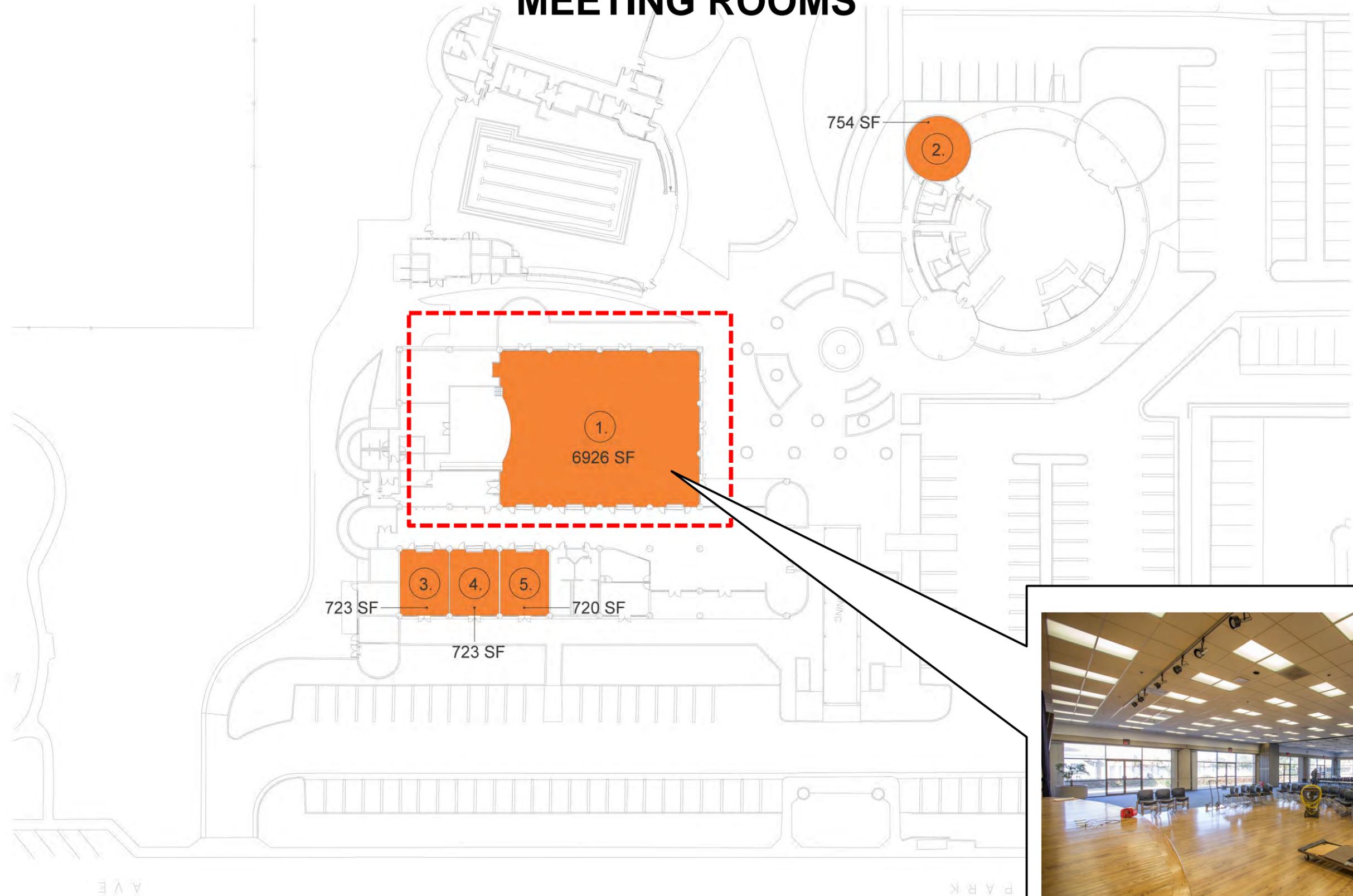
 DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC & DUNGAN LIBRARY EXISTING SCALE: 1/16" = 1'

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FARNARD**
Architecture and Urban Design
6888 Blackwelder Street, Ground Floor Colver City, CA 90232
(Tel) 310-658-6720 (Fax) 310-658-6220

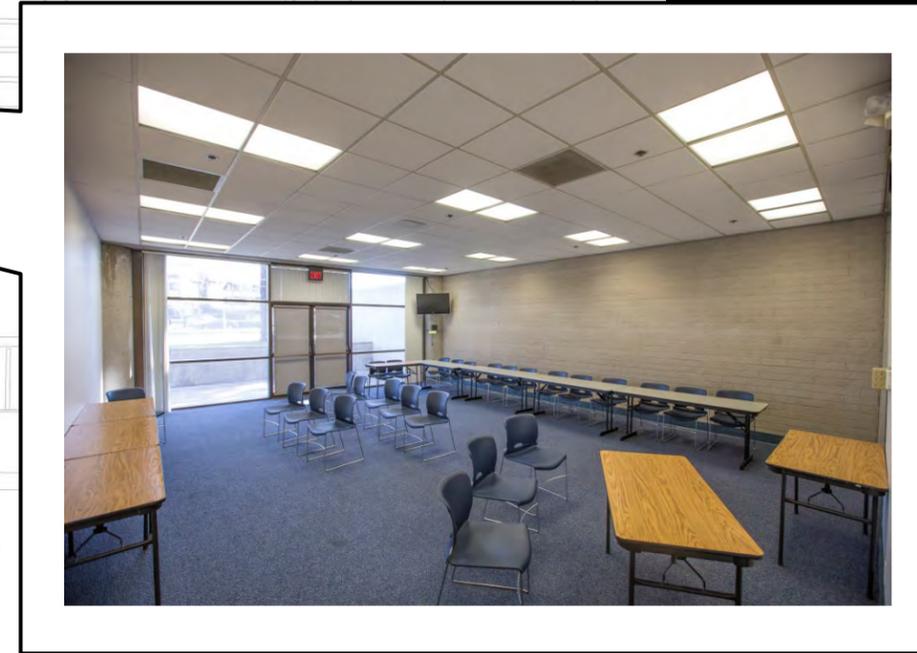
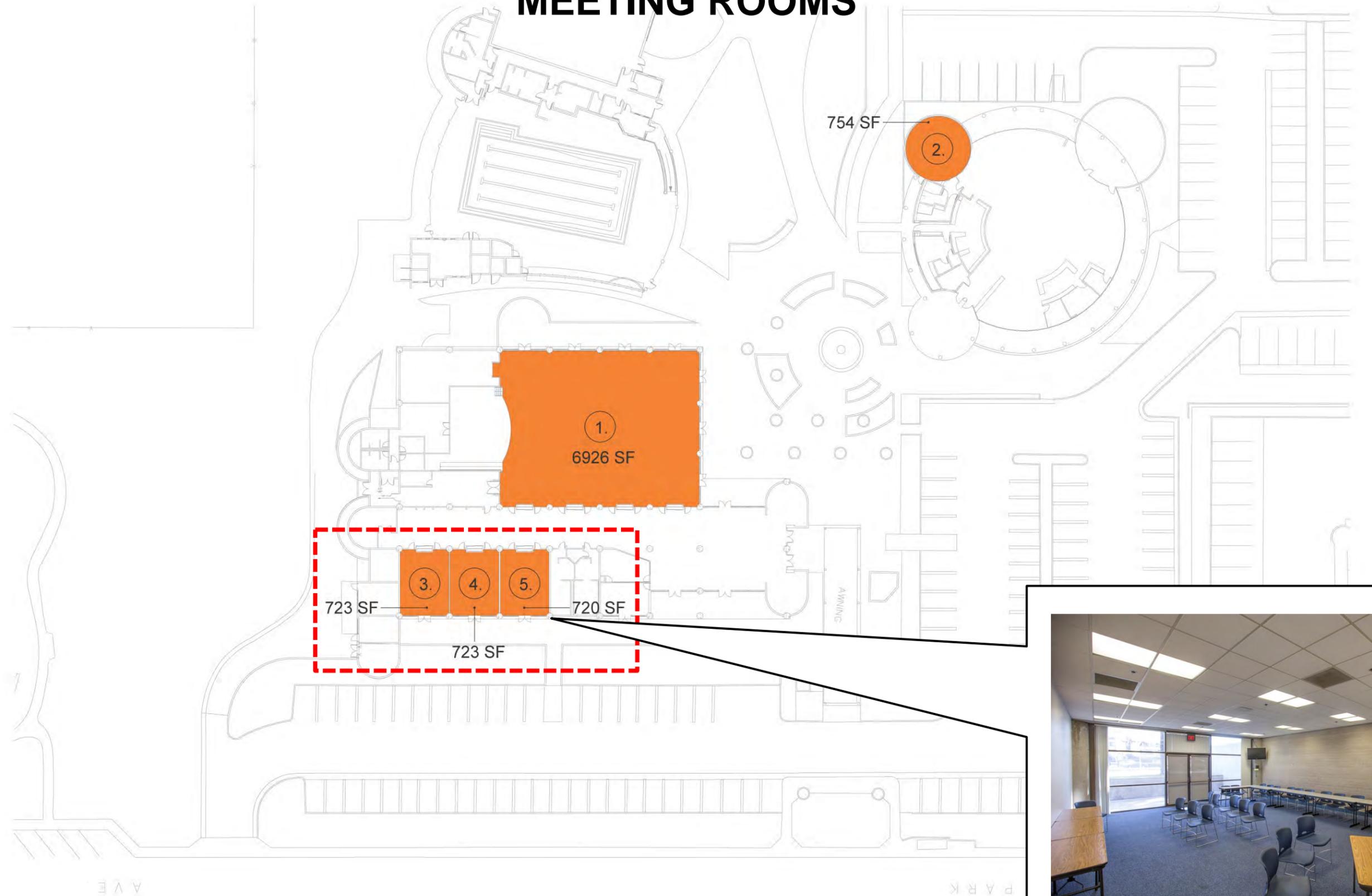
MEETING ROOMS



