

*Donald Dungan Library Feasibility Study*  
*Costa Mesa, CA*



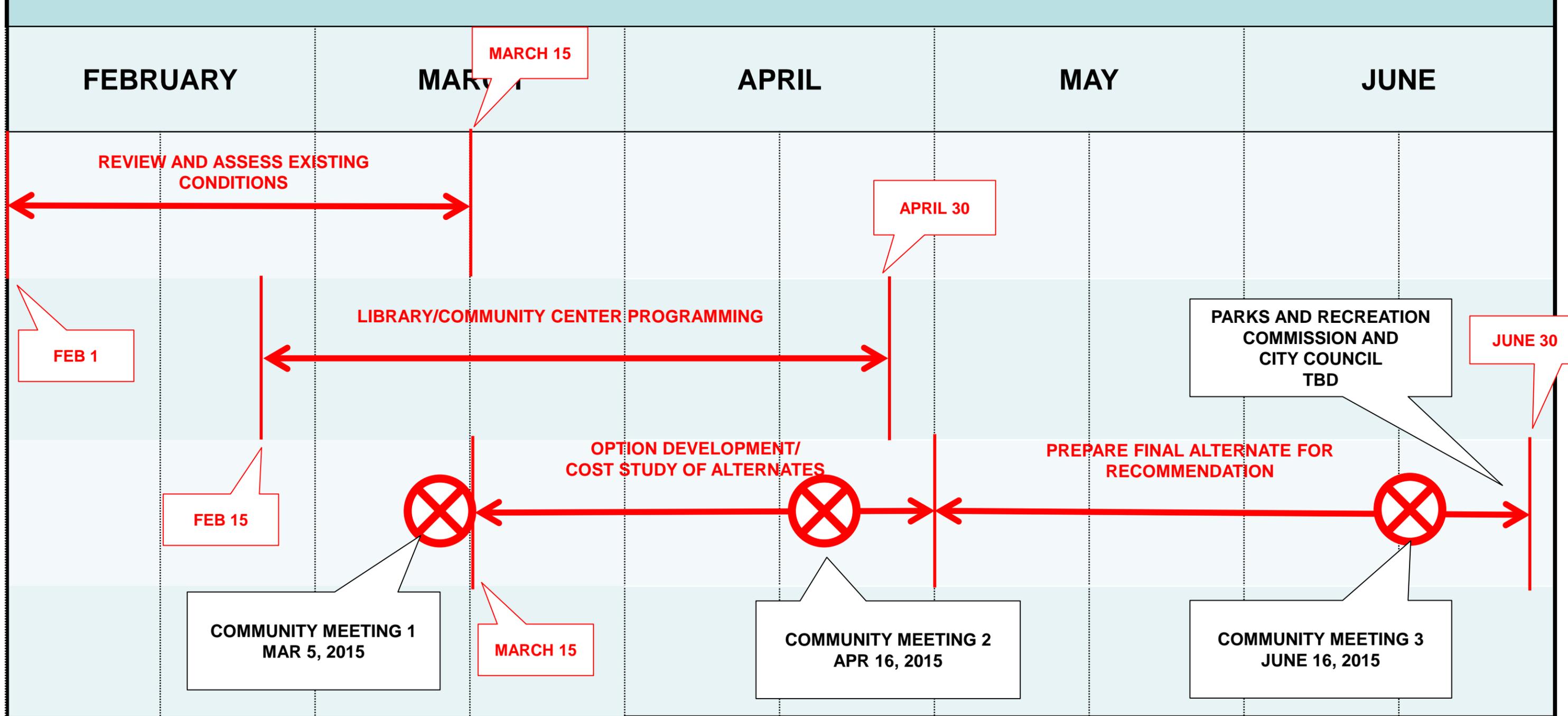
*2<sup>nd</sup> Community Meeting*  
*April 16, 2015*

# Tonight

- Introductions.....5 min
- Presentation.....40
- Q & A.....75

# Overview

# LIBRARY AND COMMUNITY MEETING SPACE FEASIBILITY STUDY SCHEDULE



# What we accomplished

- Assessment of existing building conditions
- Library and meeting space building program
- Library, community center and park options

# Who we met with

- Orange County Public Library
- NCC Users
- Police and Fire
- Building Department:

What we heard

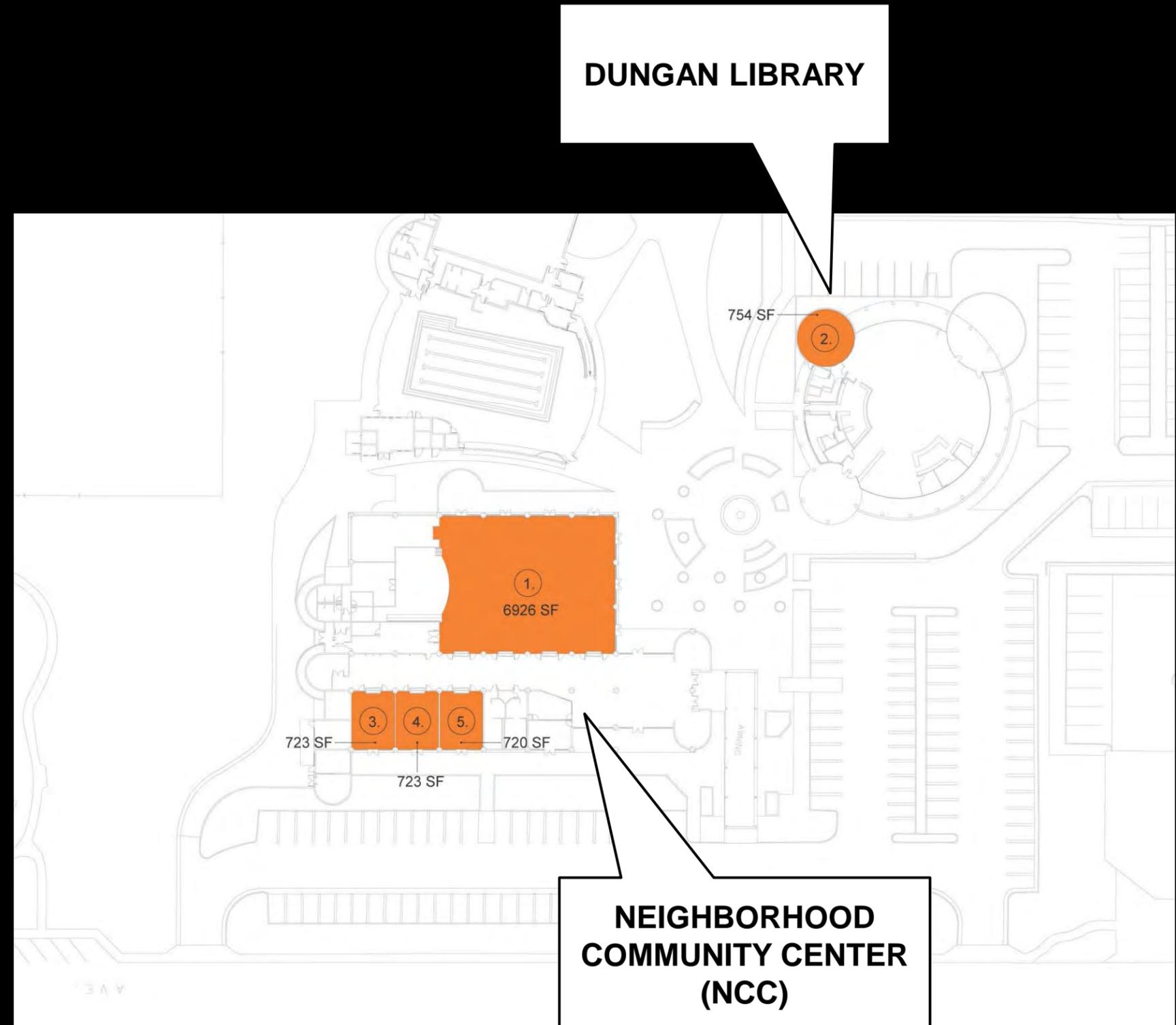
# What we heard

- What is the meeting space policy?
- Who uses the NCC and how often?
- What are other city operated meeting spaces?
- How do we compare with other cities?



## What we heard

- What is the meeting space policy?
- Who uses the NCC and how often?
- What are other city operated meeting spaces?
- How do we compare with other cities?



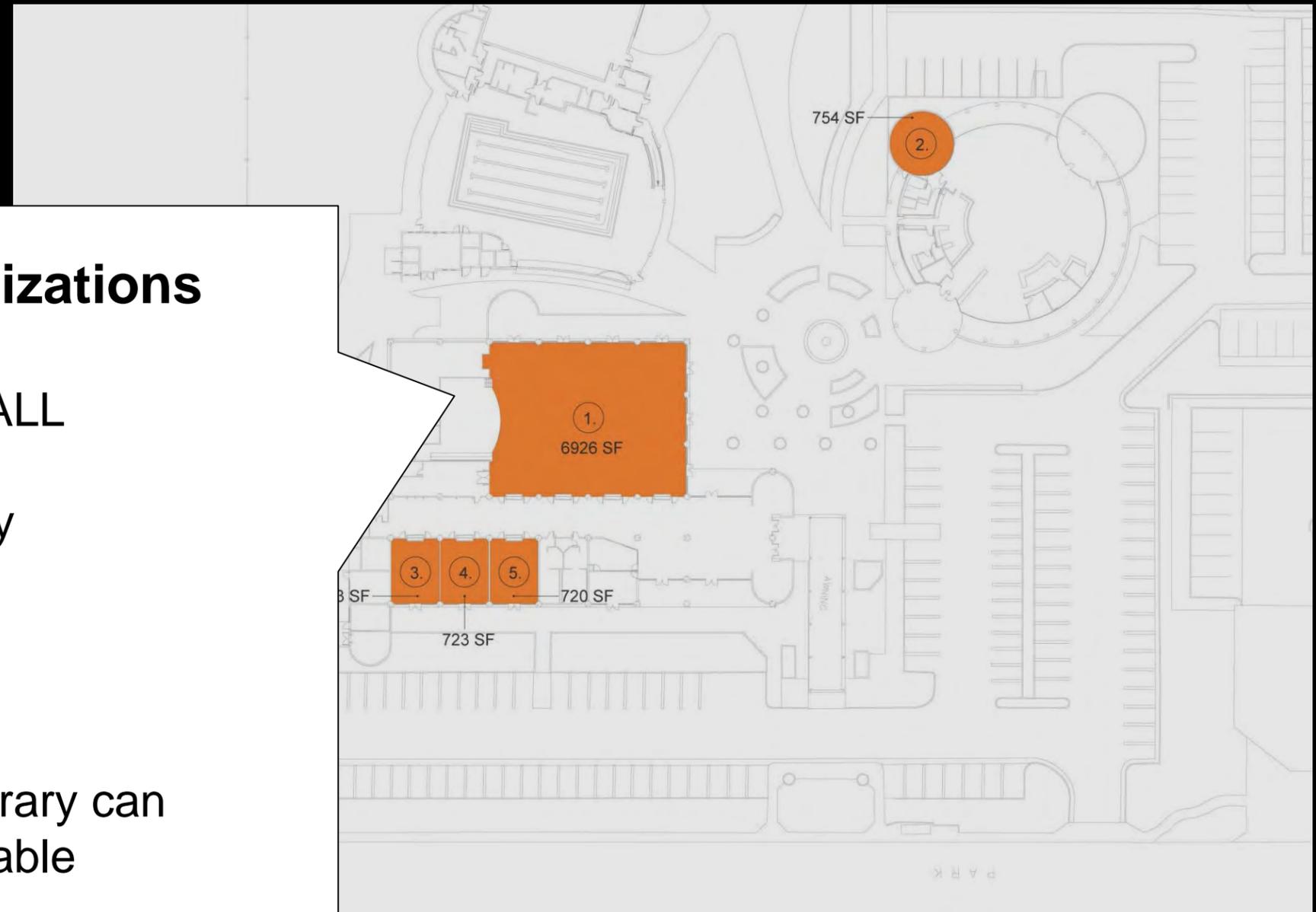
**LION'S PARK COMMUNITY MEETING SPACE**

# What we heard

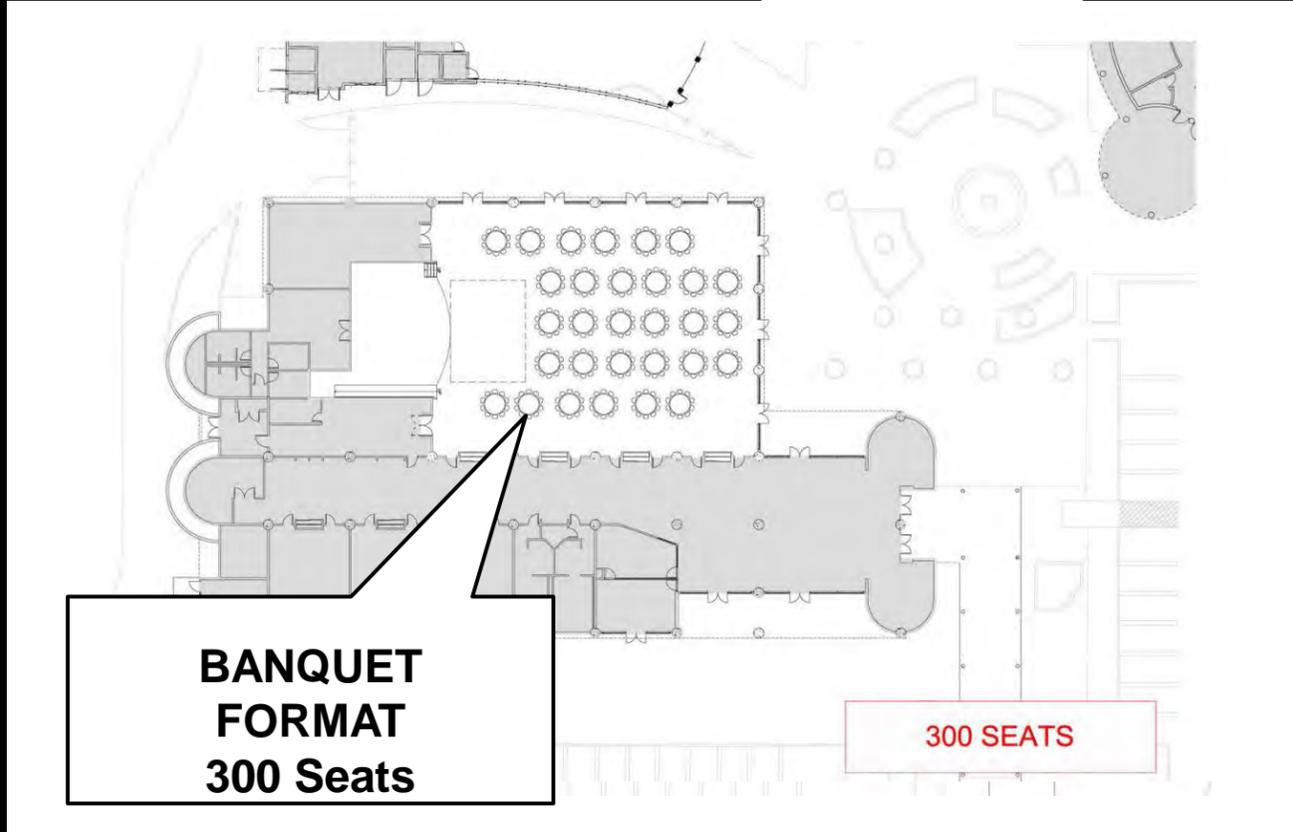
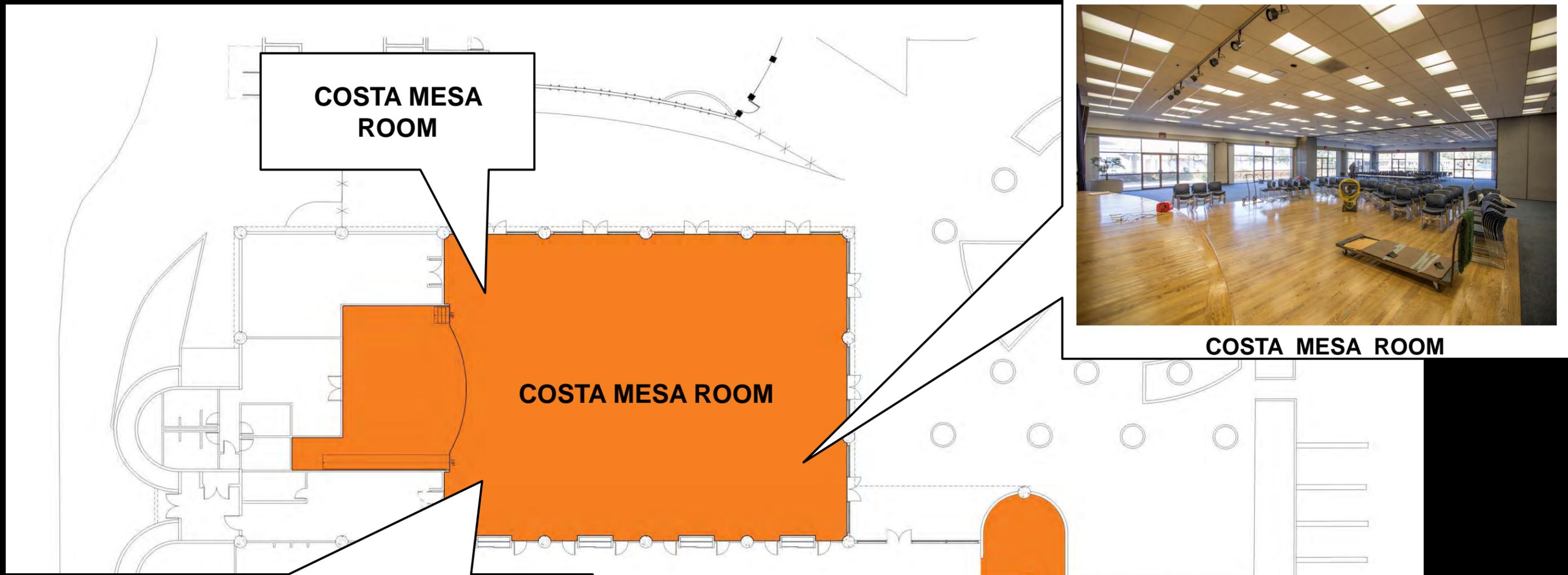
- What is the meeting space policy?

## Community and non-profit organizations

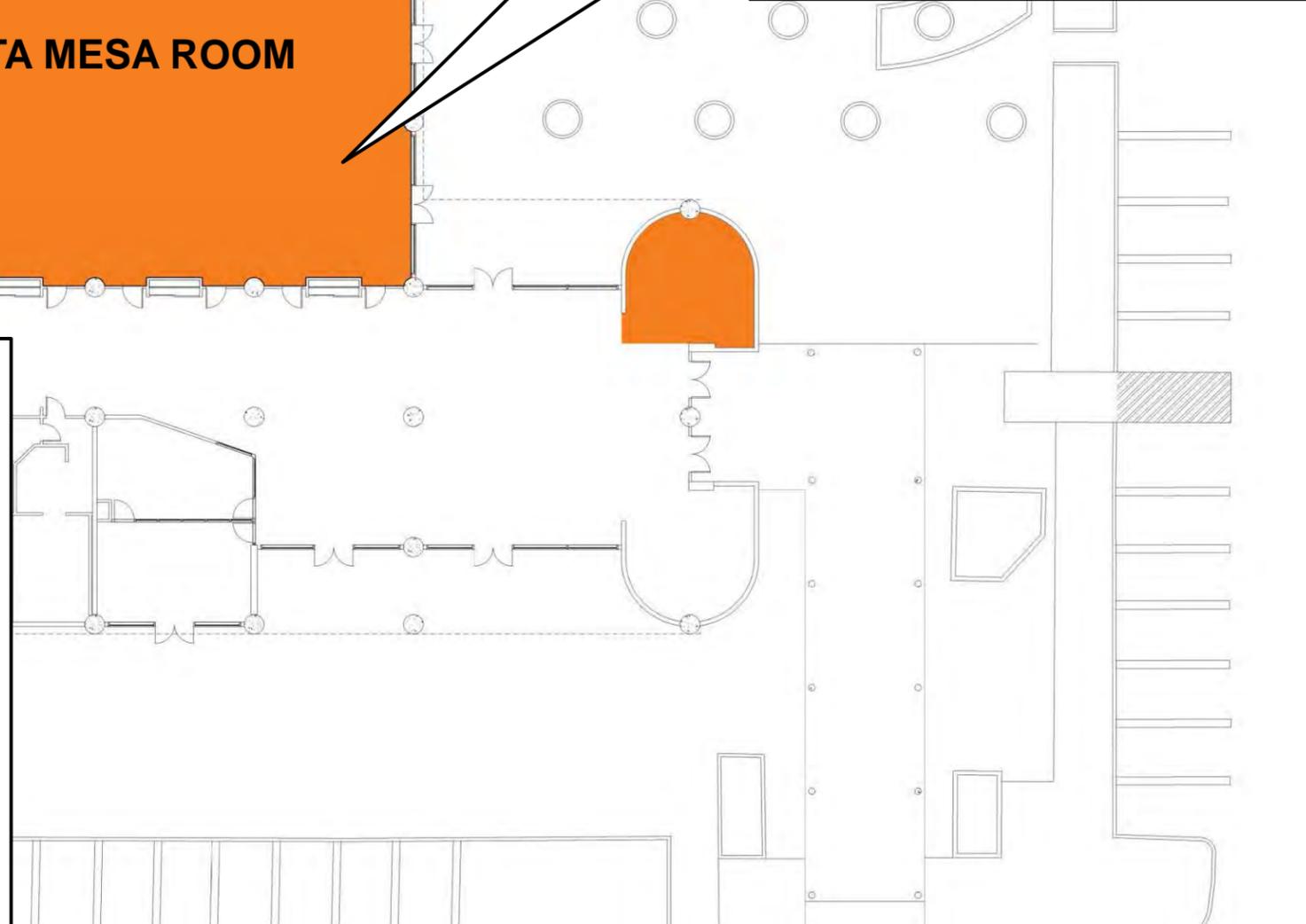
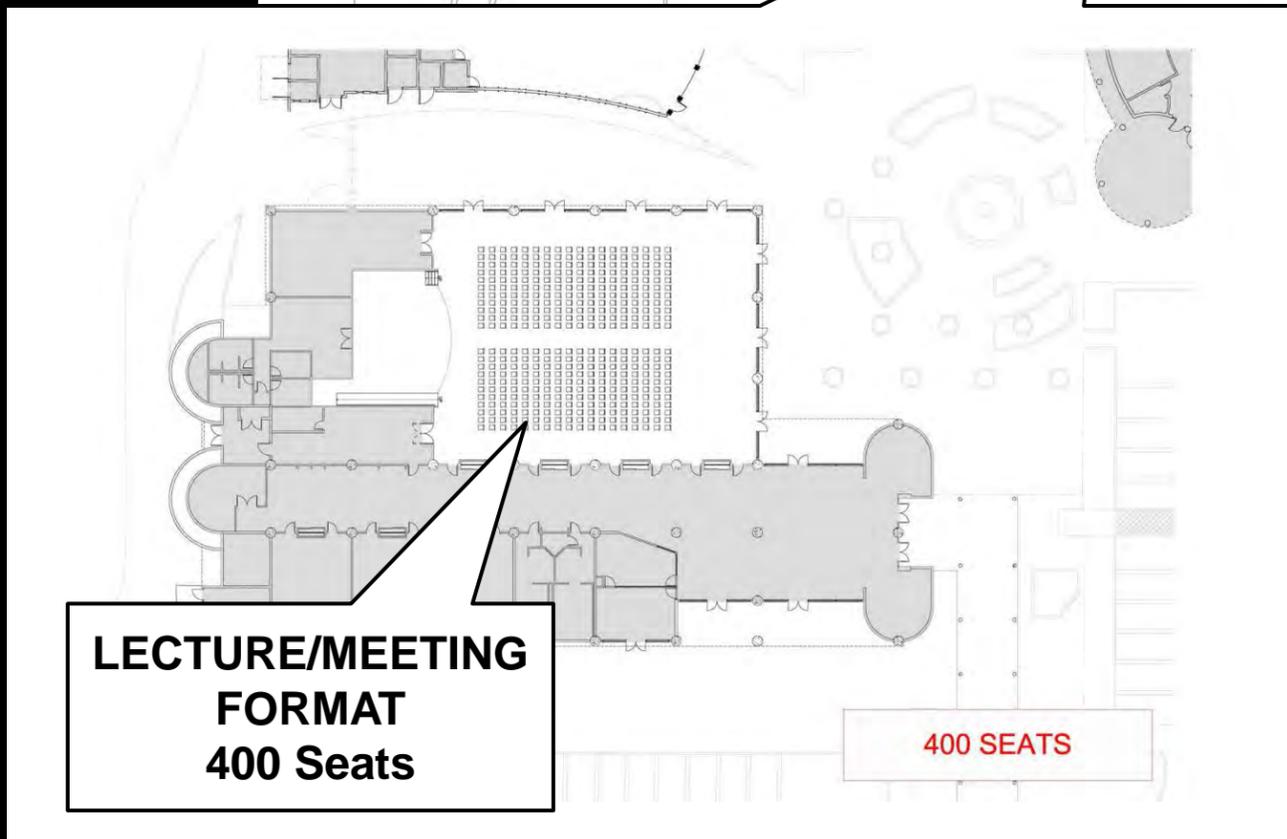
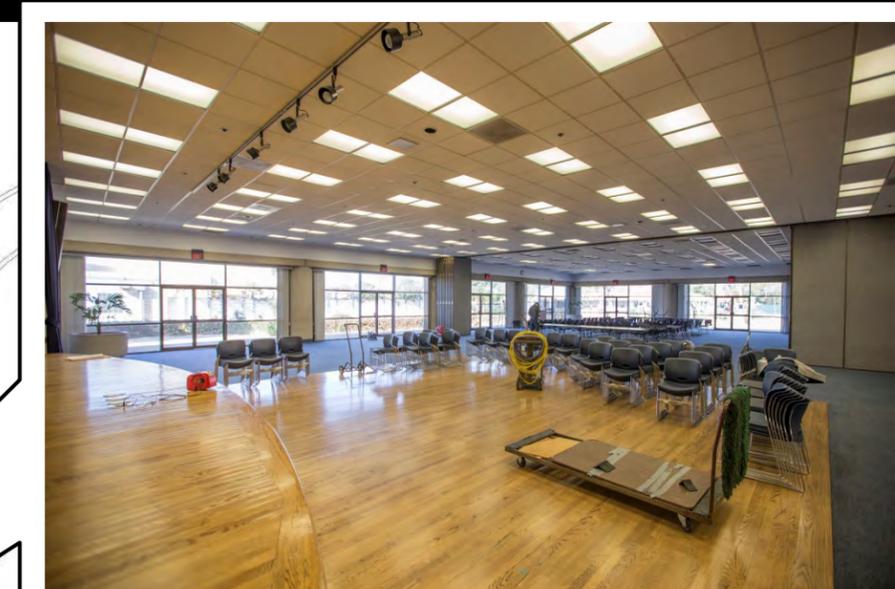
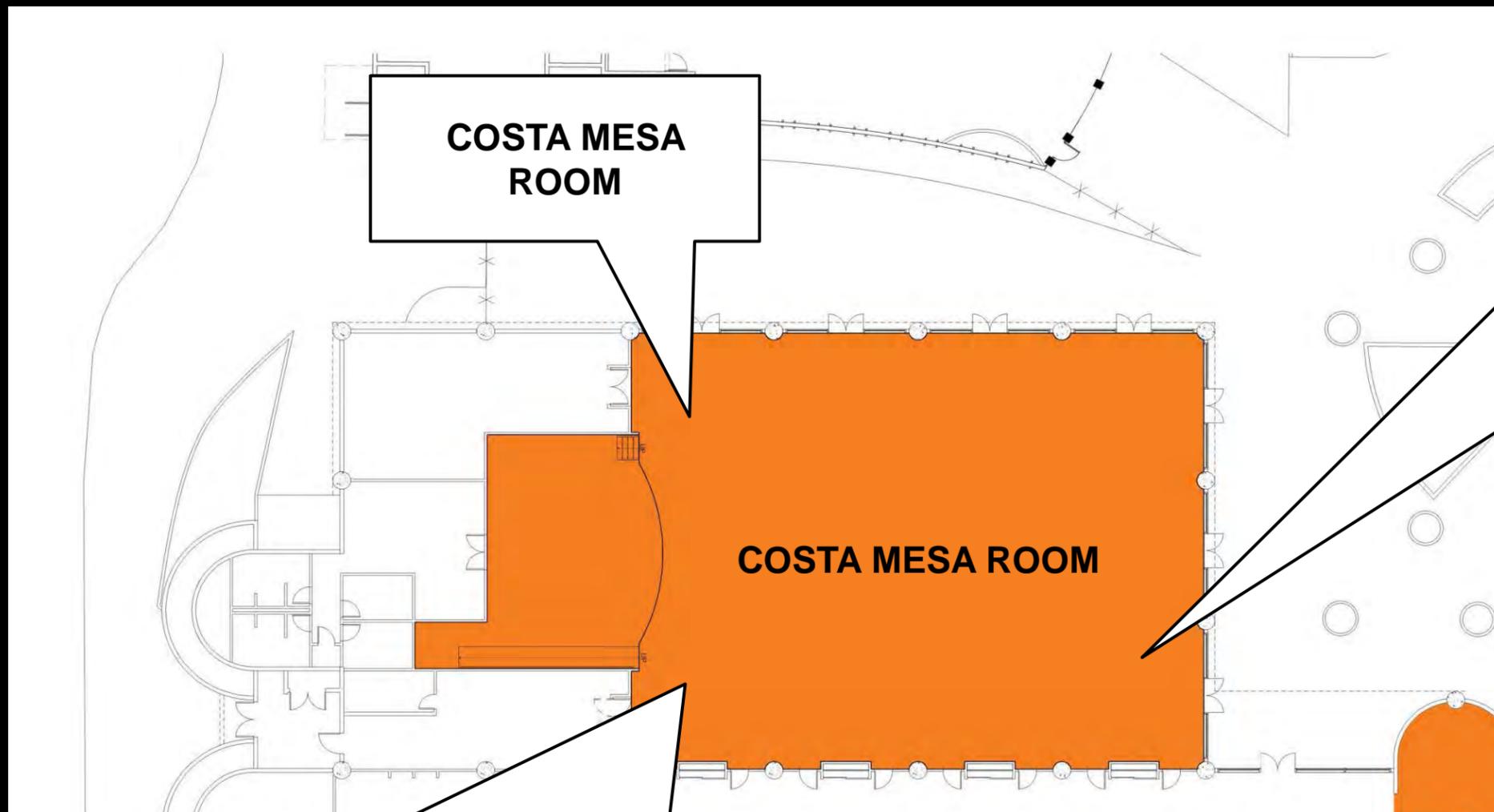
- ALL meeting spaces are available to ALL
- Library uses have priority within library
- Community uses have priority within community center
- Community can use the library, the library can use the community center when available
- City has streamlined and improved the meeting room assignment process



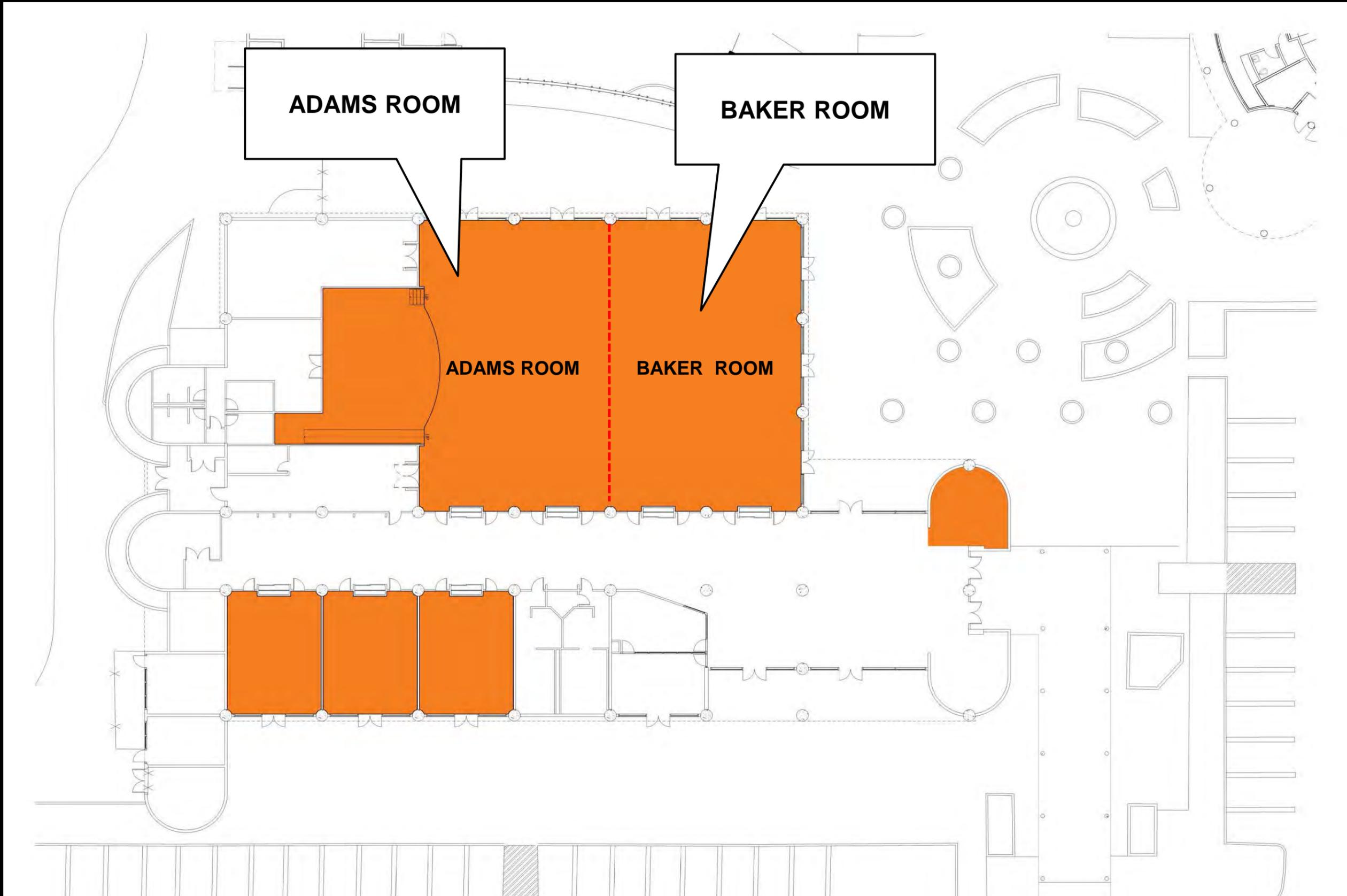
LION'S PARK COMMUNITY MEETING SPACE



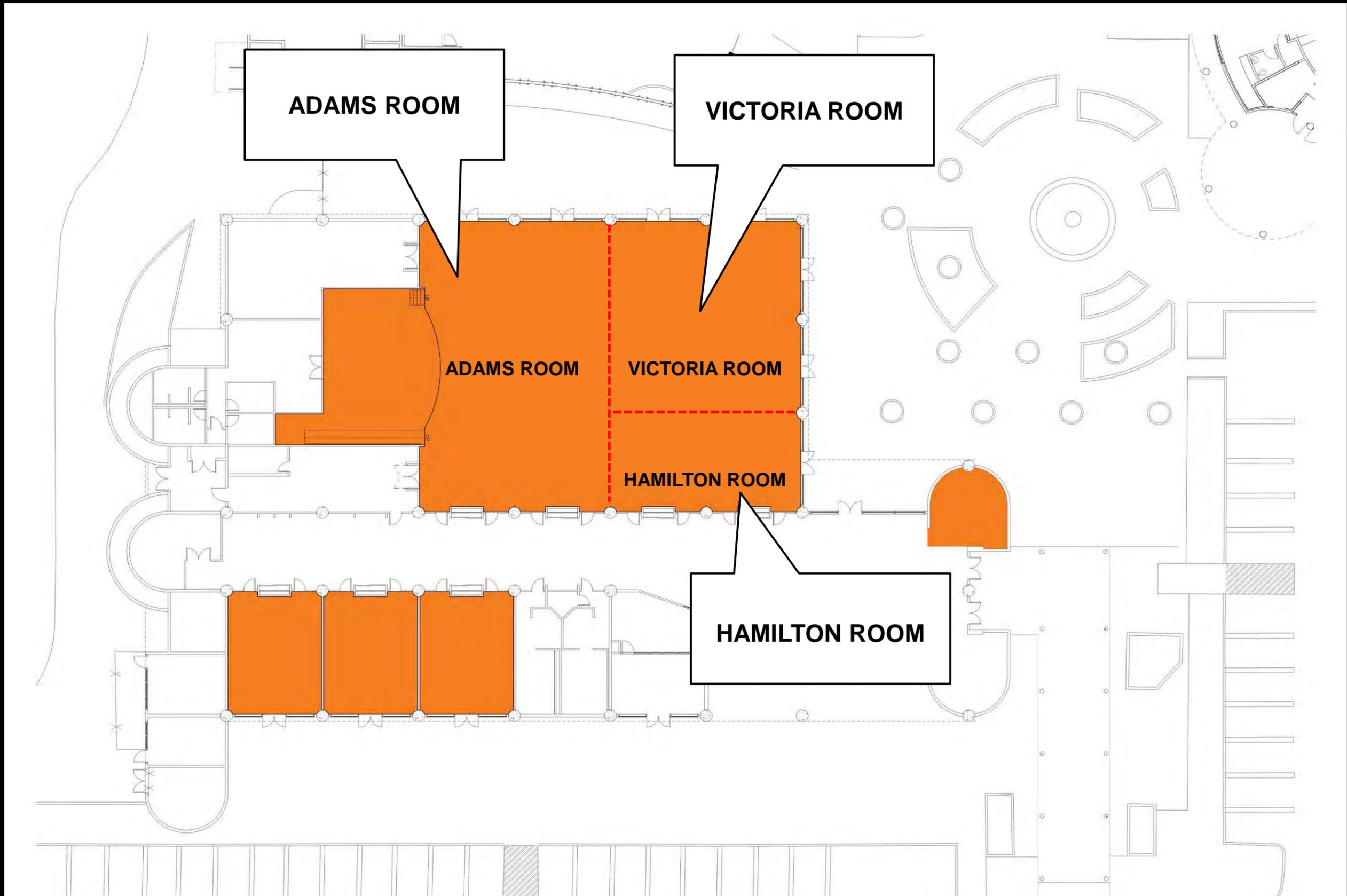
IN THE NEIGHBORHOOD COMMUNITY CENTER



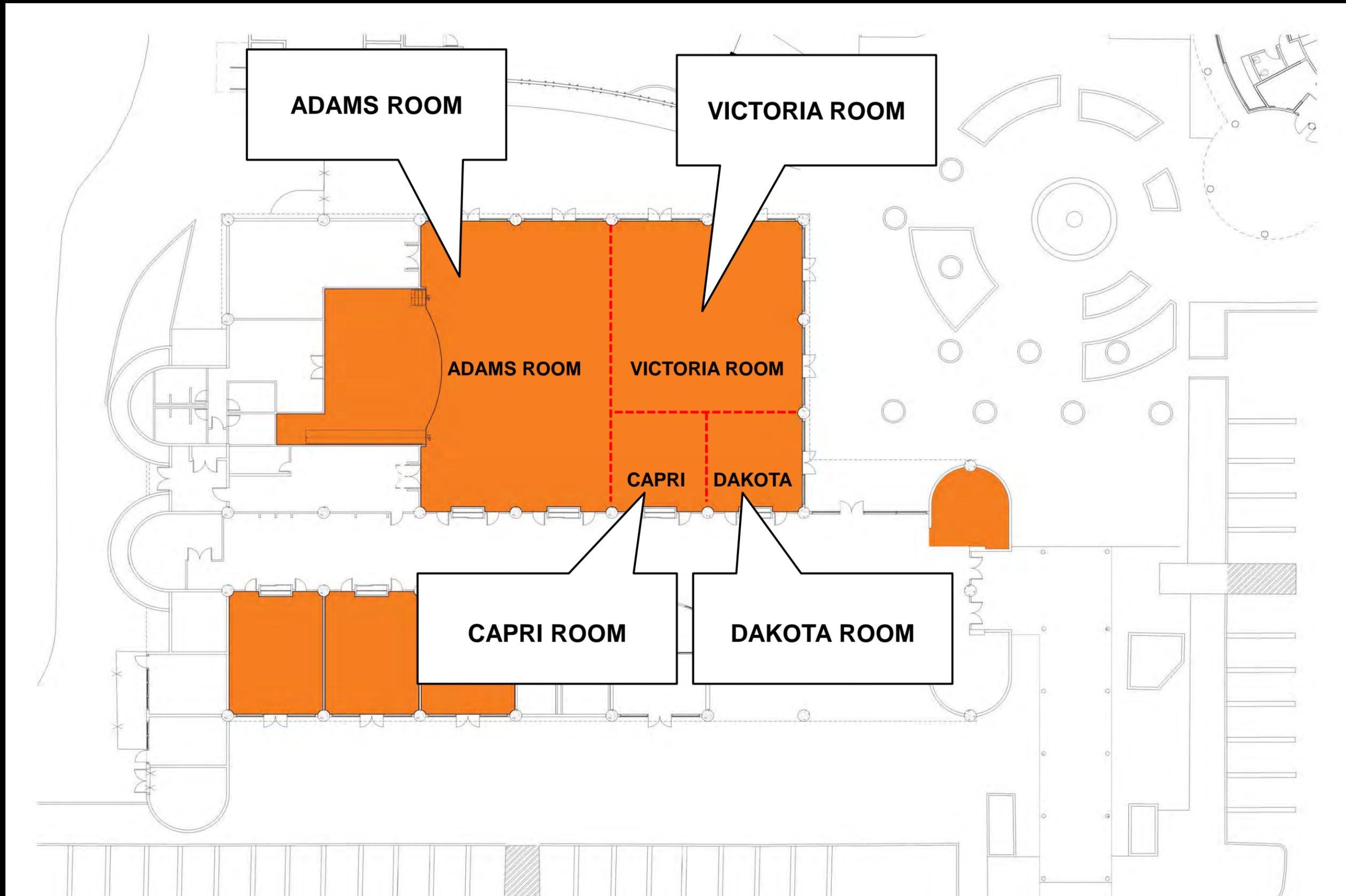
IN THE NEIGHBORHOOD COMMUNITY CENTER



**MEETING SPACE WITHIN THE NEIGHBORHOOD COMMUNITY CENTER**

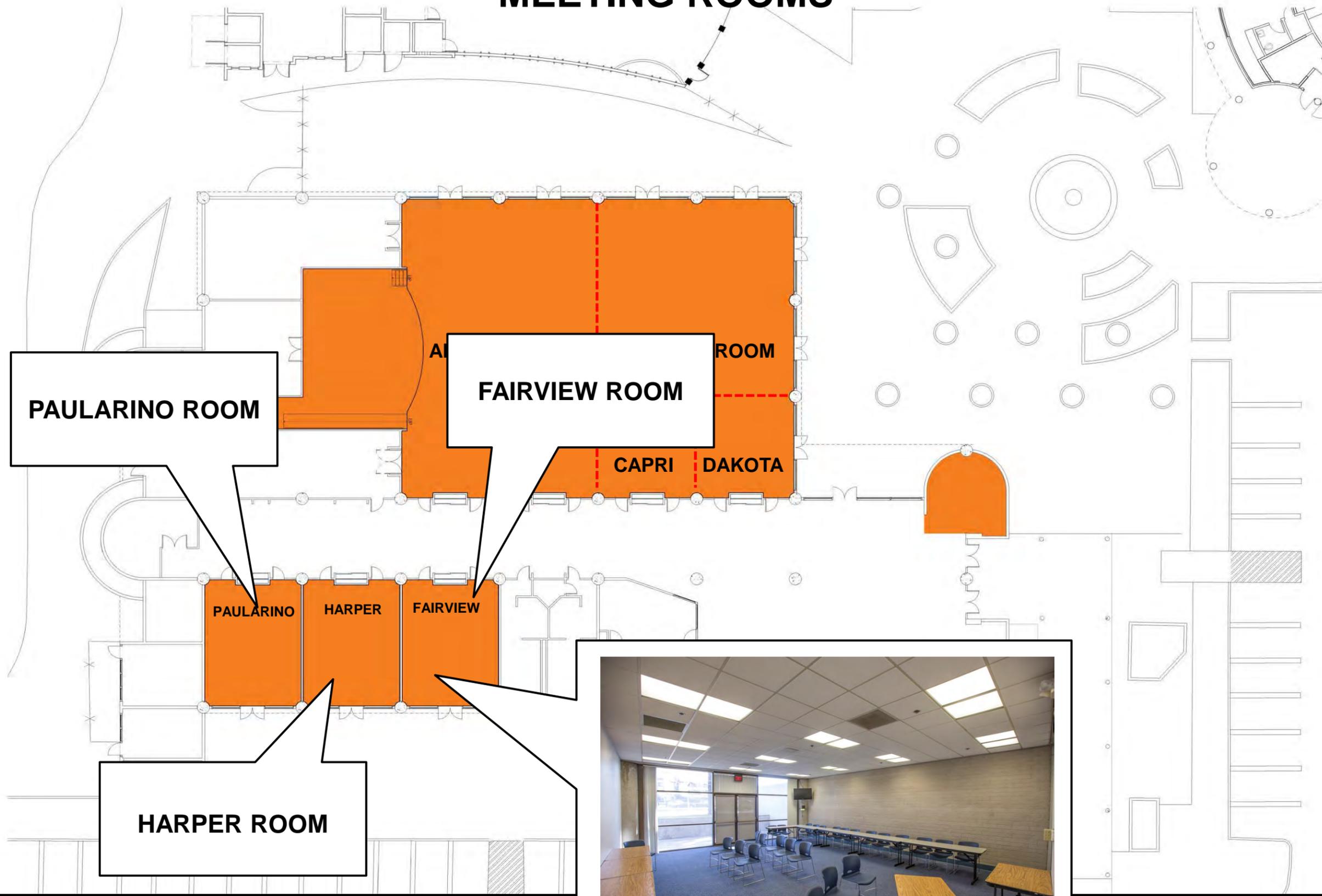


**MEETING SPACE WITHIN THE NEIGHBORHOOD COMMUNITY CENTER**

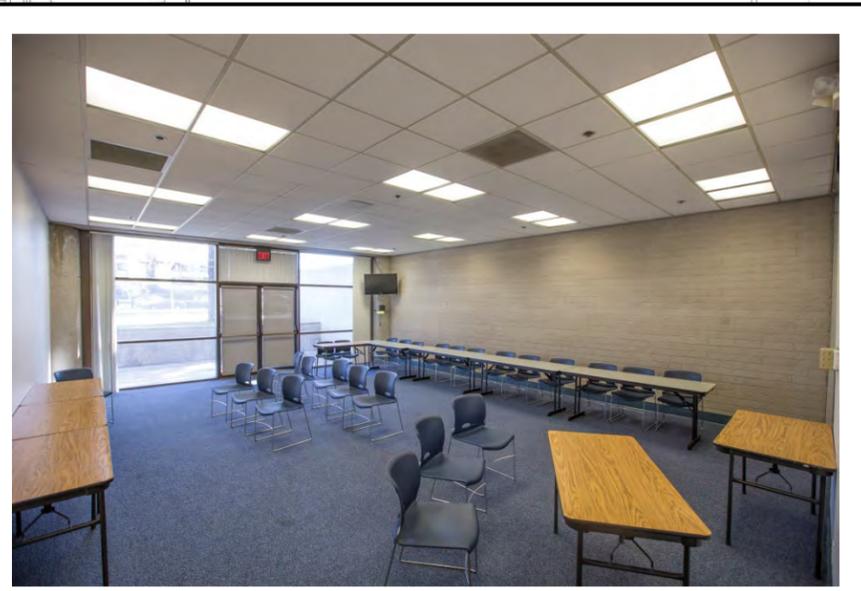


MEETING SPACE WITHIN THE NEIGHBORHOOD COMMUNITY CENTER

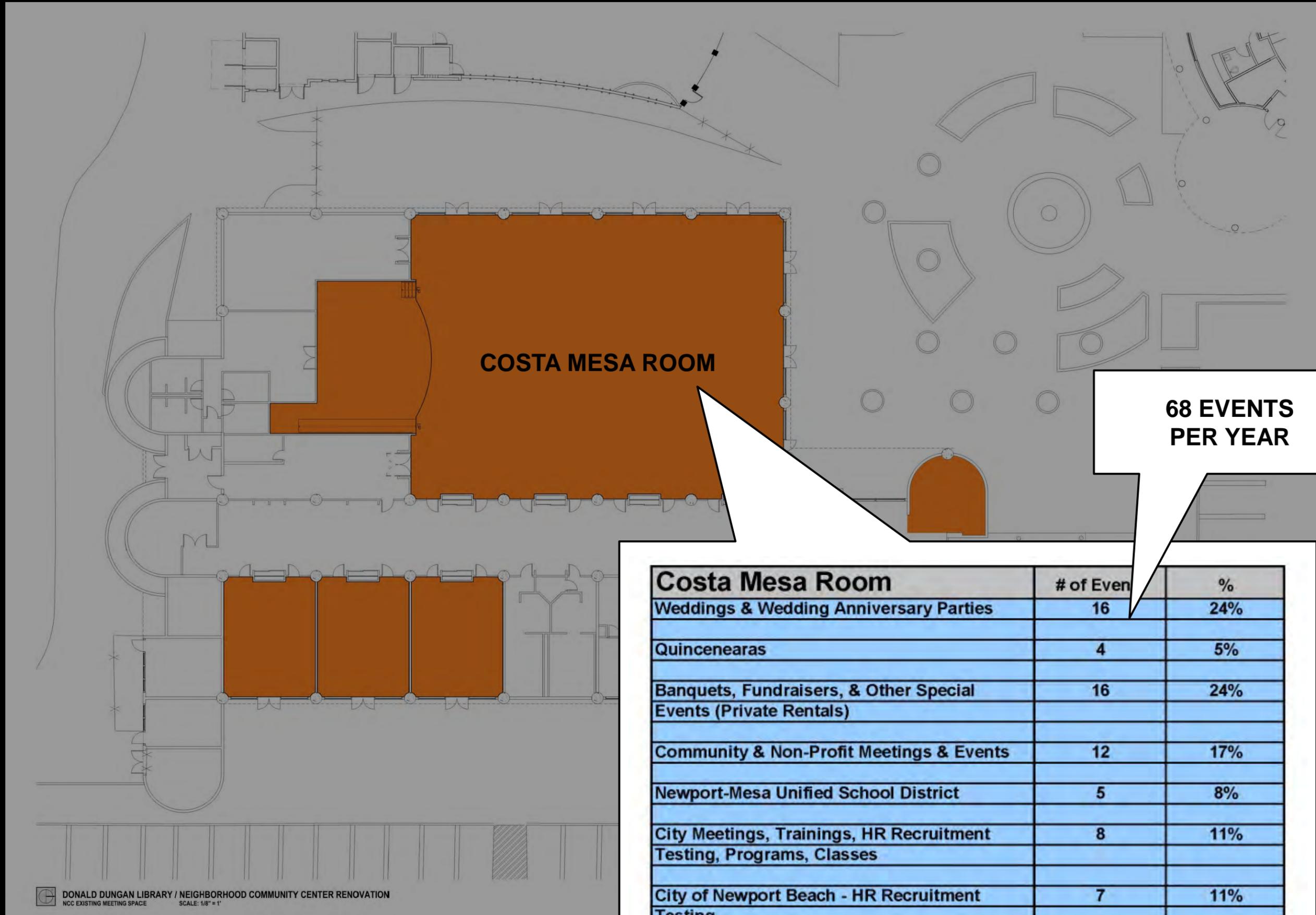
# MEETING ROOMS



MEETING SPACE WITHIN T



PAULARINO, HARPER AND FAIRVIEW



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

**RENTERS OF THE COSTA MESA ROOM**

# What we heard

- What is the meeting space policy ?
- Who uses the NCC and how often?
- What are other city operated meeting spaces?
- How do we compare with other cities?

Costa Mesa Room	# of Events	%
Weddings & Wedding Anniversary Parties	16	24%
Quincenearas	4	5%
Banquets, Fundraising Events (Private)		24%
Community & Meetings		17%
Newport-Mesa		8%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes		11%
City of Newport Beach - HR Recruitment Testing		11%
<b>Total</b>	<b>68</b>	

Adams Room	# of Events	%
Weddings & Wedding Anniversary Parties	4	4%
Quincenearas	0	0%
Banquets, Fundraising Events (Private)		5%
Community & Meetings		29%
Newport-Mesa		28%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	27	30%
City of Newport Beach - HR Recruitment Testing	4	4%
<b>Total</b>	<b>90</b>	

Baker Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraising Events (Private)		0%
Community & Meetings		94%
Newport-Mesa		0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes		6%
City of Newport Beach - HR Recruitment Testing		0%
<b>Total</b>	<b>18</b>	

Victoria Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraising Events (Private)		7%
Community & Meetings		75%
Newport-Mesa		10%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	14	8%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>170</b>	

Hamilton Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraising Events (Private)		4%
Community & Meetings		75%
Newport-Mesa		0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes		21%
City of Newport Beach - HR Recruitment Testing		0%
<b>Total</b>	<b>162</b>	

Capri & Dakota Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraising Events (Private)		0%
Community & Meetings		28%
Newport-Mesa		
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	21	72%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>29</b>	

## NCC COMMUNITY MEETING SPACE IN 2014

# What we heard

- What is the meeting space policy ?
- Who uses the NCC and how often?
- What are other city operated meeting spaces?
- How do we compare with other cities?

Costa Mesa Room	# of Events	%
Weddings & Wedding Anniversary Parties	16	24%
Quincenearas	4	5%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	16	24%
Community & Non-Profit Meetings & Events	12	17%
Newport-Mesa Unified School District	5	8%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	8	11%
City of Newport Beach - HR Recruitment Testing	7	11%

68

Adams Room	# of Events	%
Weddings & Wedding Anniversary Parties	4	4%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	5	5%
Community & Non-Profit Meetings & Events	26	29%
Newport-Mesa Unified School District	24	28%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	27	30%
City of Newport Beach - HR Recruitment Testing	4	4%

90

Baker Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	0	0%
Community & Non-Profit Meetings & Events		
Newport-Mesa Unified School District		
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes		
City of Newport Beach - HR Recruitment Testing	0	0%

18

Victoria Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	12	7%
Community & Non-Profit Meetings & Events		
Newport-Mesa Unified School District		
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes		
City of Newport Beach - HR Recruitment Testing	0	0%

170

**COSTA MESA ROOM  
(68 Events)**

**ADAMS ROOM  
(90 Events)**

**CAPRI AND DAKOTA ROOMS  
(29 Events)**

Hamilton Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	6	4%
Community & Non-Profit Meetings & Events	122	75%
Newport-Mesa Unified School District	0	0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	34	21%
City of Newport Beach - HR Recruitment Testing	0	0%

162

Capri & Dakota Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	0	0%
Community & Non-Profit Meetings & Events	8	28%
Newport-Mesa Unified School District	0	
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	21	72%
City of Newport Beach - HR Recruitment Testing	0	0%

29

**LEAST USED NCC COMMUNITY MEETING SPACE**

# What we heard

- What is the meeting space policy ?
- Who uses the NCC and how often?
- What are other city operated meeting spaces?
- How do we compare with other cities?

Costa Mesa Room	# of Events	%
Weddings & Wedding Anniversary Parties	16	24%
Quincenearas	4	5%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	16	24%
Community & Non-Profit Meetings & Events	12	17%
Newport-Mesa Unified School District	5	8%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	8	11%
City of Newport Beach - HR Recruitment Testing	7	11%
<b>Total</b>	<b>68</b>	

Baker Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	0	0%
Community & Non-Profit Meetings & Events	17	94%
Newport-Mesa Unified School District	0	0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	1	6%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>18</b>	

Hamilton Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	6	4%
Community & Non-Profit Meetings & Events	122	75%
Newport-Mesa Unified School District	0	0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	34	21%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>162</b>	

Adams Room	# of Events	%
Weddings & Wedding Anniversary Parties	4	4%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	5	5%
Community & Non-Profit Meetings & Events	0	0%
Newport-Mesa Unified School District	0	0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	0	0%
City of Newport Beach - HR Recruitment Testing	4	4%
<b>Total</b>	<b>90</b>	

Victoria Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	12	7%
Community & Non-Profit Meetings & Events	128	75%
Newport-Mesa Unified School District	16	10%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	14	8%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>170</b>	

Capri & Dakota Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	0	0%
Community & Non-Profit Meetings & Events	8	28%
Newport-Mesa Unified School District	0	0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	21	72%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>29</b>	

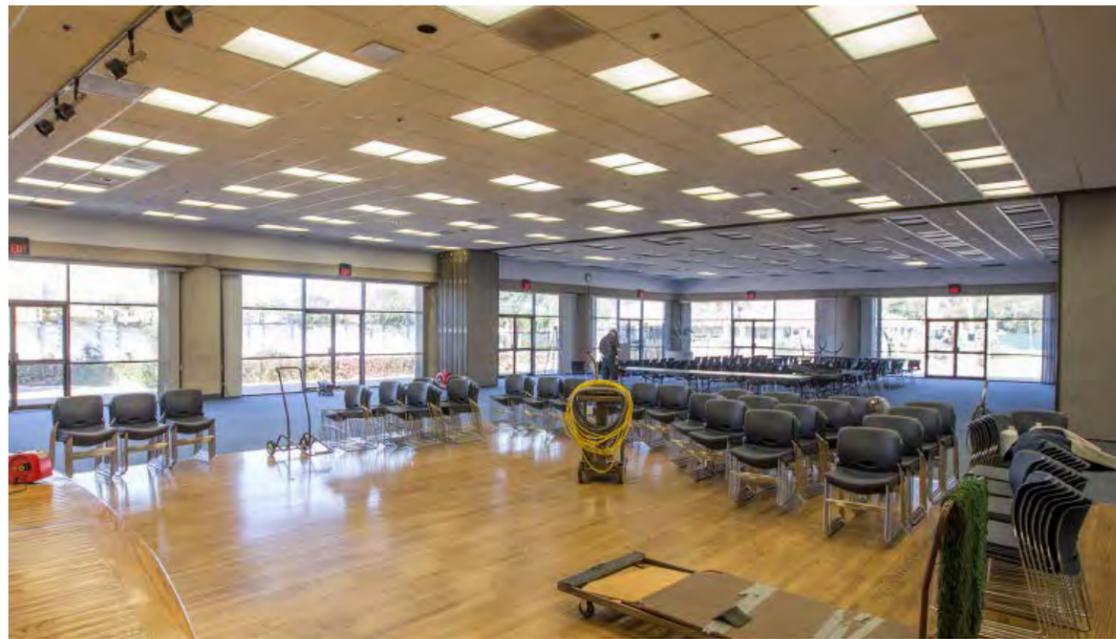
**VICTORIA ROOM  
(170 Events)**

**HAMILTON ROOM  
(162 Events)**

**MOST USED MEETING SPACE**

**VICTORIA ROOM**  
2,350 SF 120/150 Seats  
Banquet/lecture format

**HAMILTON ROOM**  
1,200 SF 50/80 Seats  
Banquet/lecture format



**Renter comments**

- Like the daylight
- Can hear everything in adjacent rooms
- Music not possible

	# of Events	%
Parties	16	24%
	4	5%
Total	16	24%
Events	12	17%
	5	8%
	8	11%
	7	11%
<b>Total</b>	<b>68</b>	

	# of Events	%
	0	0%
	0	0%
	0	0%
		94%
		0%
Event	1	6%
Event	0	0%
<b>Total</b>	<b>18</b>	

Hamilton Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	6	4%
Community & Non-Profit Meetings & Events	122	75%
Newport-Mesa Unified School District	0	0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	34	21%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>162</b>	

Adams Room	# of Events	%
Weddings & Wedding Anniversary Parties	4	4%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	5	5%
Community & Non-Profit Meetings & Events		
Newport-Mesa Unified School District		
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes		
City of Newport Beach - HR Recruitment Testing	4	4%
<b>Total</b>	<b>90</b>	

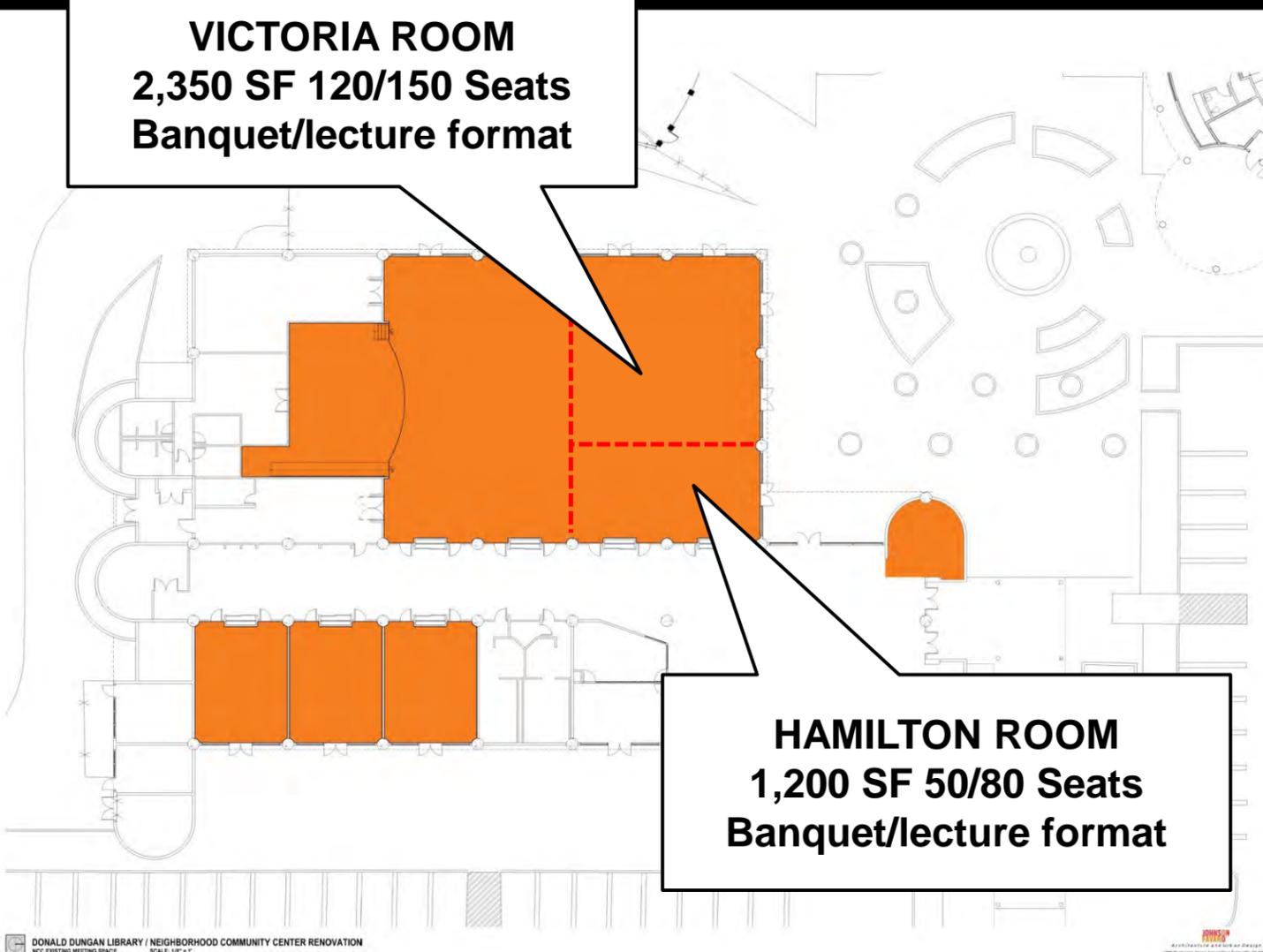
Victoria Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	12	7%
Community & Non-Profit Meetings & Events	128	75%
Newport-Mesa Unified School District	16	10%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	14	8%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>170</b>	

Capri & Dakota Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	0	0%
Community & Non-Profit Meetings & Events	8	28%
Newport-Mesa Unified School District	0	0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	21	72%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>29</b>	

NCC ( HAMILTON ROOM SPACE

(162 Events)

at the 1<sup>st</sup> community meeting



NCC MEETING SPACE

Victoria Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	12	7%
Community & Non-Profit Meetings & Events	128	75%
Newport-Mesa Unified School District	12	10%
City Meetings, Training, Testing, Programs	12	8%
City of Newport Beach - HR Recruitment Testing	0	0%

**VICTORIA ROOM**  
12 Banquet events

170

Hamilton Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	6	4%
Community & Non-Profit Meetings & Events	22	75%
Newport-Mesa Unified School District	0	0%
City Meetings, Training, Testing, Programs	12	21%
City of Newport Beach - HR Recruitment Testing	0	0%

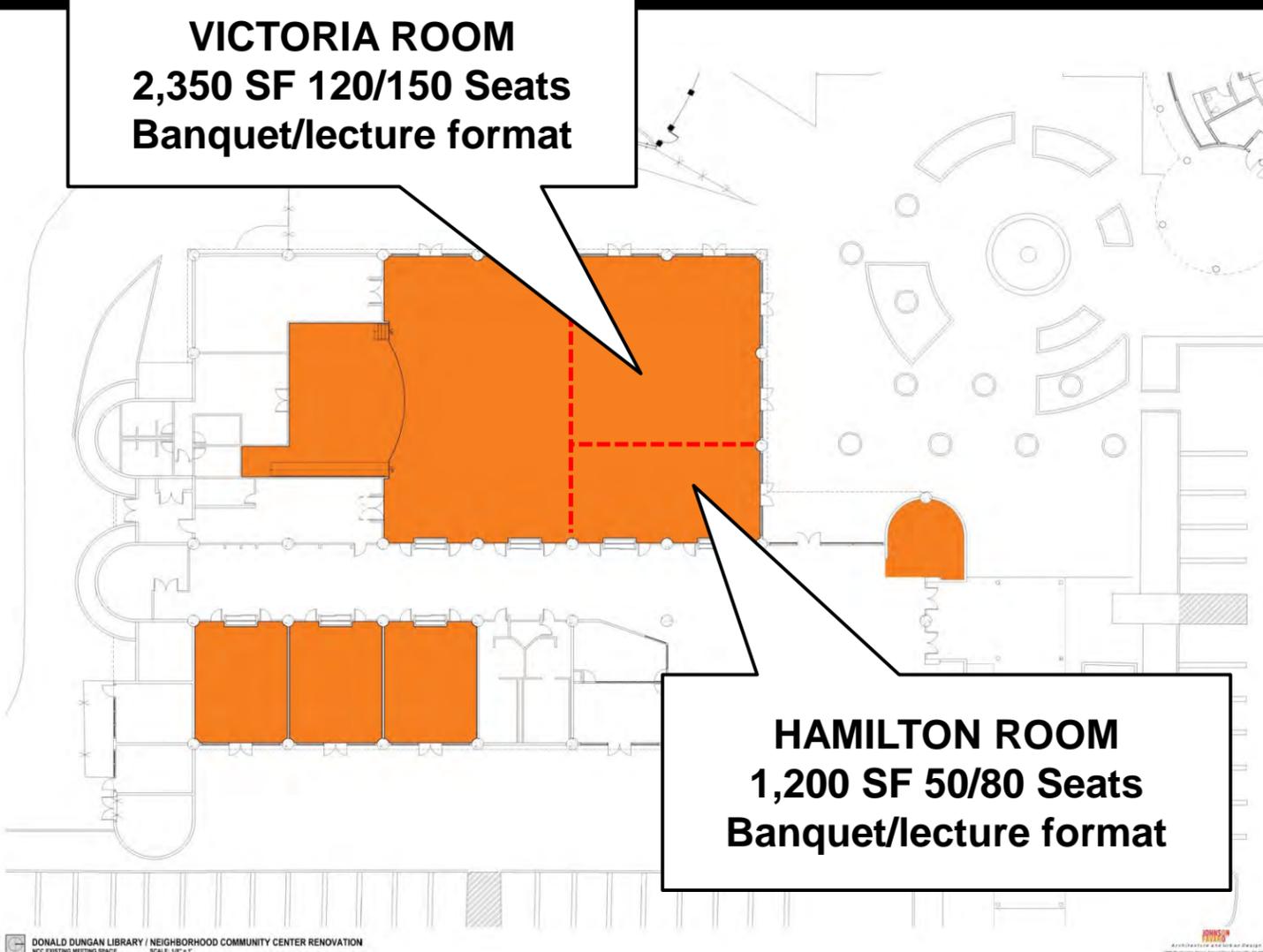
**HAMILTON ROOM**  
6 Banquet events

162

2014

operated meeting spaces?

- How do we compare with other cities?



NCC MEETING SPACE

**Victoria Room**

Weddings & Wedding Anniversary		
Quincenearas		
Banquets, Fundraisers, & Other Special Events (Private Rentals)	12	7%
Community & Non-Profit Meetings & Events	128	75%
Newport-Mesa Unified School District	16	10%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	14	8%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>170</b>	

**VICTORIA ROOM**  
148 Meeting/lecture events

**Hamilton Room**

Weddings & Wedding Anniversary Par		
Quincenearas		
Banquets, Fundraisers, & Other Special Events (Private Rentals)	6	4%
Community & Non-Profit Meetings & Events	122	75%
Newport-Mesa Unified School District	0	0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	34	21%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>162</b>	

**HAMILTON ROOM**  
156 Meeting/lecture events

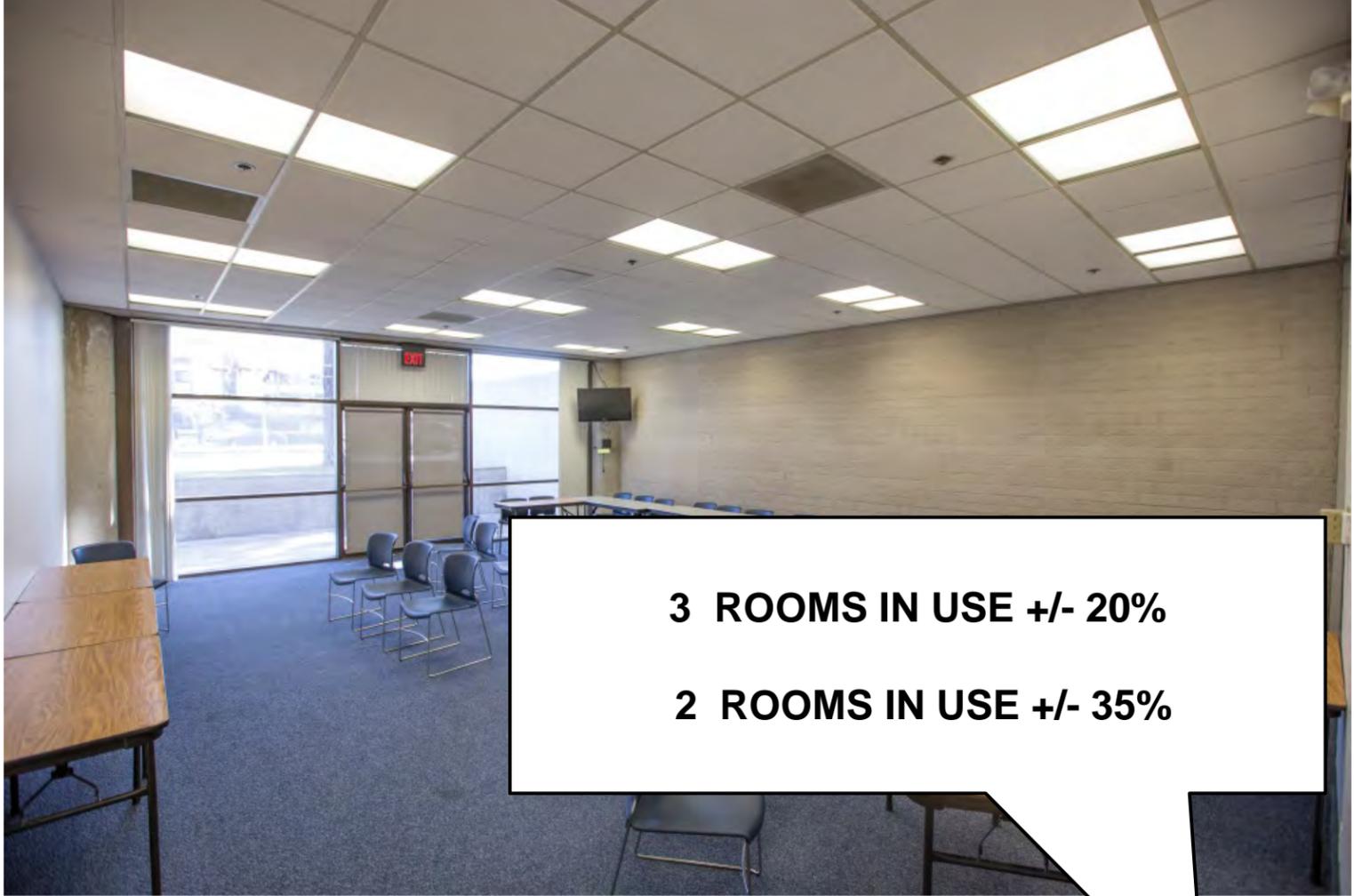
**2014**

operated meeting spaces?

- How do we compare with other cities?