MEETING ROOMS

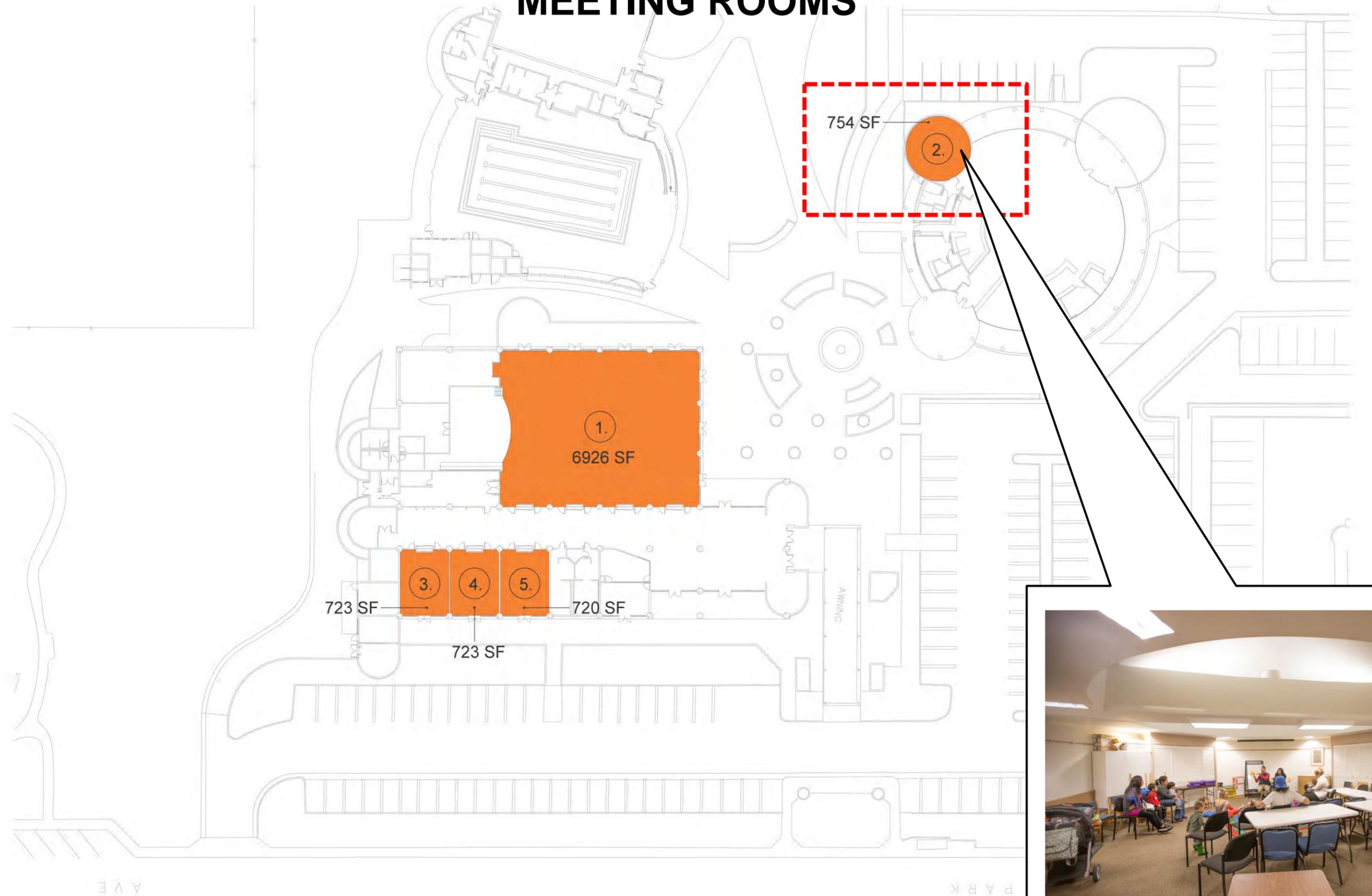


MEETING ROOMS



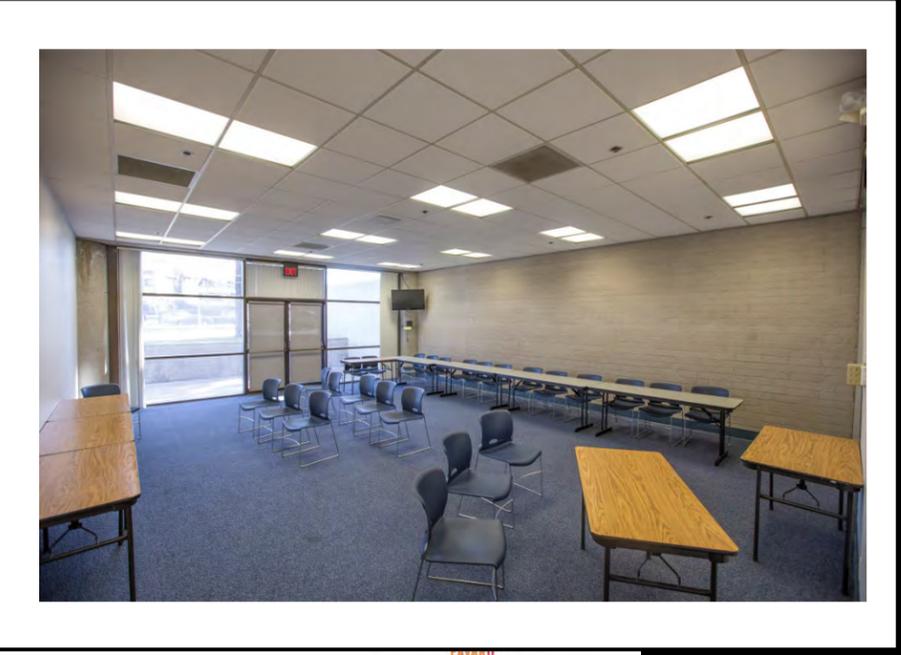
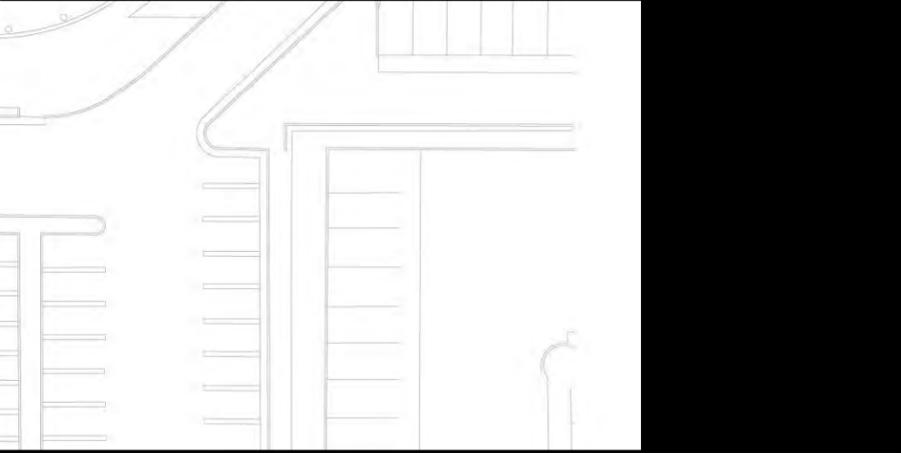
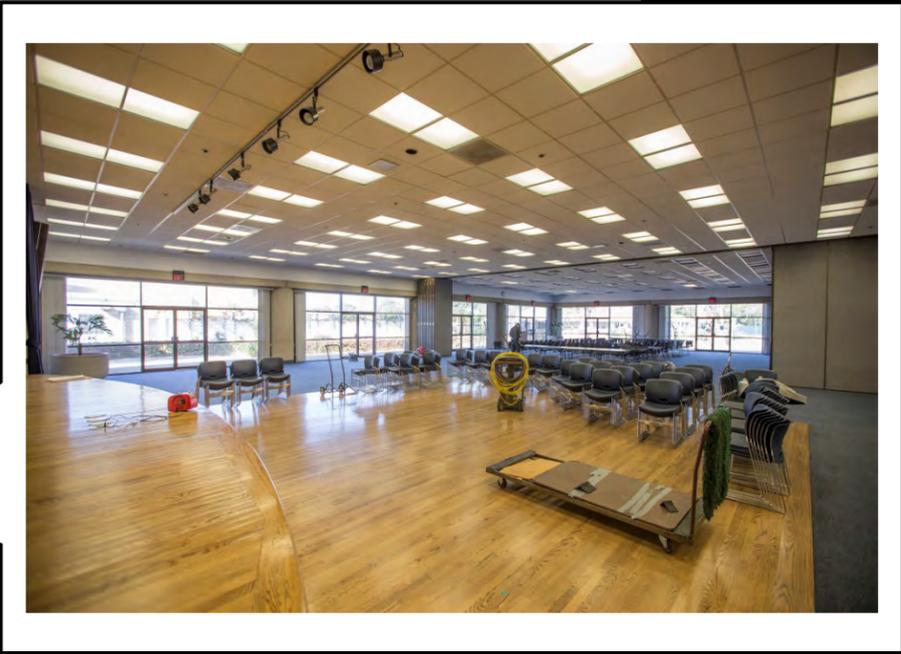
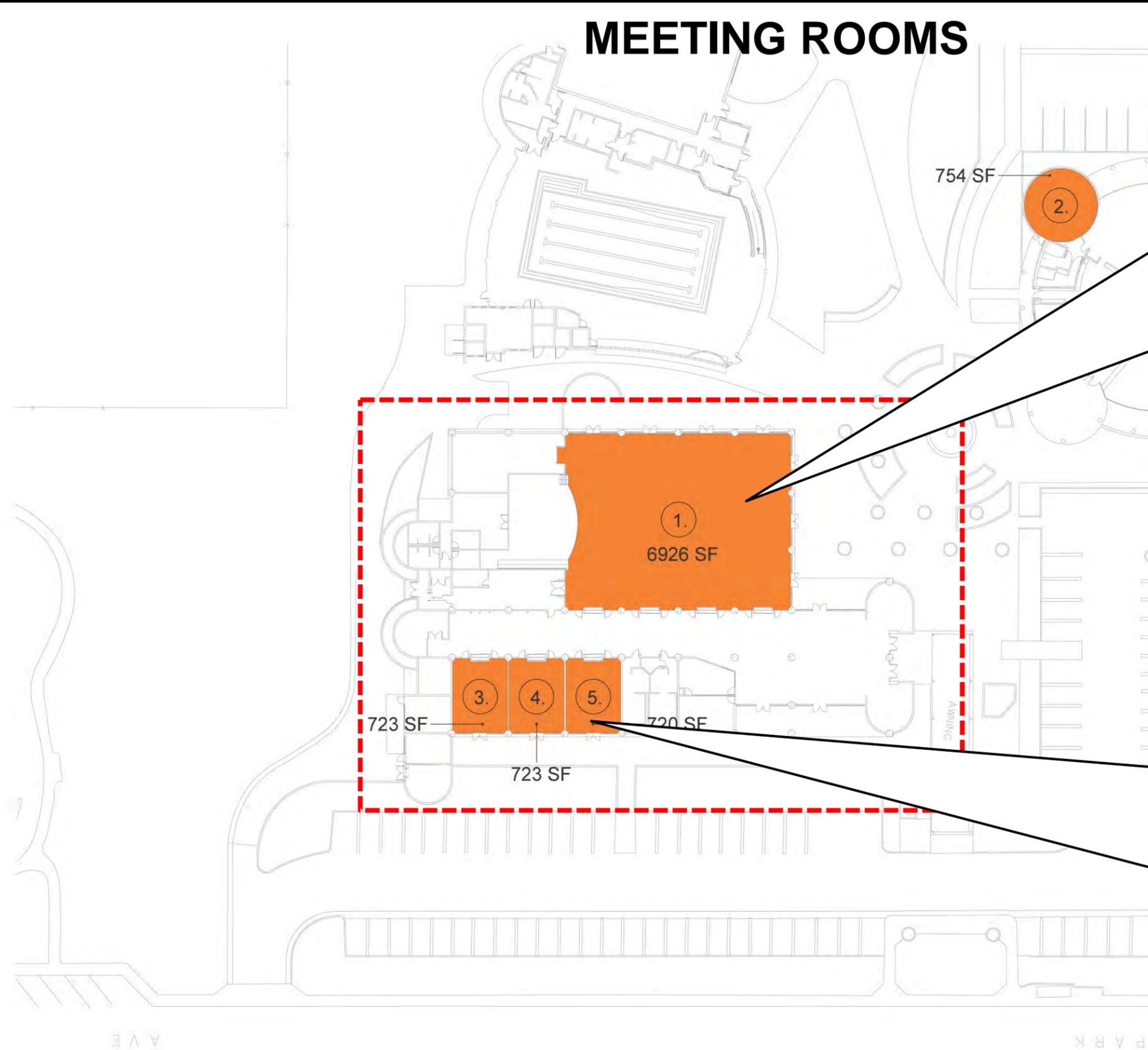
MEETING SPACE

MEETING ROOMS



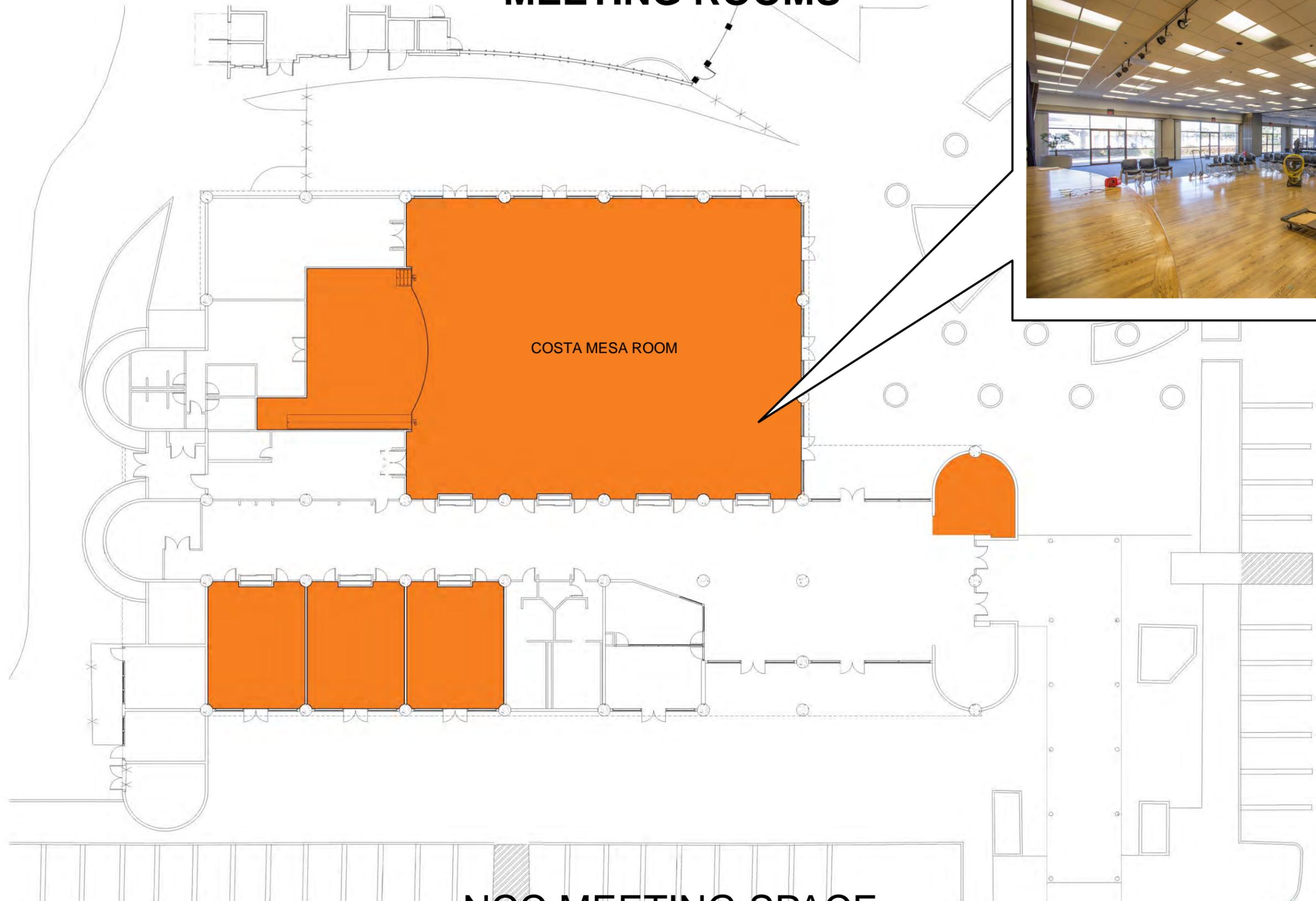
MEETING SPACE

MEETING ROOMS



NCC MEETING SPACE

MEETING ROOMS

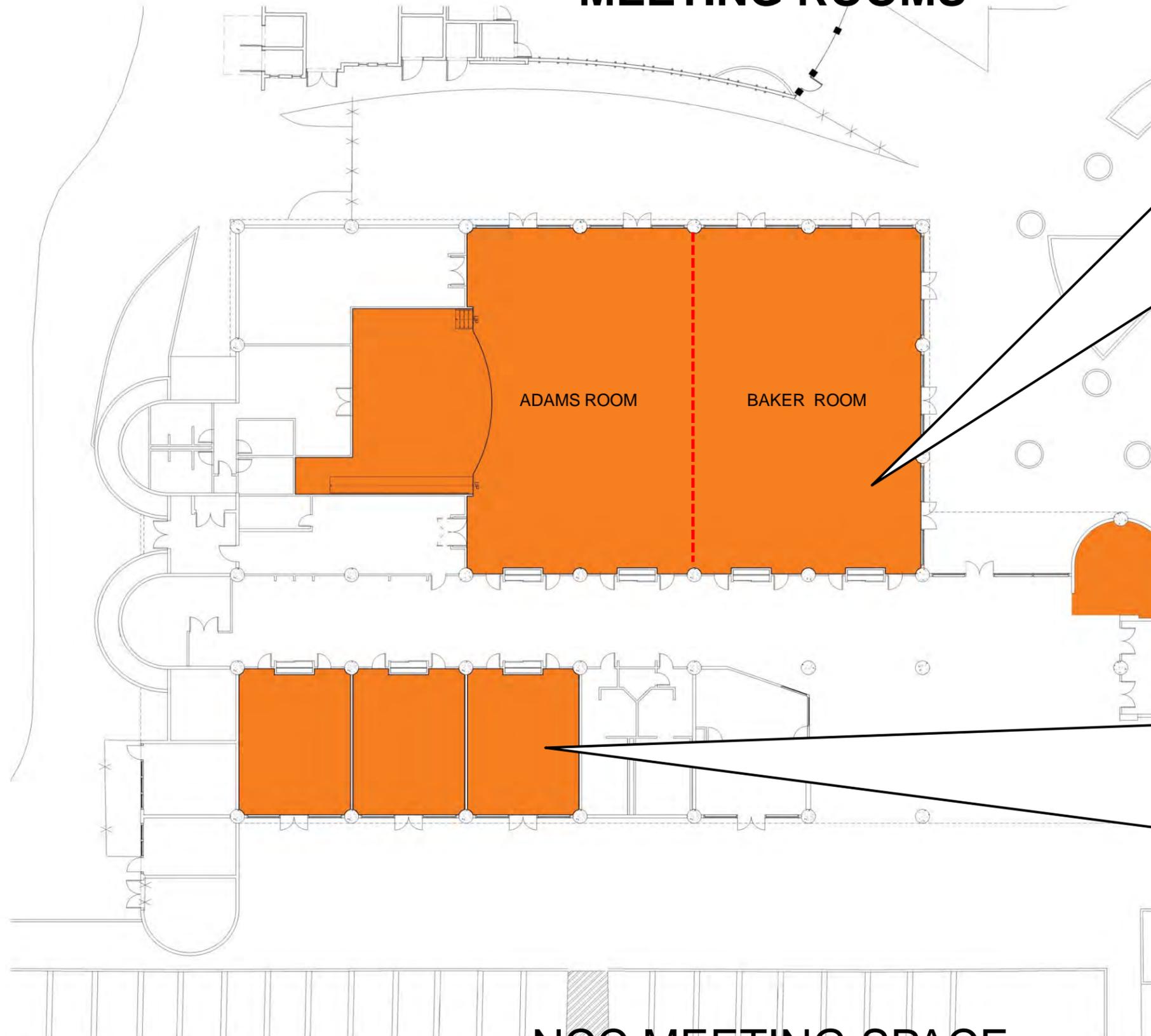


DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC EXISTING MEETING SPACE SCALE: 1/8" = 1'

NCC MEETING SPACE

JOHNSON FAVARO
Architects and Urban Design
5888 Blackwelder Street, Ground Floor, Irvine, CA 92618
(Tel) 310-559-5720 (Fax) 310-559-6220

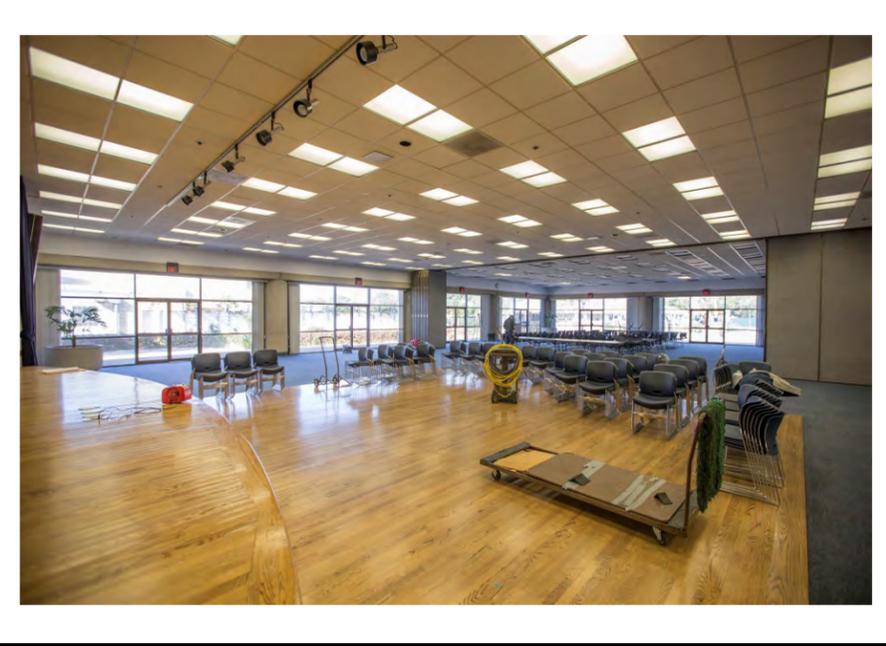
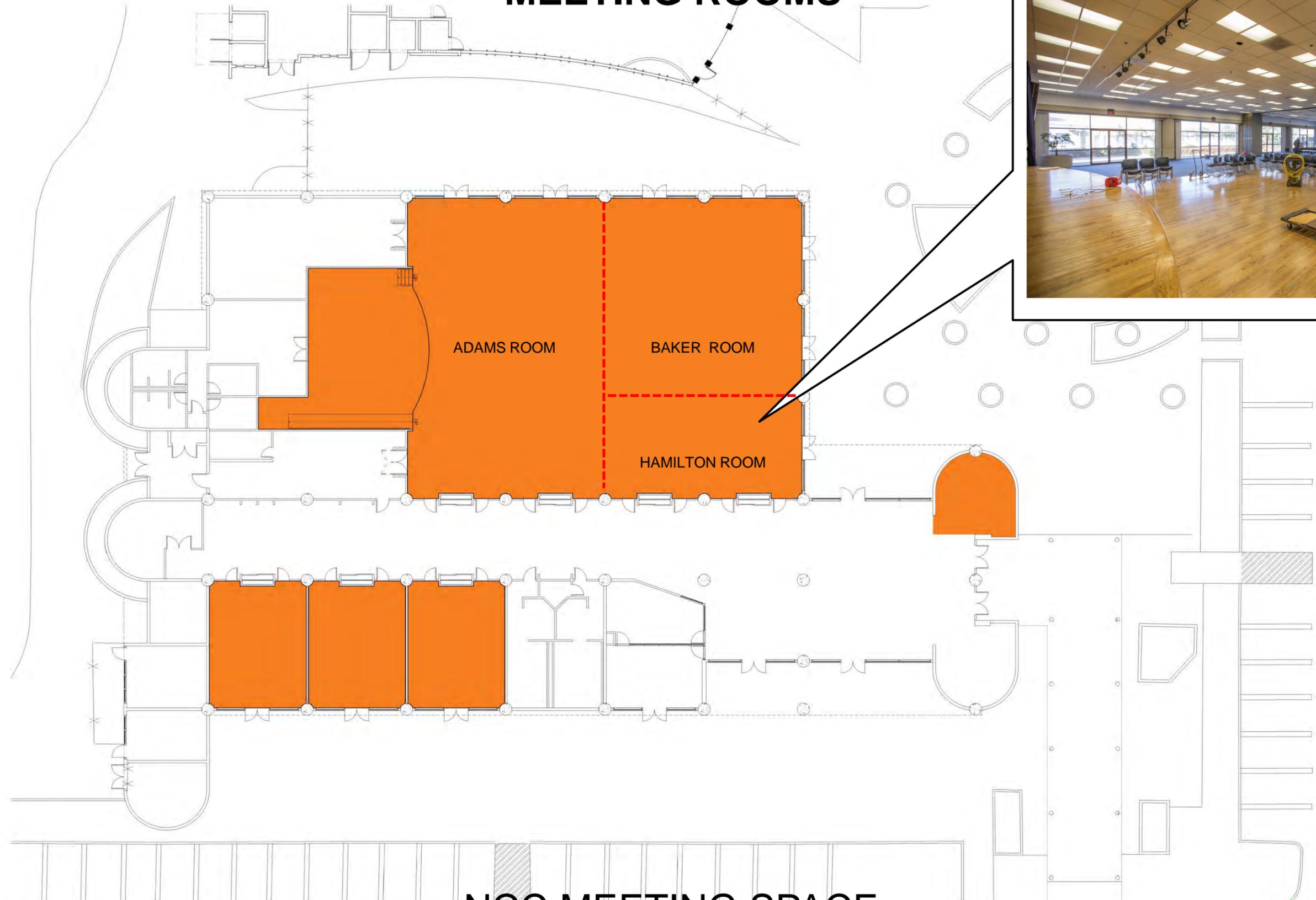
MEETING ROOMS



DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC EXISTING MEETING SPACE SCALE: 1/8" = 1'

NCC MEETING SPACE

MEETING ROOMS

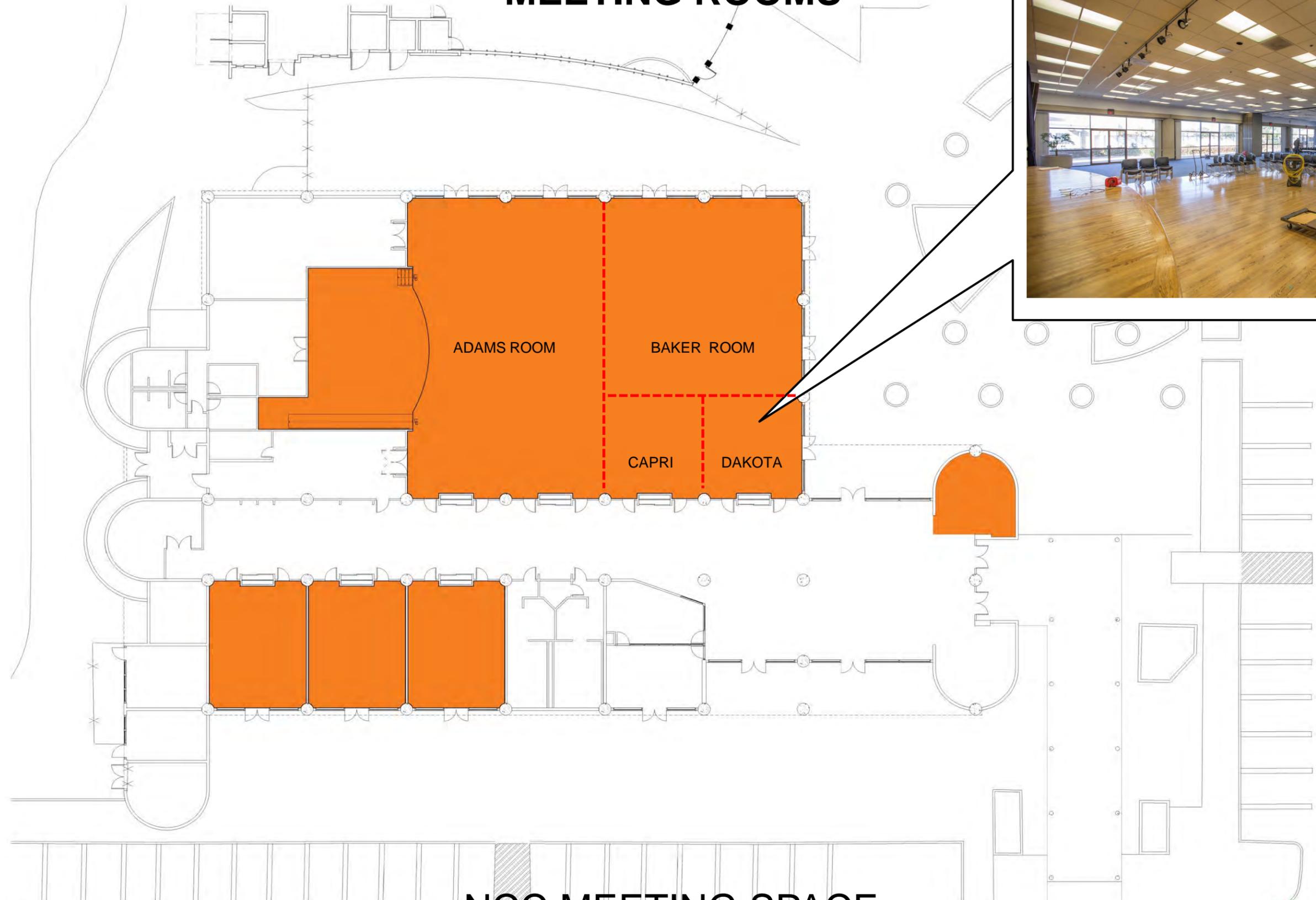


DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC EXISTING MEETING SPACE SCALE: 1/8" = 1'

NCC MEETING SPACE

JOHNSON FAVARO
Architects and Urban Design
5888 Blackhawk Street, Ground Floor, Irvine, CA 92618
(Tel) 310-559-5720 (Fax) 310-559-6220

MEETING ROOMS

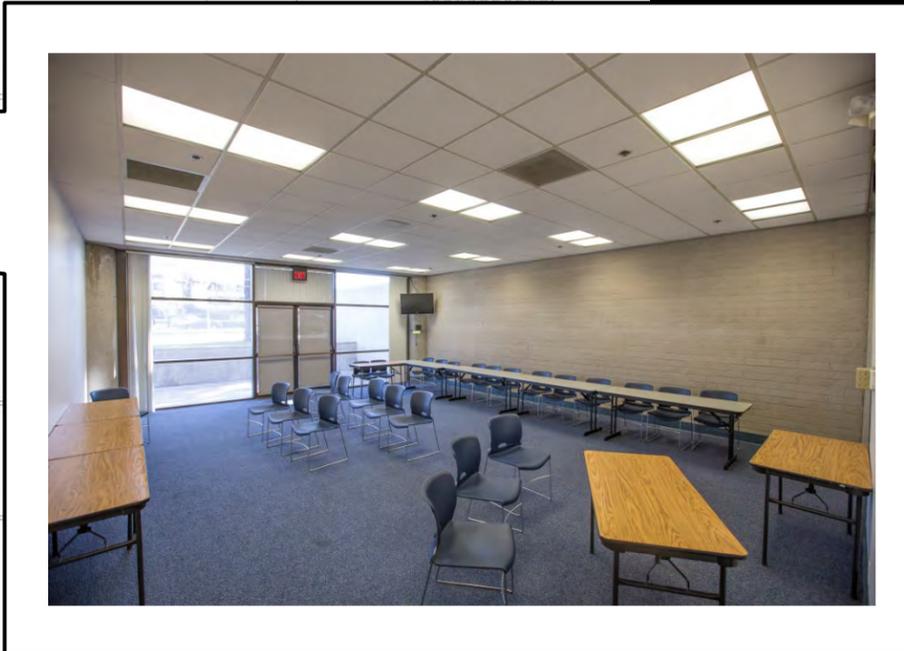
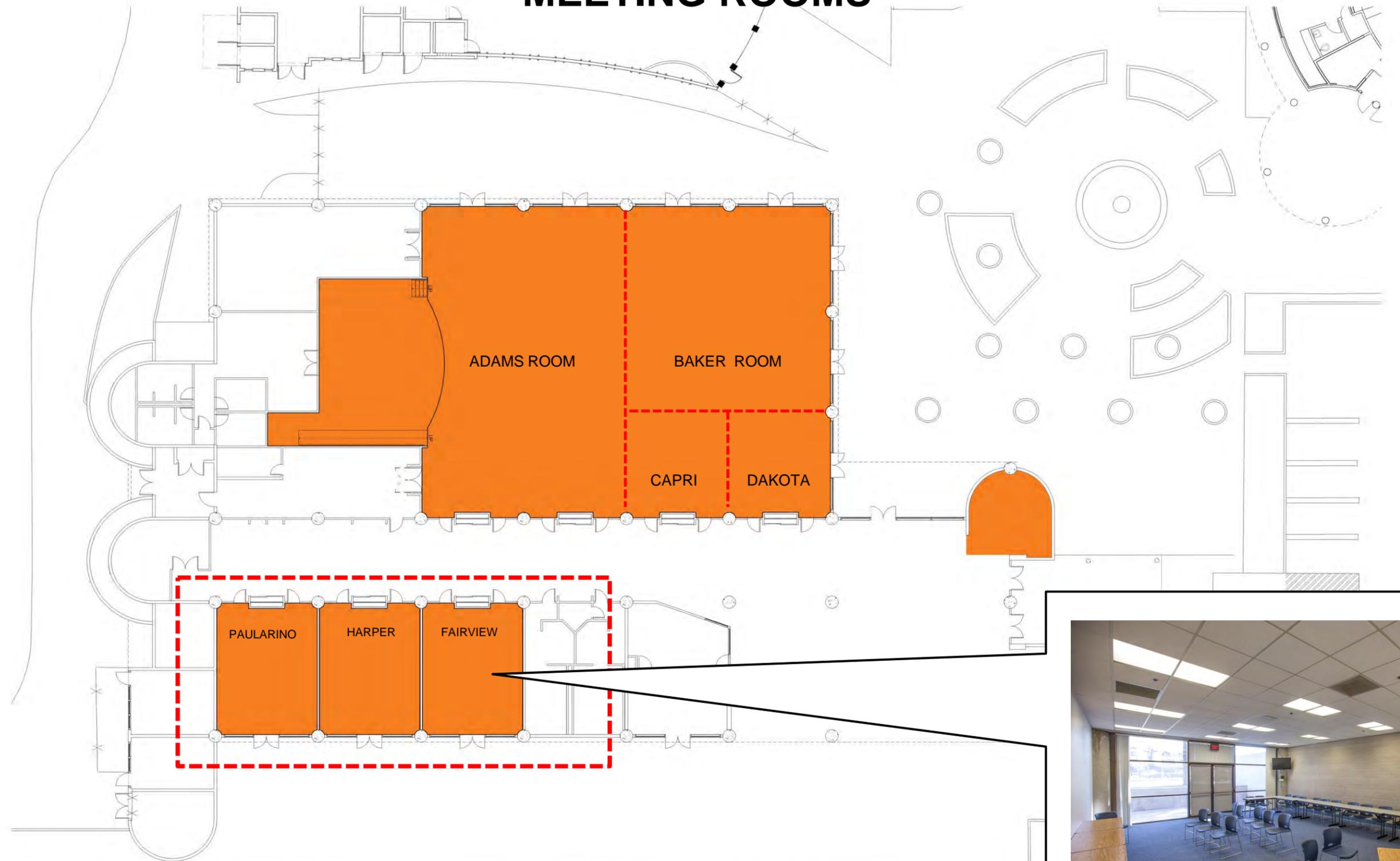


DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC EXISTING MEETING SPACE SCALE: 1/8" = 1'

NCC MEETING SPACE

JOHNSON FAVARO
Architects and Urban Design
5888 Blackwell Street, Grand Park, CA 95232
(Tel) 310-559-5720 (Fax) 310-559-6220

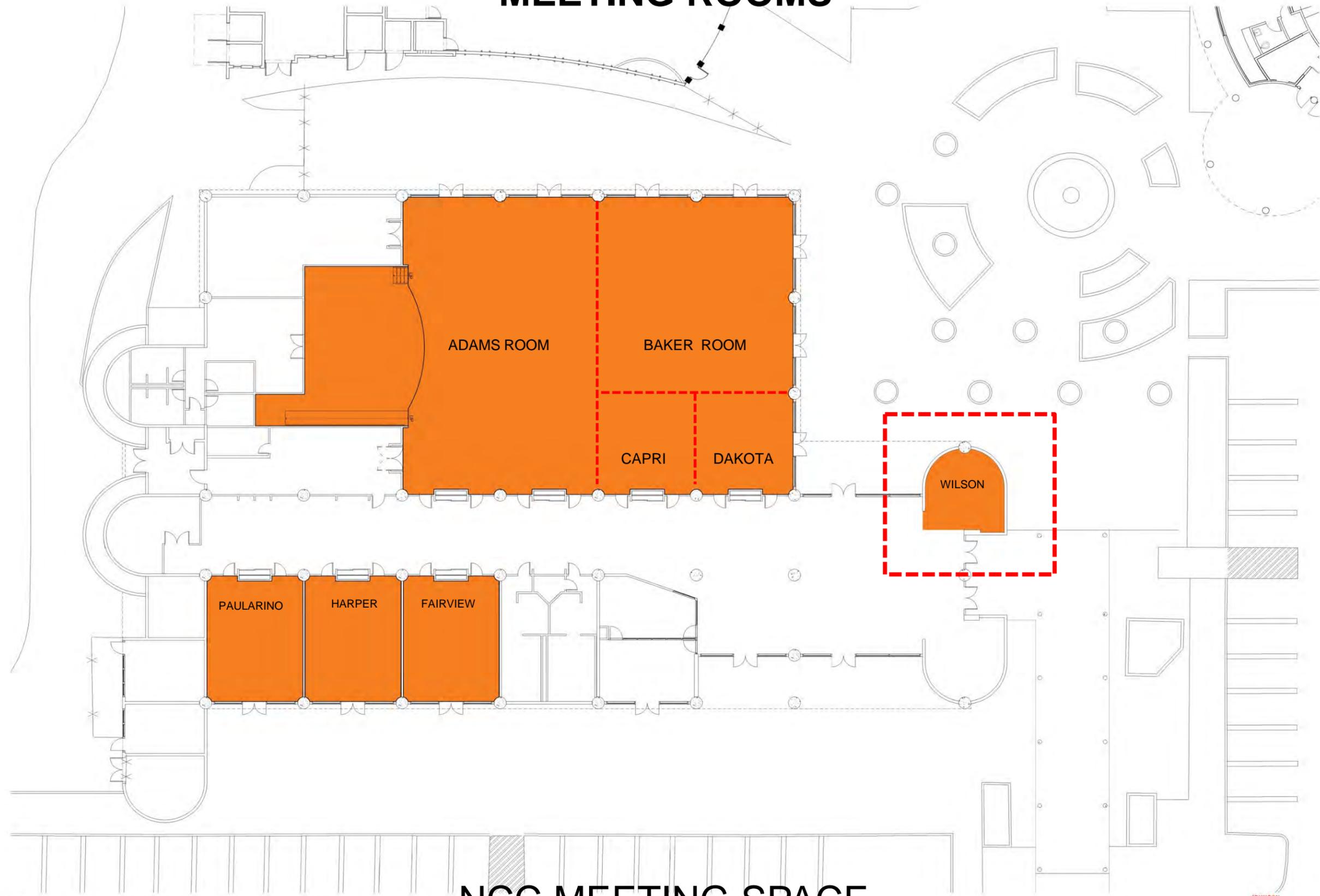
MEETING ROOMS



DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC EXISTING MEETING SPACE SCALE: 1/8" = 1'

NCC MEETING SPACE

MEETING ROOMS



DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC EXISTING MEETING SPACE SCALE: 1/8" = 1'