**PAULARINO, HARPER AND FAIRVIEW MEETING ROOMS**



**3 ROOMS IN USE +/- 20%**  
**2 ROOMS IN USE +/- 35%**

**Simultaneous Usage: Seminar Rooms (Fairview, Harper, Paularino)**  
Data Pulled: January - March 2015

January		3 Room Simultaneous	2 Room Simultaneous	Percentage (3 Rooms Utilized)	Percentage (2 Rooms Utilized)
Days Available	Usage	Usage	Usage		
31	3 Days 21.5 Hours	13 Days 54 Hours		10%	42%
February		3 Room Simultaneous Usage	2 Room Simultaneous Usage		
Days Available	Usage	Usage	Usage		
28	7 Days 38.5 Hours	7 Days 46 Hours		25%	25%
March		3 Room Simultaneous Usage	2 Room Simultaneous Usage		
Days Available	Usage	Usage	Usage		
31	9 Days 64 Hours	11 Days 63 Hours		29%	35%

- How do we compare with other cities?

## What we heard

- What is the meeting space policy ?
- Who uses the NCC and how often?
- What are other city operated meeting spaces?
- How do we compare with other cities?

## NCC Utility

- City keeps detailed records *(rented, non-rented and city meeting use)*
- NCC utilized at 30%
- City maintains at 100%
- City can precisely match meeting space with renter need
- Use will decrease unless meeting space remains competitive

## What we heard

- What is the meeting space policy ?
- Who uses the NCC and how often?
- What are other city operated meeting spaces?
- How do we compare with other cities?

Organization	Days Rented 2014	Hours Rented 2014	Years Renting
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

## What we heard

- What is the meeting space policy ?
- Who uses the NCC and how often?
- What are other city

### NCC Renters

- Prioritize low rental rates
- Need long-term schedule commitment
- Value the central location
- Not aware of other, better available space
- Happy about city's commitment

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



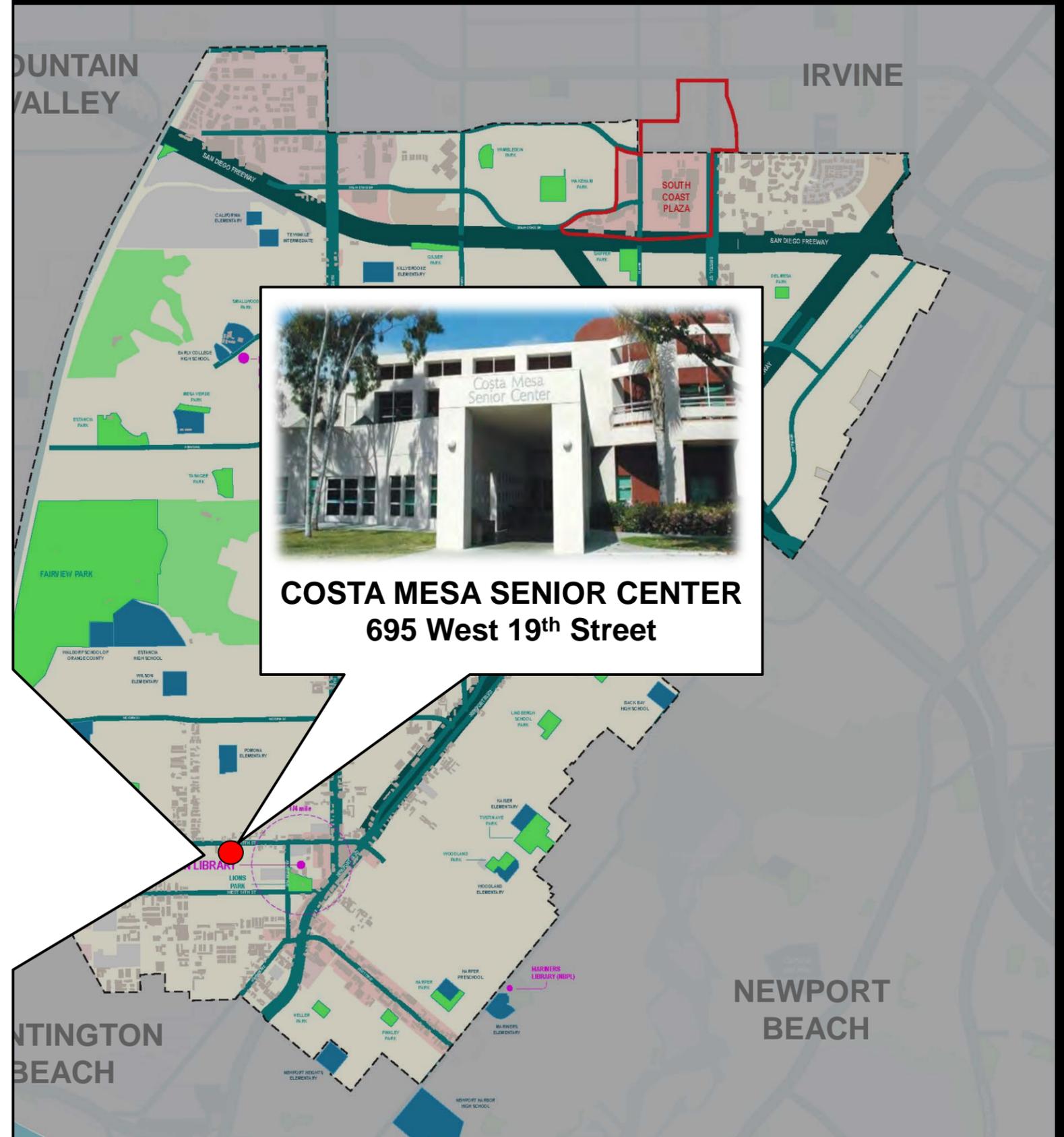


**SENIOR CENTER MULTI PURPOSE ROOM**

Area: 5,900 SF

Capacity: Banquet 250  
Lecture/meeting 400

Features: Stage, dance floor, kitchen,  
divides into two 2,500 SF rooms.





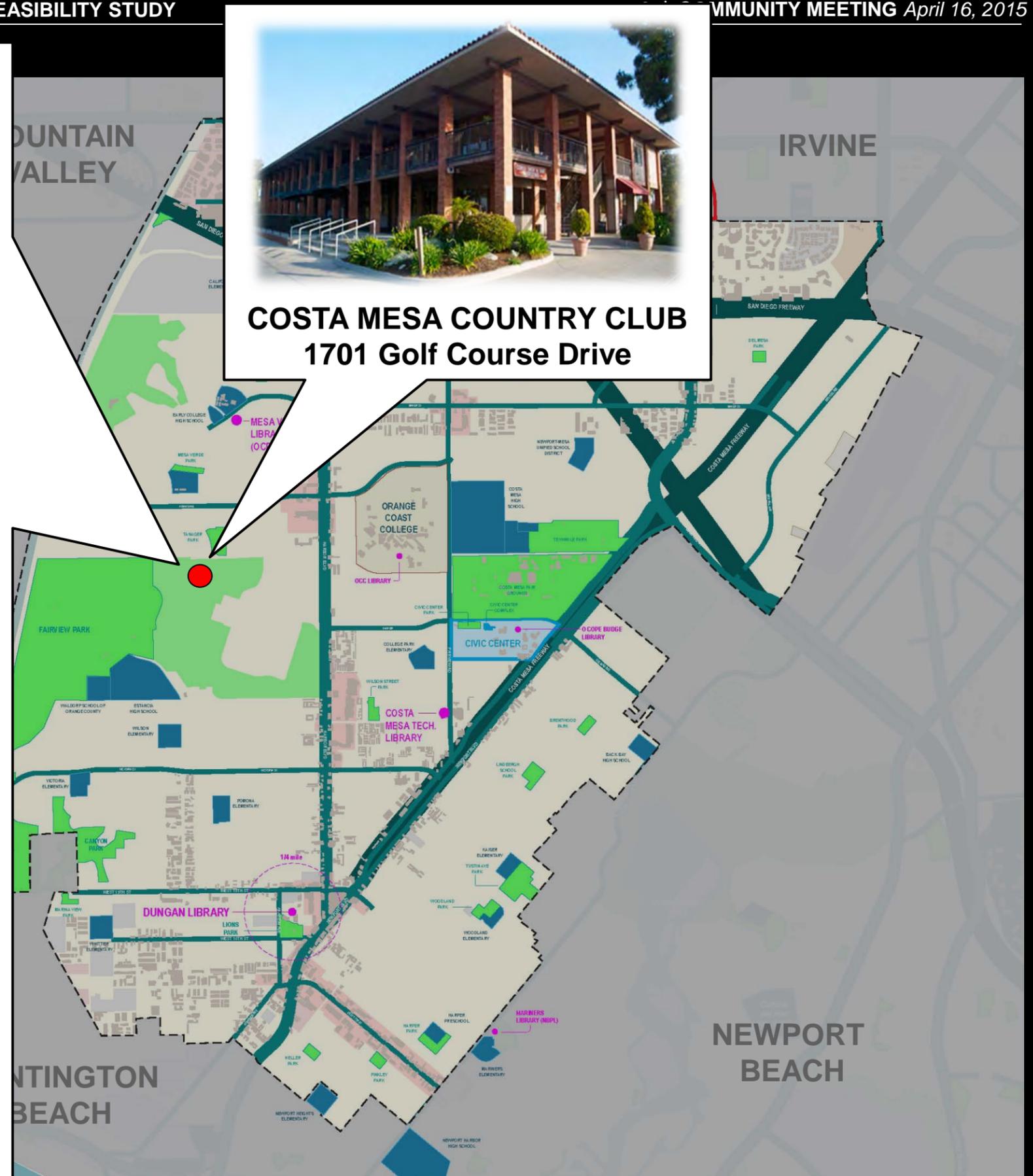


**GOLF COURSE LOS LAGOS ROOM**

Area: 3,100 SF

Capacity: Banquet 350

Special Features: Floor-to-ceiling windows, a dance floor, built in bar, and catering services available.



**COSTA MESA COUNTRY CLUB**  
1701 Golf Course Drive

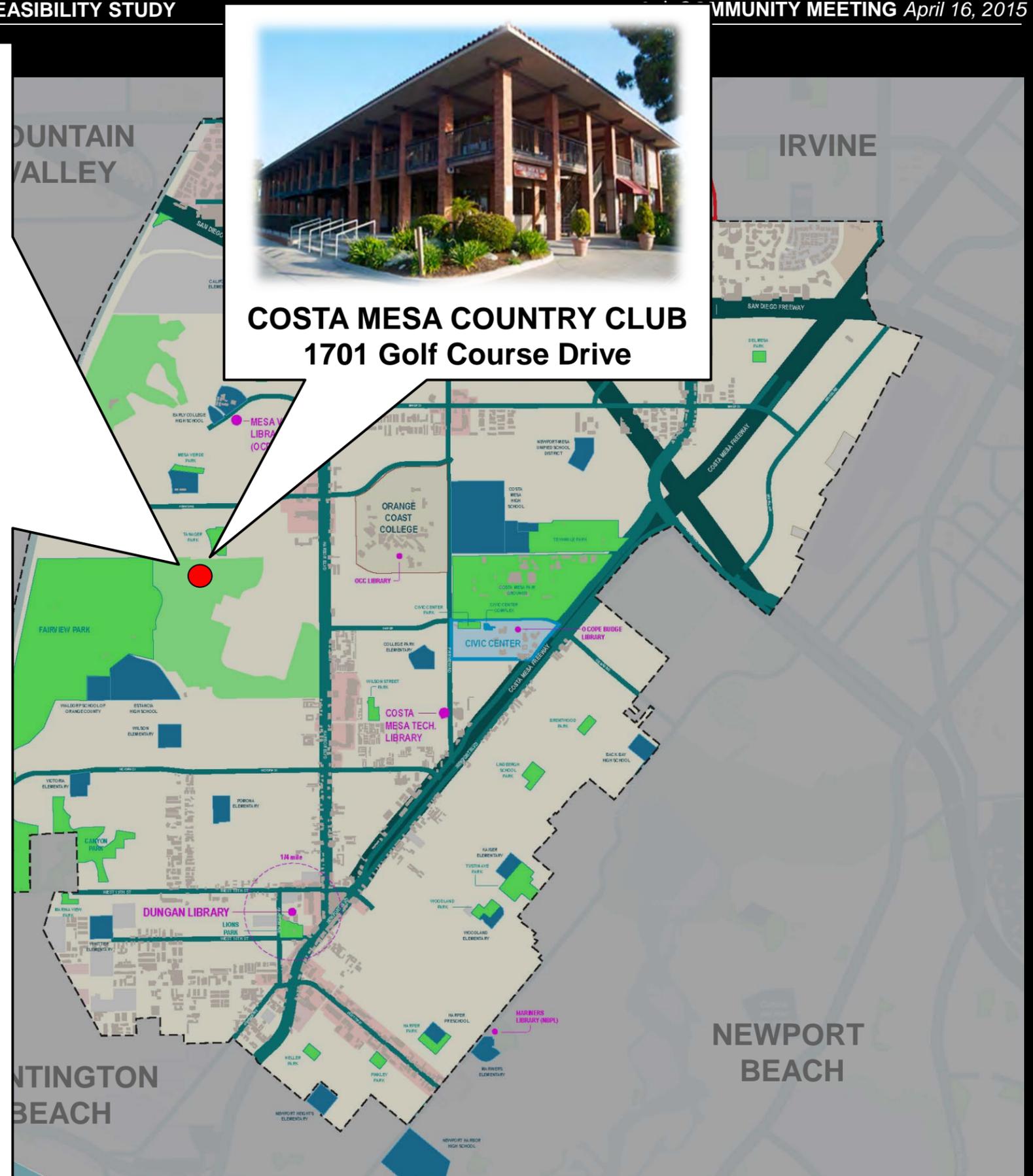


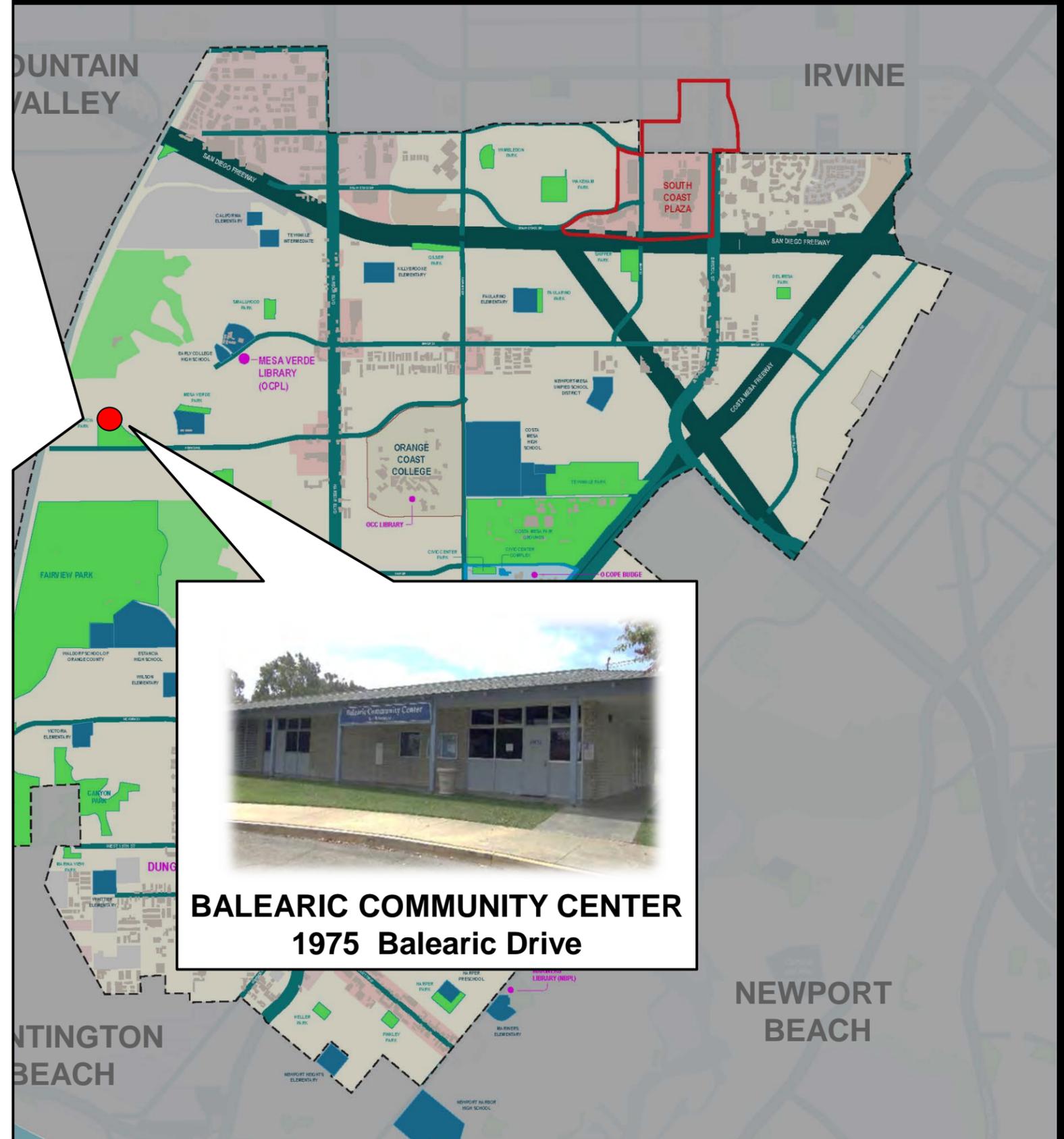
**GOLF COURSE MESA LINDA ROOM**

Area: 1,300 SF

Capacity: Banquet 185

Special Features: Floor-to-ceiling windows, a dance floor, built in bar, and catering services available.





**BALEARIC COMMUNITY CENTER ADOBE ROOM**

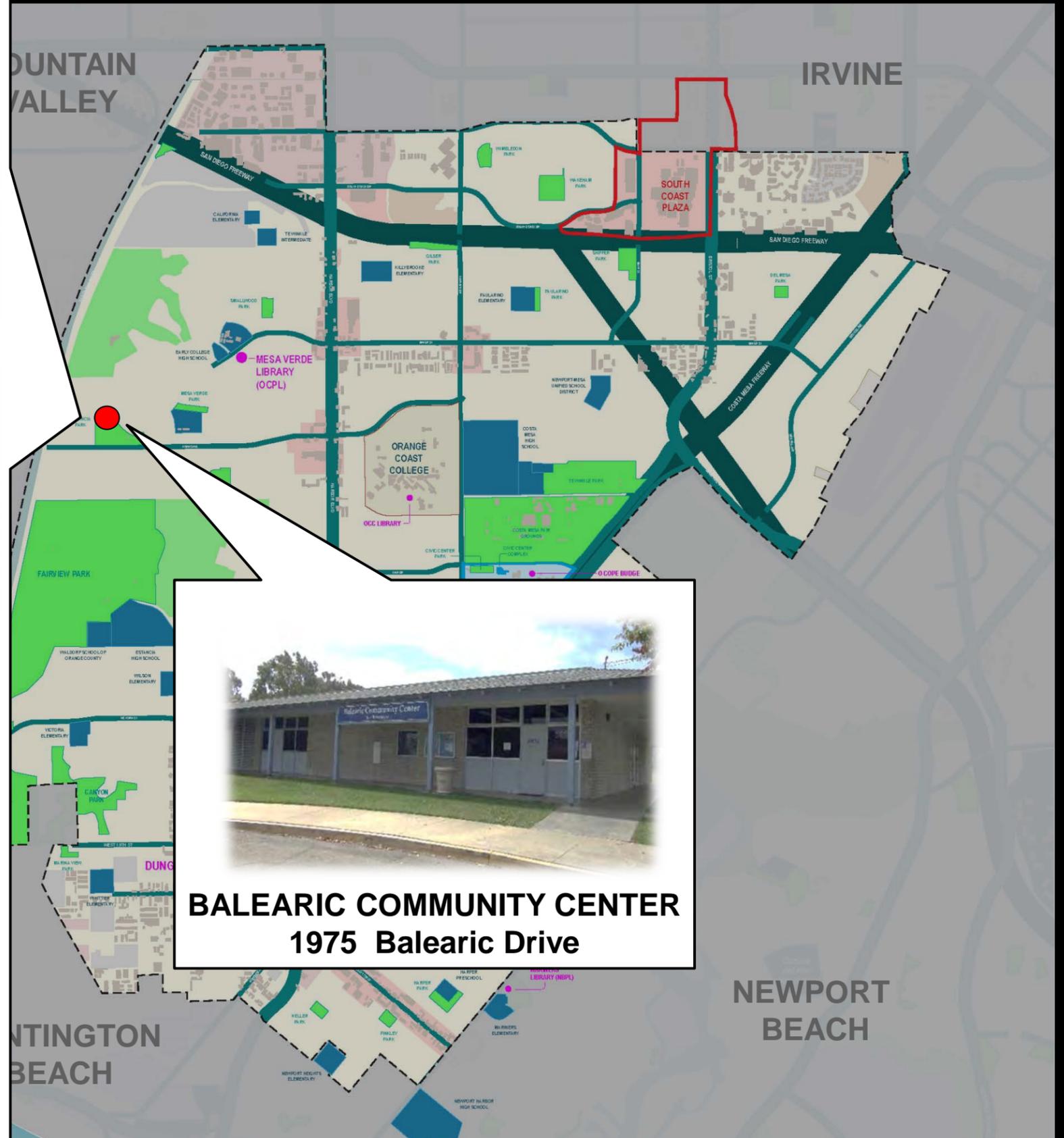
Area: 1,885 SF

Capacity: Banquet 84  
Lecture/meeting 100

Special Features: Tile floor, chairs and tables available.



**BALEARIC COMMUNITY CENTER  
1975 Balearic Drive**



**BALEARIC COMMUNITY CENTER SIERRA ROOM**

Area: 930 SF

Capacity:	Banquet	24
	Lecture/meeting	40
	Classroom	18

Special Features: White board, chairs and tables available



**BALEARIC COMMUNITY CENTER  
1975 Balearic Drive**







# What we accomplished

- Assessment of existing building conditions.....Jim
- Library and meeting space building program.....Linda
- Library, community center and park options.....Jim

Assessment of existing building conditions

# Dungan Library

- Structural
- Electrical
- Mechanical
- Plumbing



DONALD DUNGAN LIBRARY



**DONALD DUNGAN  
LIBRARY  
8,000 SF**

# Dungan Library

- Structural
- Electrical



DUNGAN LIBRARY

## Structural Systems

- Wood structure on concrete foundations
- Built to 1979 code. Repaired in 2006
- Good condition, but requires seismic upgrade
- Upgrade by stiffening with walls and connections
- New mechanical equipment requires structural enhancement



ood Community Center

# Dungan Library

- Structural
- Electrical



DUNGAN LIBRARY

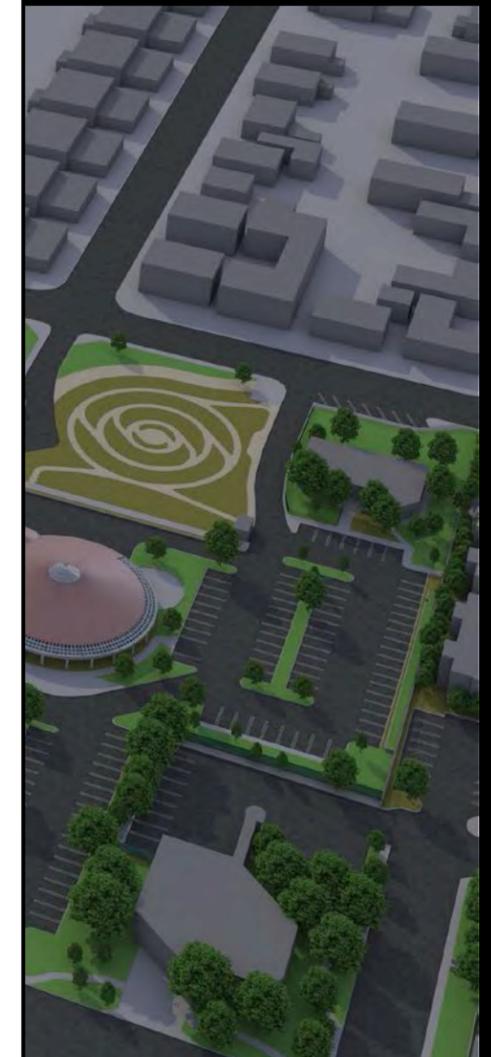
## Electrical Systems

- Main equipment in staff room
- Panels in janitor's closet
- Main equipment nearing service life's end
- Must be replaced (can't be upgraded)
- Lighting fixtures not compliant with CA T-24
- Lighting controls not compliant



Figure 5 - Main Electrical Room

MAIN EQUIPMENT IN STAFF ROOM



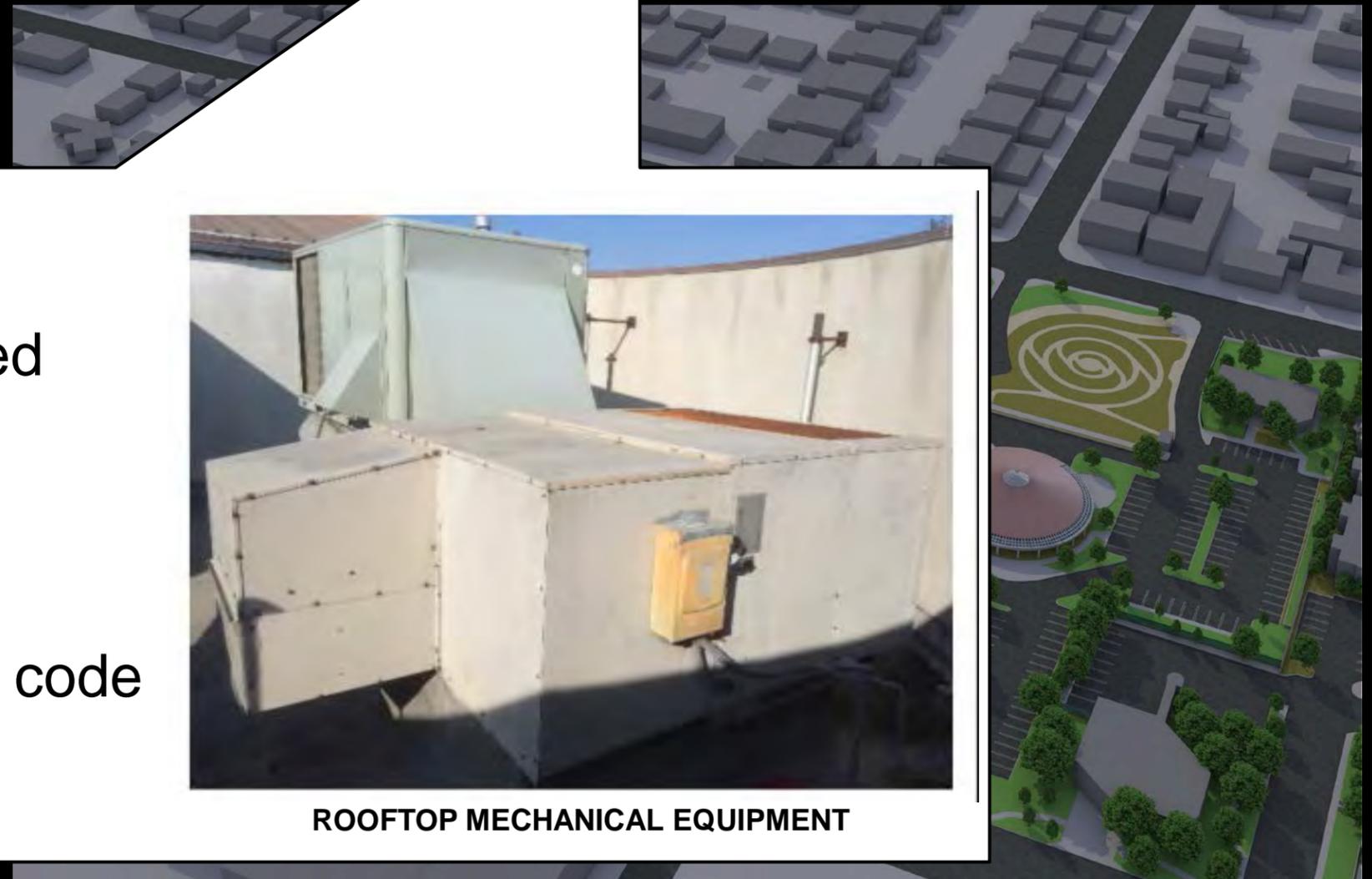
ood Community Center

# Dungan Library

- Structural
- Electrical
- Mechanical



DUNGAN LIBRARY



ROOFTOP MECHANICAL EQUIPMENT

## Mechanical Systems

- At end of service life, must be replaced
- New equipment must be suitable for marine environment
- Air circulation must comply with 2013 code
- All ducts must be replaced

# Dungan Library

- Structural
- Electrical
- Mechanical
- Plumbing



## Plumbing Systems

- Water saving upgrades in place
- Restroom size and configuration not compliant with current code



EXISTING RESTROOMS

# NCC

- General
- Structural
- Electrical
- Mechanical
- Plumbing



NEIGHBORHOOD COMMUNITY CENTER



**NEIGHBORHOOD  
COMMUNITY CENTER  
20,000 SF**

# NCC

- General
- Structural



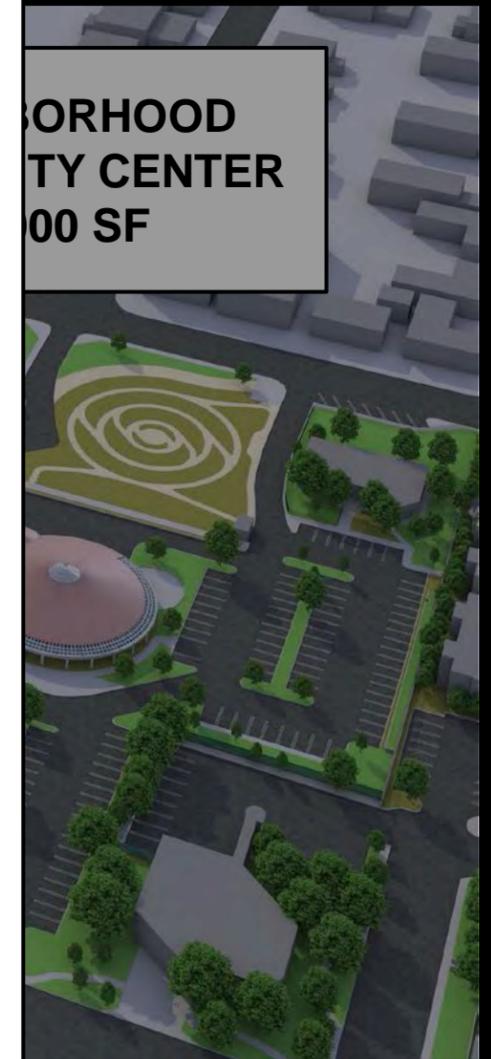
NEIGHBORHOOD COMMUNITY CENTER

## Building Envelope

- Must replace roof
- Must replace skylights, clerestories and roof hatches
- Must replace exterior doors and windows with new systems in compliance with CA T-24



ROOF AND PHOTVOLTAIC PANELS



Neighborhood Community Center

# NCC

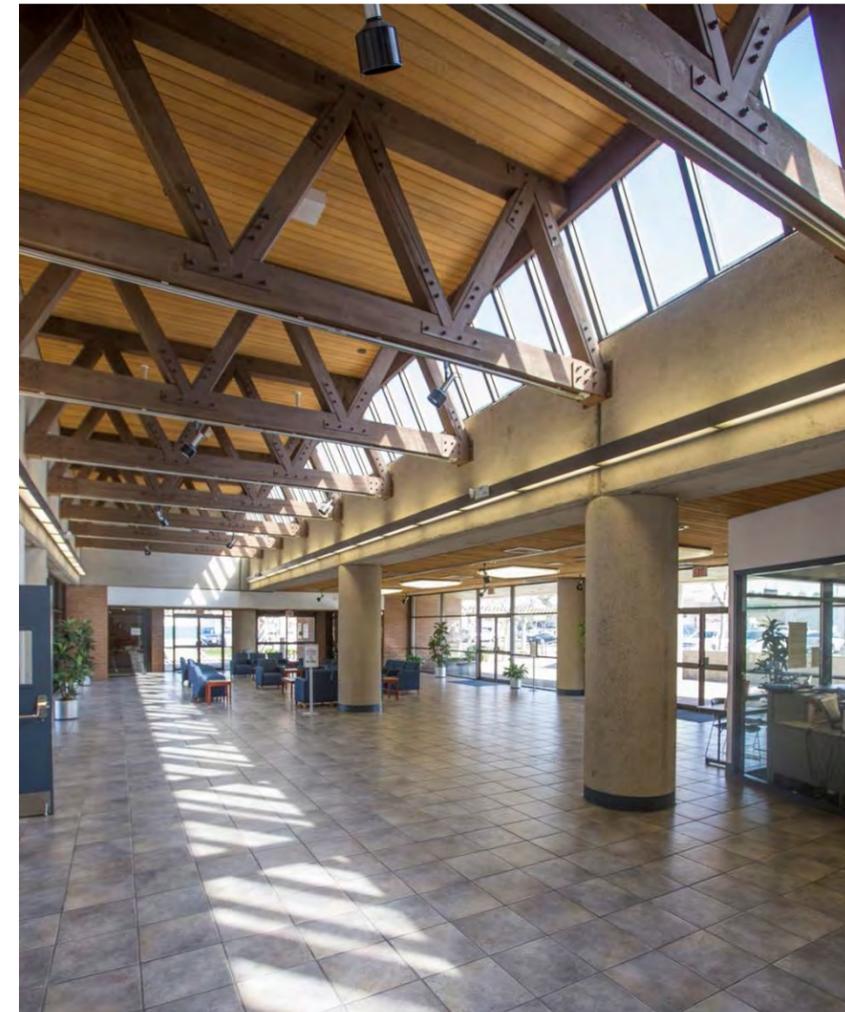
- General
- Structural



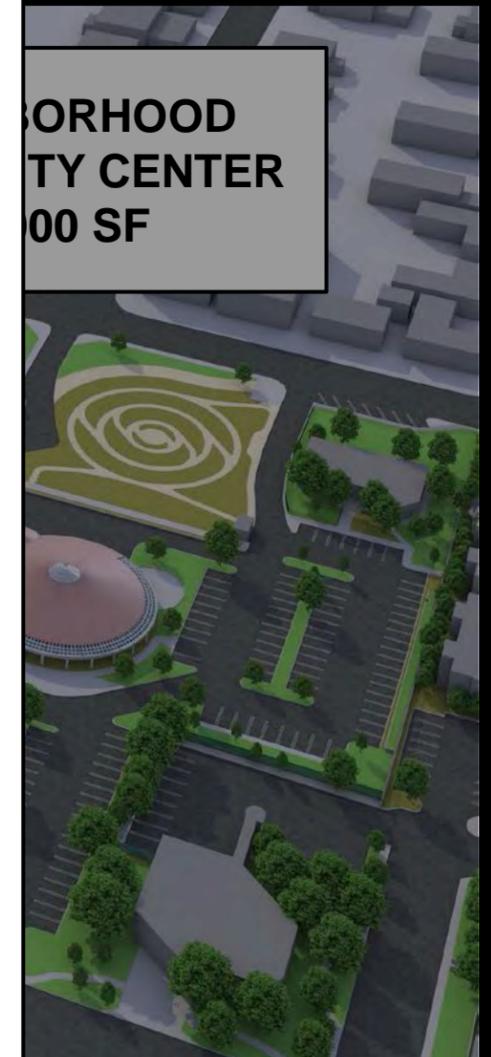
NEIGHBORHOOD COMMUNITY CENTER

## Structural Systems

- Wood frame roof on concrete walls, columns and foundation
- North half of building requires stiffening
- Replace roof diaphragm
- Replace, strengthen wood beams



WOOD FRAME ON CONCRETE



Neighborhood Community Center

# NCC

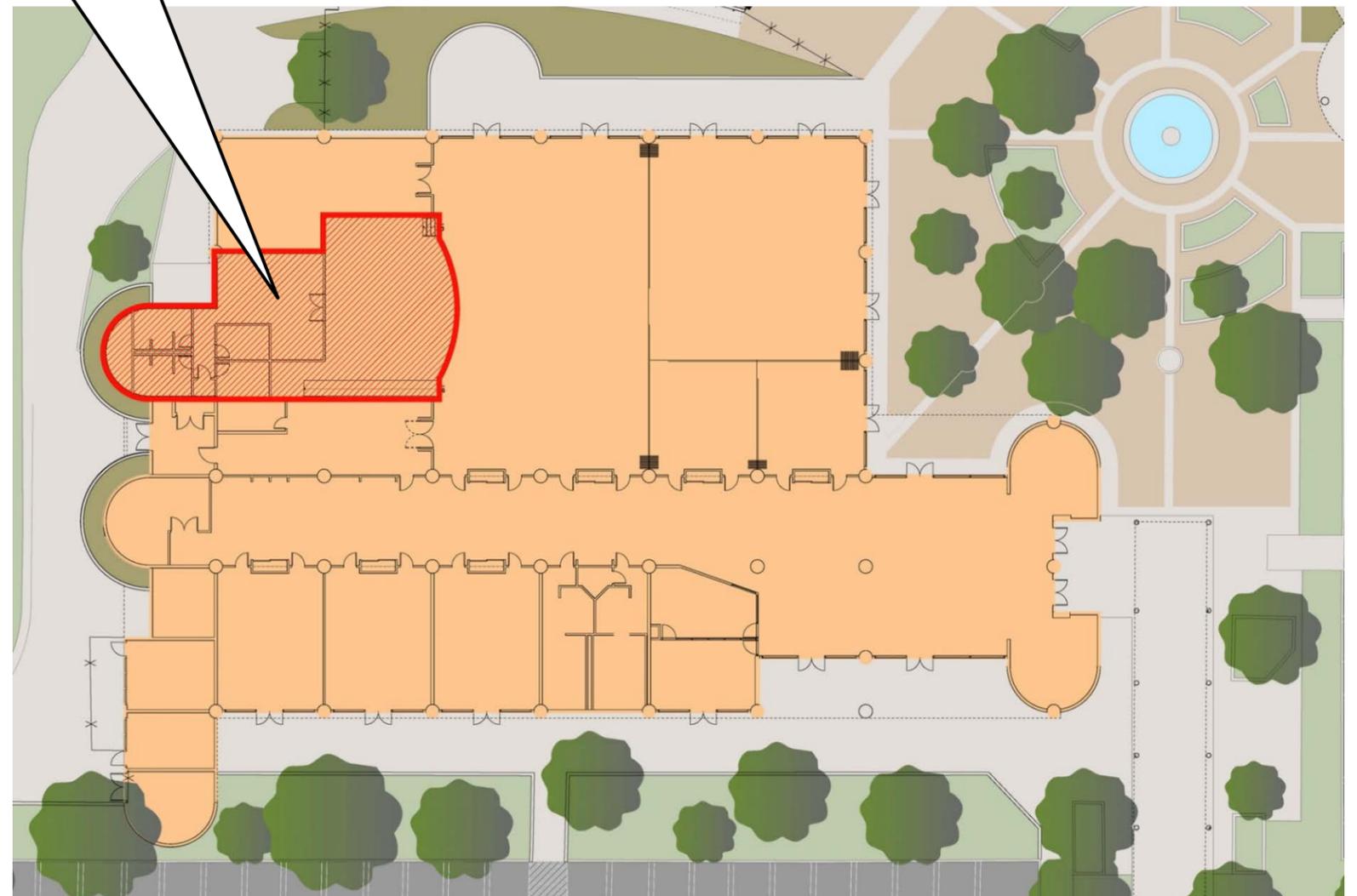
- General
- Structural

CAST IN PLACE CONCRETE  
RAISED STAGE  
AND BACK OF- HOUSE



## Existing Stage

- Must remove 1,500 SF of existing concrete slab and foundations
- Replace with new at grade concrete
- Must tie new concrete to existing
- Must provide new water proof barrier at new concrete



NEIGHBORHOOD COMMUNITY CENTER EXISTING STAGE

# NCC

- General
- Structural
- **Electrical**



NEIGHBORHOOD COMMUNITY CENTER



## Electrical Systems

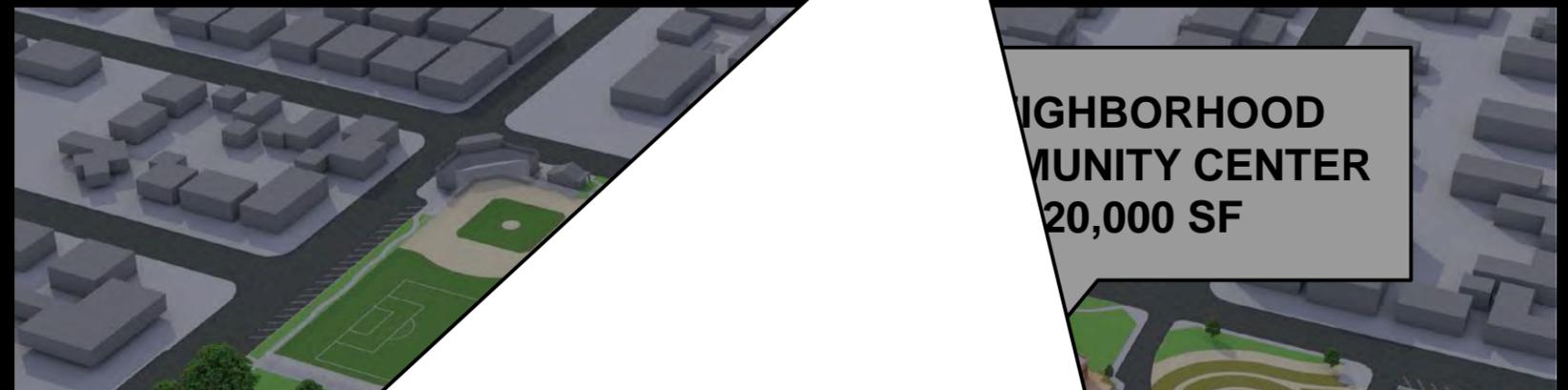
- Any renovation requires upgrade to CA T-24
- Equipment OK, must replace some panels
- Must replace existing switch gear
- Electrical rooms houses IT and PV controls and overheats
- Replace lighting and controls
- Rooftop PV panels require 3<sup>rd</sup> party M & O



NCC MAIN EQUIPMENT

# NCC

- General
- Structural
- Electrical
- Mechanical



## Mechanical Systems

- Most rooftop equipment at end of service life
- Must replace kitchen HVAC system
- Must repair main room HVAC controls
- New equipment suitable for marine air climate



ROOFTOP MECHANICAL EQUIPMENT

# NCC

- General
- Structural
- Electrical
- Mechanical
- **Plumbing**



NEIGHBORHOOD COMMUNITY CENTER



## Plumbing Systems

- Replace domestic water drain system
- Replace all toilet fixtures to comply
- Provide grease interceptor at kitchen
- Replace kitchen



EXISTING KITCHEN

# The library building program



# Benchmarks and Guidelines

	<b>COSTA MESA Donald Dungan</b>	<b>BENCHMARK OCPL</b>	<b>CALIFORNIA AVG</b>
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	.44	.53
Meeting Seats per 1K	.8	-	2.5
Visits per capita	4.12	4.59	4.41
Program Attend per cap	.06	.13	.22
PC use per capita	.63	.63	.91

# Right-sizing Donald Dungan

	<b>COSTA MESA Donald Dungan</b>	<b>BENCHMARK OCPL</b>
Square feet per capita	17,500	.31
Items per capita	135,000	2.4
Seats per 1K	149	2.7
PCs per 1K	25	.44
Meeting Seats per 1K	145	2.5

# Younger Population



# Higher use of Computers



# High Attendance



# After School Study & Tutoring



# Flexibility



# New Technologies Available



# Stacks: Wider Aisles & Lower Shelves



# Early Childhood Area



# Quiet Reading



# Teens



**Library Space Sq. Ft. Summary**

<u>LIBRARY DIVISION</u> Space Name	SPACE SQ. FT.	DIVISION SQ. FT.
<b><u>1.0 Library Entrance</u></b>		<b><u>546</u></b>
Friends Booksale Area	140	
Friends' Workroom	206	
Public Entrance	200	
<b><u>2.0 Customer Service</u></b>		<b><u>704</u></b>
Automated Materials Handling System	318	
Customer Service Desk	166	
Self Checkout and Holds	220	
<b><u>3.0 Market Place</u></b>		<b><u>184</u></b>
Market Place	184	
<b><u>4.0 Meeting Rooms</u></b>		<b><u>2,313</u></b>
AV Equipment Closet	48	
Children's Storage	168	
Kitchenette	91	
Meeting Room	546	
Meeting Room Storage	190	
Multipurpose Room (125)	1,270	
<b><u>5.0 Adult Collections and Seating</u></b>		<b><u>5,367</u></b>
Adult Collections and Seating	4,462	
Group Study Room A	145	
Group Study Room B	135	
Group Study Room C	135	
Quiet Reading Area	490	
<b><u>5.2 Public Technology</u></b>		<b><u>565</u></b>
Technology Area	565	
<b><u>6.0 Children's Library</u></b>		<b><u>2,911</u></b>
Children's Collections & Seating	1,806	
Early Childhood Area	705	

<u>LIBRARY DIVISION</u> Space Name	SPACE SQ. FT.	DIVISION SQ. FT.
<b><u>6.0 Children's Library</u></b>		<b><u>2,911</u></b>
Family Restroom (s)	N/A	
Childrens Technology Area	400	
<b><u>7.0 Teen Area</u></b>		<b><u>792</u></b>
Group Study Room D	160	
Teen Area	632	
<b><u>8.0 Staff Services</u></b>		<b><u>1,670</u></b>
Community Library Manager	159	
MCR	120	
Staff Restroom(s)	N/A	
Staff Room	311	
Staff Workroom	930	
Supplies and Equipment Storage	150	

Net Assignable Square Footage: **15,052**

Non-Assignable Square Footage (@ 25% of Gross): 5,017

**Gross Square Footage: 20,069**



# Summary Program vs. Benchmark

	Benchmark	Draft Program
Square Feet	17,360	20,000
Collections / Items	135,000	95,000
Reader Seats	149	160
PC workstations / Public	25	36
Meeting Room Seats	145	160
Self-check machines		4
Automated Materials Handling		Yes
Group Study Rooms		4
Market Place/ Self service		Yes

# Summary Program vs. Benchmark

	Benchmark	Draft Program
Square Feet	17,360	20,000
Collections / Items	135,000	95,000
Reader Seats	149	160
PC workstations / Public	25	36
Meeting Room Seats	145	160
Self-check machines		4
Automated Materials Handling		Yes
Group Study Rooms		4
Market Place/ Self service		Yes

**CURRENT COLLECTION: 68,000 VOLUMES**

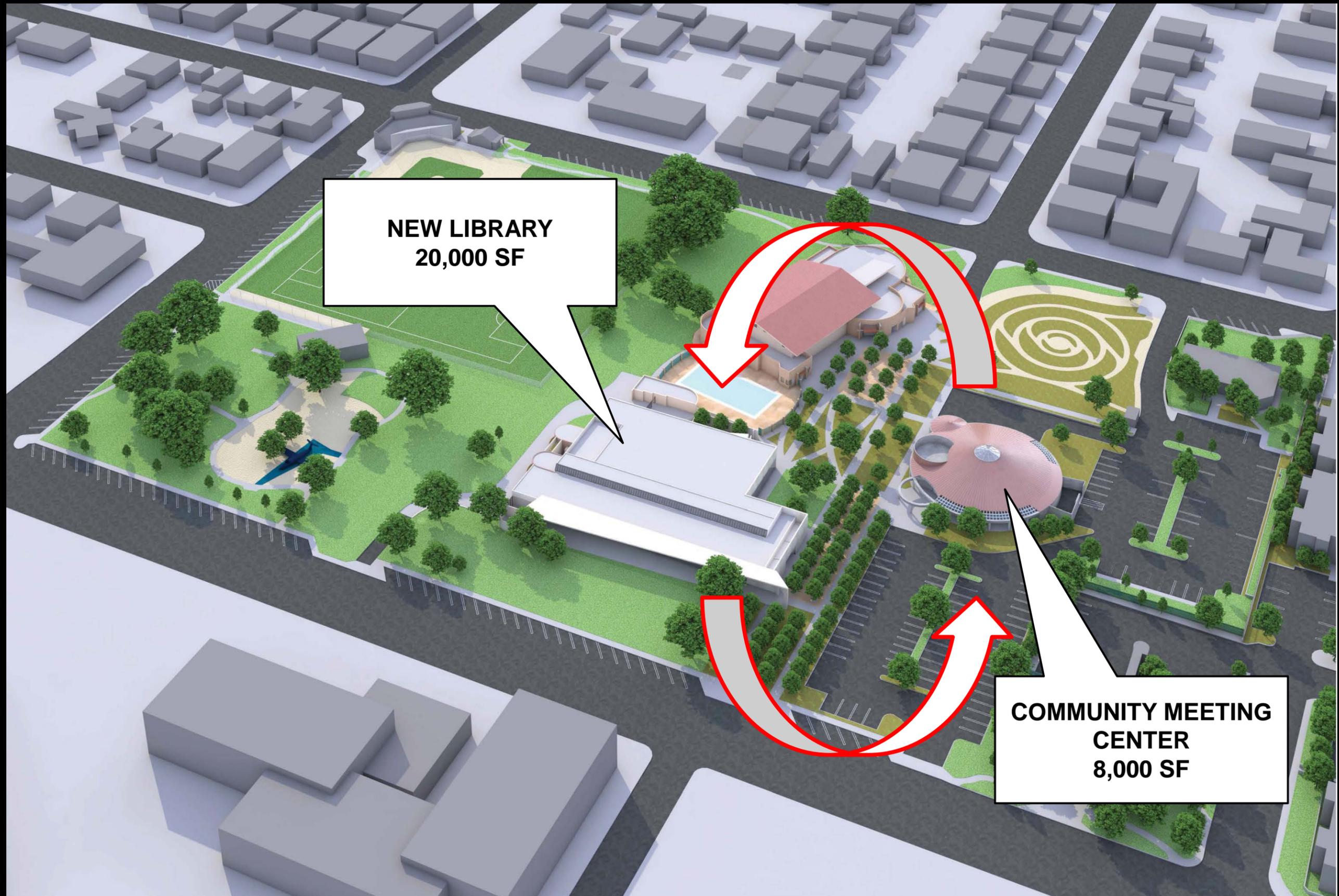
Library, community center and park options



**NCC  
20,000 SF**

**DUNGAN LIBRARY  
8,000 SF**

**EXISTING LION'S PARK**



**OPTION 1: NCC BECOMES NEW LIBRARY, DUNGAN LIBRARY BECOMES NEW COMMUNITY CENTER**



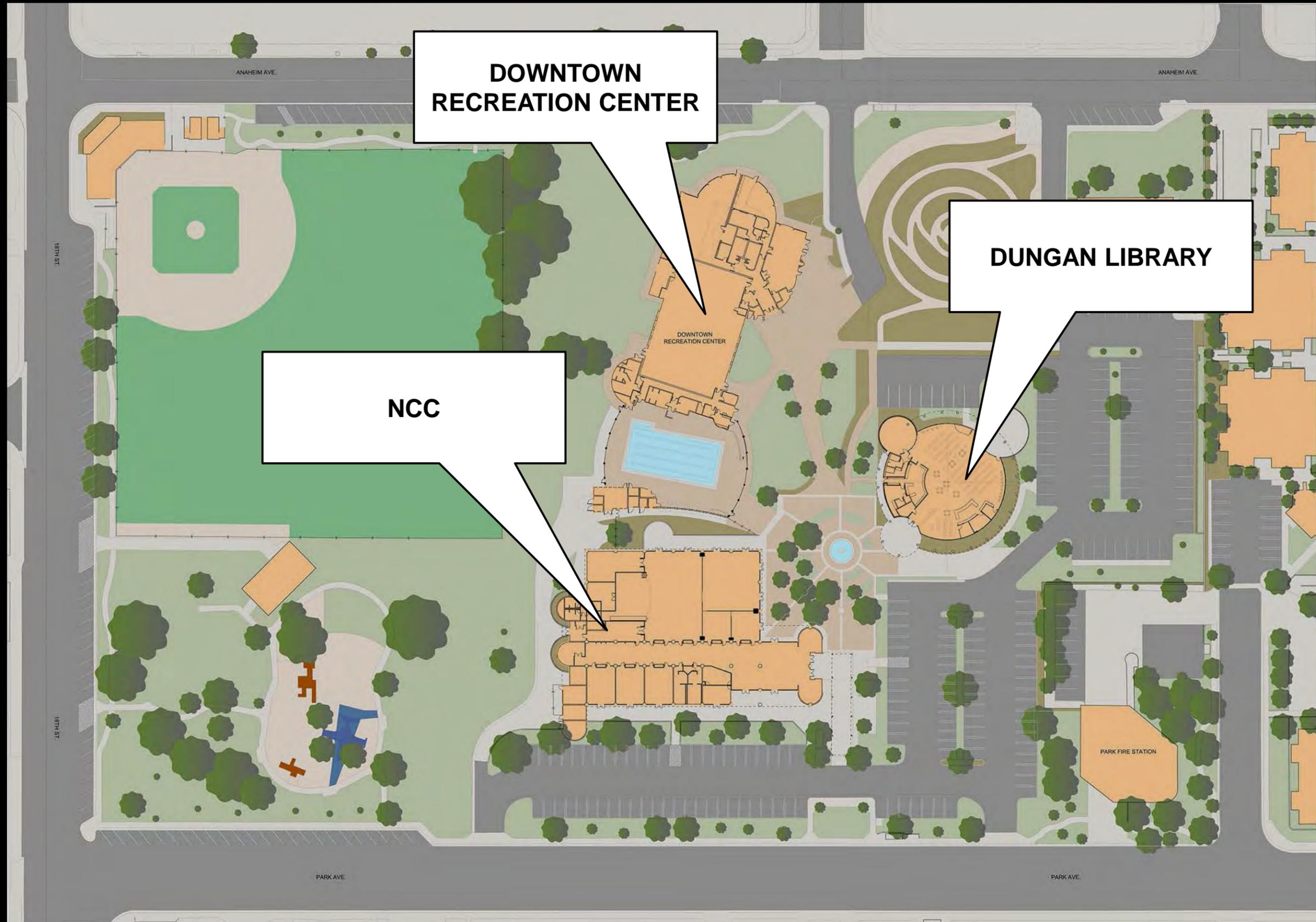
**OPTION 2: BUILD NEW LIBRARY BUILDING, REMOVE NCC,**



**OPTION I: RENOVATE NCC**



**OPTION II: REMOVE NCC**

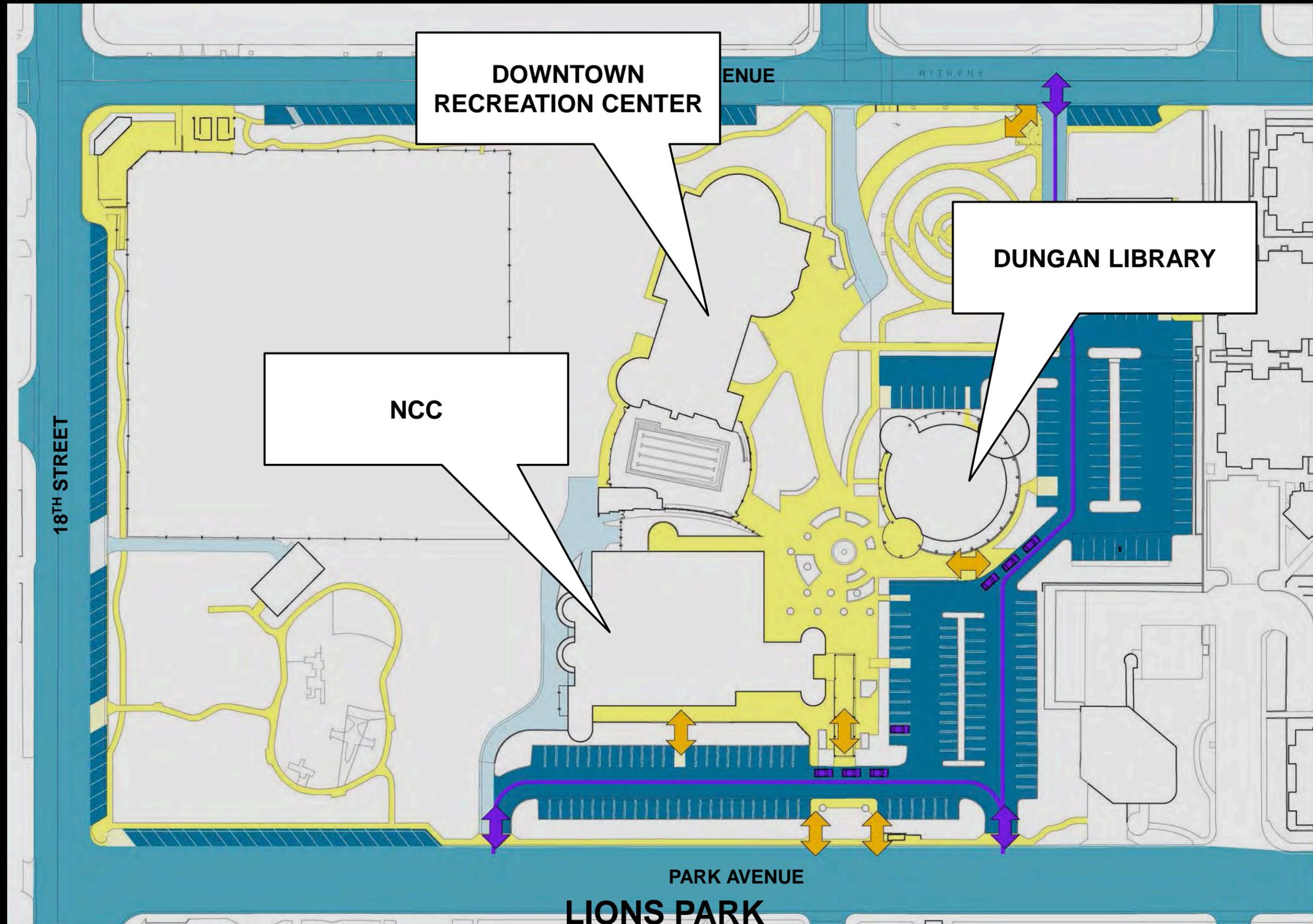


**DOWNTOWN  
RECREATION CENTER**

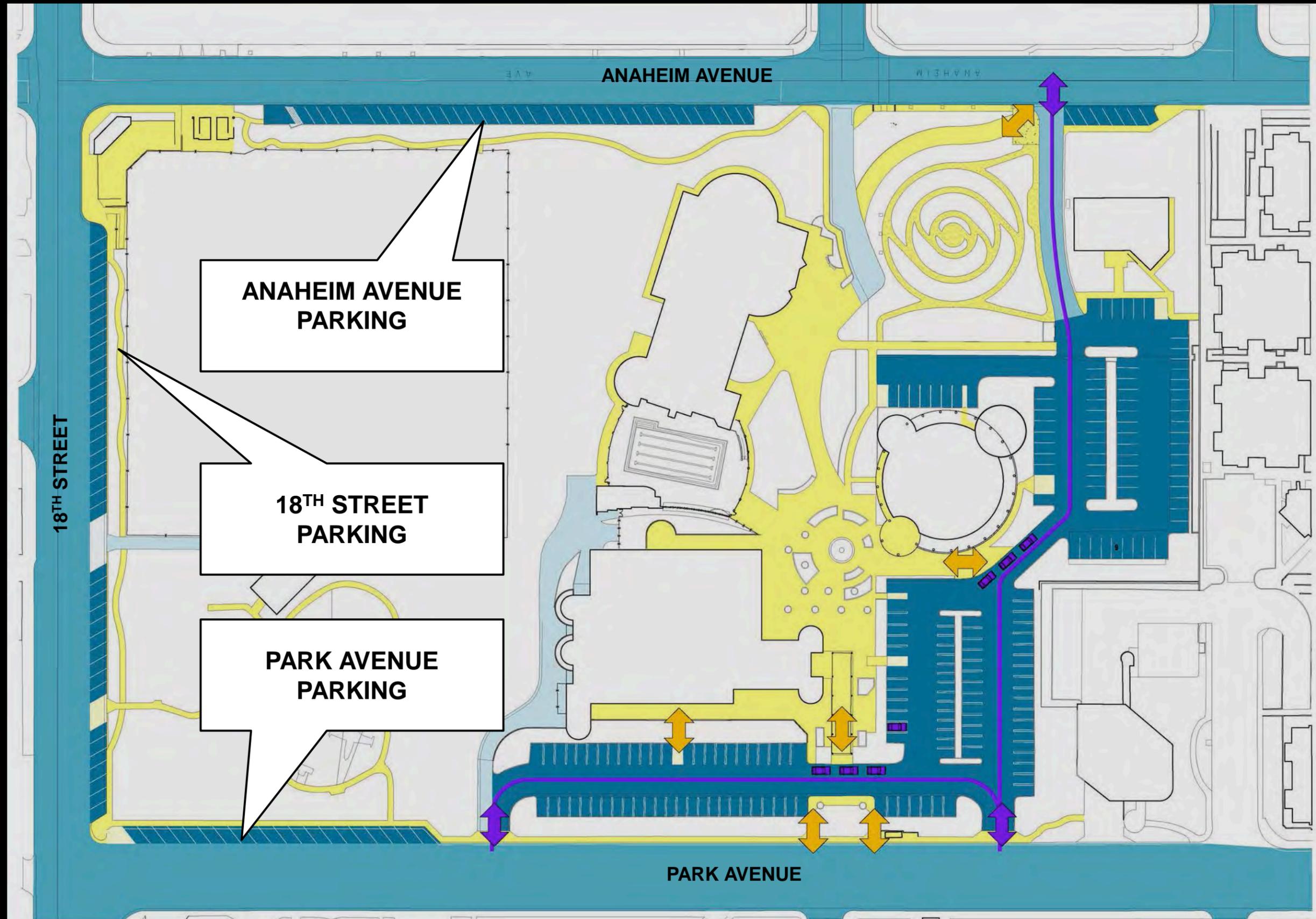
**DUNGAN LIBRARY**

**NCC**

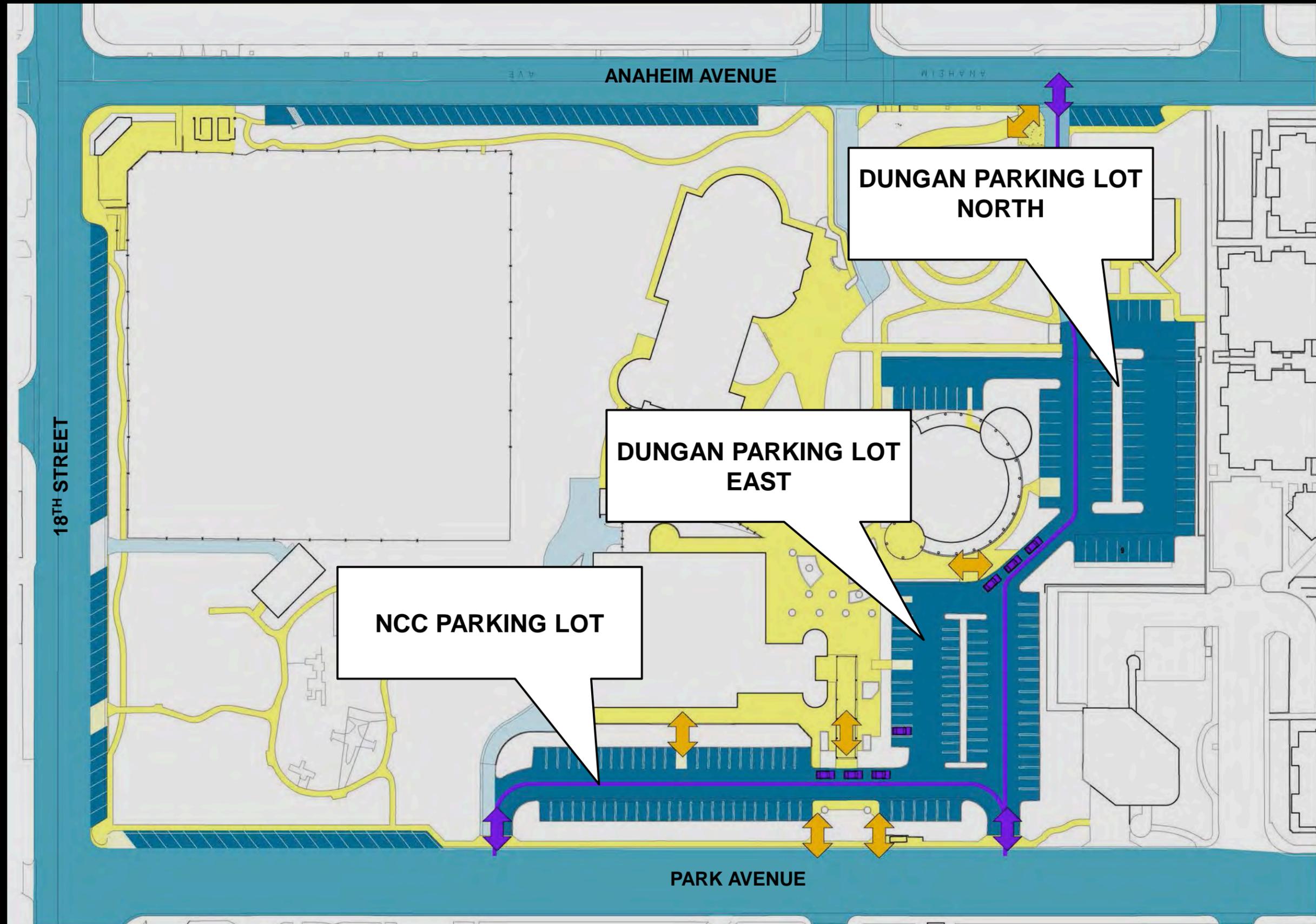
**LION'S PARK**



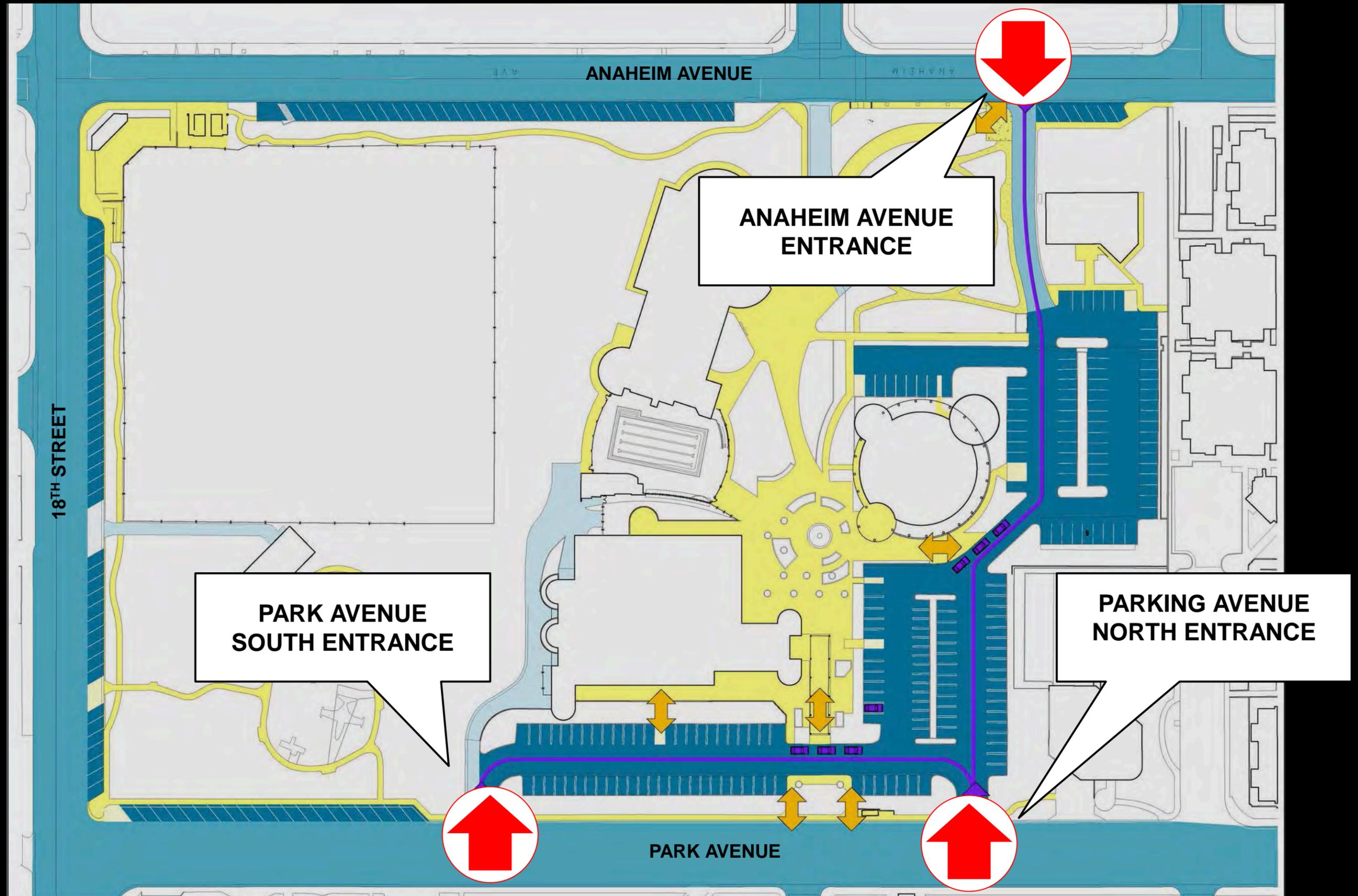
**LION'S PARK : STREET PARKING AT 289 SPACES**