NCC MEETING SPACE

**JOHNSON
FAVARO**
Architects and Urban Design
5888 Blackhawk Street, Ground Floor, Irvine, CA 92612
(Tel) 310-559-5720 (Fax) 310-559-6220

NCC Top Users 2014

Annual Organization Renters	Total # of Days Rented in 2014	Total # of Hours Rented in 2014	Total # of Years Renting at NCC
Pat Allen - Relationship Seminar	93	248	5
Yellowstone Recovery	57	114	5
Dzogchen Meditation	51	116	6
NMUSD	45	374	-
Bahai Faith Church Group	23	231	12
Newport Church	22	154	1
National Multiple Sclerosis Society	21	40	5
American Cetacean Society	18	42	30
Newport Harbor Orchid Society	18	74	30
OC Soccer Referee Association	13	38	20
Newport Terrace HOA	13	45	24
Freedom Committee	12	48	7
Cocaine Anonymous of Orange County	12	36	24
Orange County Coin Club	12	42	17

NCC Facility Usage

Jan. 1, 2014 – Dec. 31, 2014

Neighborhood Community Center - Facility Usage

Reservation Date: From Jan 1, 2014 through Dec 31, 2014
 NCC Rooms: Costa Mesa, Adams, Baker, Victoria, Hamilton
 Fairview, Harper, Paularino, Capri, Dakota, Elden, Wilson, Lobby

Center Name	Room Type	Room Name	Days Available	Hours Available	Days Rented	Hours Rented	Class Use Days	Class Use Hours	Rental Attn	Class Attn	Total Attendance	Total Hours
Neighborhood Community	Multi-Purpose Room	NCC: Paularino Room	365	5,475	145	410.60	134	156	5,672	241	5,913	566.60
Neighborhood Community	Multi-Purpose Room	NCC: Fairview Room	365	5,475	202	625.50	88	142	6,417	121	6,538	767.50
Neighborhood Community	Multi-Purpose Room	NCC: Harper Room	365	5,475	228	695.76	194	249	11,189	203	11,392	944.76
Neighborhood Community	Multi-Purpose Room	NCC: Capri Room	365	5,475	8	61.00	0	0	110	0	110	61.00
Neighborhood Community	Multi-Purpose Room	NCC: Wilson Alcove	365	5,475	102	296.67	53	53	1,781	25	1,806	349.67
Neighborhood Community	Multi-Purpose Room	NCC: Dakota Room	365	5,475	21	92.50	0	0	295	0	295	92.50
Neighborhood Community	Multi-Purpose Room	NCC: Elden Alcove	365	5,475	89	263.34	24	23	1,955	5	2,000	286.34
Neighborhood Community	Banquet Room	NCC: Costa Mesa Room	365	5,475	85	533.50	0	0	2,400	0	24,000	533.50
Neighborhood Community	Banquet Room	NCC: Adams Room	365	5,475	87	483.42	0	0	8,849	0	8,849	483.42
Neighborhood Community	Banquet Room	NCC: Baker Room	365	5,475	18	80.50	0	0	2,110	0	2,110	80.50
Neighborhood Community	Banquet Room	NCC: Hamilton Room	365	5,475	146	424.75	23	28	8,655	51	8,706	452.75
Neighborhood Community	Banquet Room	NCC: Victoria Room	365	5,475	149	682.50	0	0	11,062	0	11,062	682.50
Neighborhood Community	Kitchen	NCC: Kitchen	365	5,475	104	518.50	70	79	8,526	62	8,588	597.50
Neighborhood Community	Lobby	NCC: Lobby	365	5,475	22	153.50	0	0	2,580	0	2,580	153.50
Grand Total:			5,110	76,650	1,406	5,322.03	586	730	71,601	708	93,949	6,052.04

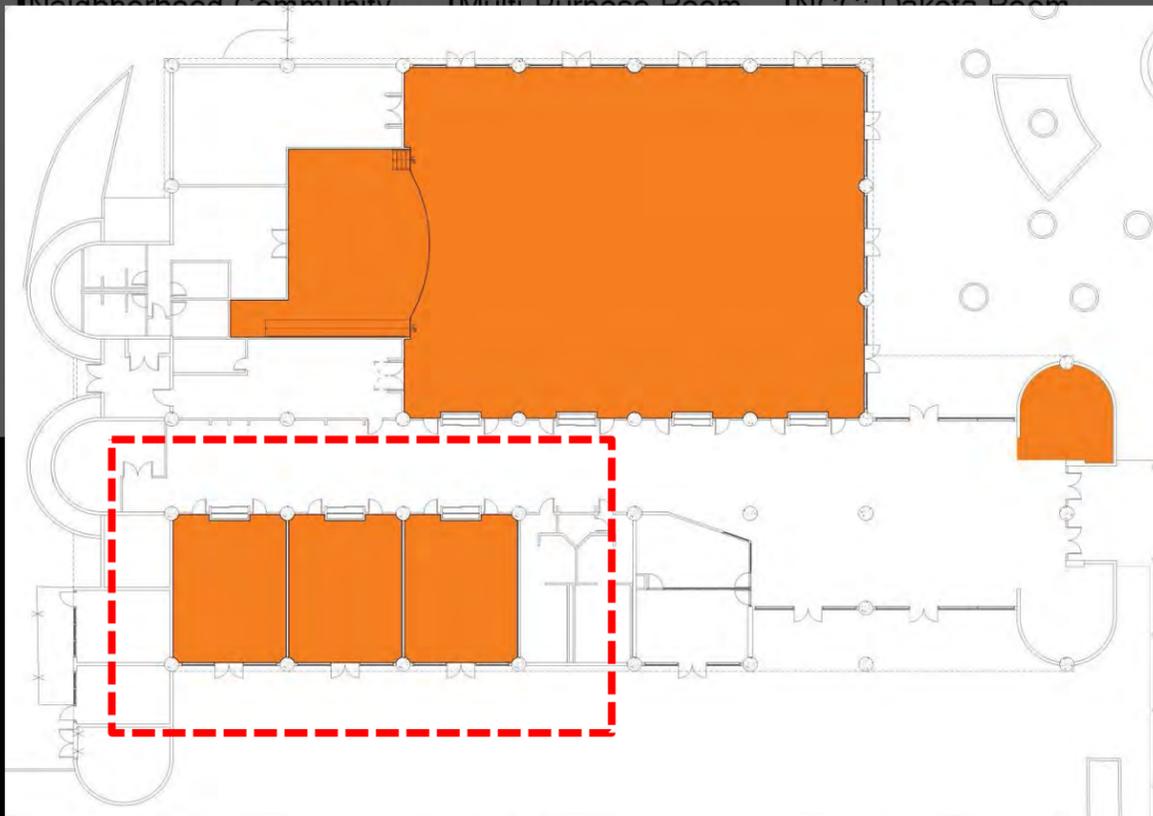
NCC Facility Usage

Jan. 1, 2014 – Dec. 31, 2014

Neighborhood Community Center - Facility Usage

Reservation Date: From Jan 1, 2014 through Dec 31, 2014
 NCC Rooms: Costa Mesa, Adams, Baker, Victoria, Hamilton
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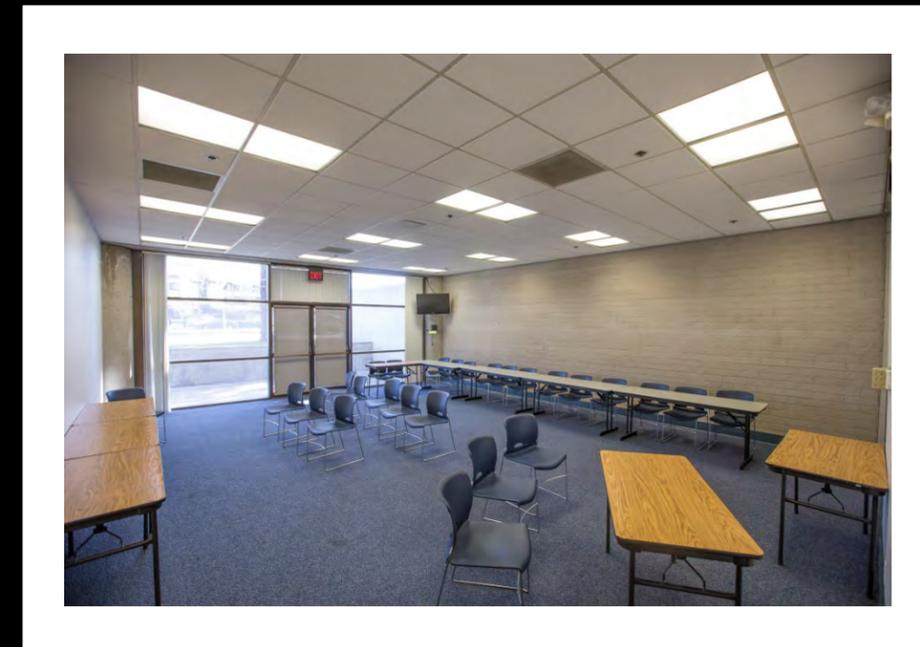
Center Name	Room Type	Room Name	Days Available	Hours Available	Days Rented	Hours Rented	Class Use Days	Class Use Hours	Rental Attn	Class Attn	Total Attendance	Total Hours
Neighborhood Community	Multi-Purpose Room	NCC: Paularino Room	365	5,475	145	410.60	134	156	5,672	241	5,913	566.60
Neighborhood Community	Multi-Purpose Room	NCC: Fairview Room	365	5,475	202	625.50	88	142	6,417	121	6,538	767.50
Neighborhood Community	Multi-Purpose Room	NCC: Harper Room	365	5,475	228	695.76	194	249	11,189	203	11,392	944.76
Neighborhood Community	Multi-Purpose Room	NCC: Capri Room	365	5,475	8	61.00	0	0	110	0	110	61.00
Neighborhood Community	Multi-Purpose Room	NCC: Wilson Alcove	365	5,475	102	296.67	53	53	1,781	25	1,806	349.67
Neighborhood Community	Multi-Purpose Room	NCC: Dakota Room	365	5,475	21	92.50	0	0	295	0	295	92.50
			365	5,475	89	263.34	24	23	1,955	5	2,000	286.34
			365	5,475	85	533.50	0	0	2,400	0	24,000	533.50
			365	5,475	87	483.42	0	0	8,849	0	8,849	483.42
			365	5,475	18	80.50	0	0	2,110	0	2,110	80.50
			365	5,475	146	424.75	23	28	8,655	51	8,706	452.75
			365	5,475	149	682.50	0	0	11,062	0	11,062	682.50
			365	5,475	104	518.50	70	79	8,526	62	8,588	597.50
			365	5,475	22	153.50	0	0	2,580	0	2,580	153.50
Total:			5,110	76,650	1,406	5,322.03	586	730	71,601	708	93,949	6,052.04



Paularino, Harper & Fairview Rooms

Room Name	Days Available	Hours Available	Days Rented	Hours Rented	Class Use Days	Class Use Hours	Rental Attn	Class Attn	Total Attendance	Total Hours
NCC: Paularino Room	365	5,475	145	410.60	134	156	5,672	241	5,913	566.60
NCC: Fairview Room	365	5,475	202	625.50	88	142	6,417	121	6,538	767.50
NCC: Harper Room	365	5,475	228	695.76	194	249	11,189	203	11,392	944.76

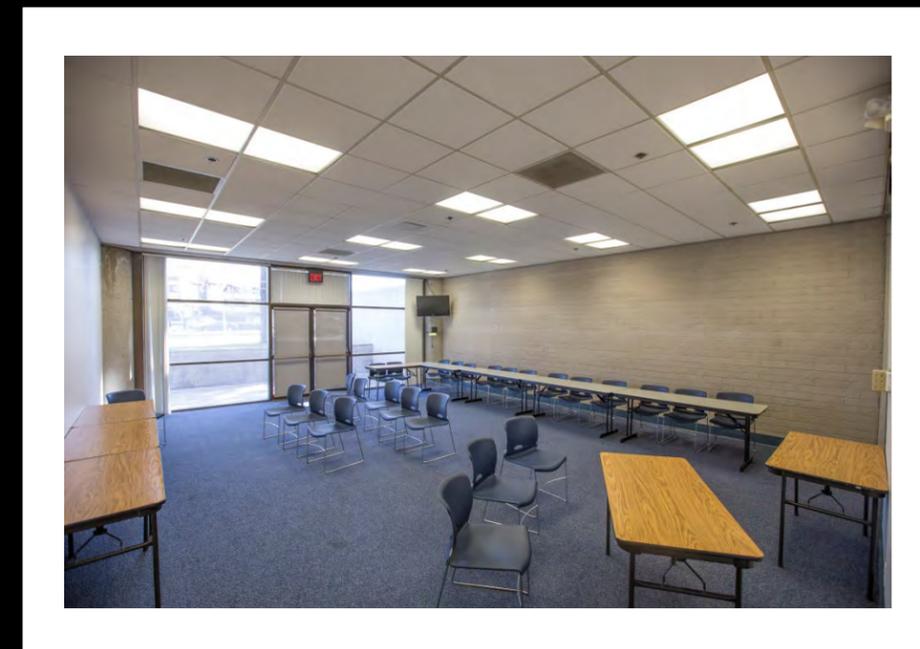
**TOTAL HOURS
AVAILABLE IN A
YEAR**



Paularino, Harper & Fairview Rooms

Room Name	Days Available	Hours Available	Days Rented	Hours Rented	Class Use Days	Class Use Hours	Rental Attn	Class Attn	Total Attendance	Total Hours
NCC: Paularino Room	365	5,475	145	410.60	134	156	5,672	241	5,913	566.60
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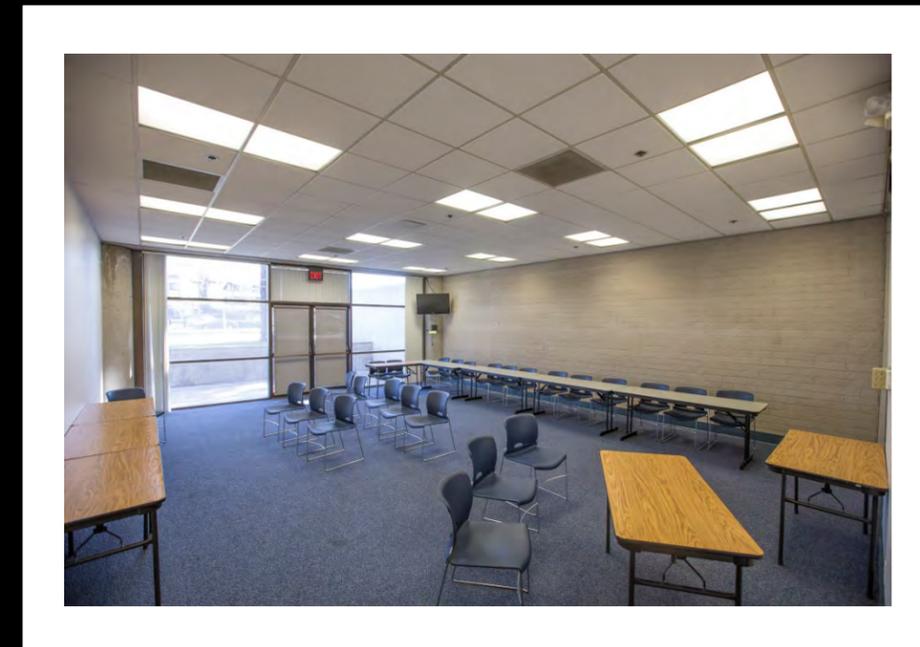
**DAYS RENTED
IN A YEAR**



Paularino, Harper & Fairview Rooms

Room Name	Days Available	Hours Available	Days Rented	Hours Rented	Class Use Days	Class Use Hours	Rental Attn	Class Attn	Total Attendance	Total Hours
NCC: Paularino Room	365	5,475	145	410.60	134	156	5,672	241	5,913	566.60
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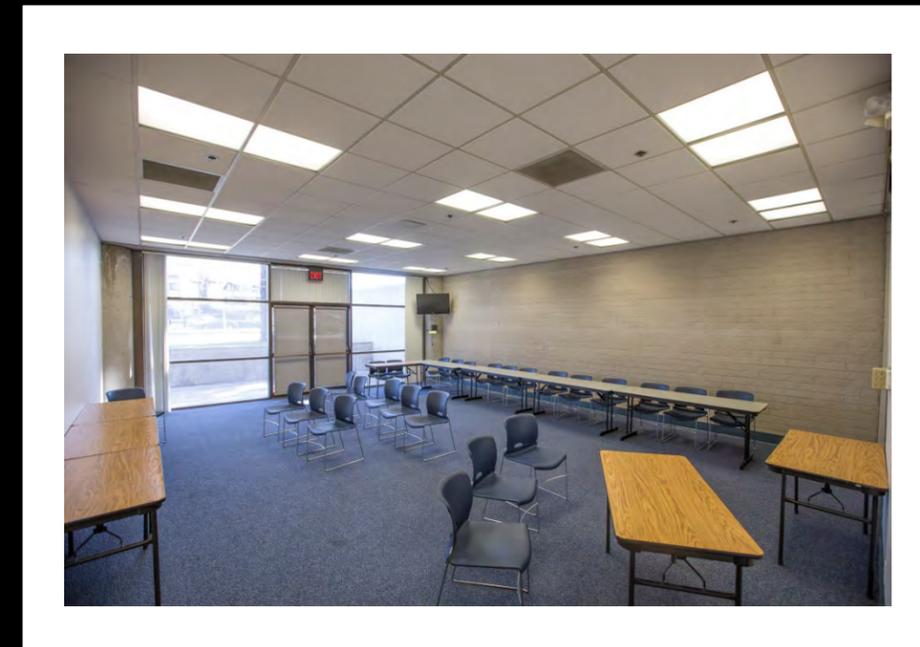
HOURS RENTED