**LION'S PARK : STREET PARKING AT 98 SPACES**



**LION'S PARK : STREET PARKING AT 191 SPACES**



LION'S PARK : VEHICULAR CIRCULATION AND PARKING

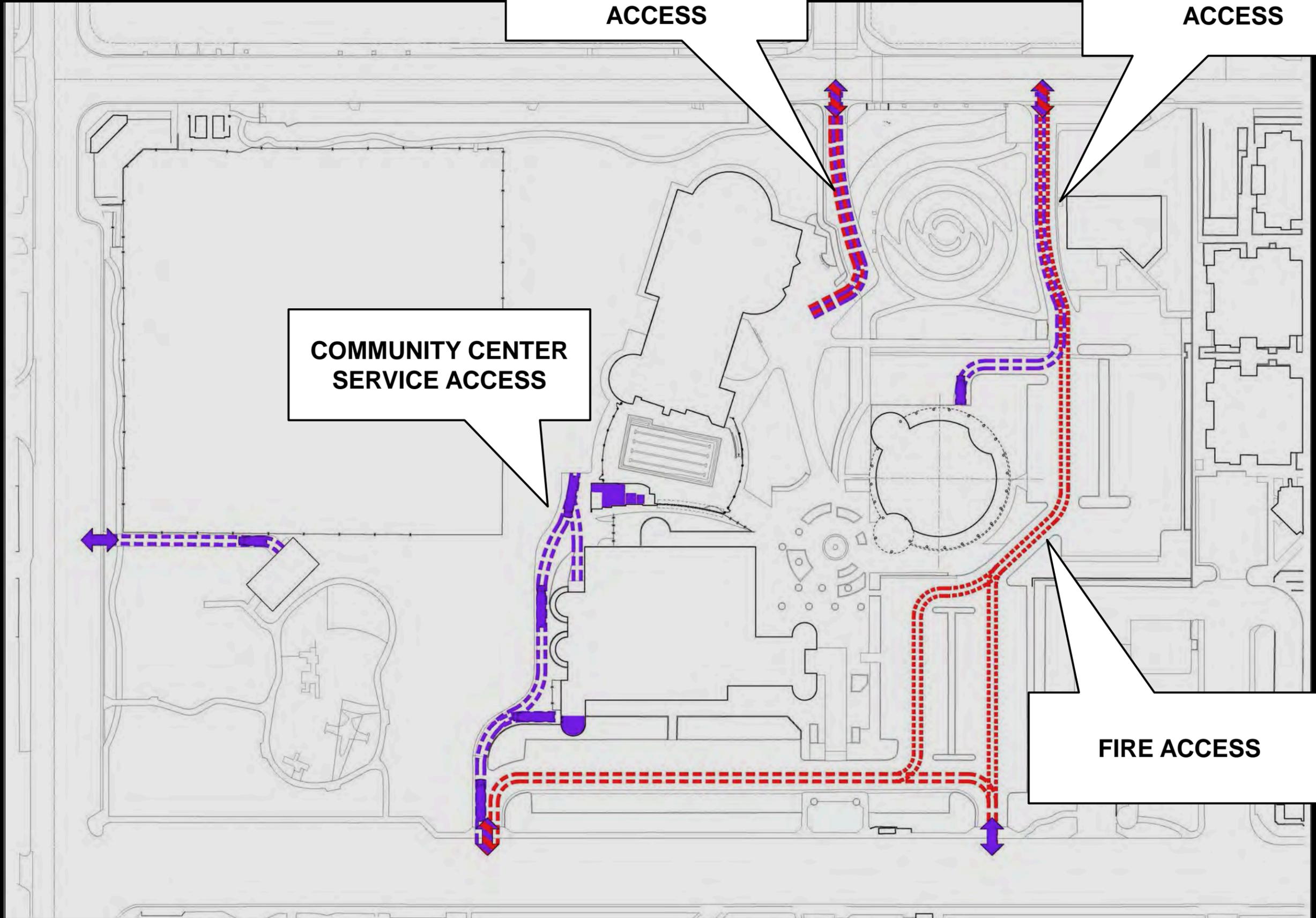
**RECREATION CENTER  
SERVICE AND FIRE  
ACCESS**

**LIBRARY SERVICE  
ACCESS**

**COMMUNITY CENTER  
SERVICE ACCESS**

**FIRE ACCESS**

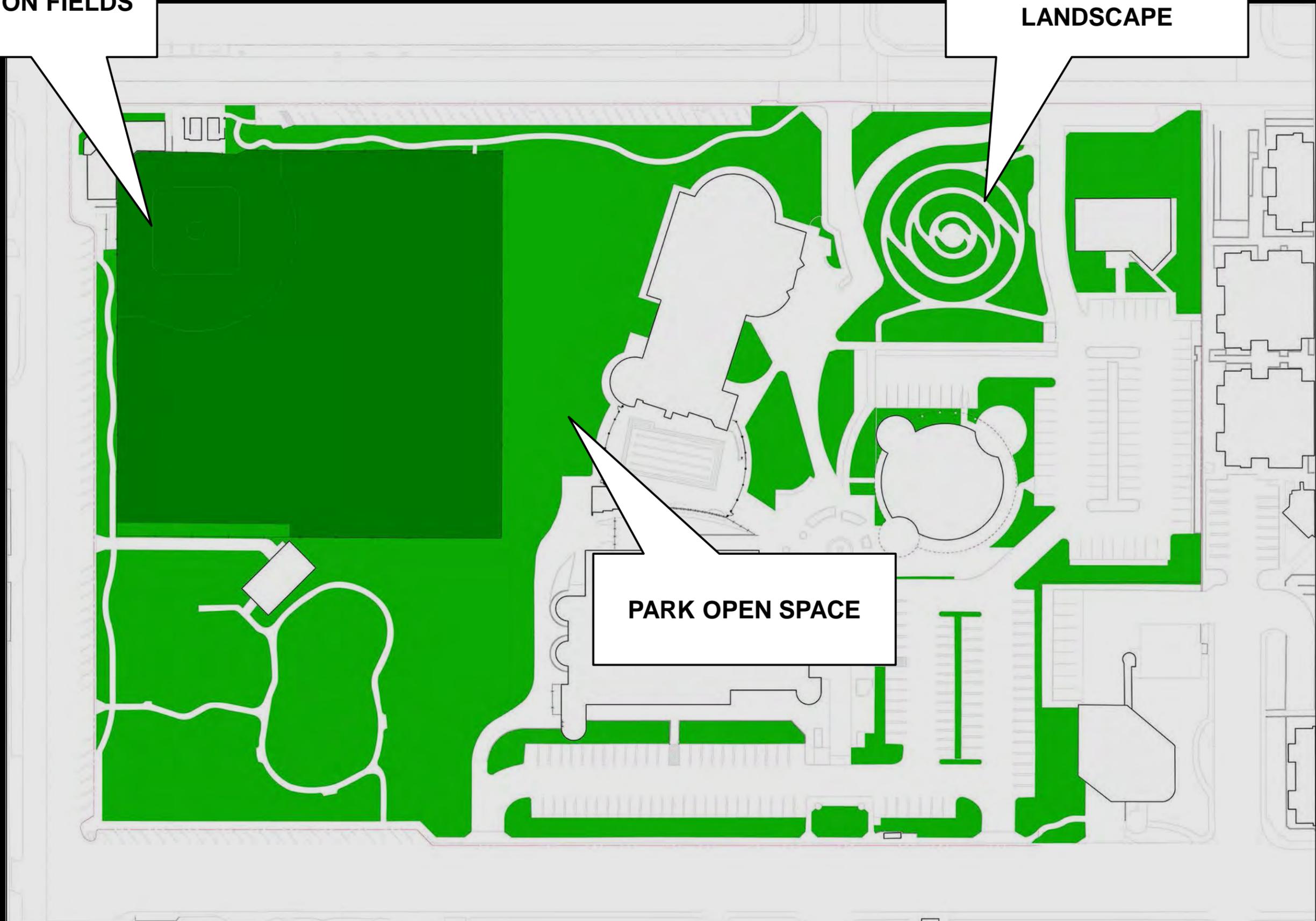
**LION'S PARK SERVICE AND FIRE ACCESS**



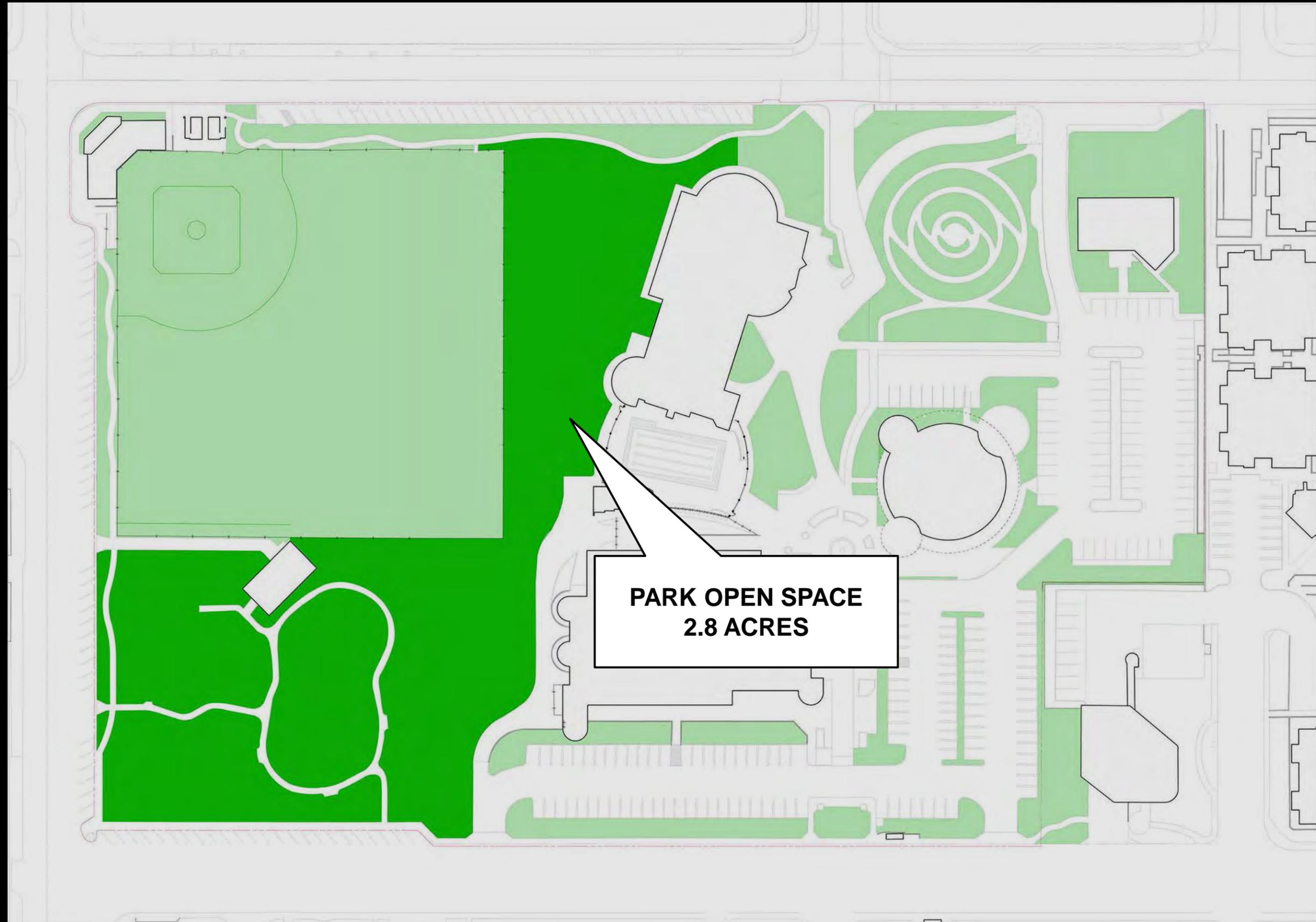
RECREATION FIELDS

GARDENS AND  
LANDSCAPE

PARK OPEN SPACE

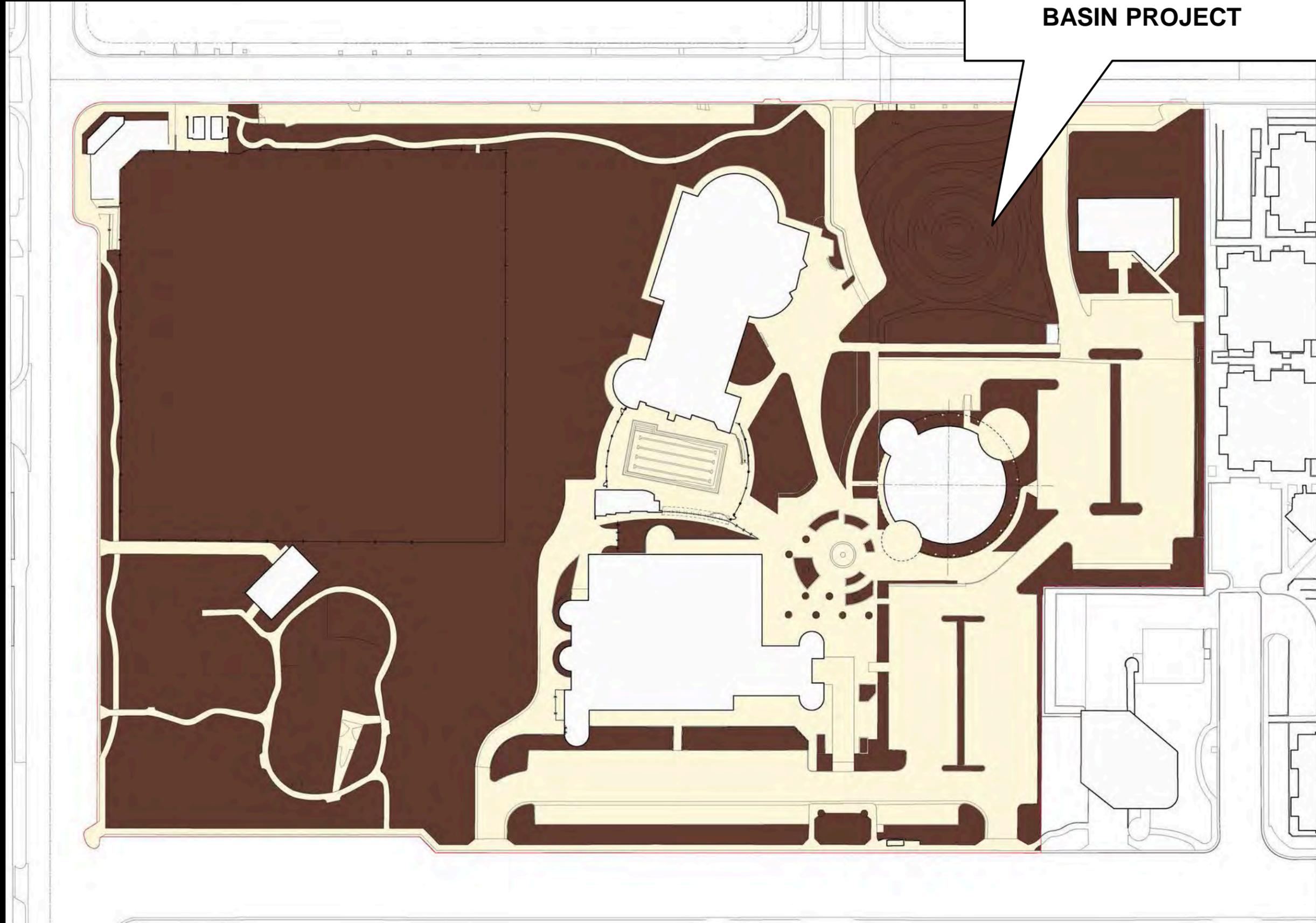


LION'S PARK : LANDSCAPE AND OPEN SPACE



**LION'S PARK OPEN SPACE : 2.8 ACRES**

**DETENTION/INFILTRATION  
BASIN PROJECT**

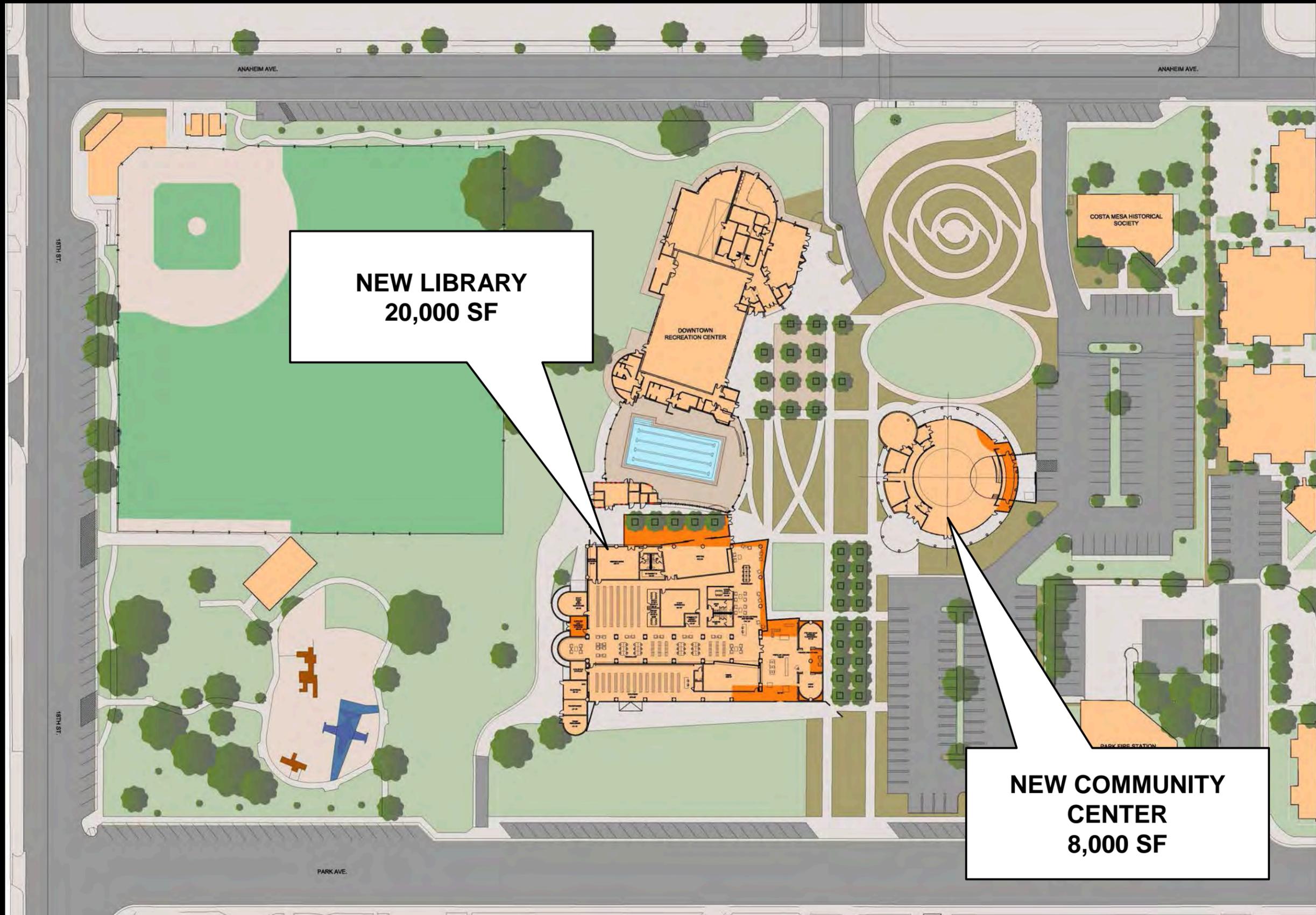


**LION'S PARK GROUND PLANE PERMEABILITY**



**DETENTION/INFILTRATION  
BASIN PROJECT**

**LIONS PARK**



**NEW LIBRARY  
20,000 SF**

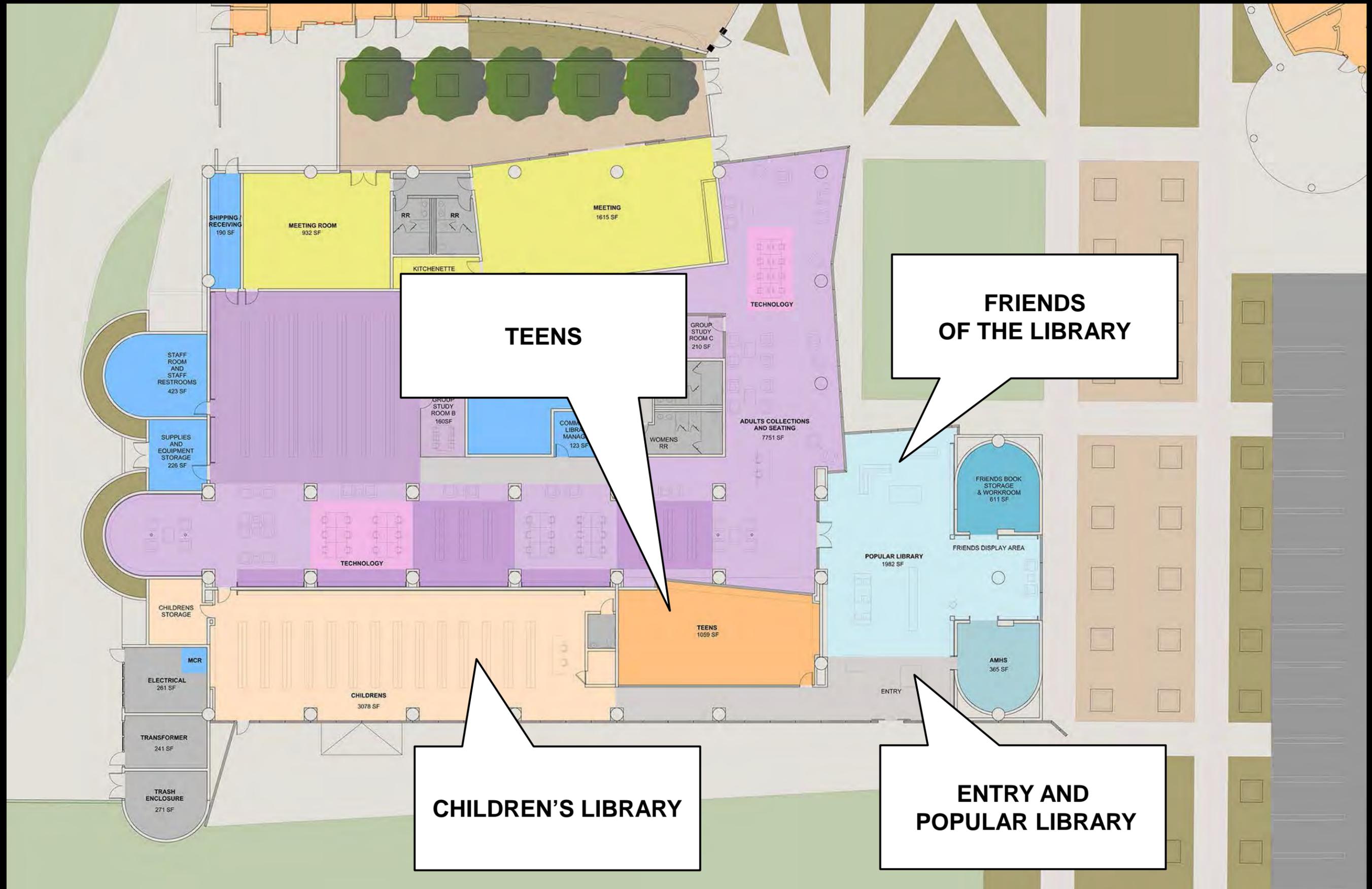
**NEW COMMUNITY  
CENTER  
8,000 SF**

**OPTION 1**





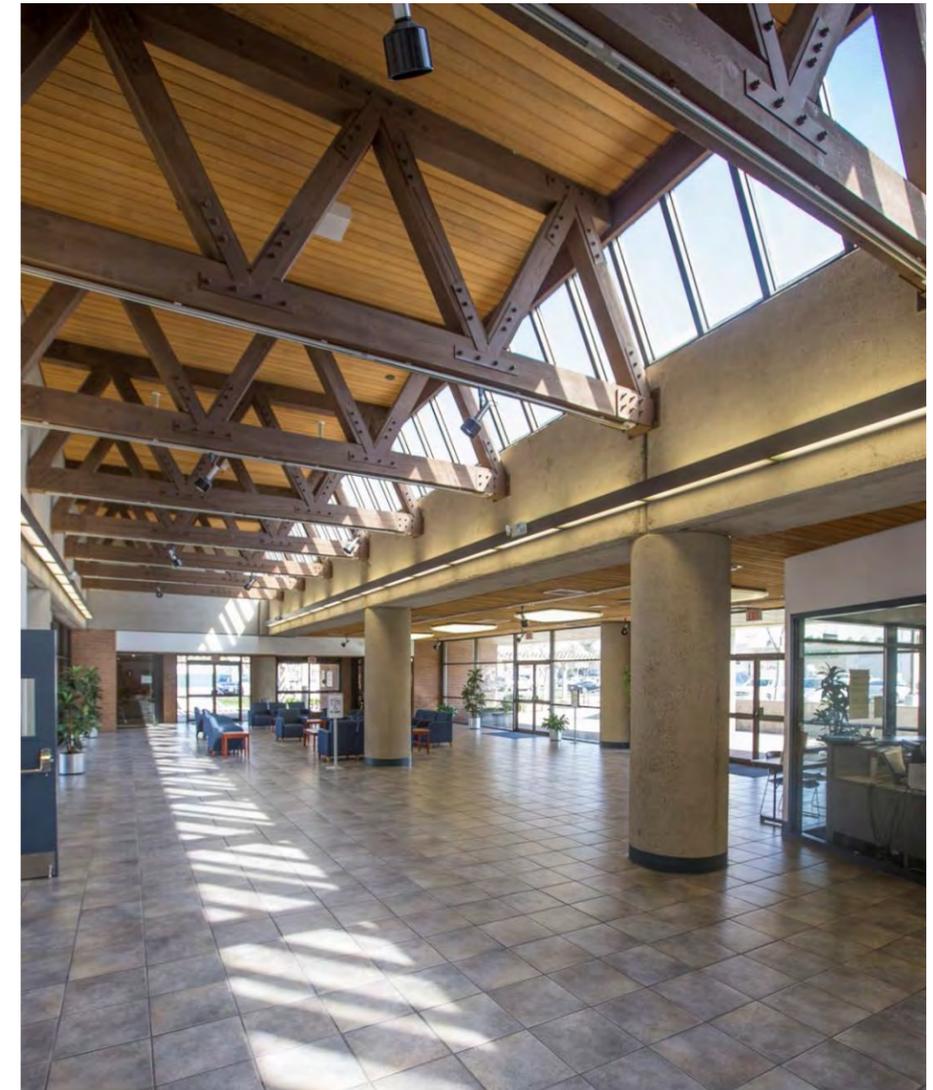
**OPTION 1 : NEIGHBORHOOD COMMUNITY CENTER BECOMES NEW LIBRARY**



**OPTION 1 : NEIGHBORHOOD COMMUNITY CENTER BECOMES NEW LIBRARY**



COSTA MESA ROOM

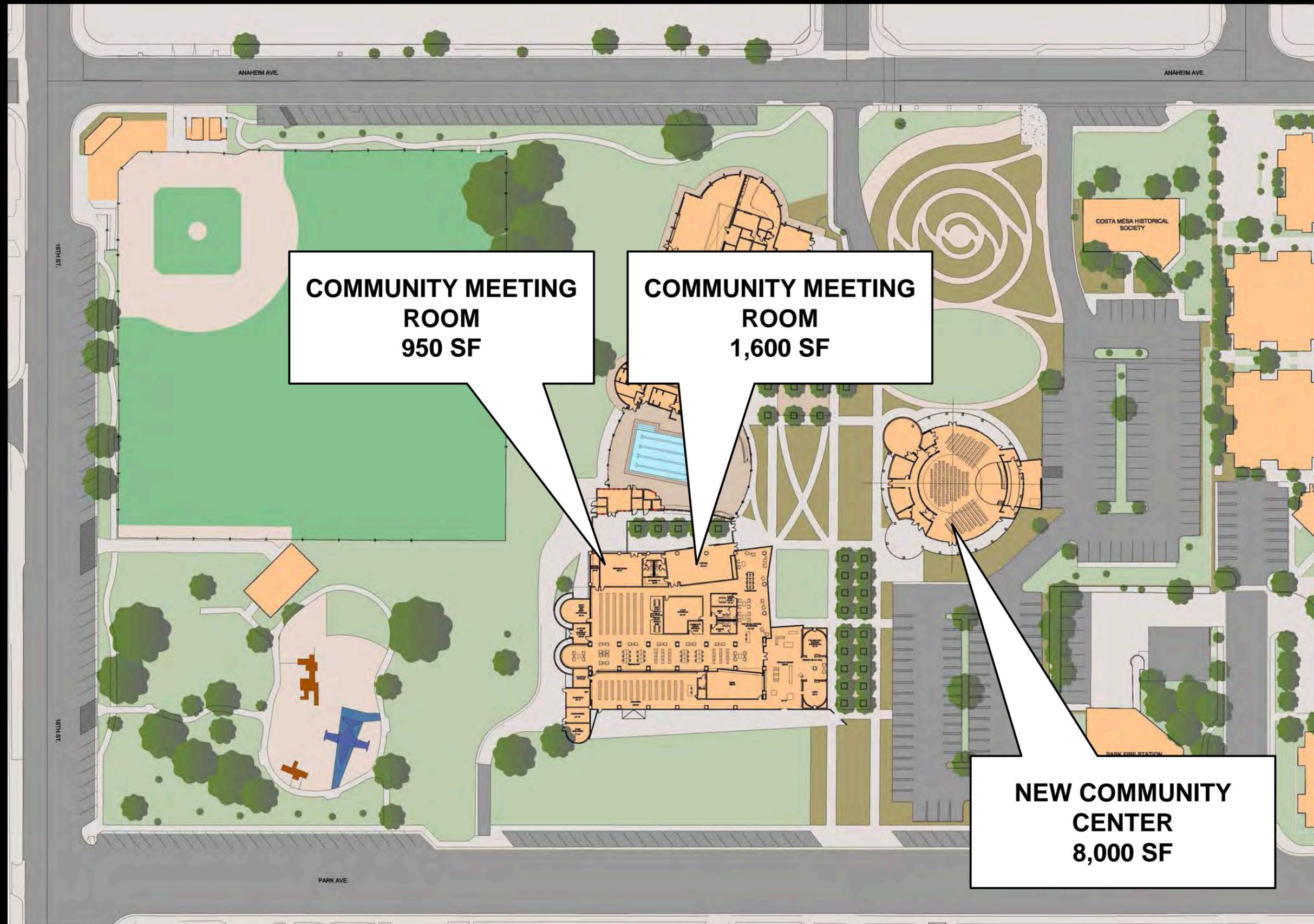


CENTRAL HALL

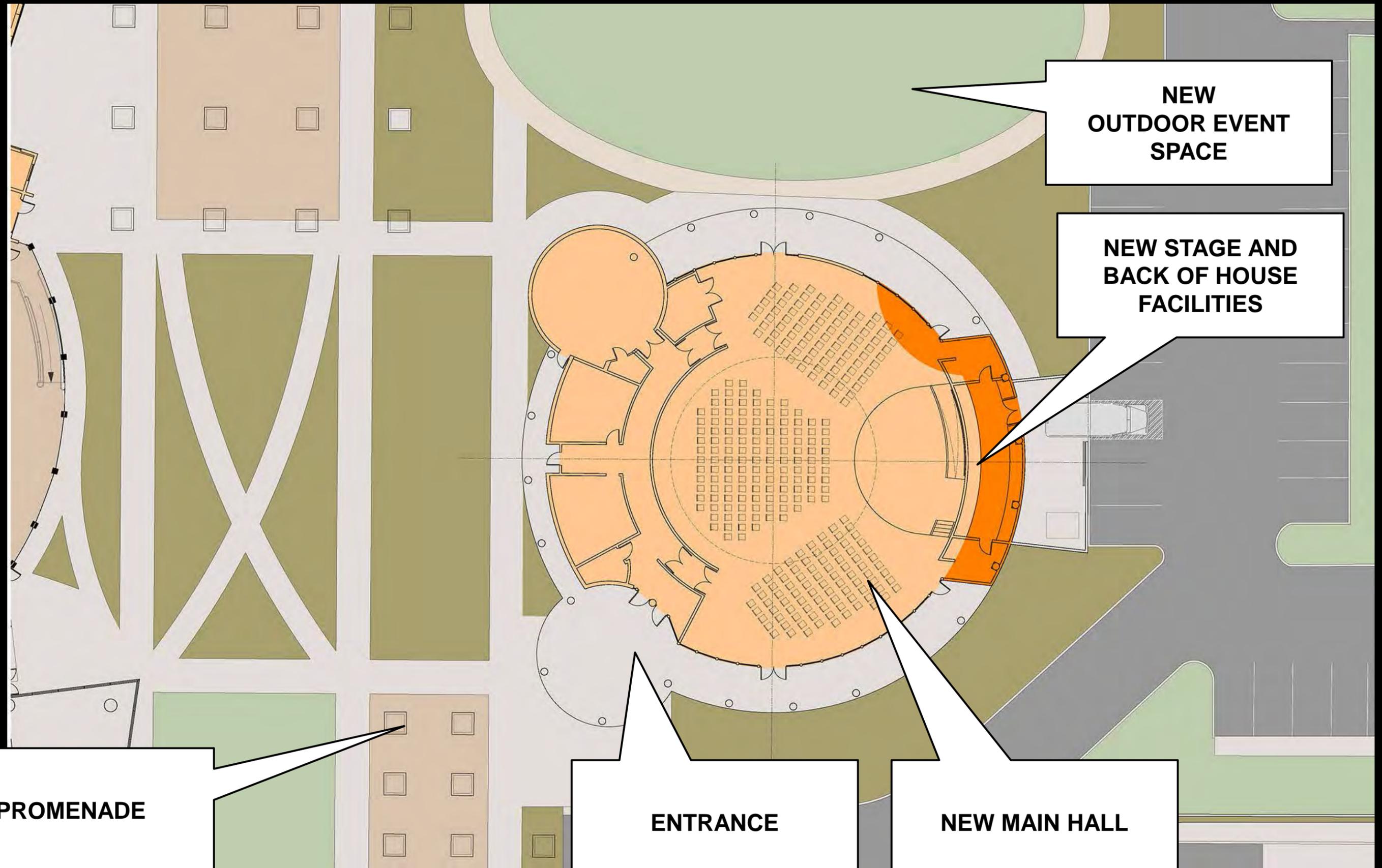
OPTION 1 : NEIGHBORHOOD COMMUNITY CENTER BECOMES



**OPTION 1 : NEIGHBORHOOD COMMUNITY CENTER BECOMES NEW LIBRARY**



**OPTION 1**



**NEW  
OUTDOOR EVENT  
SPACE**

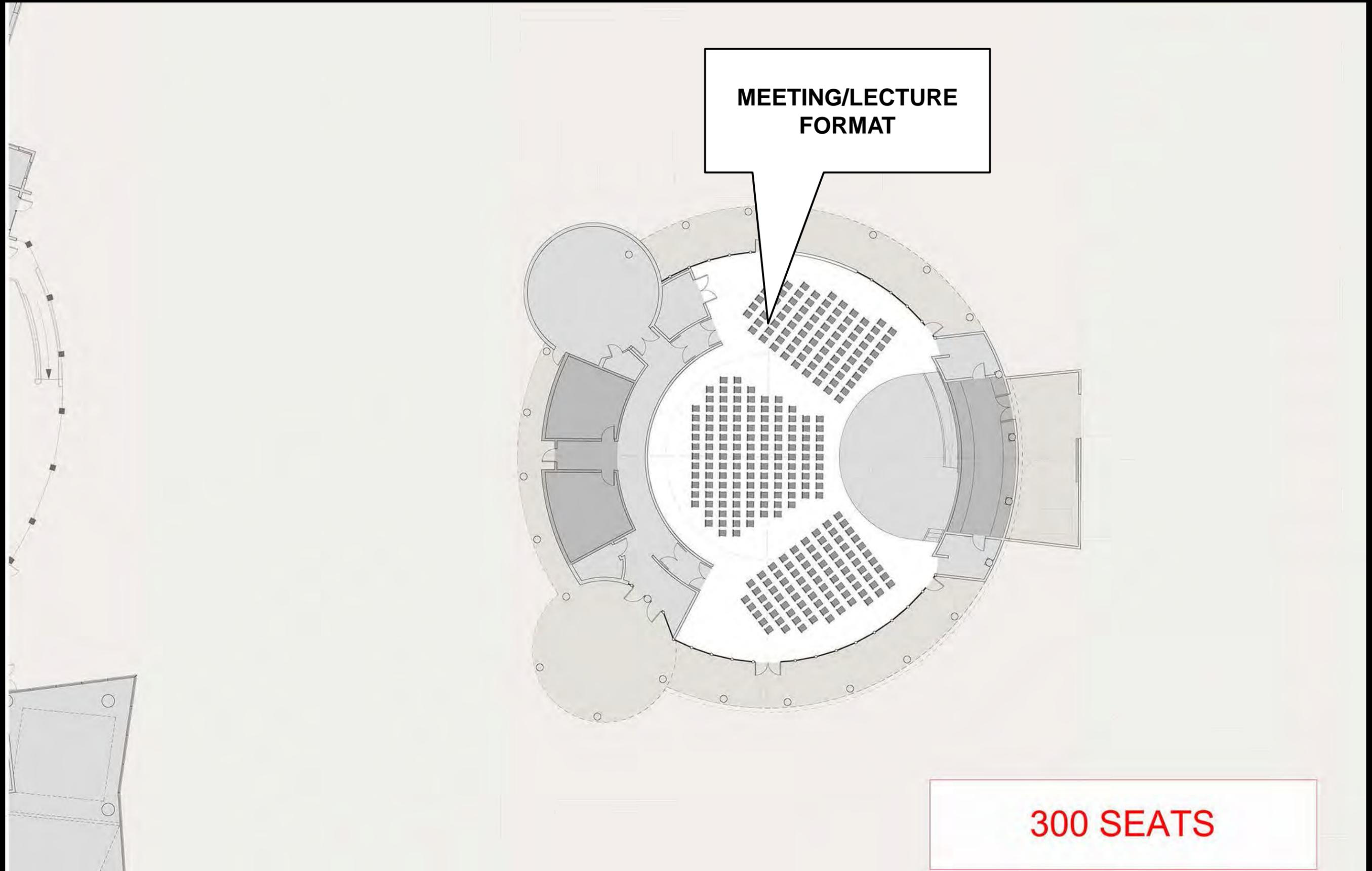
**NEW STAGE AND  
BACK OF HOUSE  
FACILITIES**

**PROMENADE**

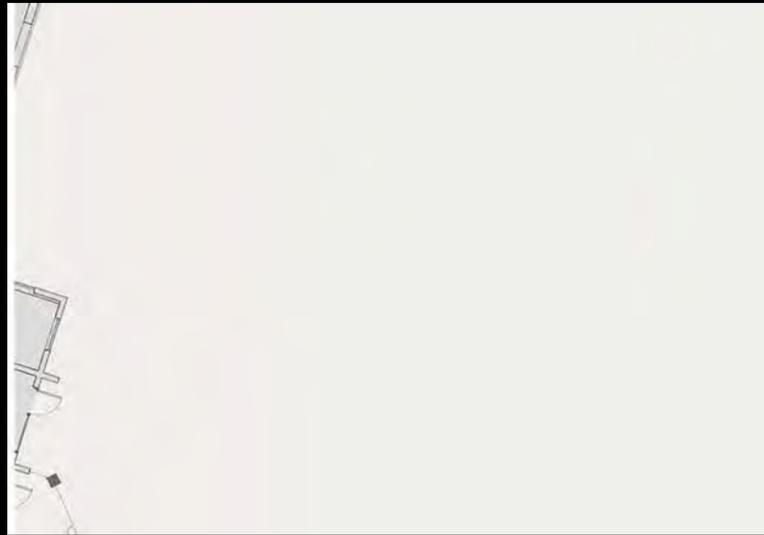
**ENTRANCE**

**NEW MAIN HALL**

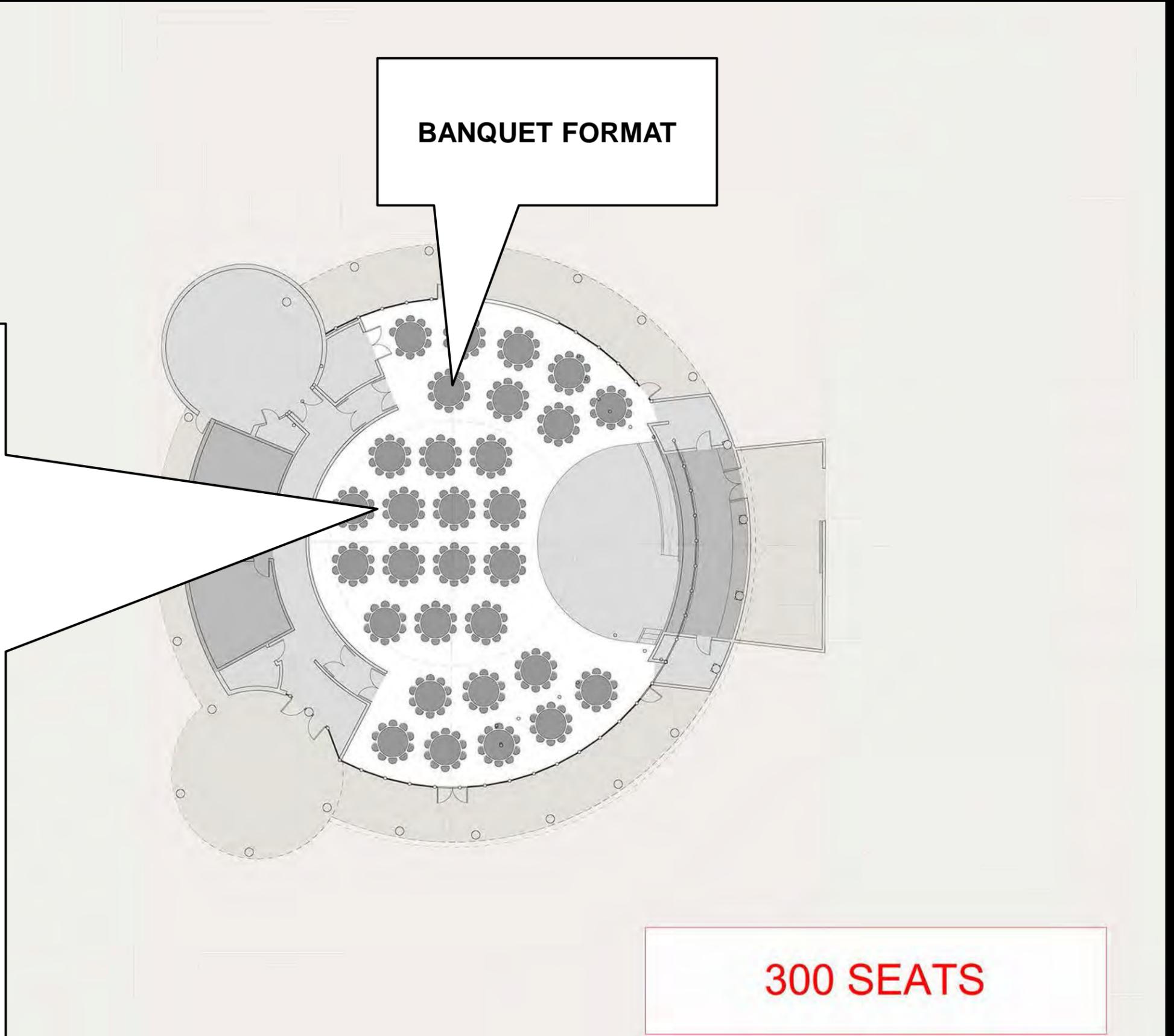
**OPTION 1 : DONALD DUNGAN LIBRARY BECOMES NEW COMMUNITY CENTER**



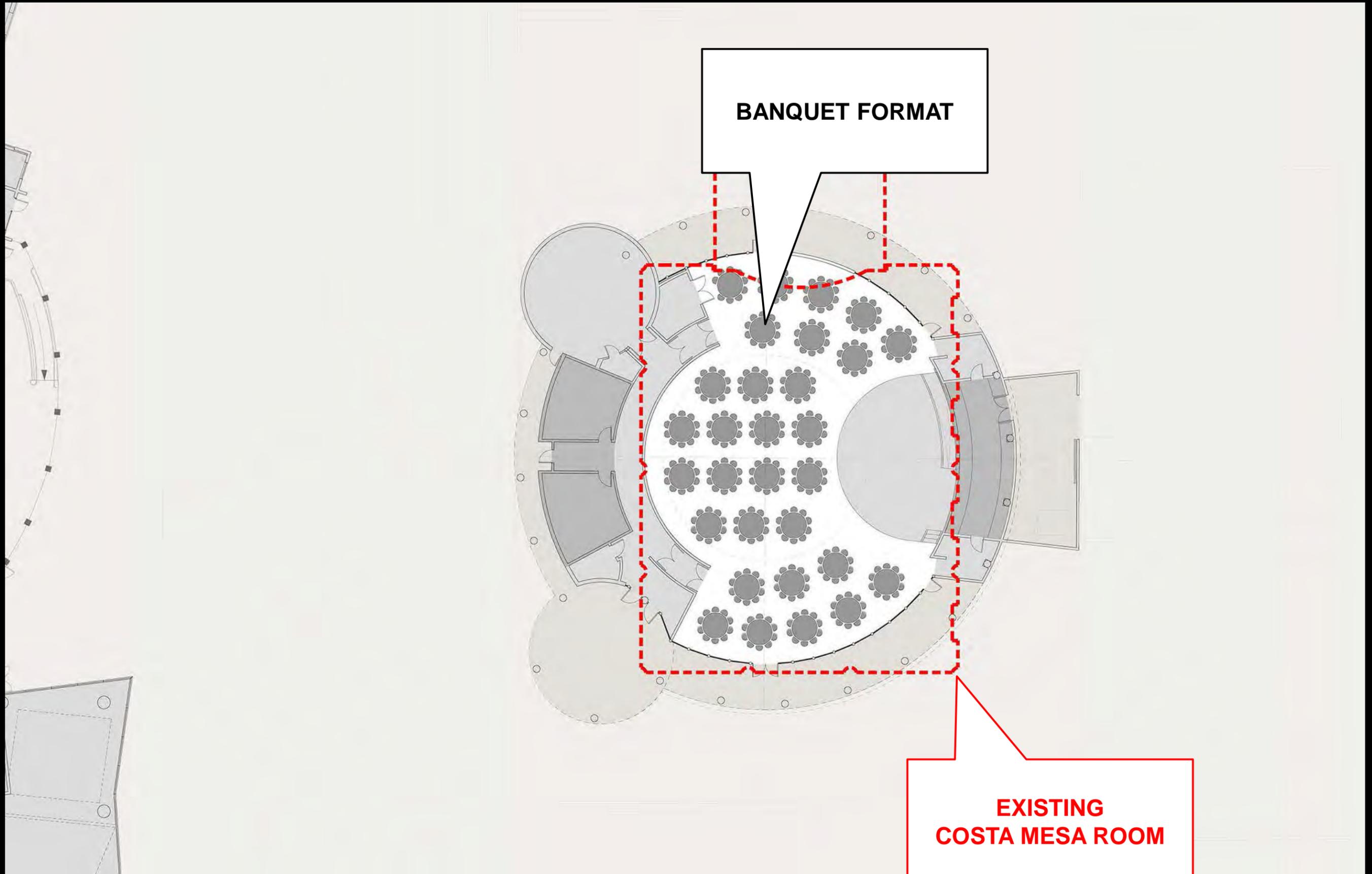
**OPTION 1 : DONALD DUNGAN LIBRARY BECOMES NEW COMMUNITY CENTER**



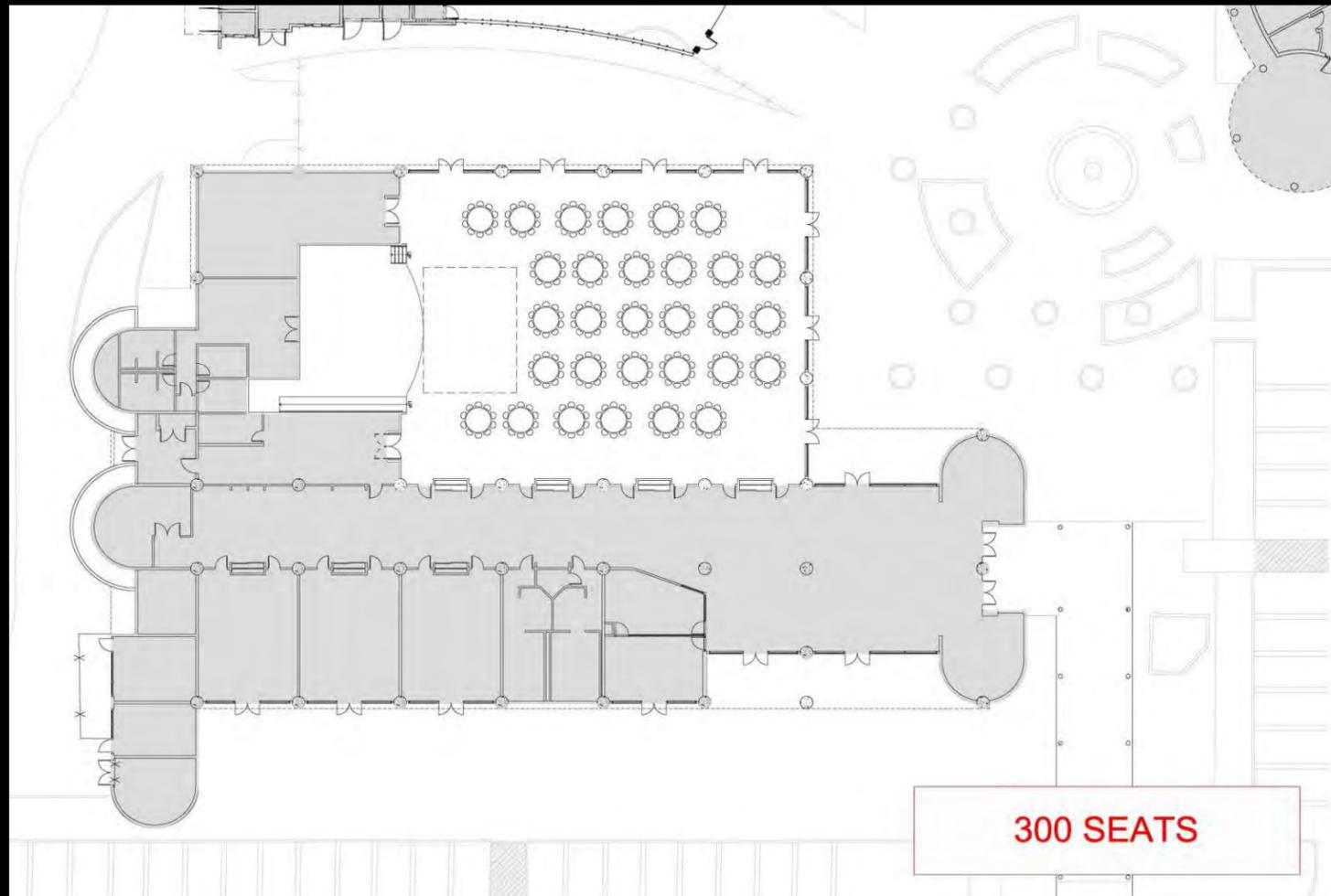
**NEW MEETING SPACE**



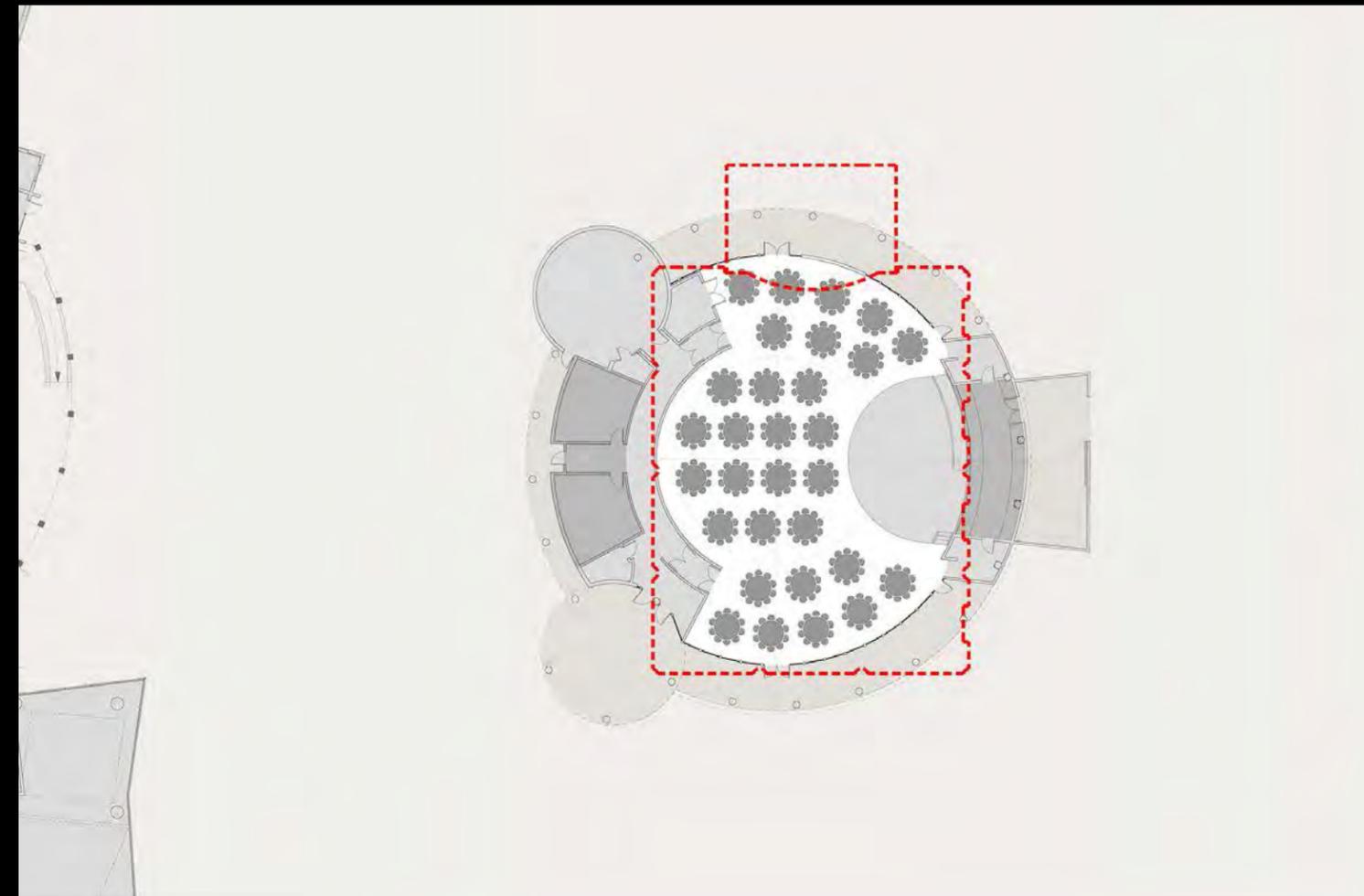
**DONALD DUNGAN LIBRARY BECOMES NEW COMMUNITY CENTER**



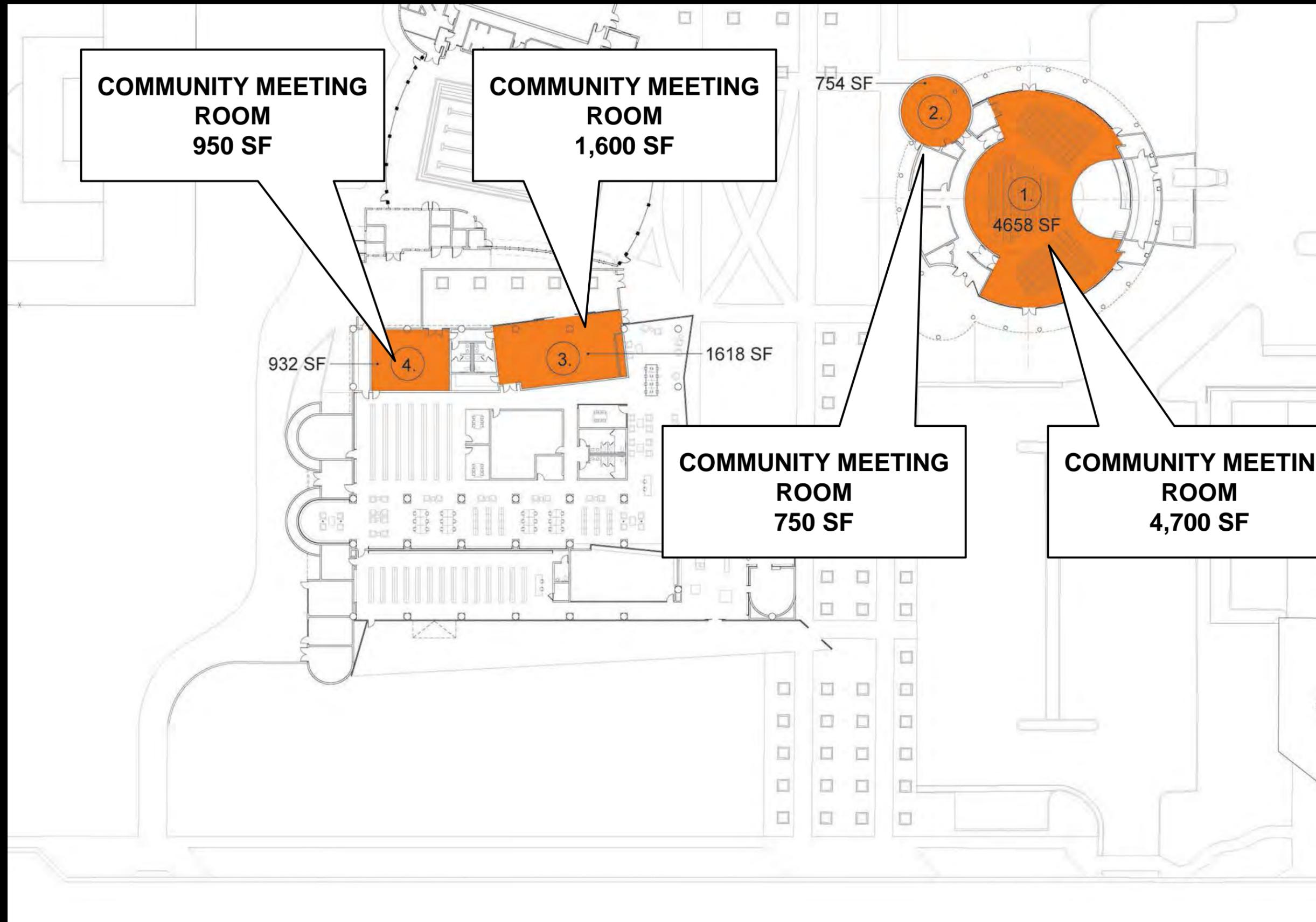
**OPTION 1 : DONALD DUNGAN LIBRARY BECOMES NEW COMMUNITY CENTER**



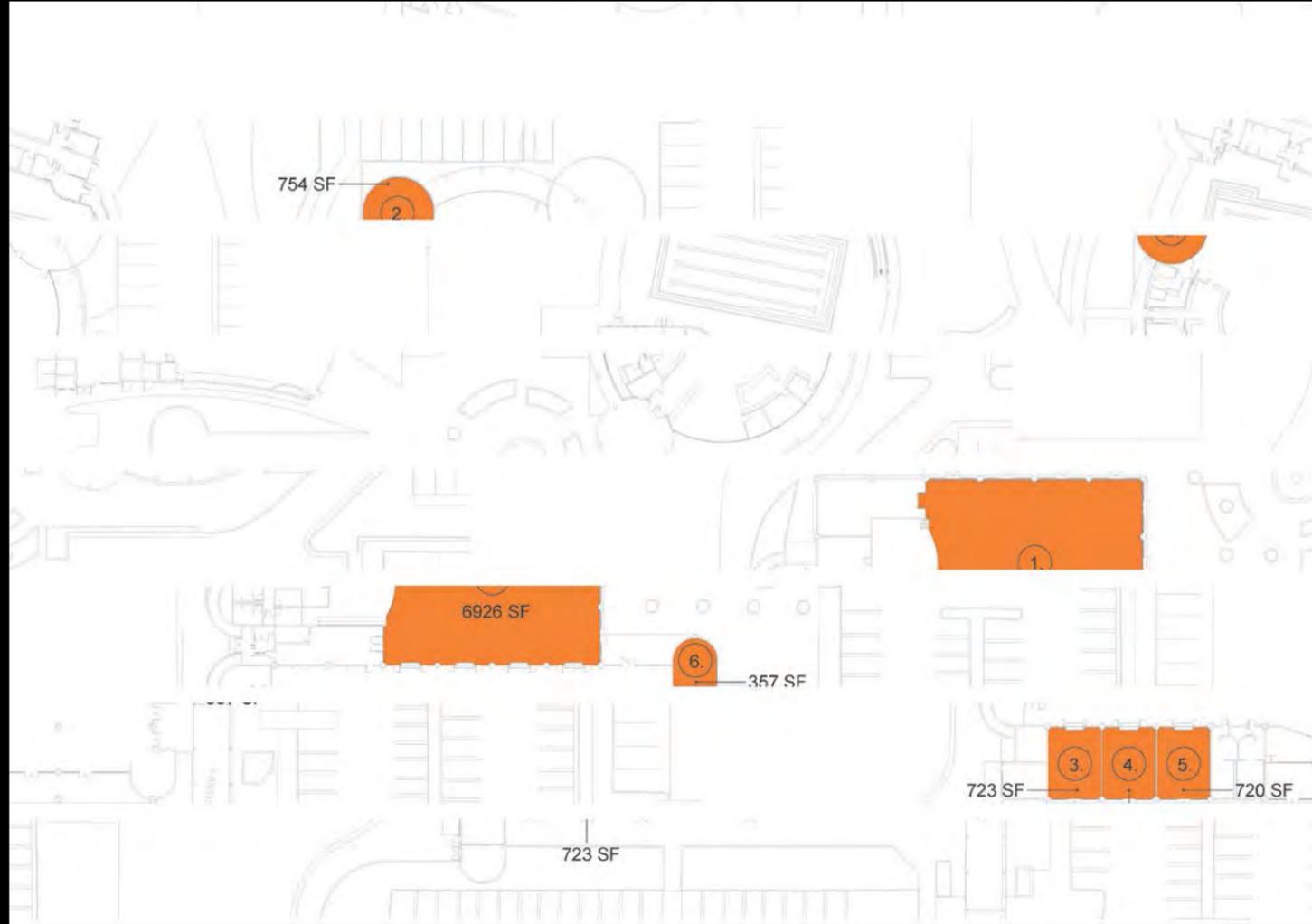
**EXISTING NEIGHBORHOOD COMMUNITY CENTER**



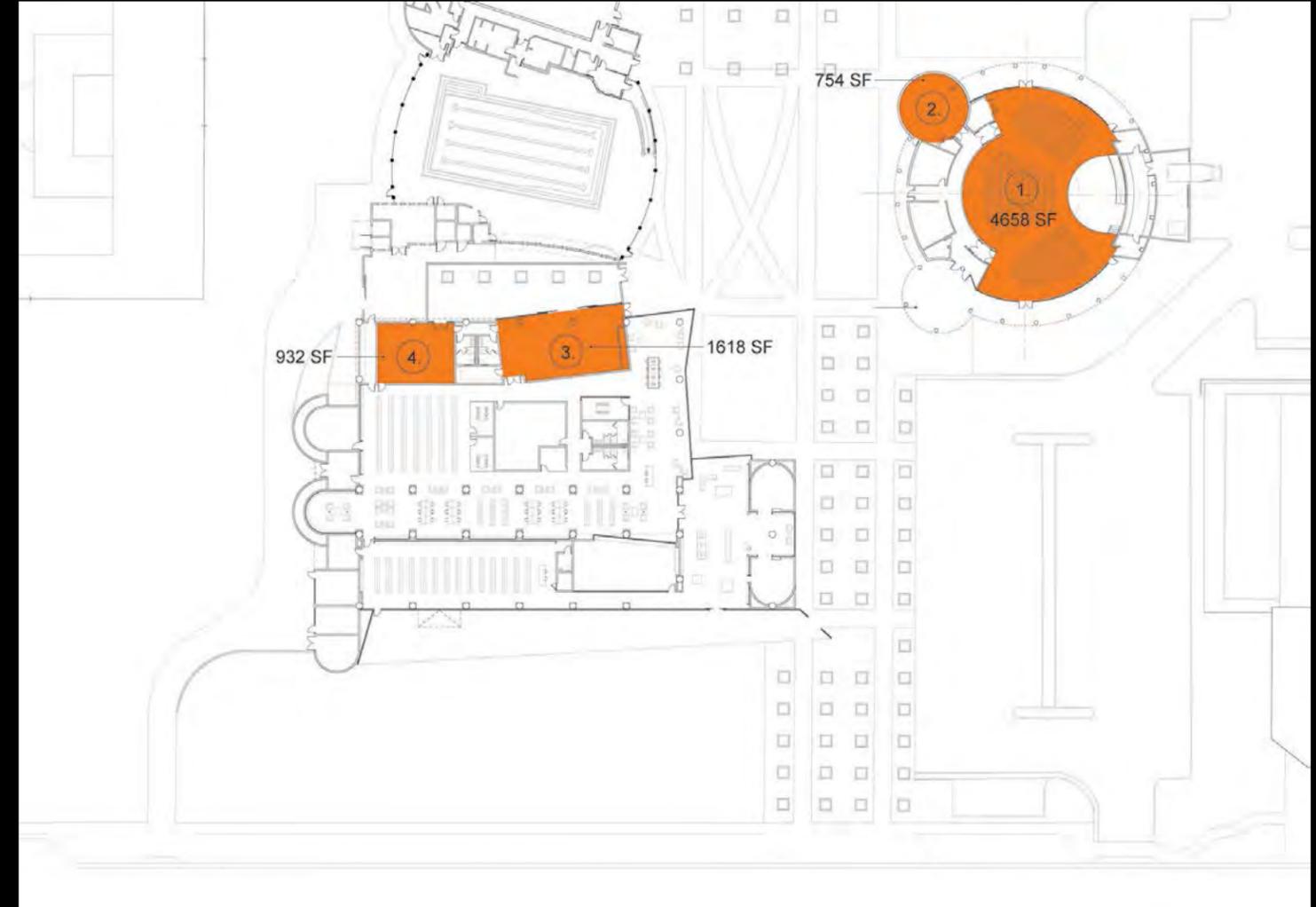
**DONALD DUNGAN LIBRARY BECOMES NEW COMMUNITY CENTER**



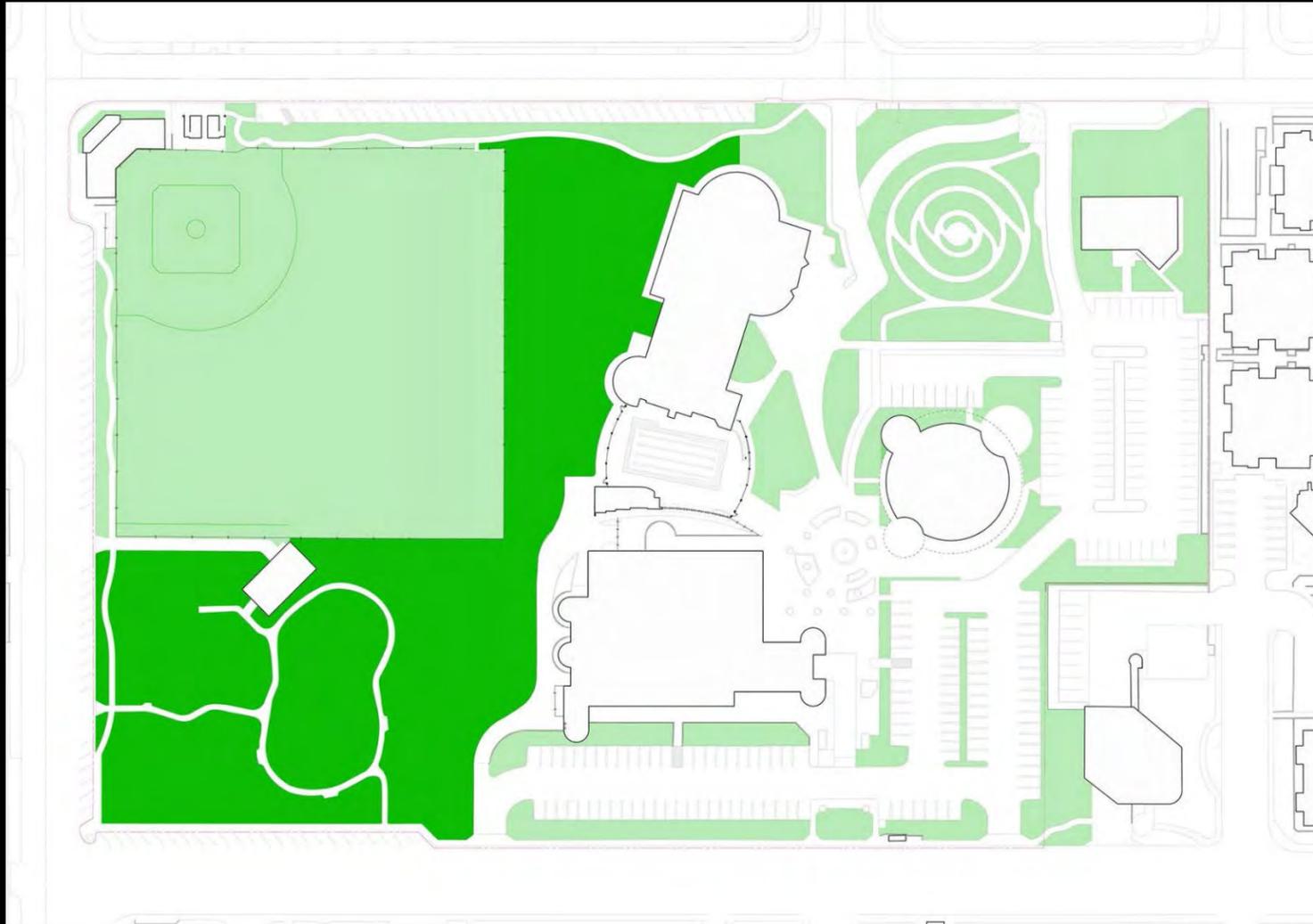
**OPTION 1 MEETING SPACE : 8,000 SF**



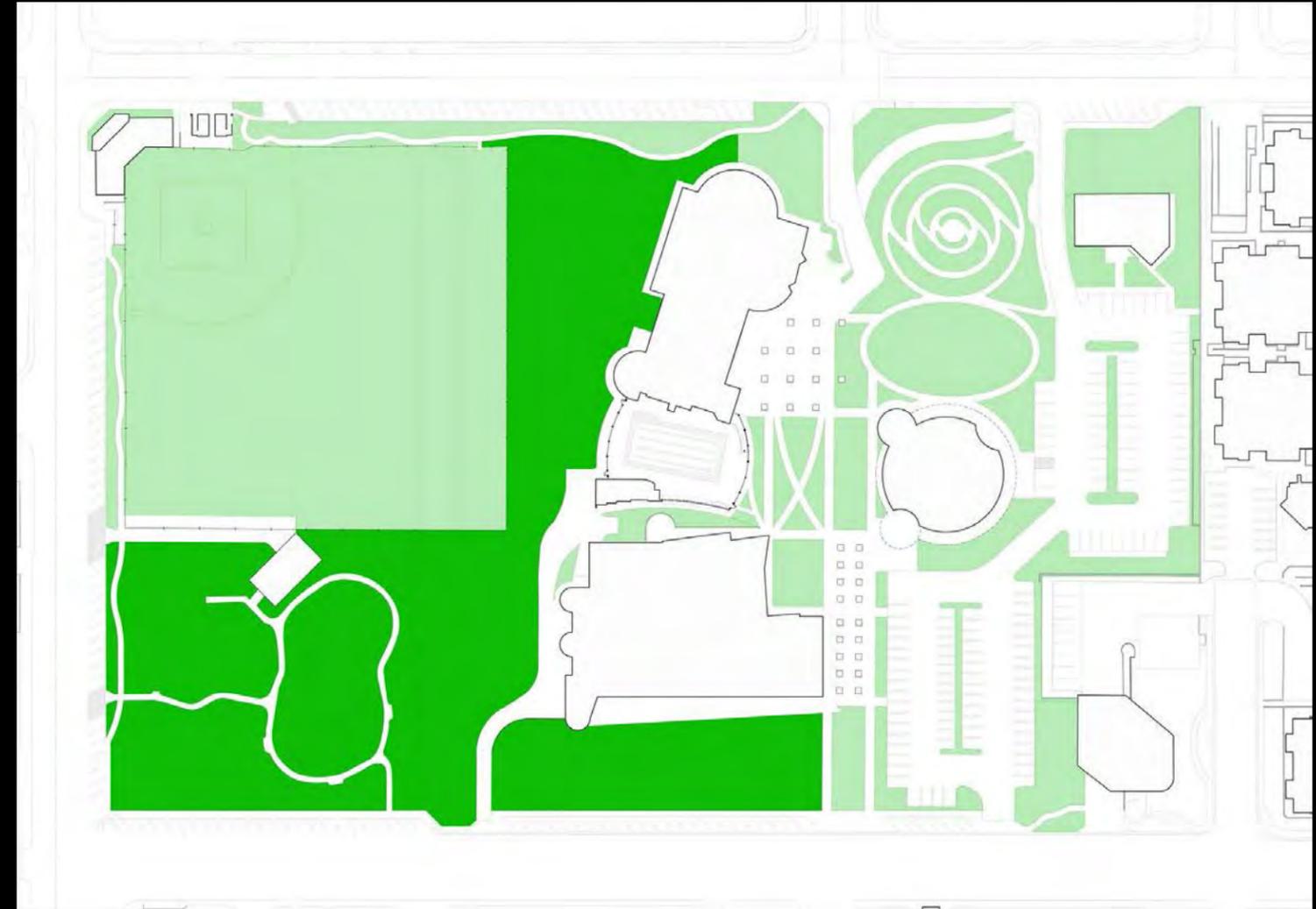
**EXISTING MEETING SPACE**  
**+/- 9,800 SF**



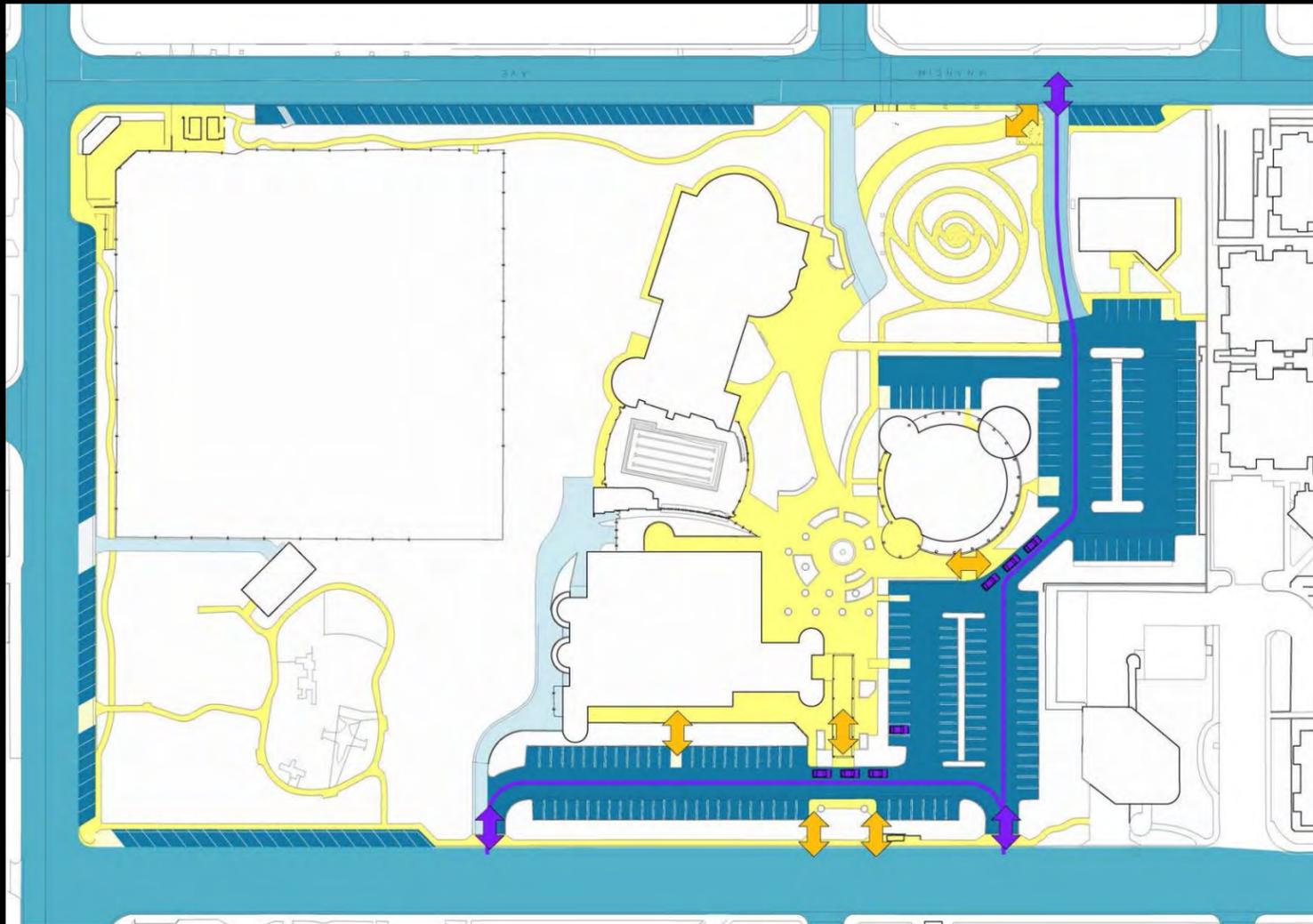
**NEW MEETING SPACE**  
**+/- 8,000 SF**