Paularino, Harper & Fairview Rooms

Room Name	Days Available	Hours Available	Days Rented	Hours Rented	Class Use Days	Class Use Hours	Rental Attn	Class Attn	Total Attendance	Total Hours
NCC: Paularino Room	365	5,475	145	410.60	134	156	5,672	241	5,913	566.60
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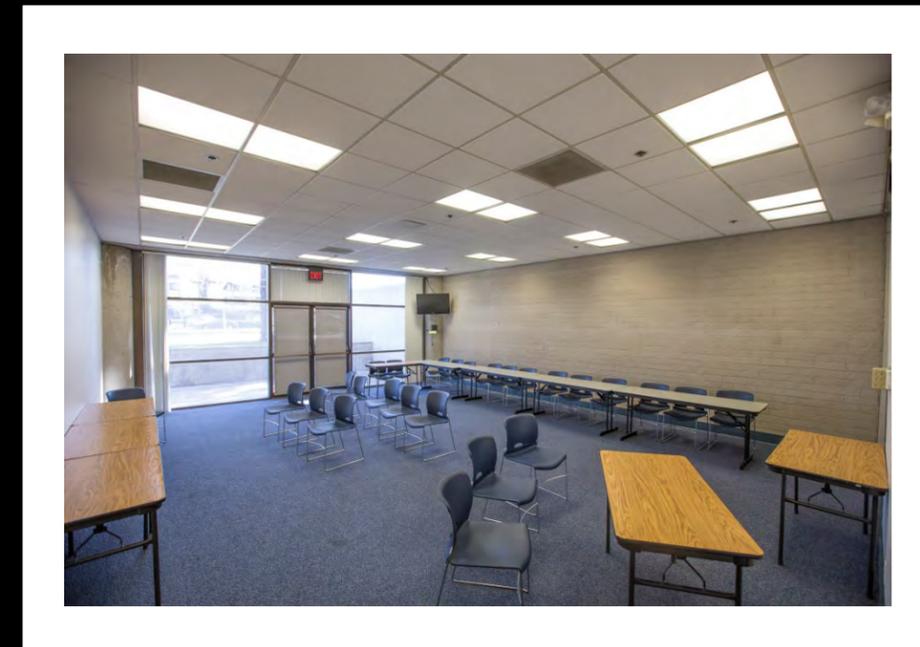
**INSTRUCTIONAL
USE**



Paularino, Harper & Fairview Rooms

Room Name	Days Available	Hours Available	Days Rented	Hours Rented	Class Use Days	Class Use Hours	Rental Attn	Class Attn	Total Attendance	Total Hours
NCC: Paularino Room	365	5,475	145	410.60	134	156	5,672	241	5,913	566.60
NCC: Fairview Room	365	5,475	202	625.50	88	142	6,417	121	6,538	767.50
NCC: Harper Room	365	5,475	228	695.76	194	249	11,189	203	11,392	944.76

**TOTAL HOURS
USED IN A
YEAR**

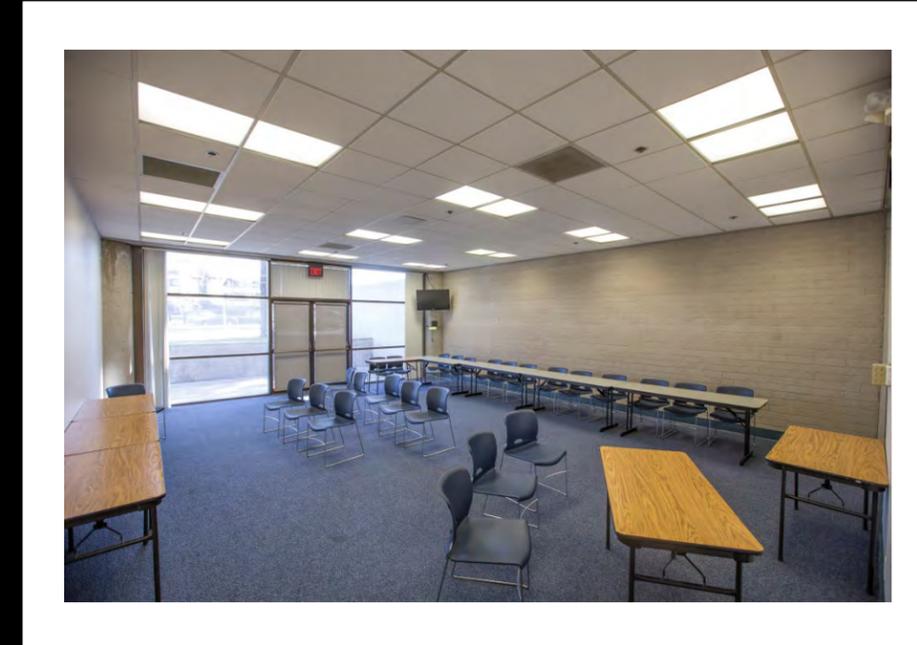


Paularino, Harper & Fairview Rooms

Total hours		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00 AM - Noon	4	0	4	4	0	4	4	4
Noon - 4 PM	4	0	0	0	0	0	0	0
4 PM - 10 PM	6	0	6	4	6	4	0	0
	14	0	10	8	6	8	4	4

TOTAL HOURS USED PER WEEK 40
 TOTAL AVAILABLE HOURS PER WEEK 98
 EFFICIENCY 41%

HOURS DURING THE DAY

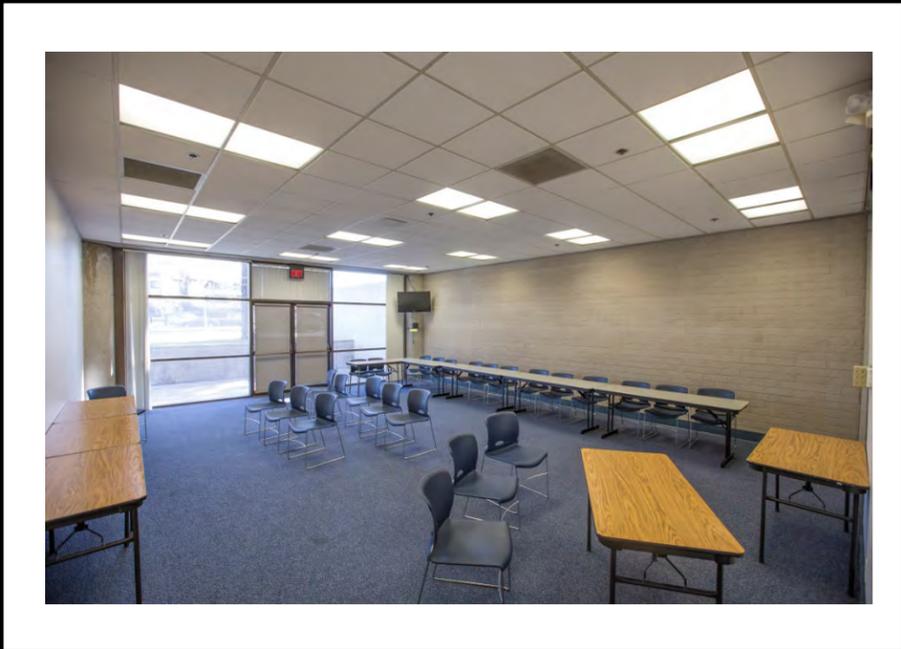


Paularino, Harper & Fairview Rooms

	Total hours	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00 AM - Noon	4	0	4	4	0	4	4	4
Noon - 4 PM	4	0	0	0	0	0	0	0
4 PM - 10 PM	6	0	6	4	6	4	0	0
	14	0	10	8	6	8	4	4

TOTAL HOURS USED PER WEEK 40
 TOTAL AVAILABLE HOURS PER WEEK 98
 EFFICIENCY 41%

DAYS OF THE WEEK

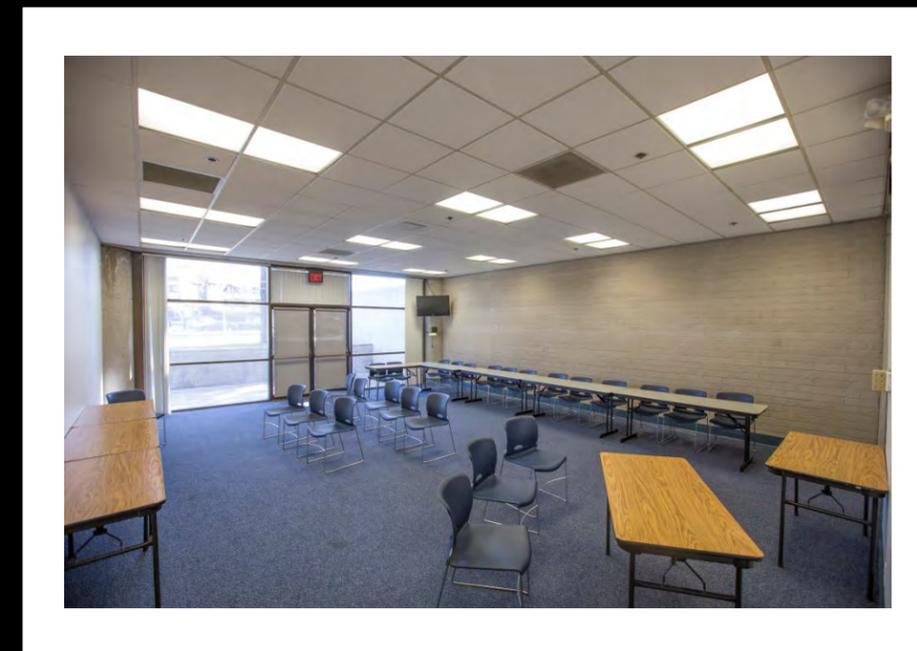


Paularino, Harper & Fairview Rooms

	Total hours	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00 AM - Noon	4	0	4	4	0	4	4	4
Noon - 4 PM	4	0	0	0	0	0	0	0
4 PM - 10 PM	6	0	6	4	6	4	0	0
	14	0	10	8	6	8	4	4

TOTAL HOURS USED PER WEEK 40
 TOTAL AVAILABLE HOURS PER WEEK 98
 EFFICIENCY 41%

**EASIER TO
SCHEDULE?**

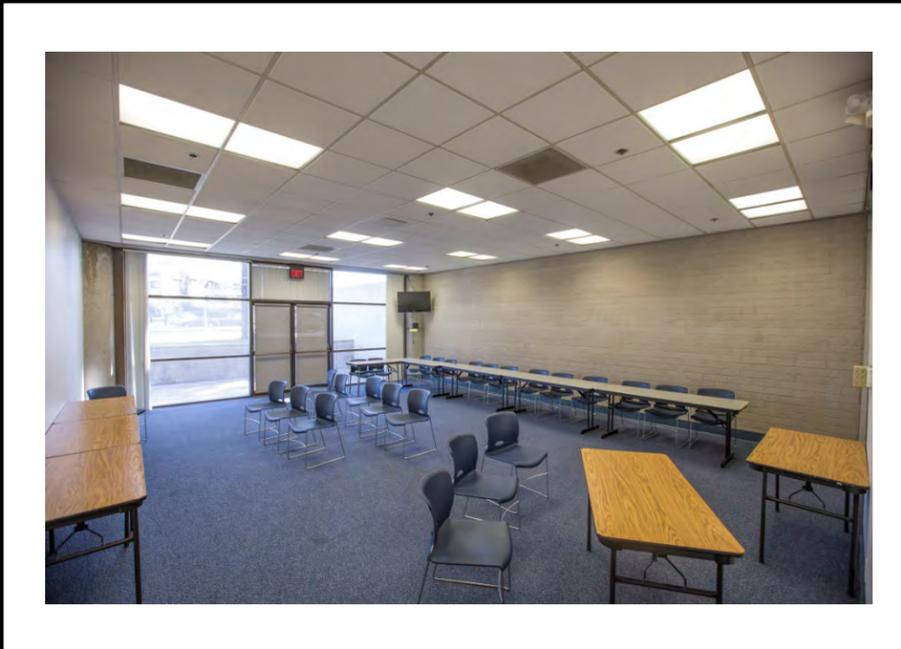


Paularino, Harper & Fairview Rooms

	Total hours	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00 AM - Noon	4	0	4	4	0	4	4	4
Noon - 4 PM	4	0	0	0	0	0	0	0
4 PM - 10 PM	6	0	6	4	6	4	0	0
	14	0	10	8	6	8	4	4

TOTAL HOURS USED PER WEEK 40
 TOTAL AVAILABLE HOURS PER WEEK 98
 EFFICIENCY 41%

DIFFICULT TO SCHEDULE?



Paularino, Harper & Fairview Rooms

	Total hours	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00 AM - Noon	4	0	4	4	0	4	4	4
Noon - 4 PM	4	0	0	0	0	0	0	0
4 PM - 10 PM	6	0	6	4	6	4	0	0
	14	0	10	8	6	8	4	4

TOTAL HOURS USED PER WEEK 40
 TOTAL AVAILABLE HOURS PER WEEK 98
 EFFICIENCY 41%

DIFFICULT TO SCHEDULE?



Paularino, Harper & Fairview Rooms

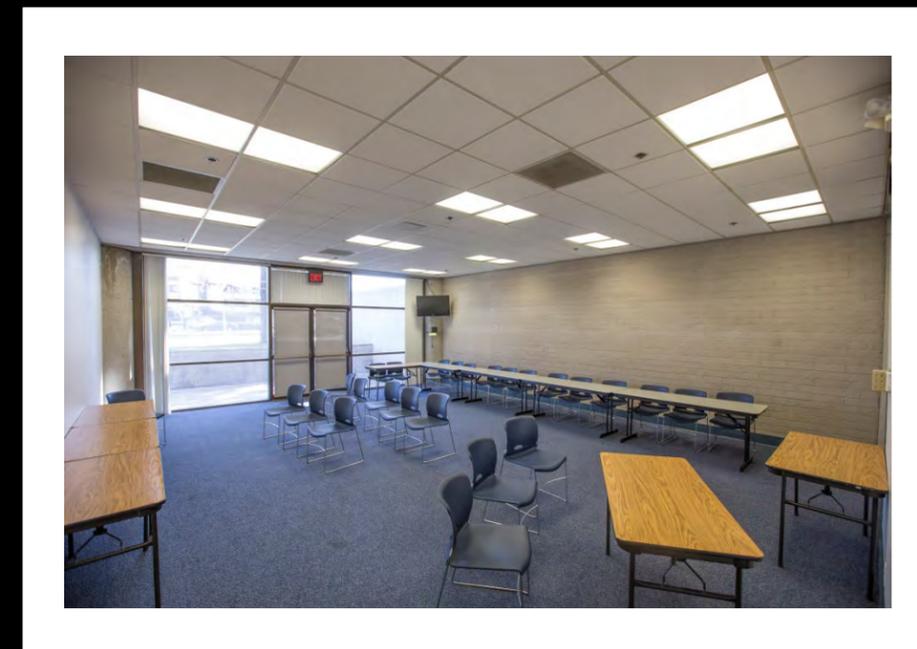
	Total hours	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00 AM - Noon	4	0	4	4	0	4	4	4
Noon - 4 PM	4	0	0	0	0	0	0	0
4 PM - 10 PM	6	0	6	4	6	4	0	0
	14	0	10	8	6	8	4	4

TOTAL HOURS USED PER WEEK 40

TOTAL AVAILABLE HOURS PER WEEK 98

EFFICIENCY 41%

**REASONABLE
TARGET?**



Paularino, Harper & Fairview Rooms

	Total hours	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00 AM - Noon	4	0	4	4	0	4	4	4
Noon - 4 PM	4	0	0	0	0	0	0	0
4 PM - 10 PM	6	0	6	4	6	4	0	0
	14	0	10	8	6	8	4	4

TOTAL HOURS USED PER WEEK	40
TOTAL AVAILABLE HOURS PER WEEK	98
EFFICIENCY	41%

HOURS PER WEEK	40
WEEKS PER YEAR	44
HOURS PER YEAR	1,760

Paularino, Harper & Fairview Rooms

	Total hours	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00 AM - Noon	4	0	4	4	0	4	4	4
Noon - 4 PM	4	0	0	0	0	0	0	0
4 PM - 10 PM	6	0	6	4	6	4	0	0
	14	0	10	8	6	8	4	4

TOTAL HOURS USED PER WEEK	40
TOTAL AVAILABLE HOURS PER WEEK	98
EFFICIENCY	41%

HOURS PER WEEK	40
WEEKS PER YEAR	44
HOURS PER YEAR	1,760

**REASONABLE
TARGET?**

Paularino, Harper & Fairview Rooms

	PROJECTED HOURS (ANNUAL)	ACTUAL HOURS (2014)	% OF PROJECTED HOURS
PAULARINO ROOM	1,760	567	32%
FAIRVIEW ROOM	1,760	768	44%
HARPER ROOM	1,760	945	54%
	<u>TOTAL HOURS</u>	<u>2,279</u>	

HOURS PER WEEK	40
WEEKS PER YEAR	44
HOURS PER YEAR	1,760

**REASONABLE
TARGET?**

Paularino, Harper & Fairview Rooms

	PROJECTED HOURS (ANNUAL)	ACTUAL HOURS (2014)	% OF PROJECTED HOURS
PAULARINO ROOM	1,760	567	32%
FAIRVIEW ROOM	1,760	768	44%
HARPER ROOM	1,760	945	54%
	<u>TOTAL HOURS</u>	<u>2,279</u>	

HOURS PER WEEK	40
WEEKS PER YEAR	44
HOURS PER YEAR	1,760

**ACTUAL HOURS
(2014)**

Paularino, Harper & Fairview Rooms

	PROJECTED HOURS (ANNUAL)	ACTUAL HOURS (2014)	% OF PROJECTED HOURS
PAULARINO ROOM	1,760	567	32%
FAIRVIEW ROOM	1,760	768	44%
HARPER ROOM	1,760	945	54%
<u>TOTAL HOURS</u>		<u>2,279</u>	

HOURS PER WEEK	40
WEEKS PER YEAR	44
HOURS PER YEAR	1,760

EFFICIENCY?