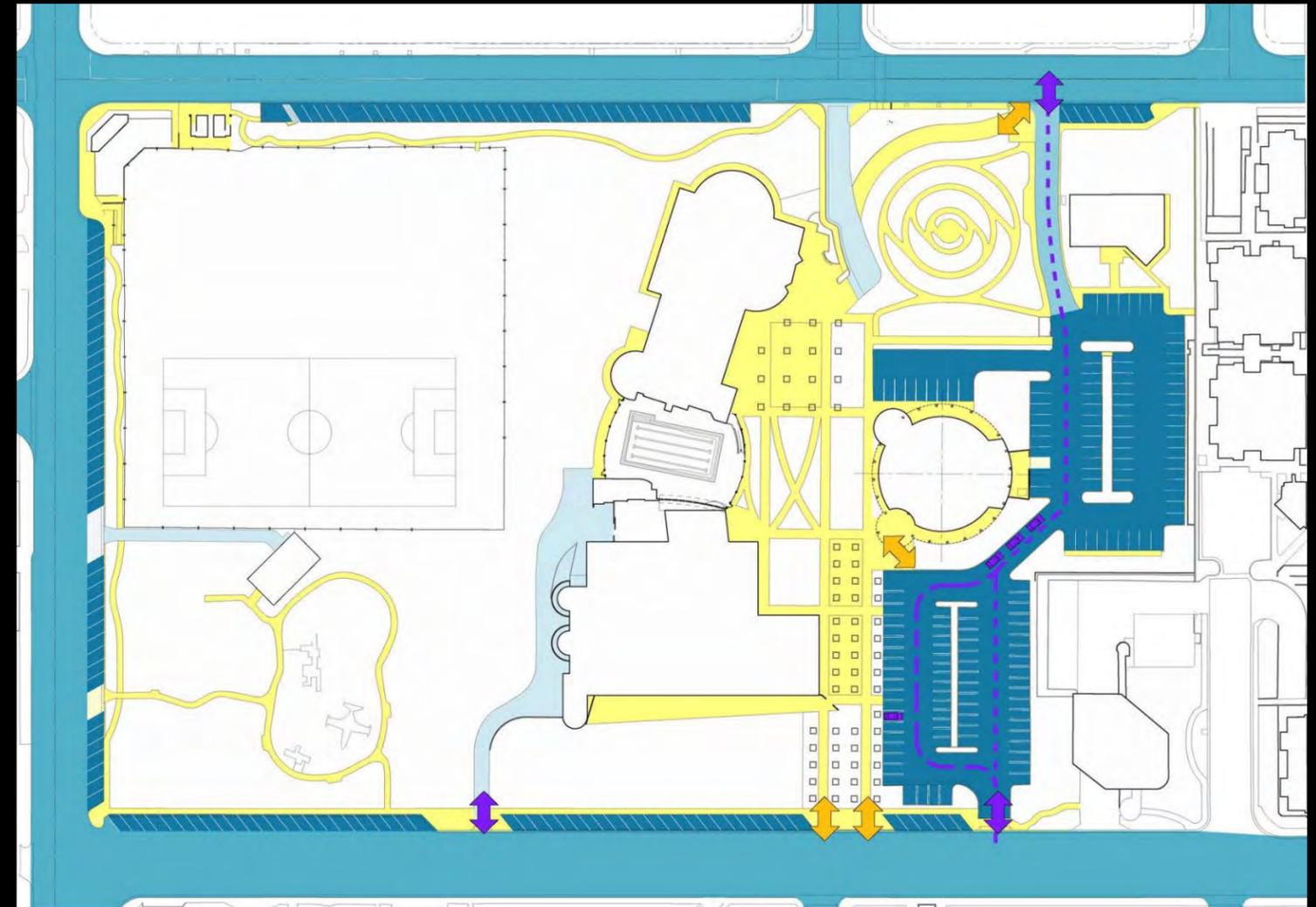
**EXISTING LIONS PARK : 2.78 ACRES**



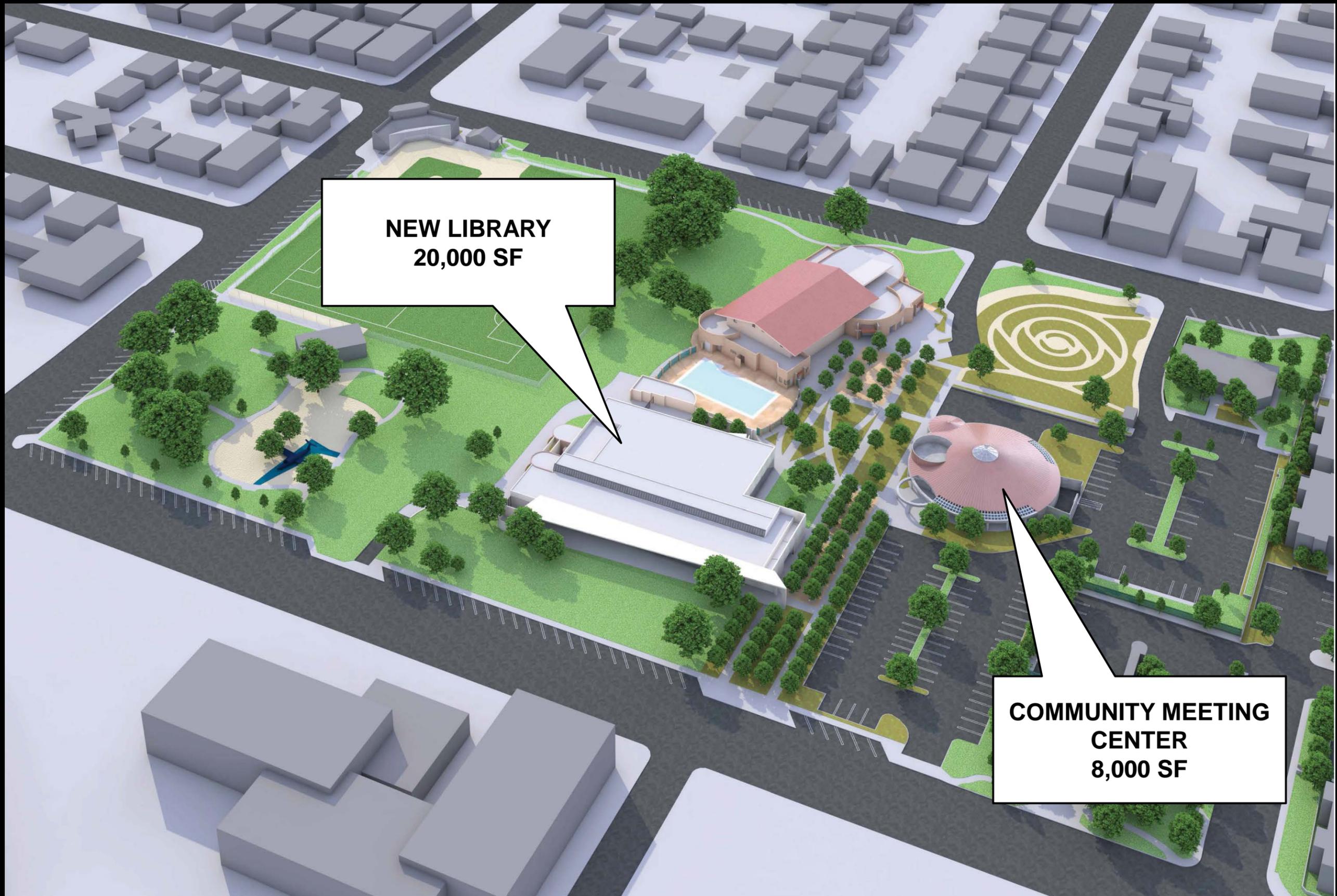
**OPTION I LIONS PARK : 3.6 ACRES**



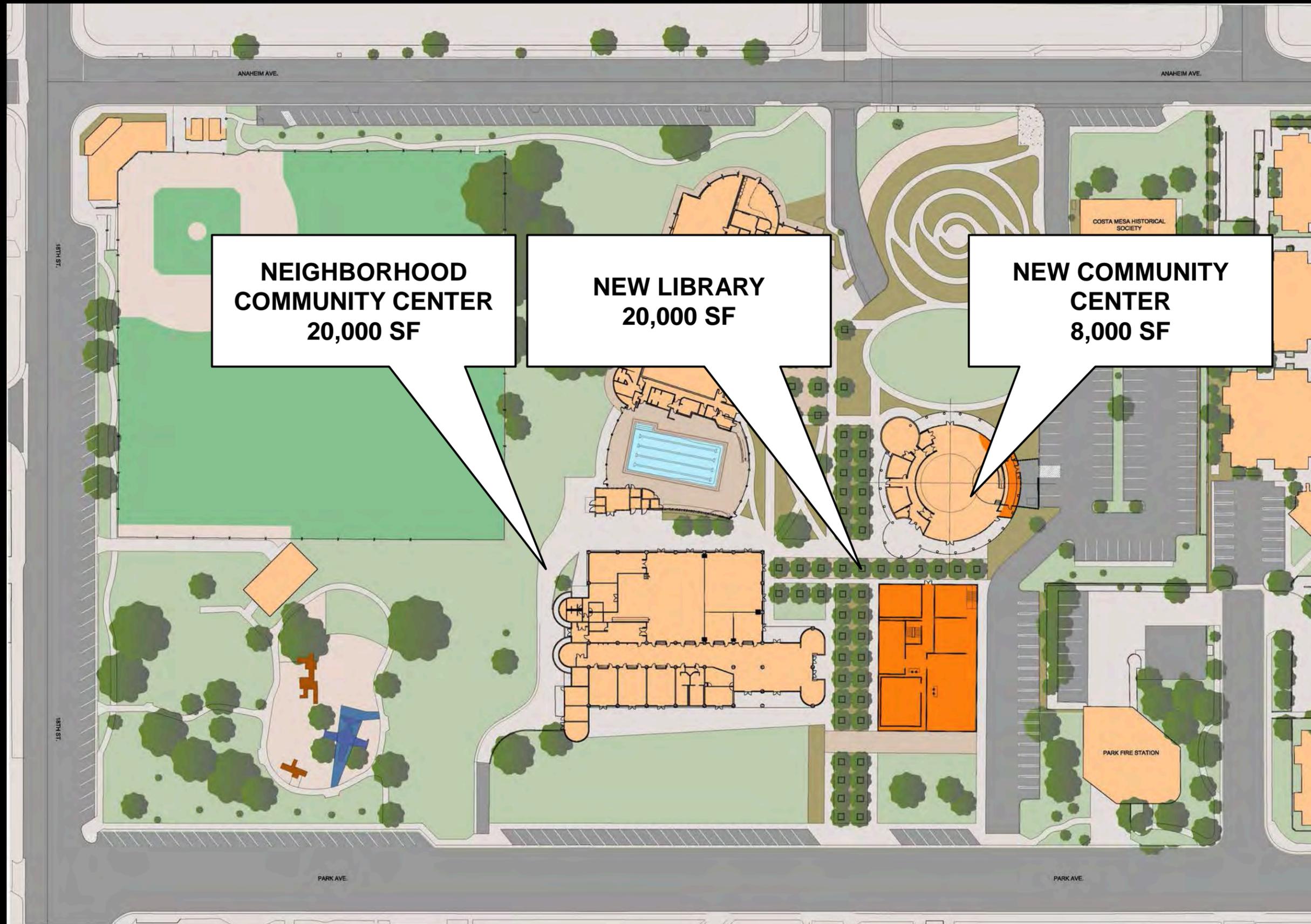
**EXISTING LIONS PARK : 289 SPACES**



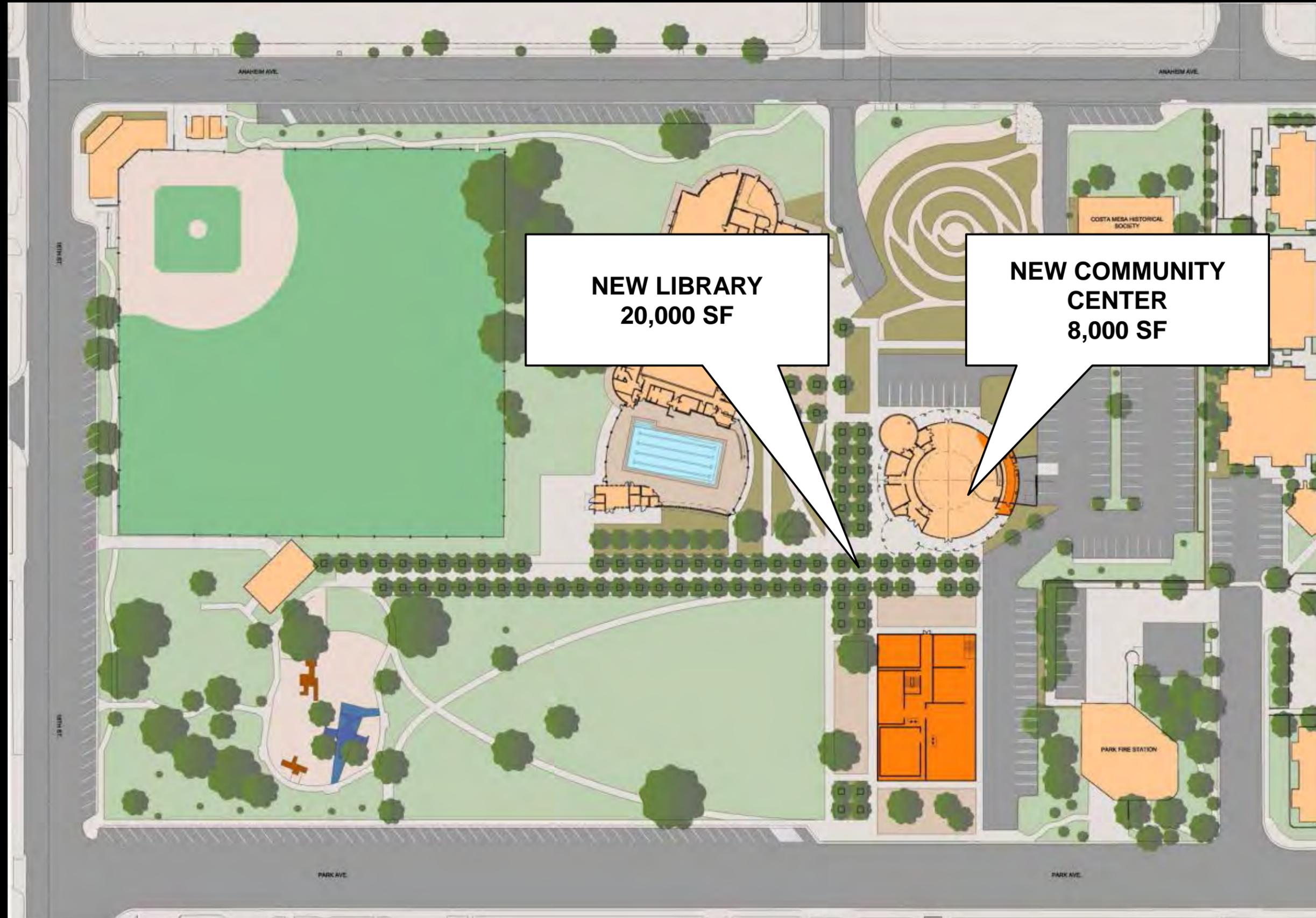
**RENOVATED LIONS PARK : 271 SPACES**



**OPTION 1: NCC BECOMES NEW LIBRARY, DUNGAN LIBRARY BECOMES NEW COMMUNITY CENTER**



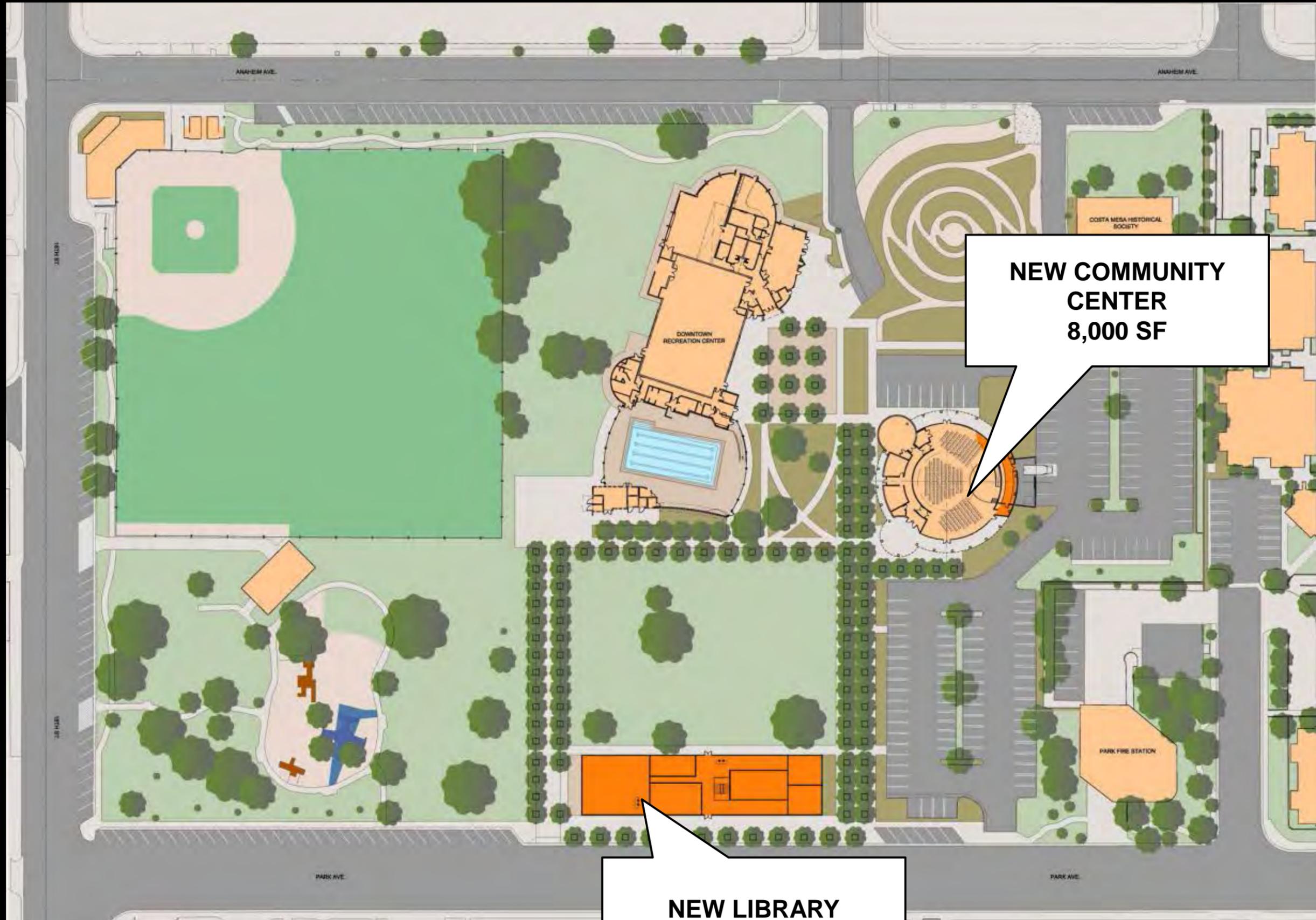
**OPTION 2: BUILD NEW LIBRARY, REMOVE NCC**



**NEW LIBRARY  
20,000 SF**

**NEW COMMUNITY  
CENTER  
8,000 SF**

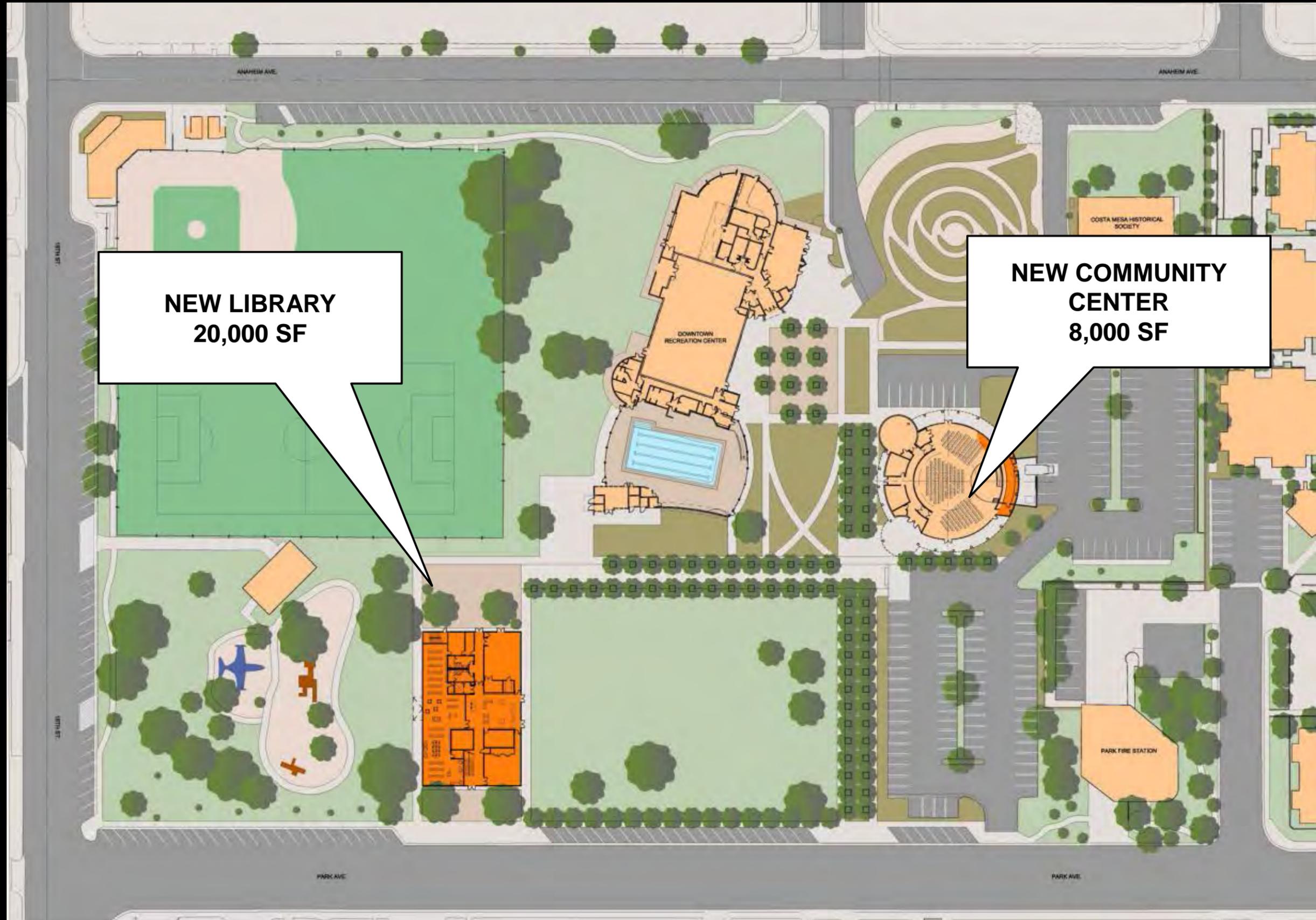
**OPTION 2: BUILD NEW LIBRARY, REMOVE NCC**



**NEW COMMUNITY CENTER  
8,000 SF**

**NEW LIBRARY  
20,000 SF**

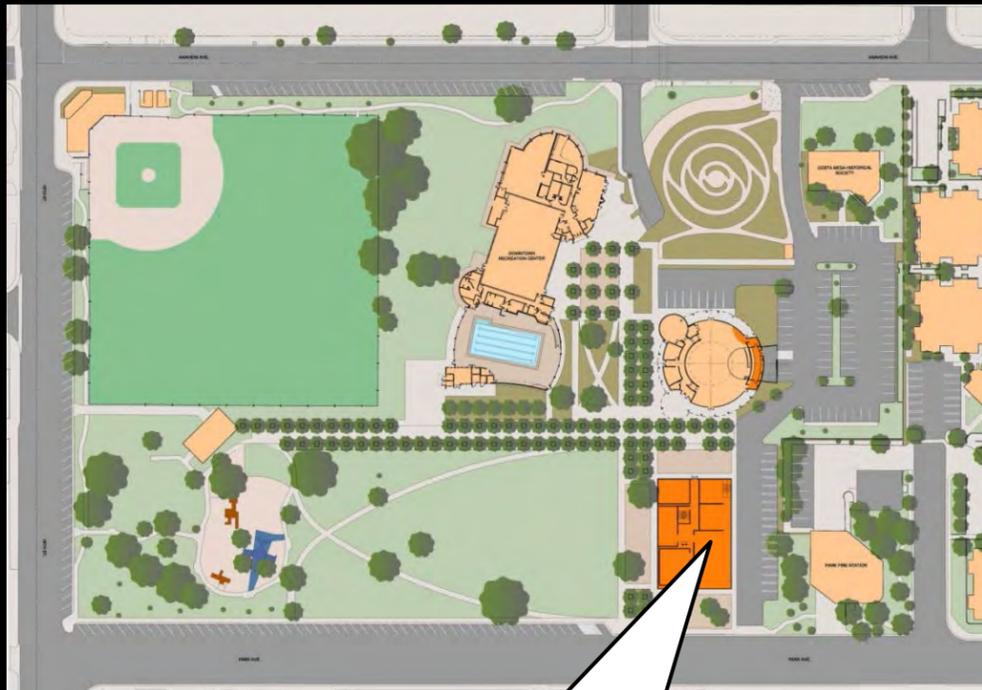
**OPTION 2: BUILD NCC**



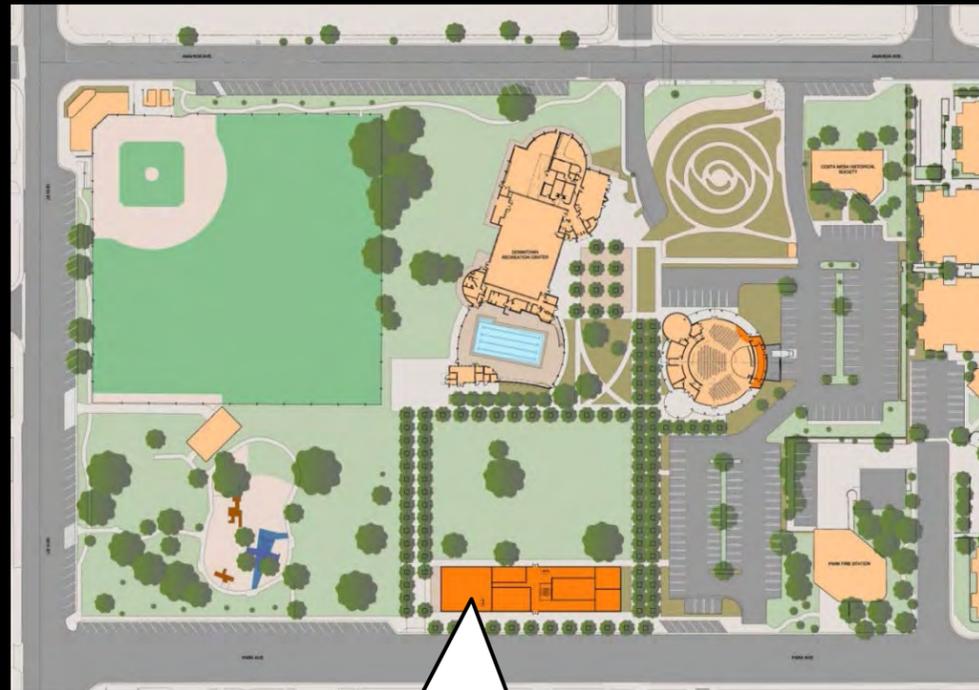
**NEW LIBRARY  
20,000 SF**

**NEW COMMUNITY  
CENTER  
8,000 SF**

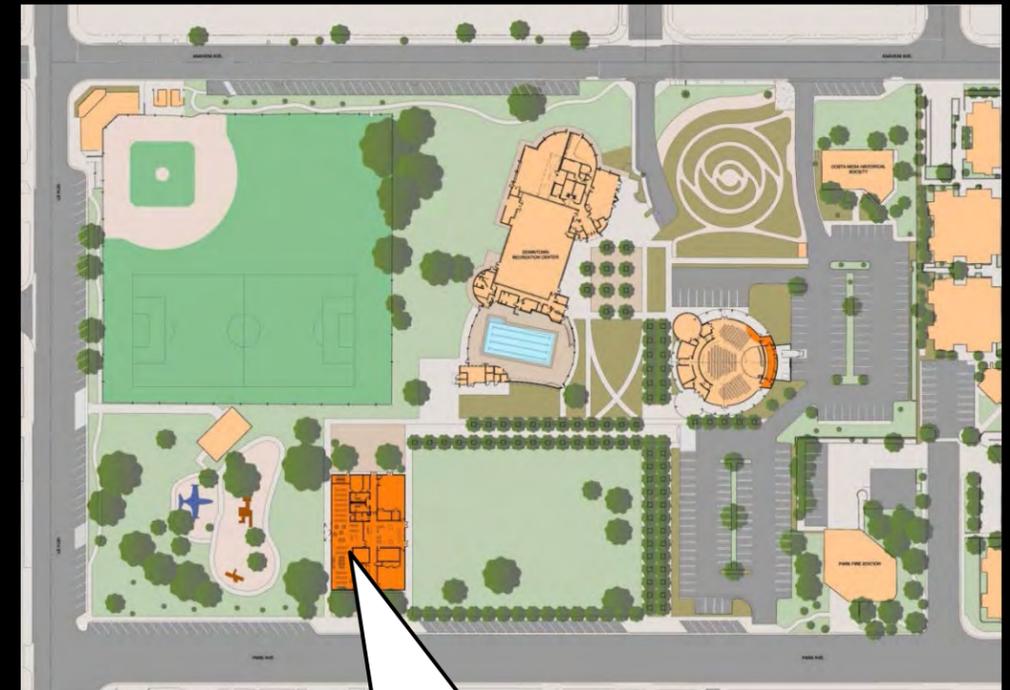
**OPTION 2: BUILD NEW LIBRARY, REMOVE NCC**



**NEW LIBRARY  
20,000 SF**



**NEW LIBRARY  
20,000 SF**



**NEW LIBRARY  
20,000 SF**

**OPTION 2: BUILD NEW LIBRARY, REMOVE NCC**



**NEW LIBRARY  
20,000 SF**



**NEW LIBRARY  
20,000 SF**



**NEW LIBRARY  
20,000 SF**

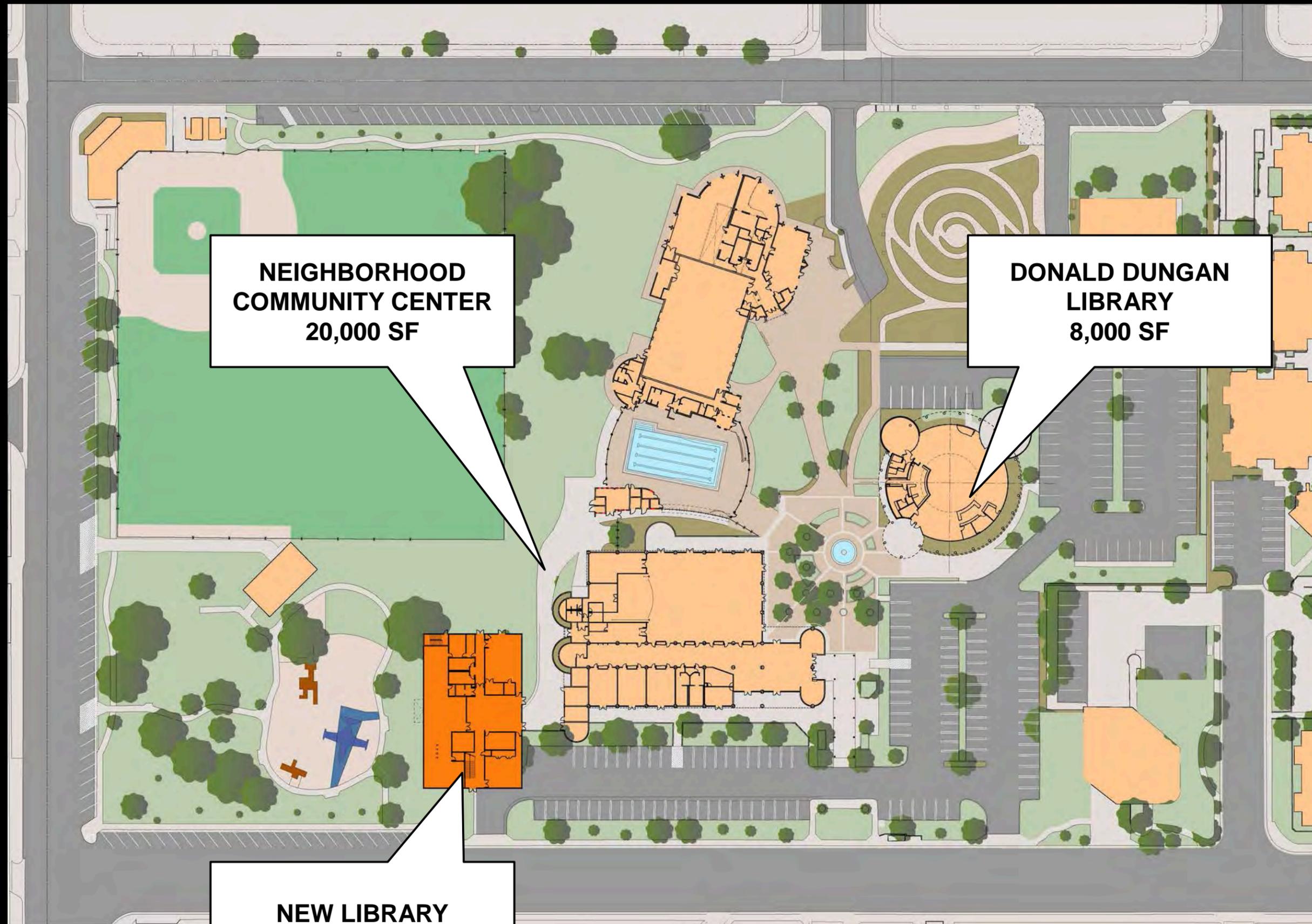
**OPTION 2: BUILD NEW LIBRARY, REMOVE NCC**