Paularino, Harper & Fairview Rooms

	PROJECTED HOURS (ANNUAL)	ACTUAL HOURS (2014)	% OF PROJECTED HOURS
PAULARINO ROOM	1,760	567	32%
FAIRVIEW ROOM	1,760	768	44%
HARPER ROOM	1,760	945	54%
<u>TOTAL HOURS</u>		<u>2,279</u>	

HOURS PER WEEK	40
WEEKS PER YEAR	44
HOURS PER YEAR	1,760

**TOTAL HOURS
FOR 3 ROOMS
(2014)**

Paularino, Harper & Fairview Rooms

	PROJECTED HOURS (ANNUAL)	ACTUAL HOURS (2014)	% OF PROJECTED HOURS
PAULARINO ROOM	1,760	567	32%
FAIRVIEW ROOM	1,760	768	44%
HARPER ROOM	1,760	945	54%
	<u>TOTAL HOURS</u>	<u>2,279</u>	

FEWER ROOMS AND MORE EFFICIENT
SCHEDULING?

Paularino, Harper & Fairview Rooms

	PROJECTED HOURS (ANNUAL)	ACTUAL HOURS (ANNUAL)	% OF PROJECTED HOURS
PAULARINO ROOM	1,760	1,408	80%
FAIRVIEW ROOM	1,760	1,408	80%
	<u>TOTAL HOURS</u>	<u>2,816</u>	
	HOURS USED FOR <u>THREE</u> ROOMS (2014)	2,279	
	SURPLUS HOURS	537	

FEWER ROOMS AND MORE EFFICIENT
SCHEDULING?

Paularino, Harper & Fairview Rooms

	PROJECTED HOURS (ANNUAL)	ACTUAL HOURS (ANNUAL)	% OF PROJECTED HOURS
PAULARINO ROOM	1,760	1,408	80%
FAIRVIEW ROOM	1,760	1,408	80%
<u>TOTAL HOURS</u>		<u>2,816</u>	
HOURS USED FOR <u>THREE</u> ROOMS (2014)		2,279	
SURPLUS HOURS		537	

FEWER ROOMS AND MORE EFFICIENT
SCHEDULING?

**MORE
EFFICIENT
UTILIZATION?**

Paularino, Harper & Fairview Rooms

	PROJECTED HOURS (ANNUAL)	ACTUAL HOURS (ANNUAL)	% OF PROJECTED HOURS
PAULARINO ROOM	1,760	1,408	80%
FAIRVIEW ROOM	1,760	1,408	80%

TOTAL HOURS
HOURS USED FOR THREE ROOMS
(2014)
SURPLUS HOURS

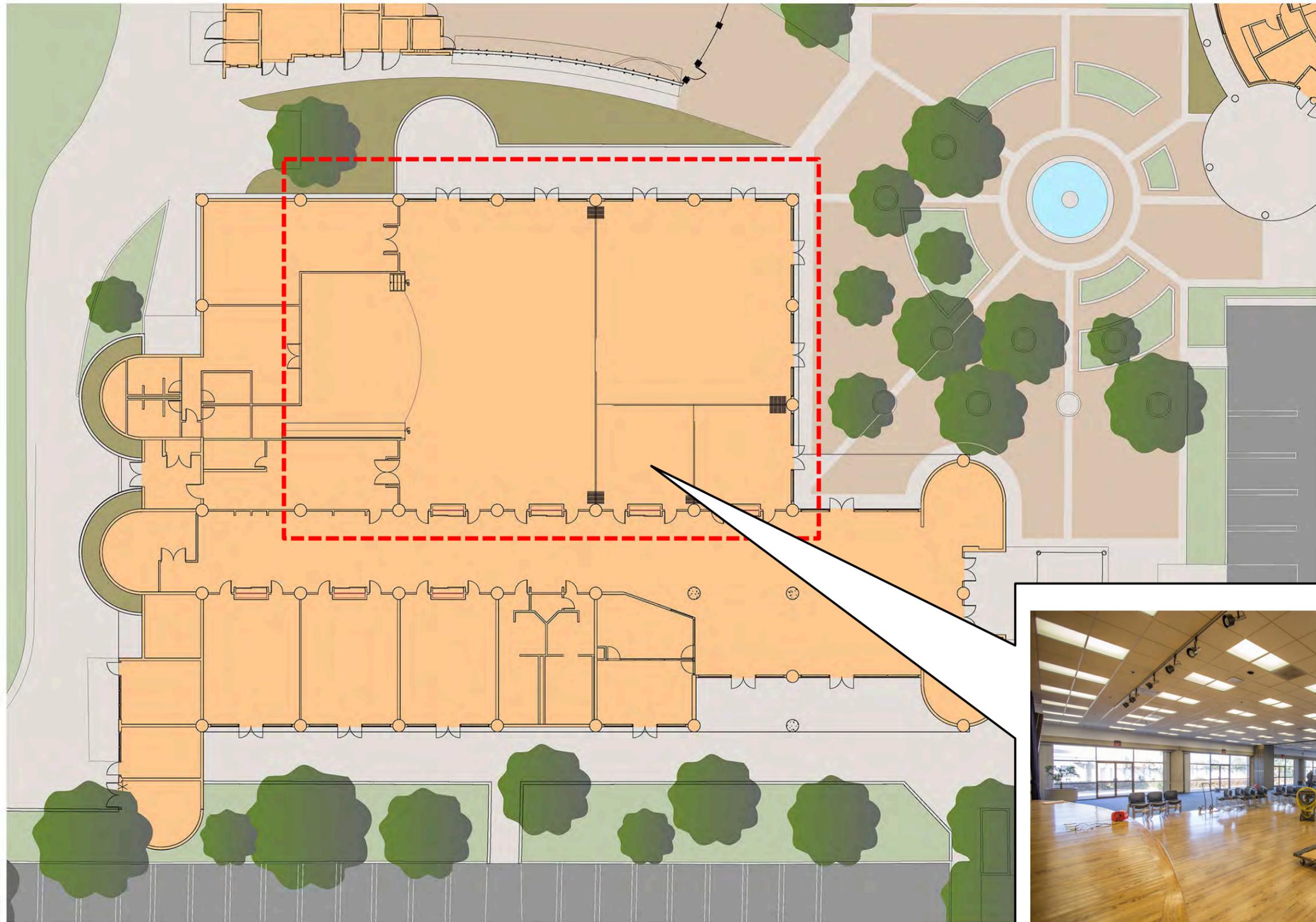
2,816

2,279

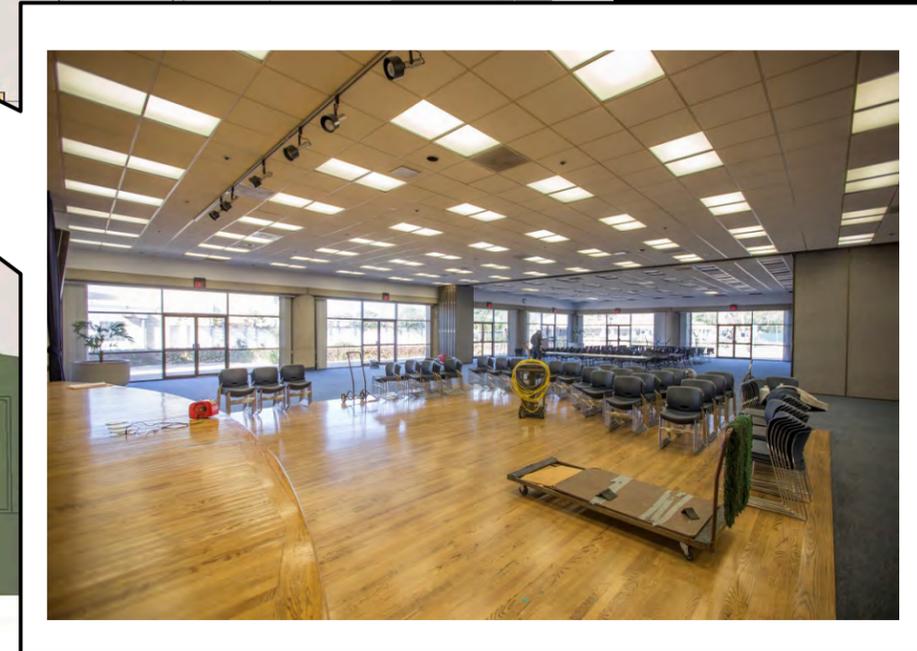
537

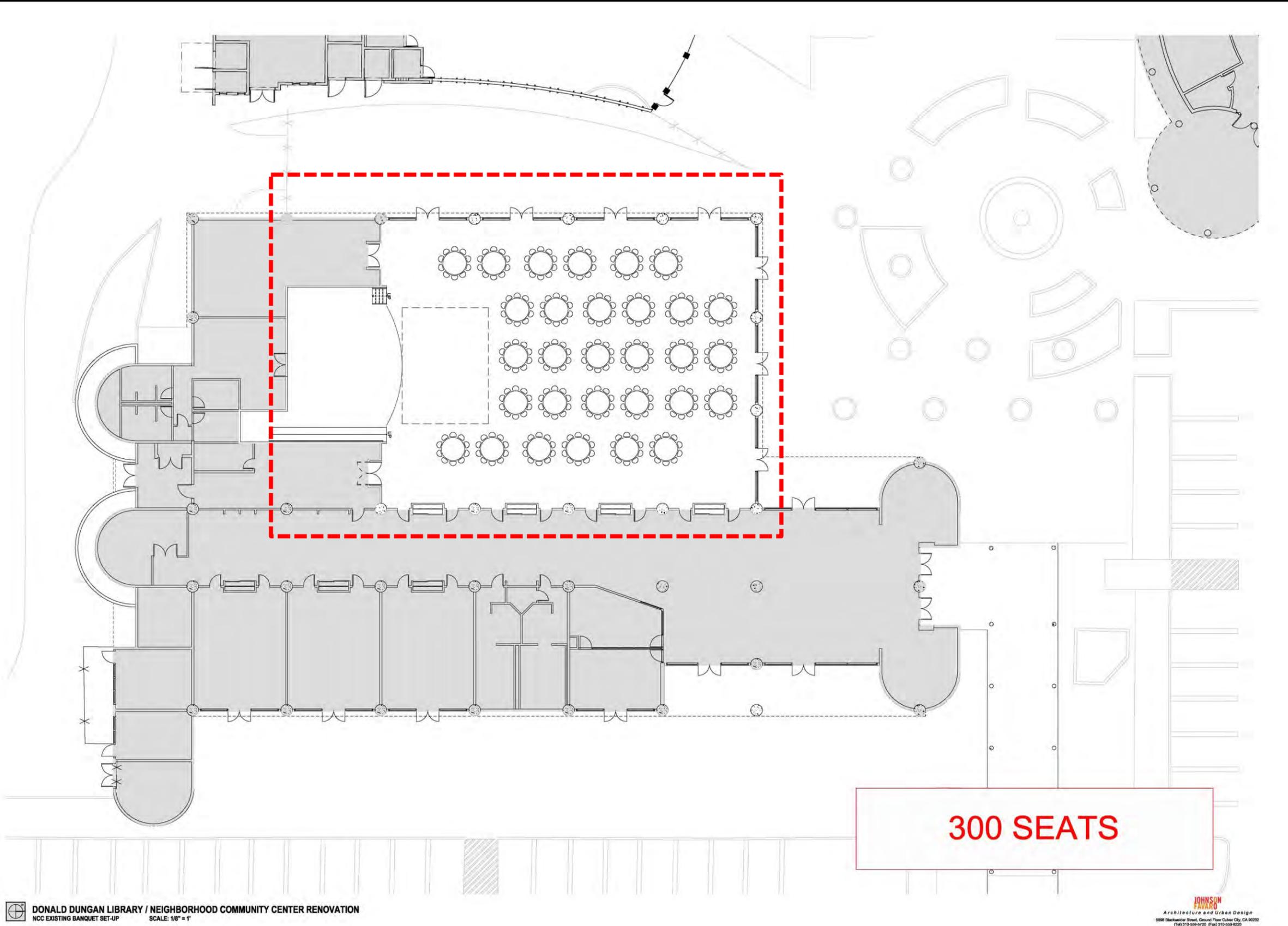
FEWER ROOMS AND MORE EFFICIENT
SCHEDULING?

**INCREASE
UTILITY WITH
FEWER
ROOMS?**



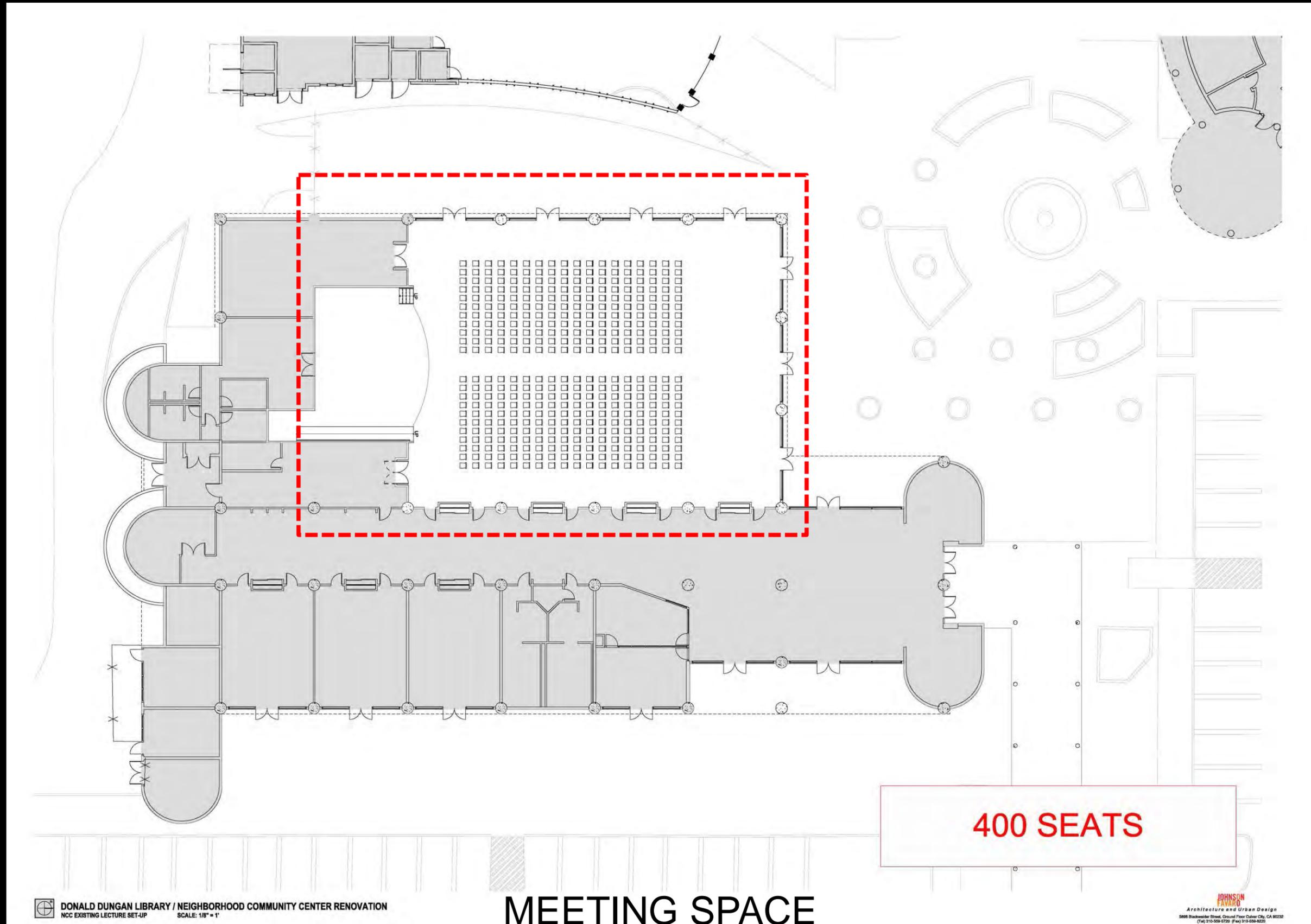
 DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC EXISTING SCALE: 1/8" = 1'





 DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC EXISTING BANQUET SET-UP SCALE: 1/8" = 1'

**JOHNSON
FAVARD**
Architecture and Urban Design
5888 Blackwelder Street, Ground Floor Colton City, CA 95210
(916) 319-555-8720 (fax) 319-555-8225

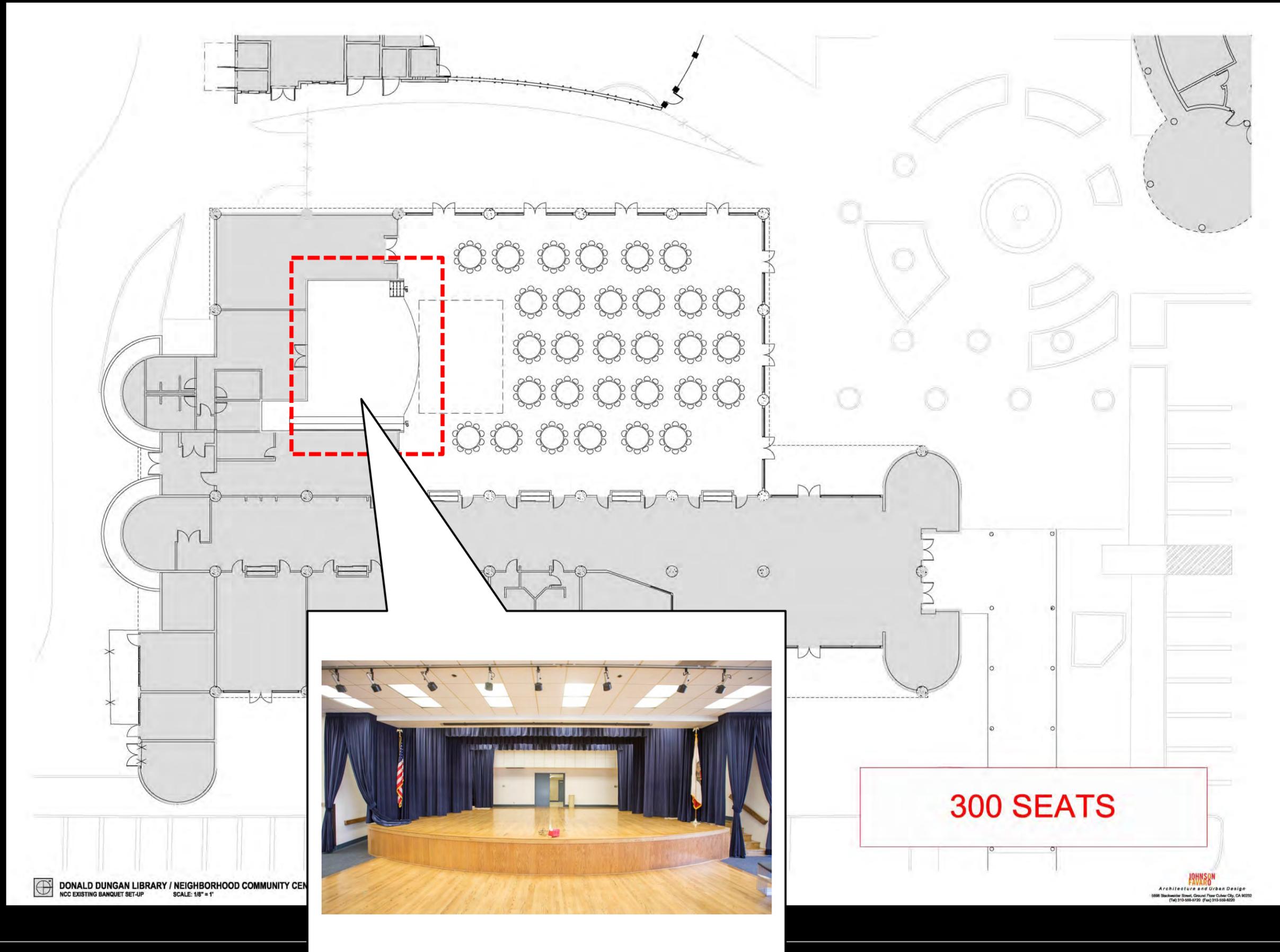


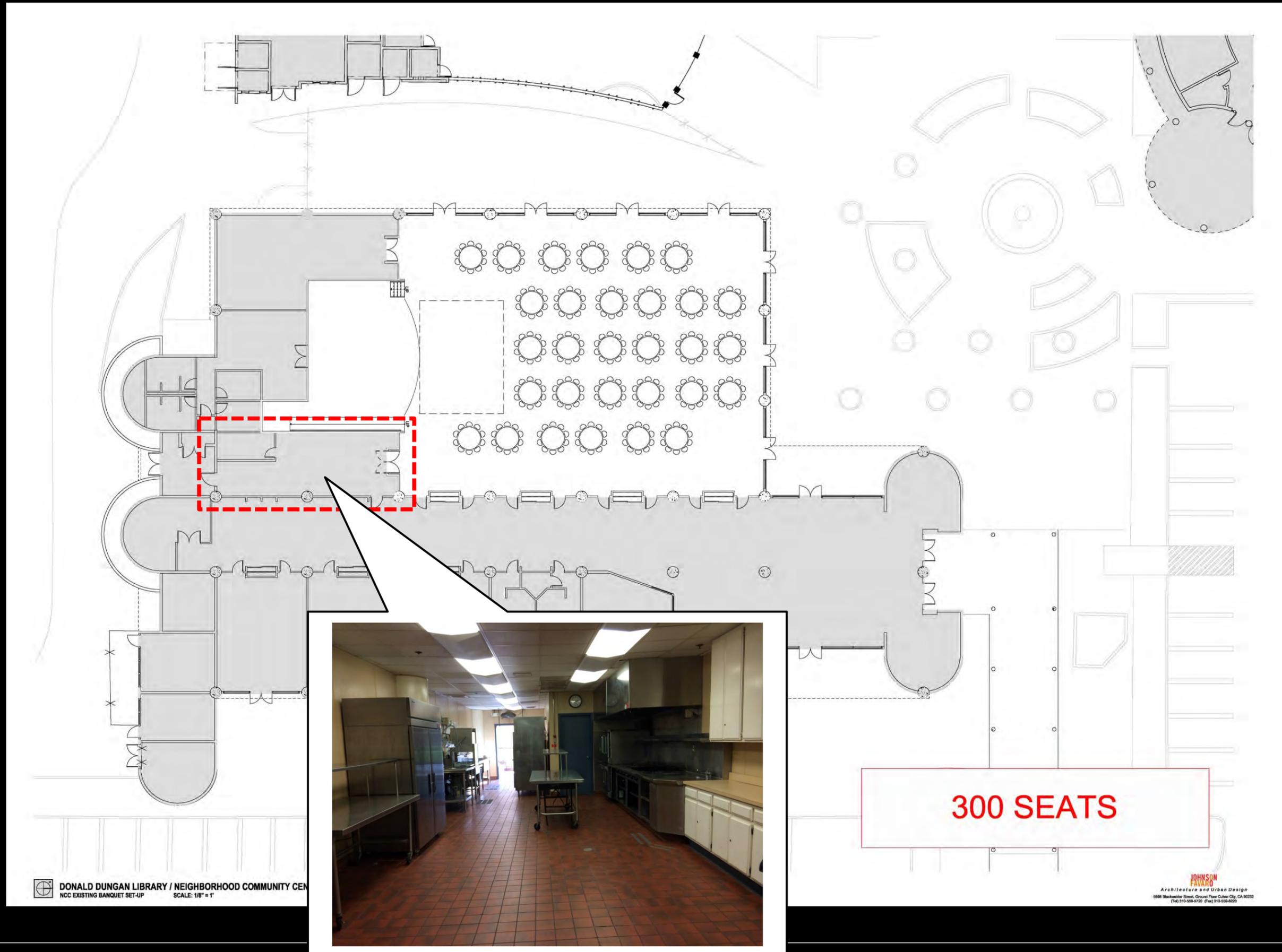
DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC EXISTING LECTURE SET-UP
SCALE: 1/8" = 1'

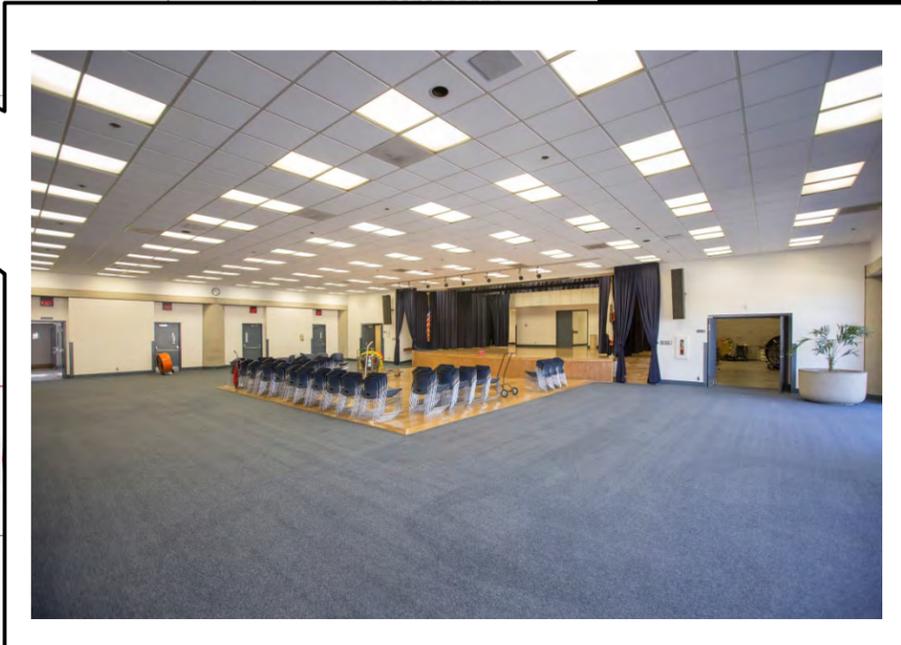
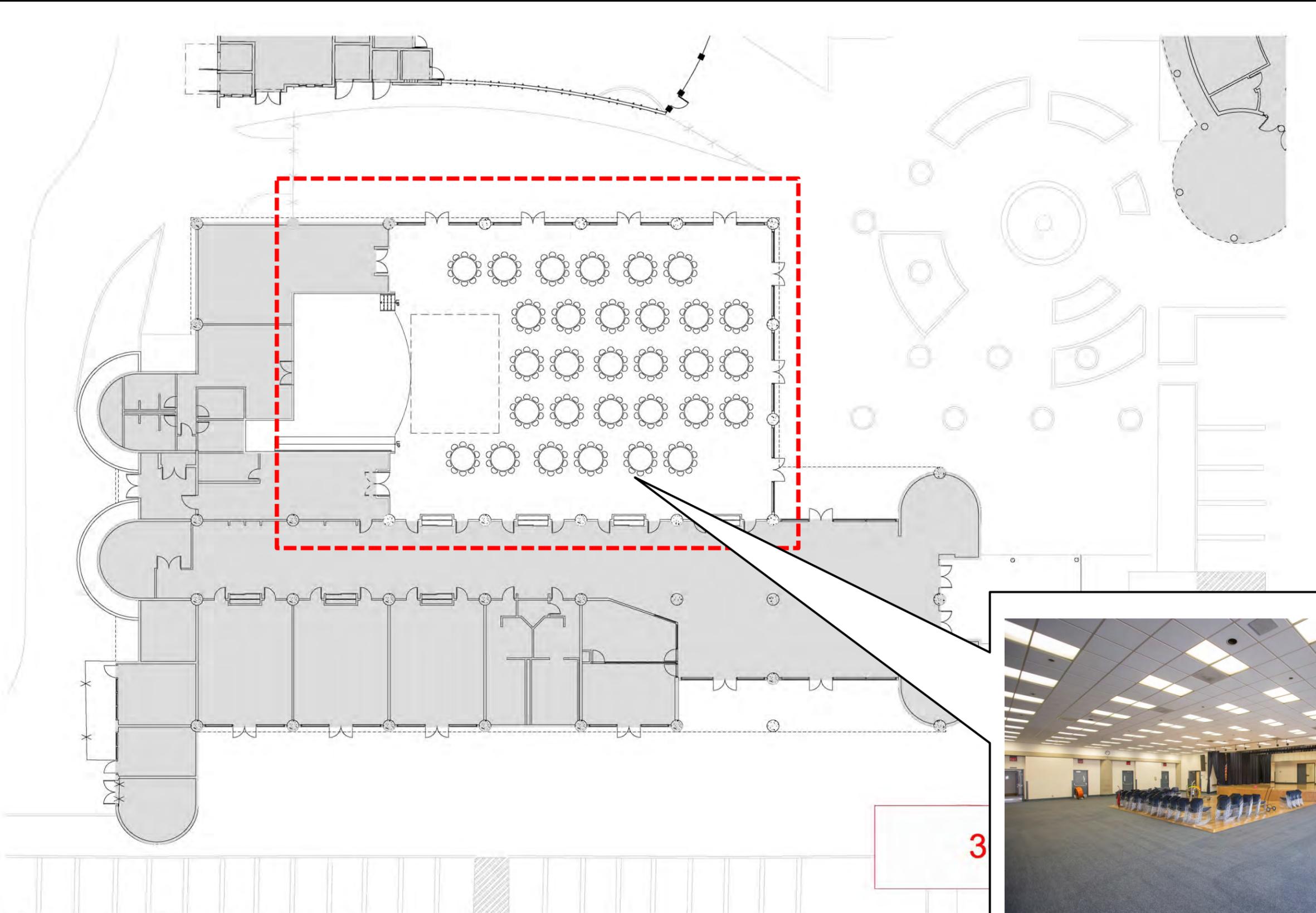
MEETING SPACE

400 SEATS

JOHNSON
FAVARD
Architecture and Urban Design
5888 Blackwelder Street, Ground Floor, Culver City, CA 90230
(310) 310-5550 (720) (fax) 310-550-8225



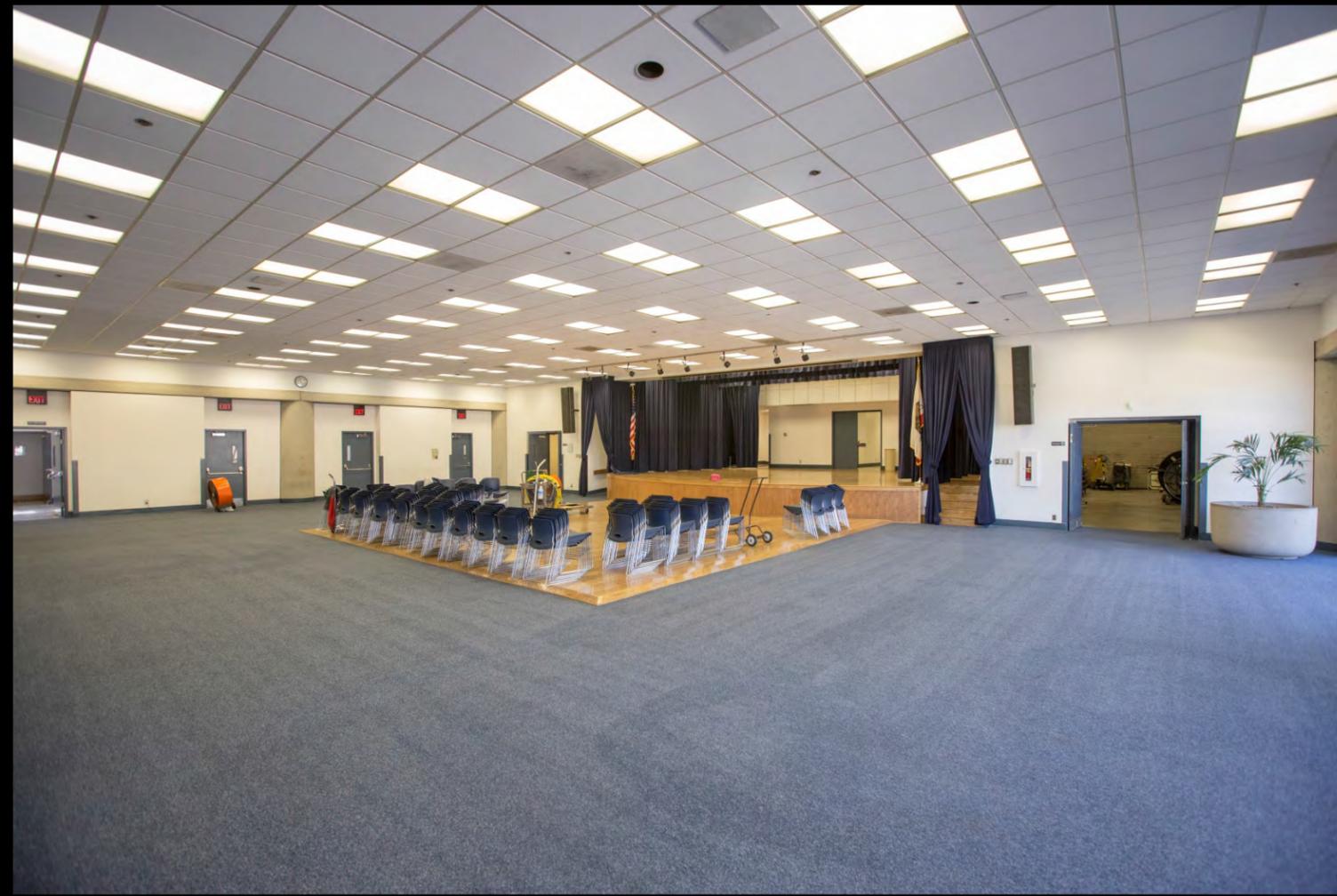




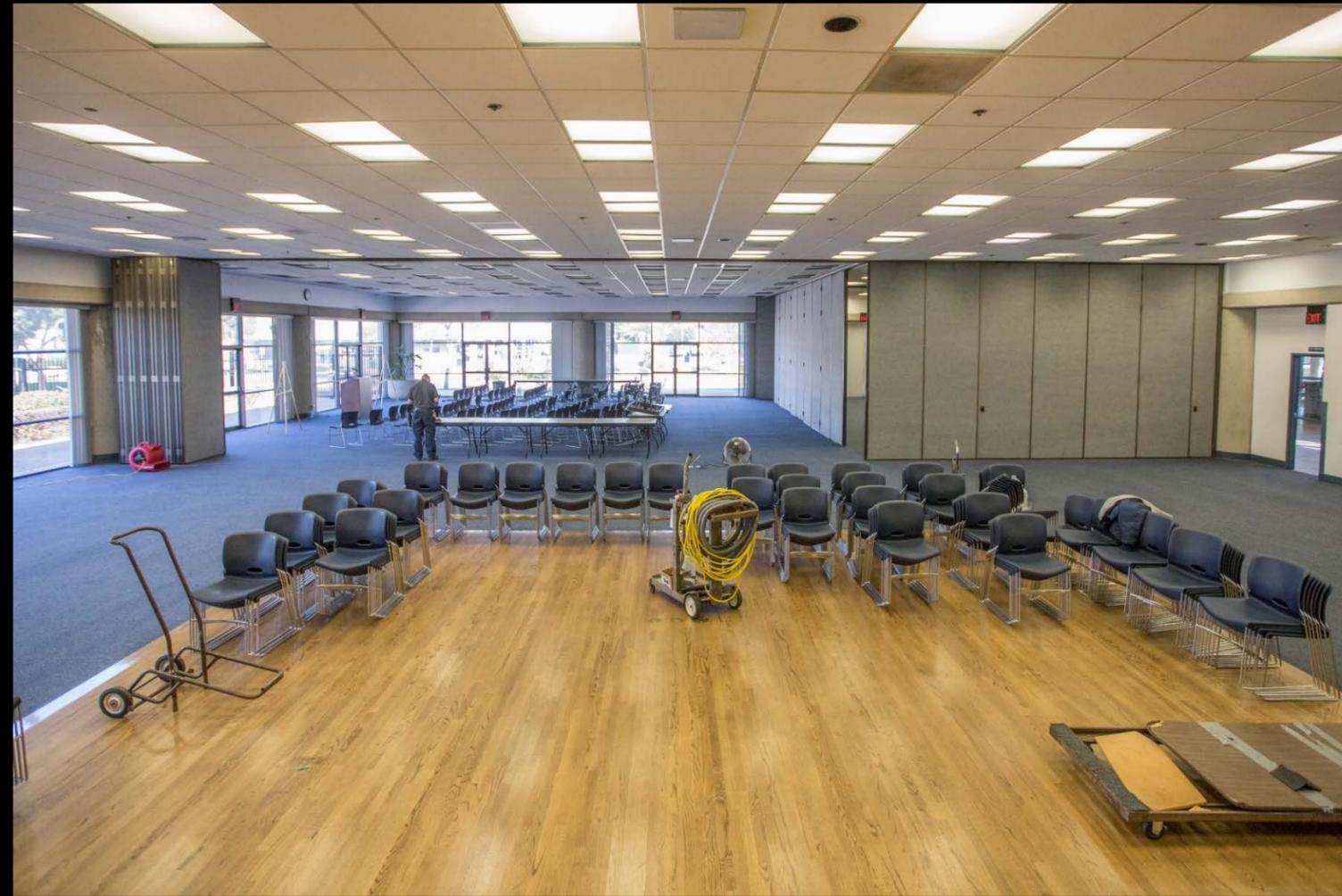
DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC EXISTING BANQUET SET-UP
SCALE: 1/8" = 1'



1981



1981



1981

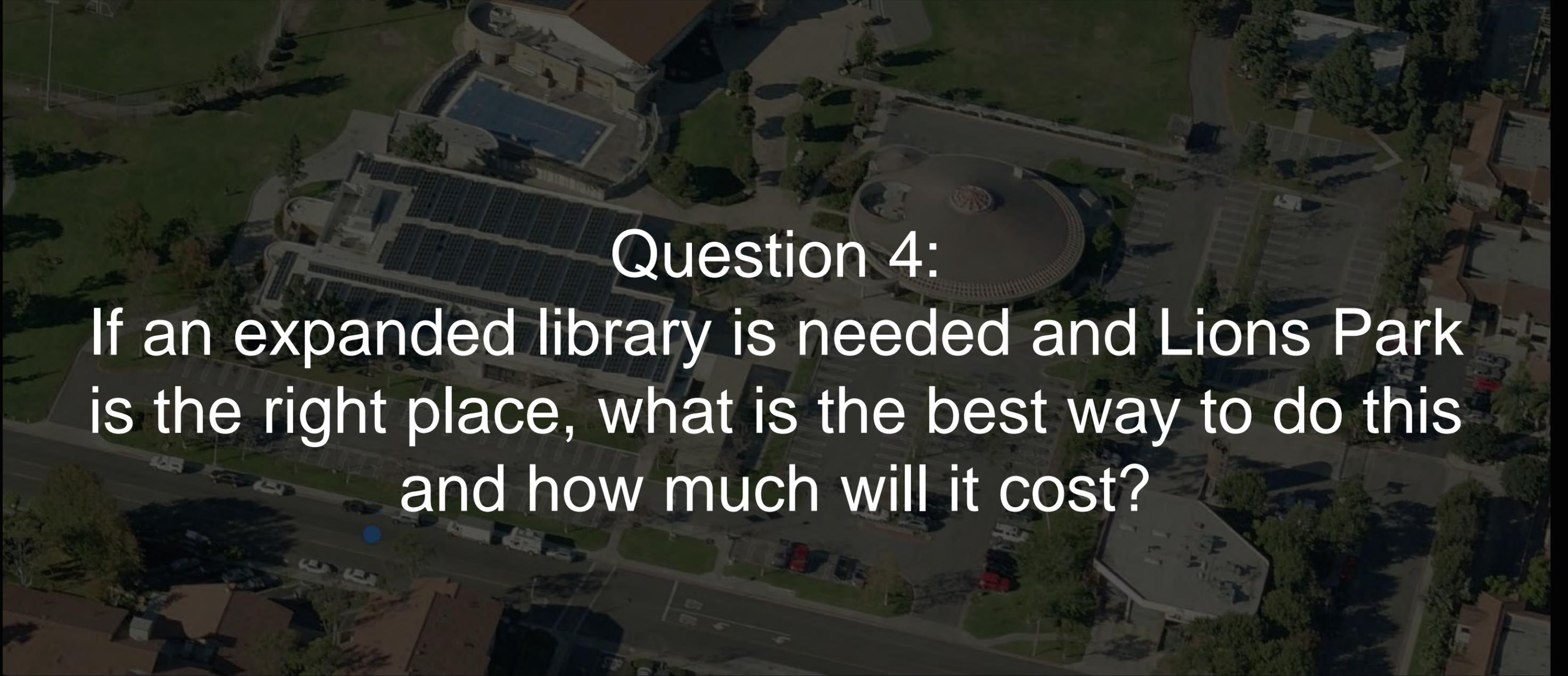


1981

- “Concierge Team” was formed to work with user groups/ non-profits.
- Identified usable meeting room space.
- Work with user groups to determine the meeting room space that best meets the needs of the organization

Facility/ Meeting Room	Square Feet
Balearic Community Center	1,885
Balearics Community Center	930
Downtown Recreation Center	1,409
City Hall- Conference Room 1A	713
Senior Center- Multi Purpose Room	5,900
Senior Center- Meeting Room	906
Golf Course- Los Lagos	3,100
Golf Course- Mesa Linda	1,300

WHAT DO WE DO IN THE INTERIM IF THE NCC IS RENOVATED OR REPLACED WITH ANOTHER FACILITY?

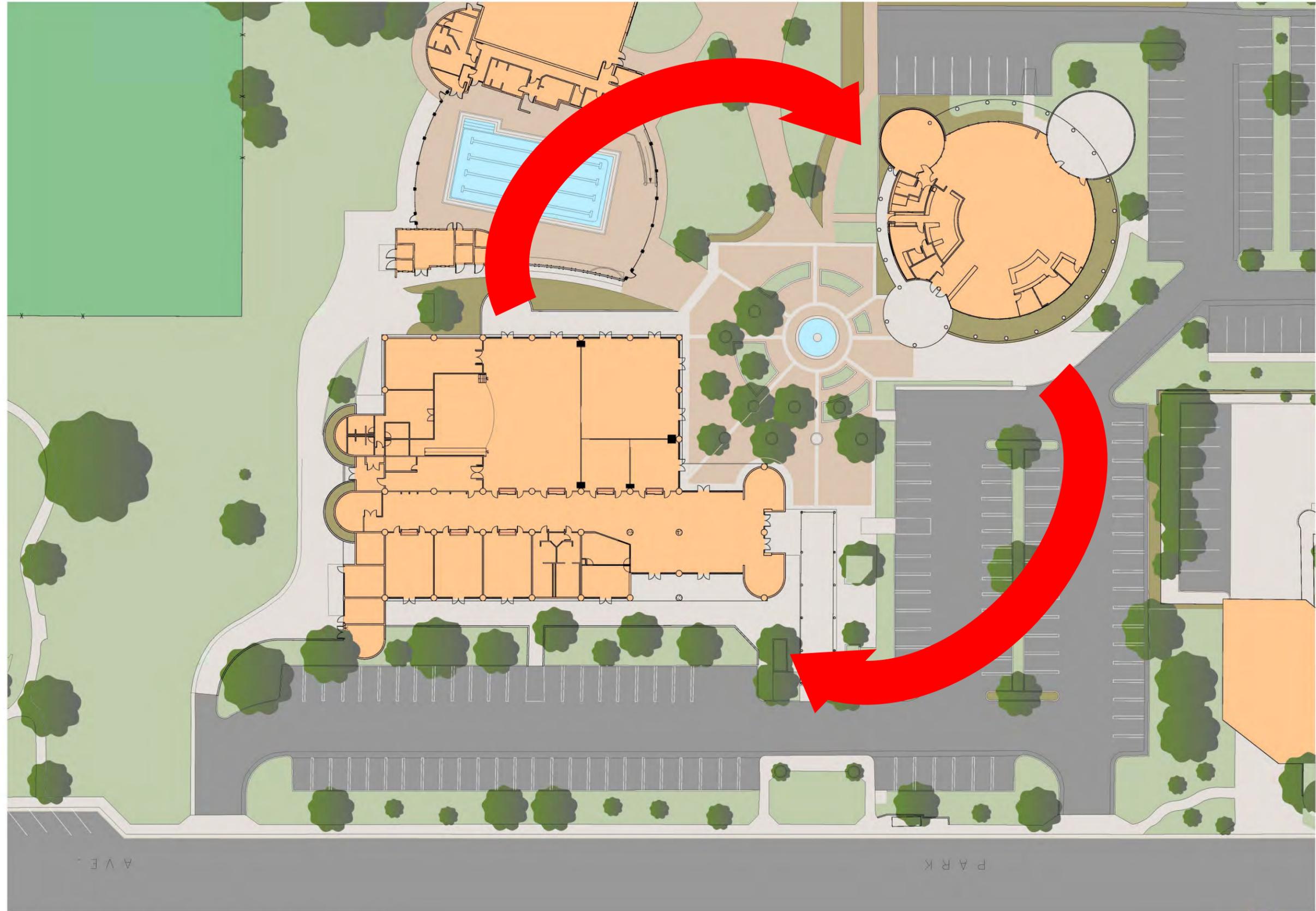


Question 4:

If an expanded library is needed and Lions Park is the right place, what is the best way to do this and how much will it cost?



If an addition and improvement is needed should the existing library be renovated or replaced with a new library?



 DONALD DUNGAN LIBRARY / NEIGHBORHOOD COMMUNITY CENTER RENOVATION
NCC & DUNGAN LIBRARY EXISTING SCALE: 1/16" = 1'

 JOHNSON
FARNACO
Architecture and Urban Design
5885 Blackwelder Street, Grand Floor Drive, City, CA 92232
(Tel) 310-669-6720 (Fax) 310-669-6220



RENOVATION?



RENOVATION?



RENOVATION?



RENOVATION?



NEW CONSTRUCTION OR ADDITION?

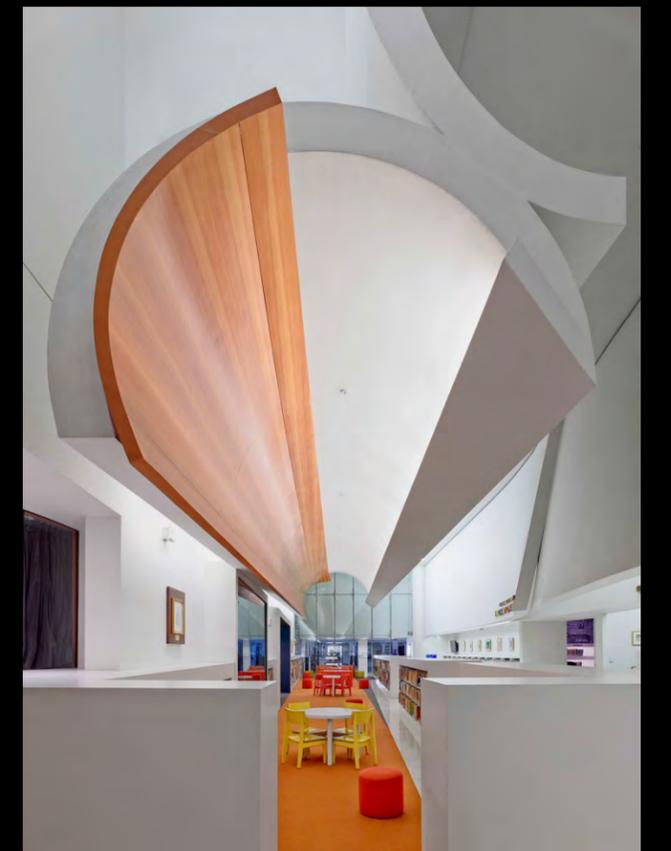


RENOVATION?

NEW CONSTRUCTION OR ADDITION?









Tonight's Agenda

6:00 to 8:00 PM

- Introductions 5 min
- Presentation 45
- Discussion 60
- Wrap-Up & Next Steps 5

Questions: 20 minutes each

- 1) **The Library:** What do you like most & least about the existing Donald Dungan Library?
- 2) **The NCC:** Do you use the NCC meeting/event space and if so how do you rate it?
- 3) **The Park:** How can Lions Park be improved?

OUR NEXT STEPS

- **Continue stakeholder outreach**
- **Complete the library and meeting space program**
- **Complete the facilities assessment**
- **Begin the study of options that solve the challenges identified tonight for presentation at our next meeting.**



YOUR NEXT STEPS

- **Get to know better Lions Park and your facilities in the park.**
- **Identify and involve your community**
- **Keep up with the progress of the project**