**OPTION 2: BUILD NEW LIBRARY, REMOVE NCC**



**OPTION 2: BUILD NEW LIBRARY, REMOVE NCC**

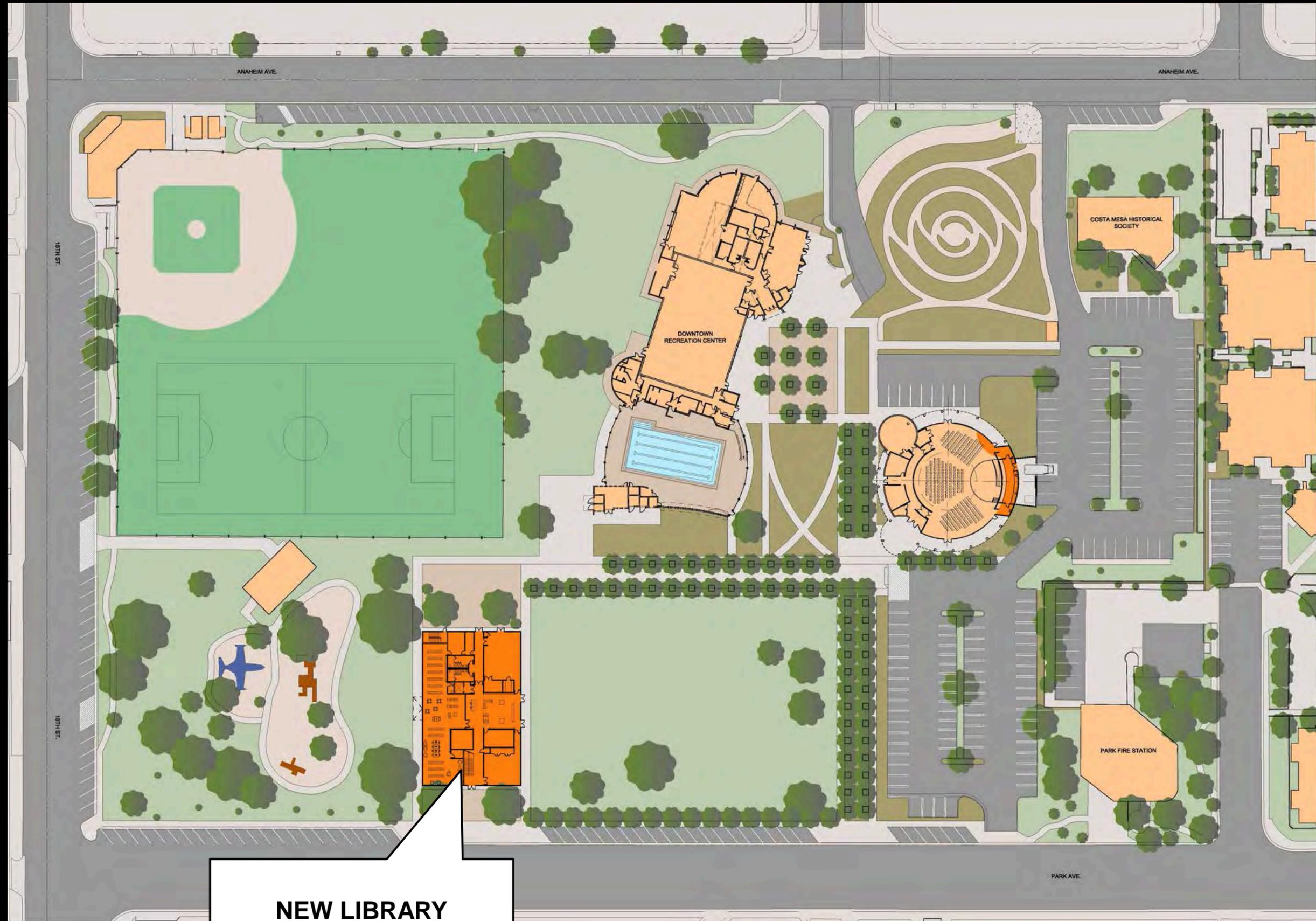


**NEIGHBORHOOD  
COMMUNITY CENTER  
20,000 SF**

**DONALD DUNGAN  
LIBRARY  
8,000 SF**

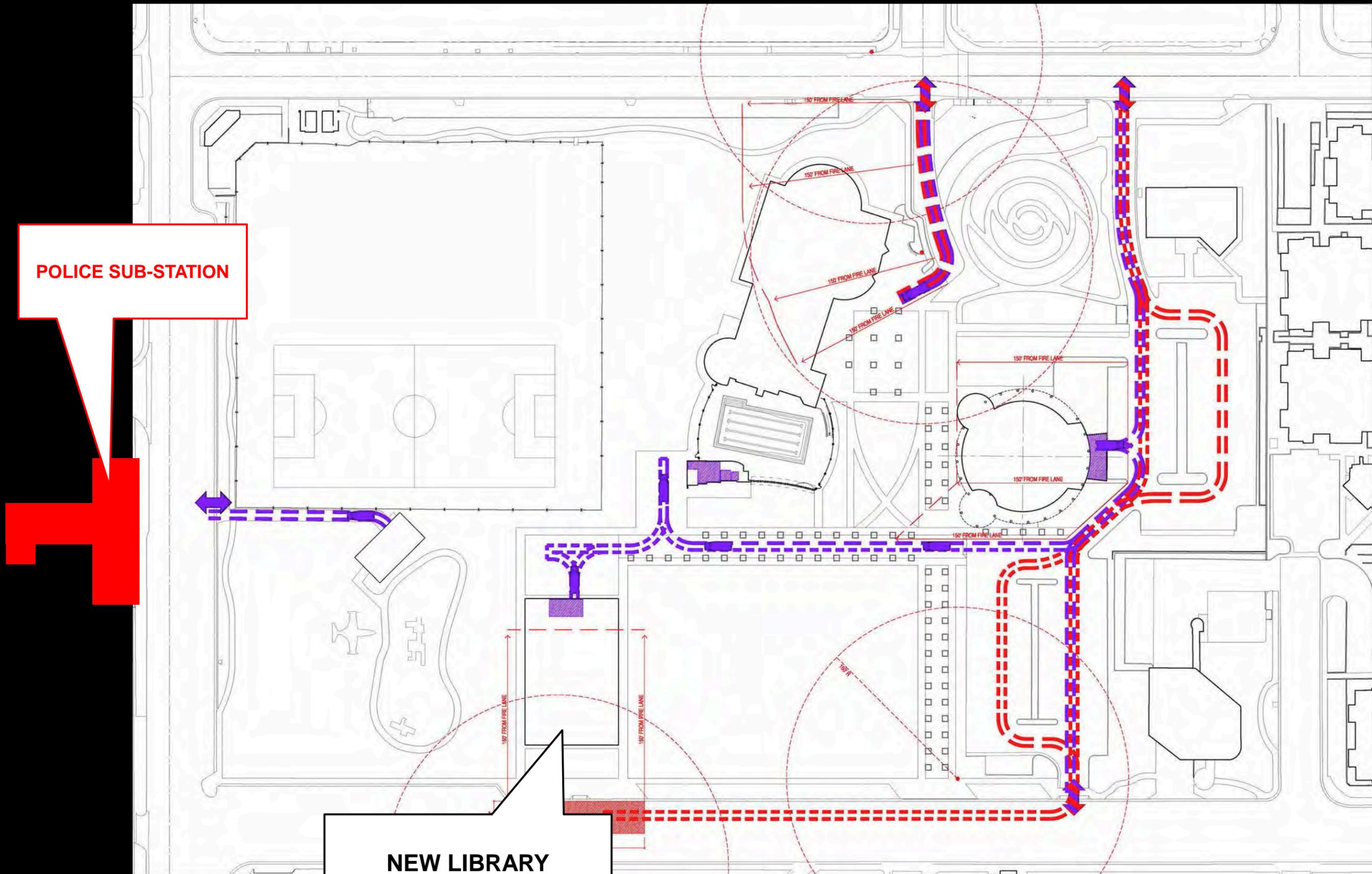
**NEW LIBRARY  
20,000 SF**

**BUILD NEW LIBRARY, REMOVE NCC**



**NEW LIBRARY  
20,000 SF**

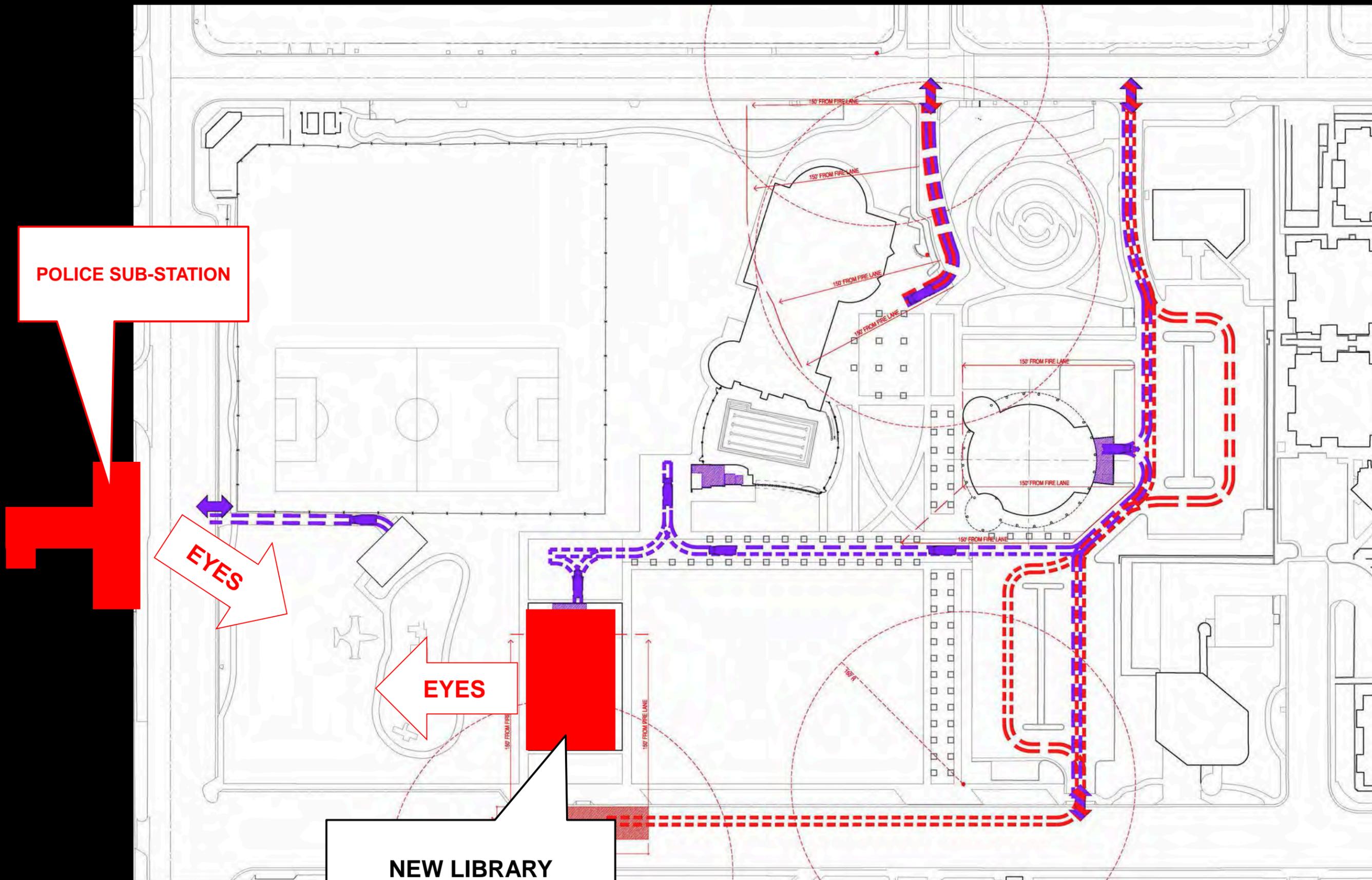
**BUILD NEW LIBRARY, REMOVE NCC**



**POLICE SUB-STATION**

**NEW LIBRARY  
20,000 SF**

**EMERGENCY VEHICLE ACCESS AND CIRCULATION**



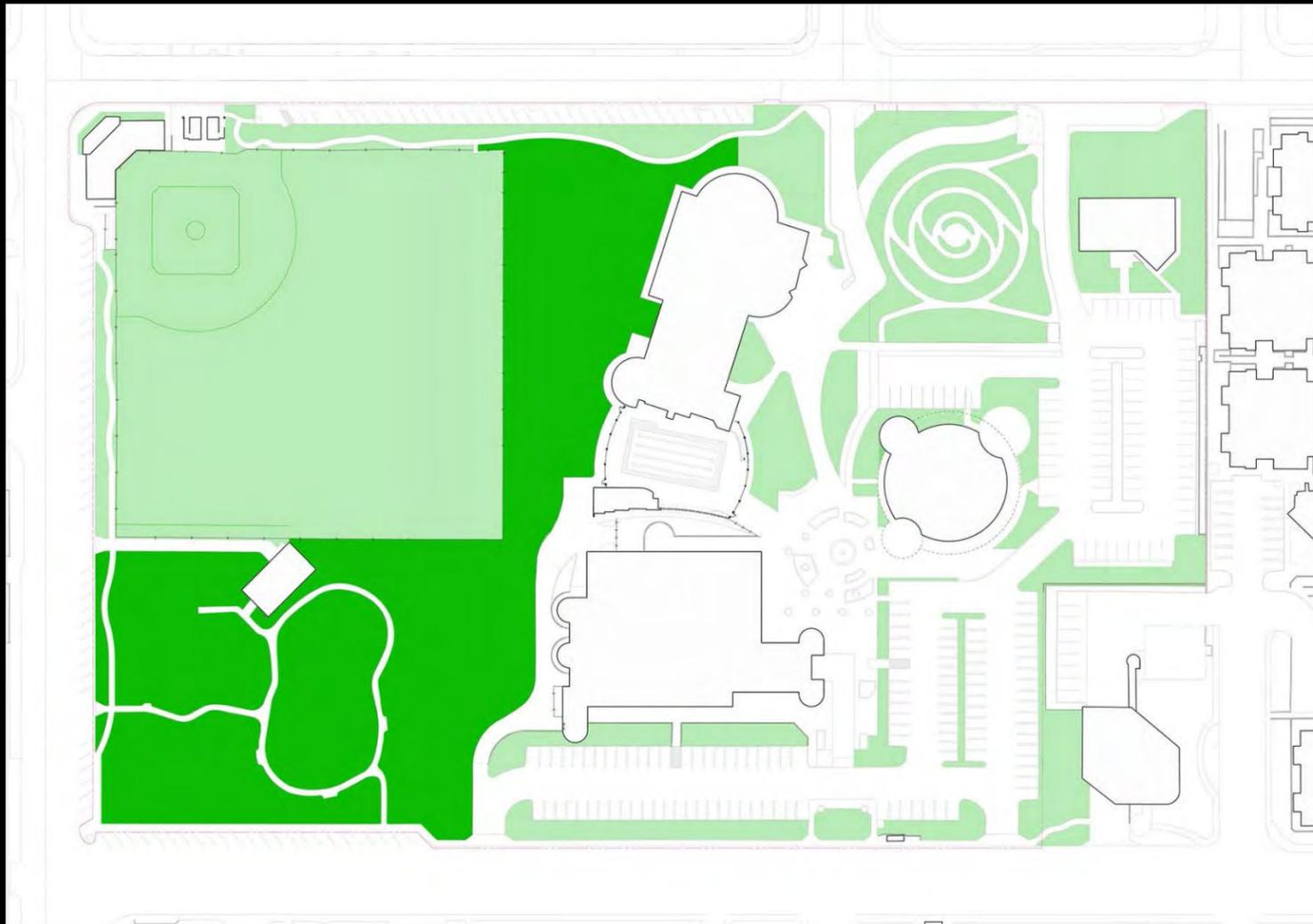
**POLICE SUB-STATION**

**EYES**

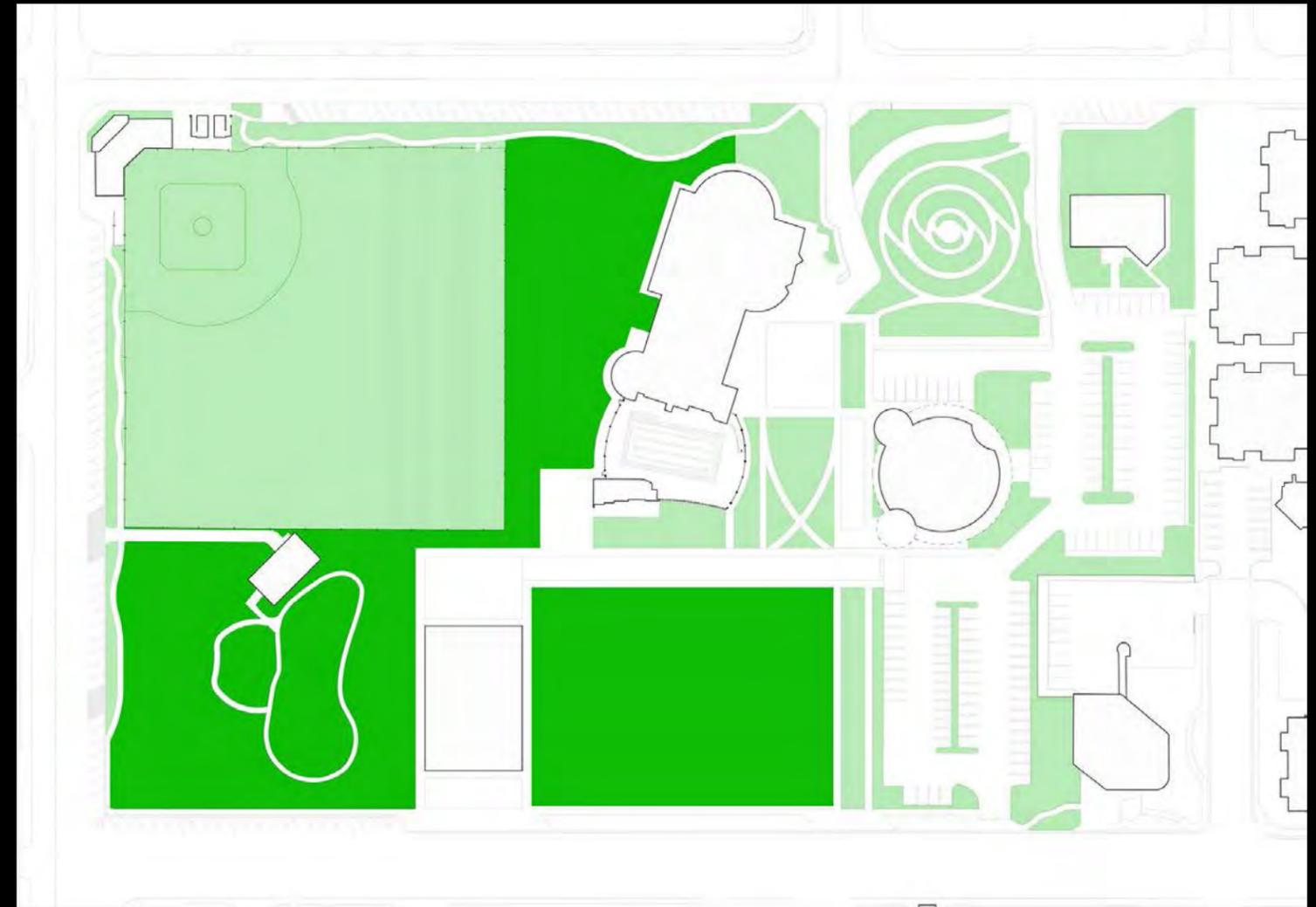
**EYES**

**NEW LIBRARY  
20,000 SF**

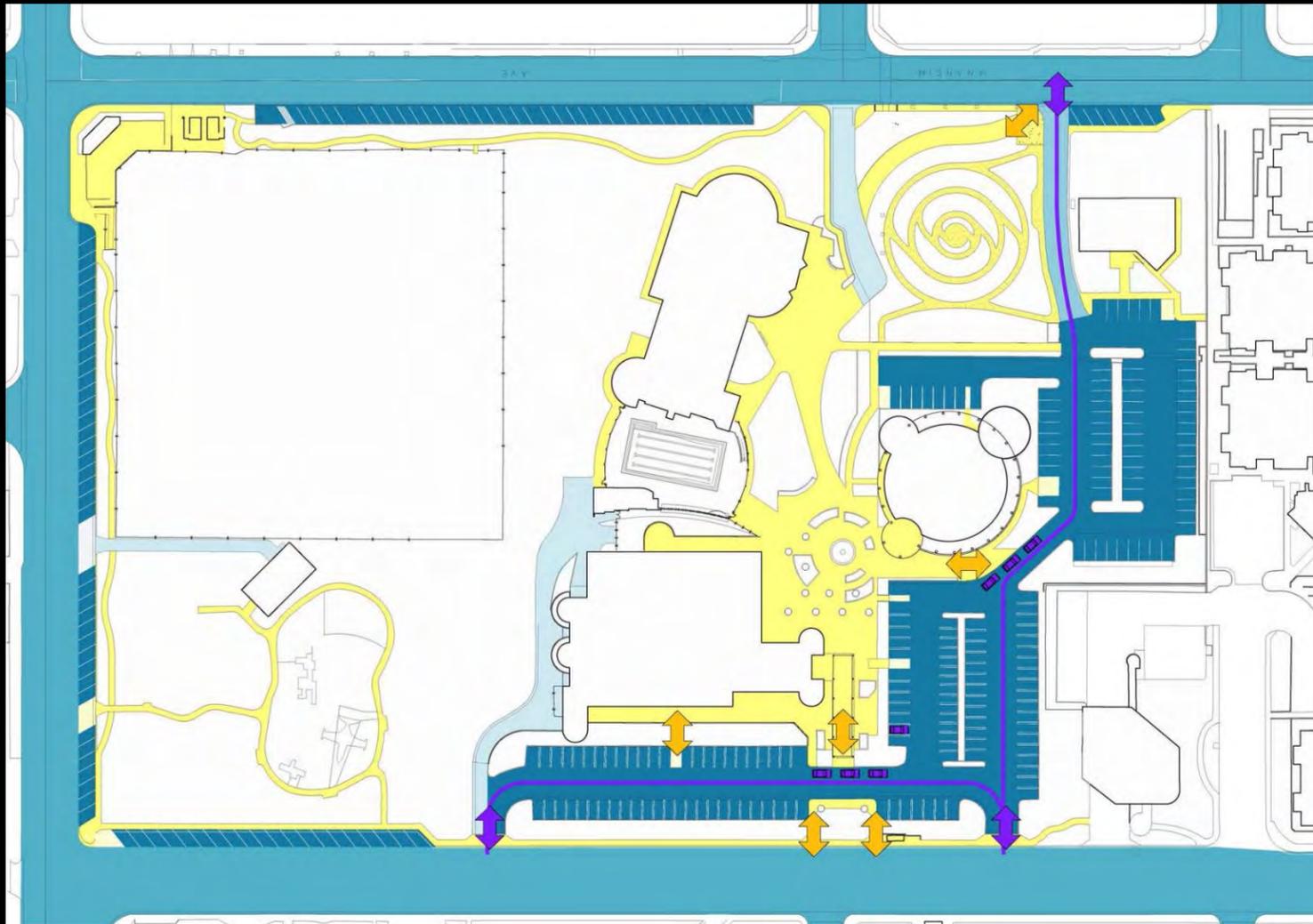
**EMERGENCY VEHICLE ACCESS AND CIRCULATION**



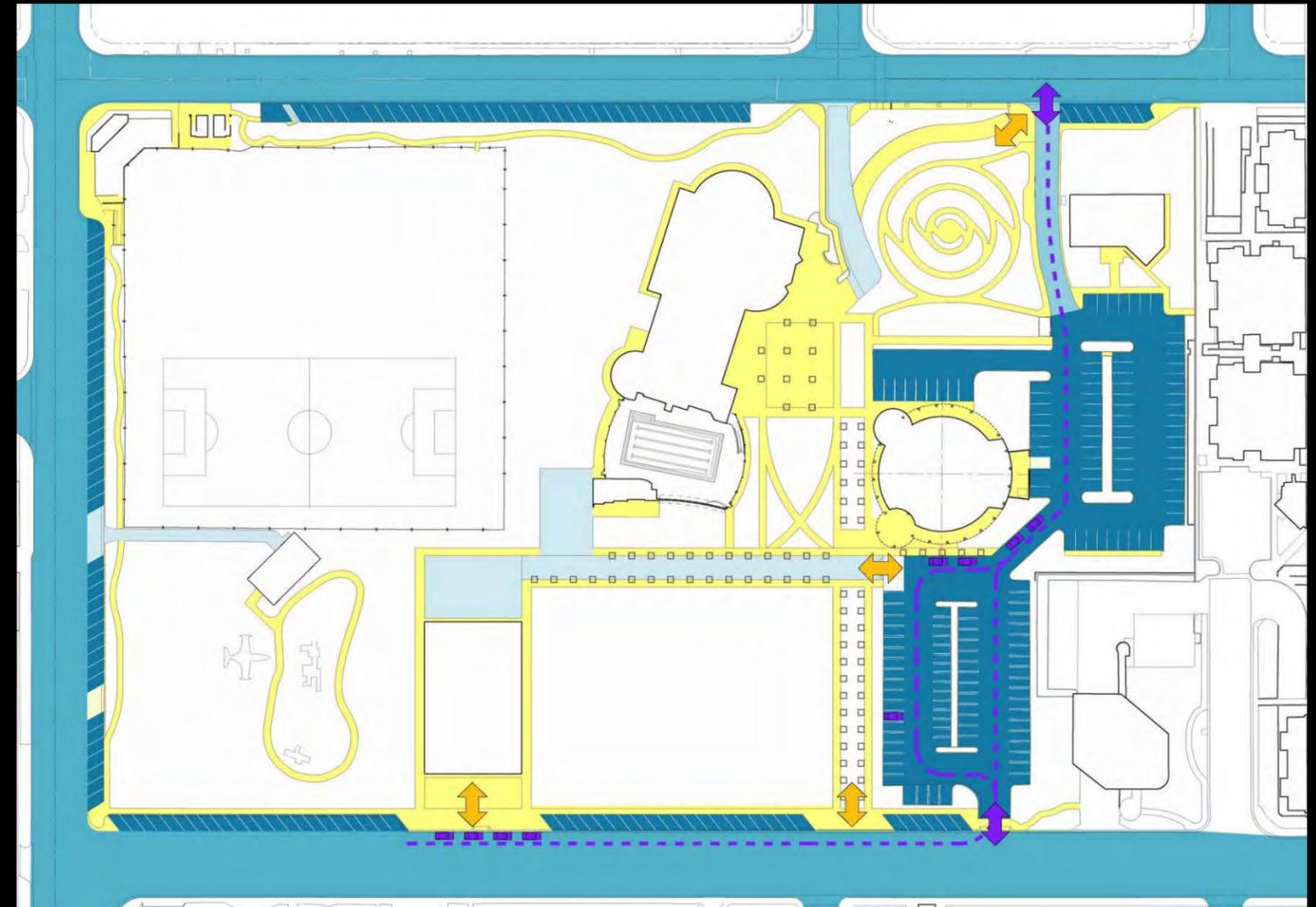
**EXISTING LIONS PARK : 2.78 ACRES**



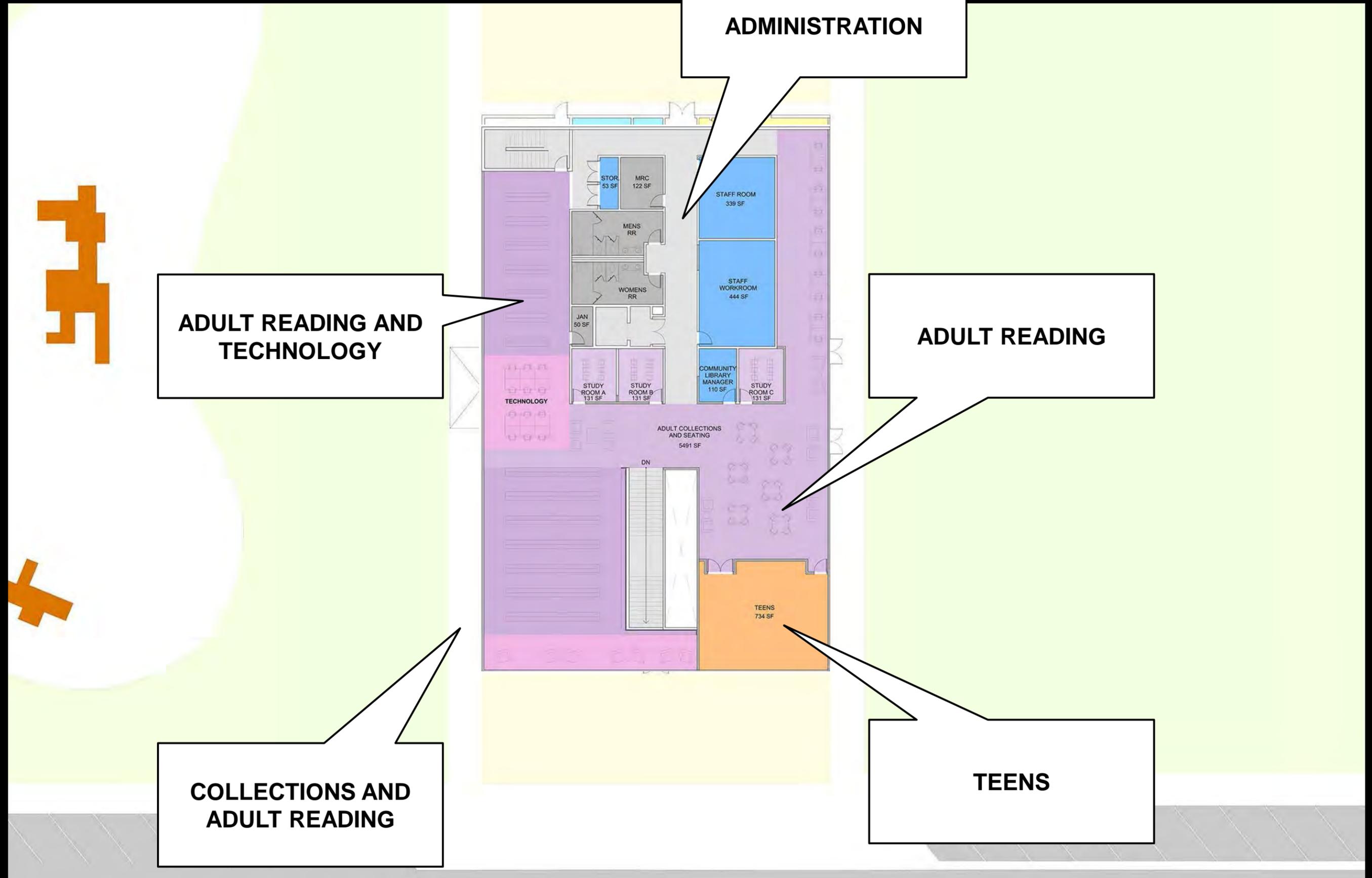
**OPTION 2 LIONS PARK : 3.8 ACRES**



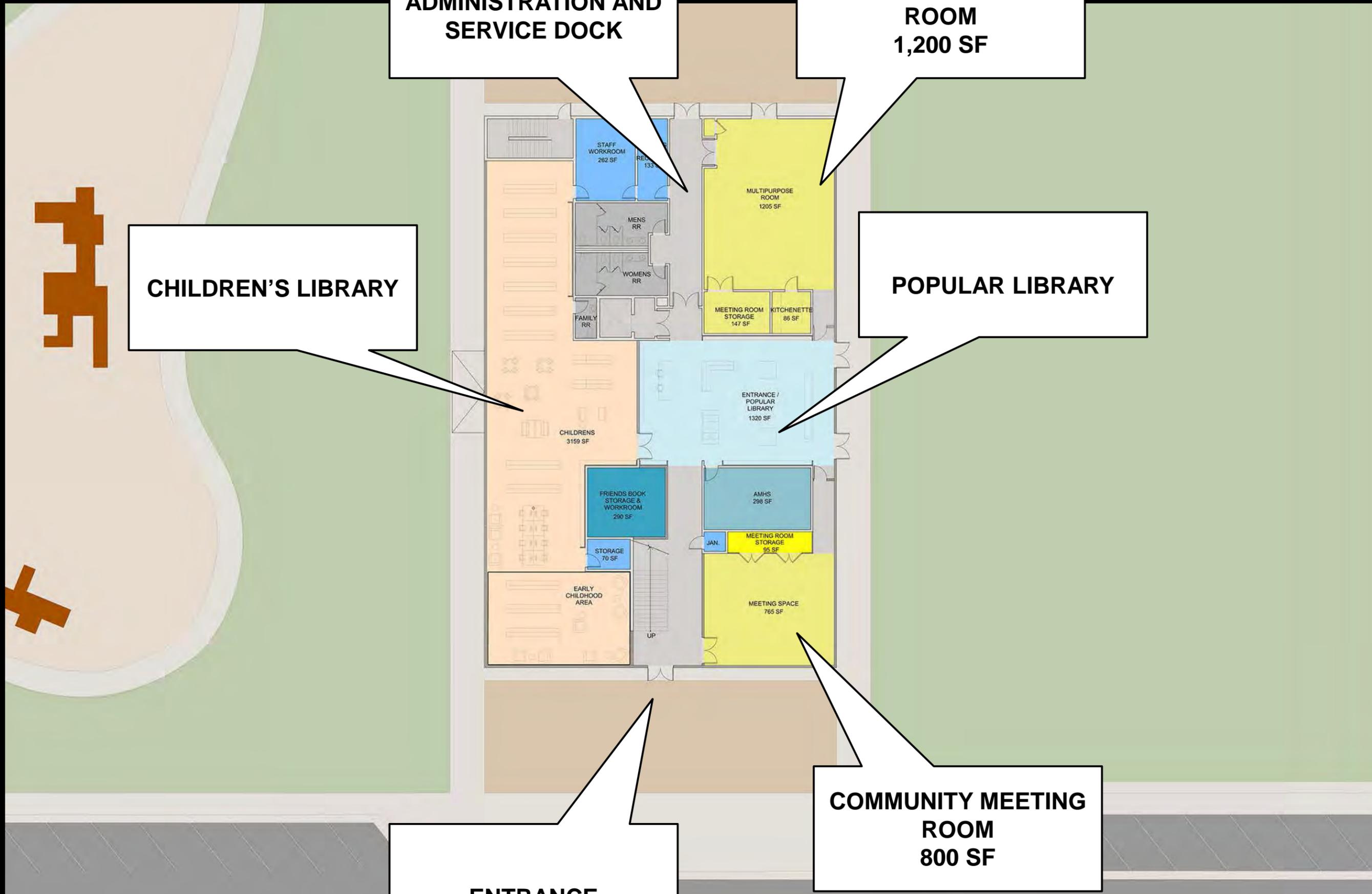
**EXISTING PARKING: 289 SPACES**

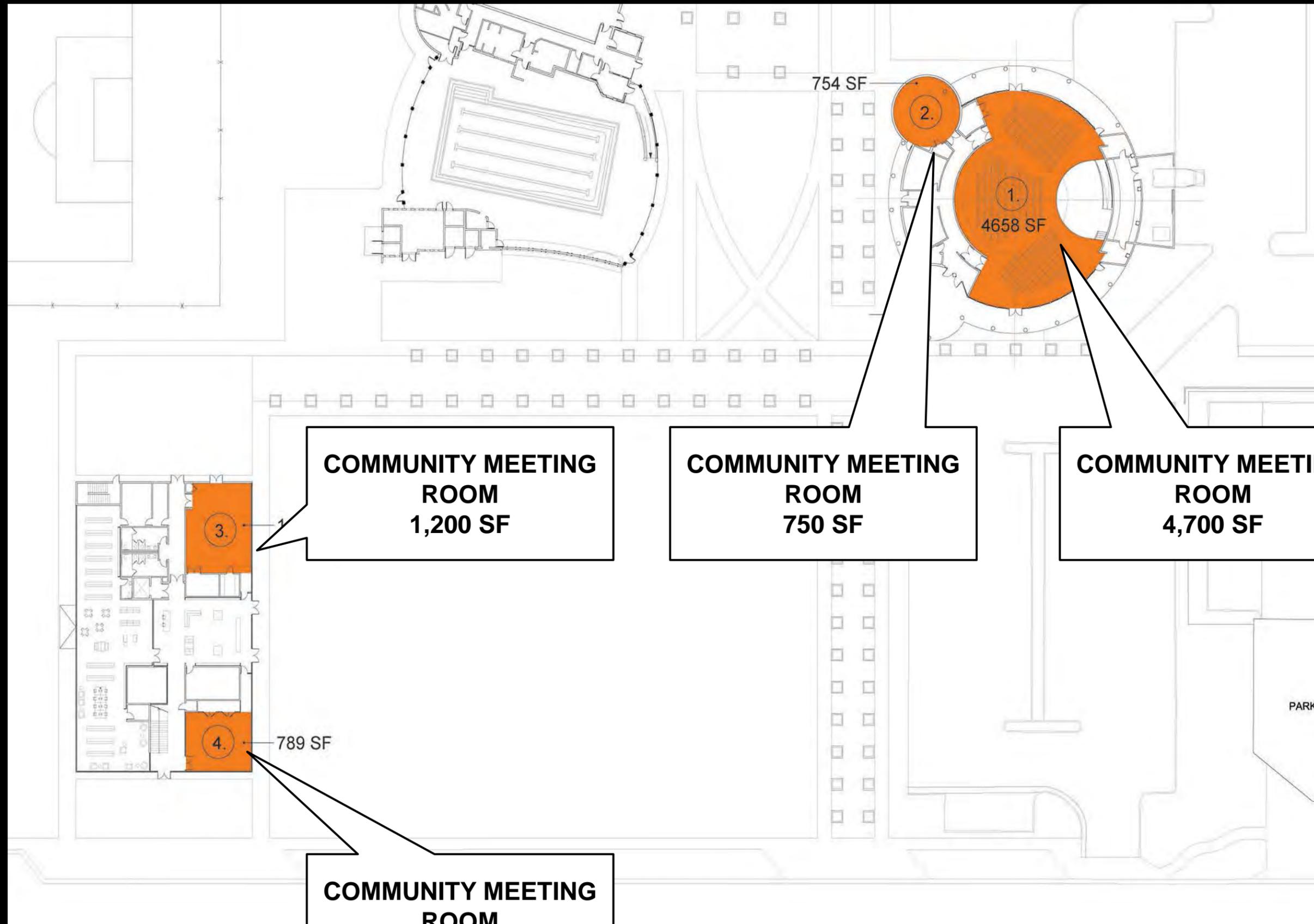


**OPTION 2 PARKING: 270 SPACES**



**OPTION 2 : BUILD NEW LIBRARY, REMOVE NCC**





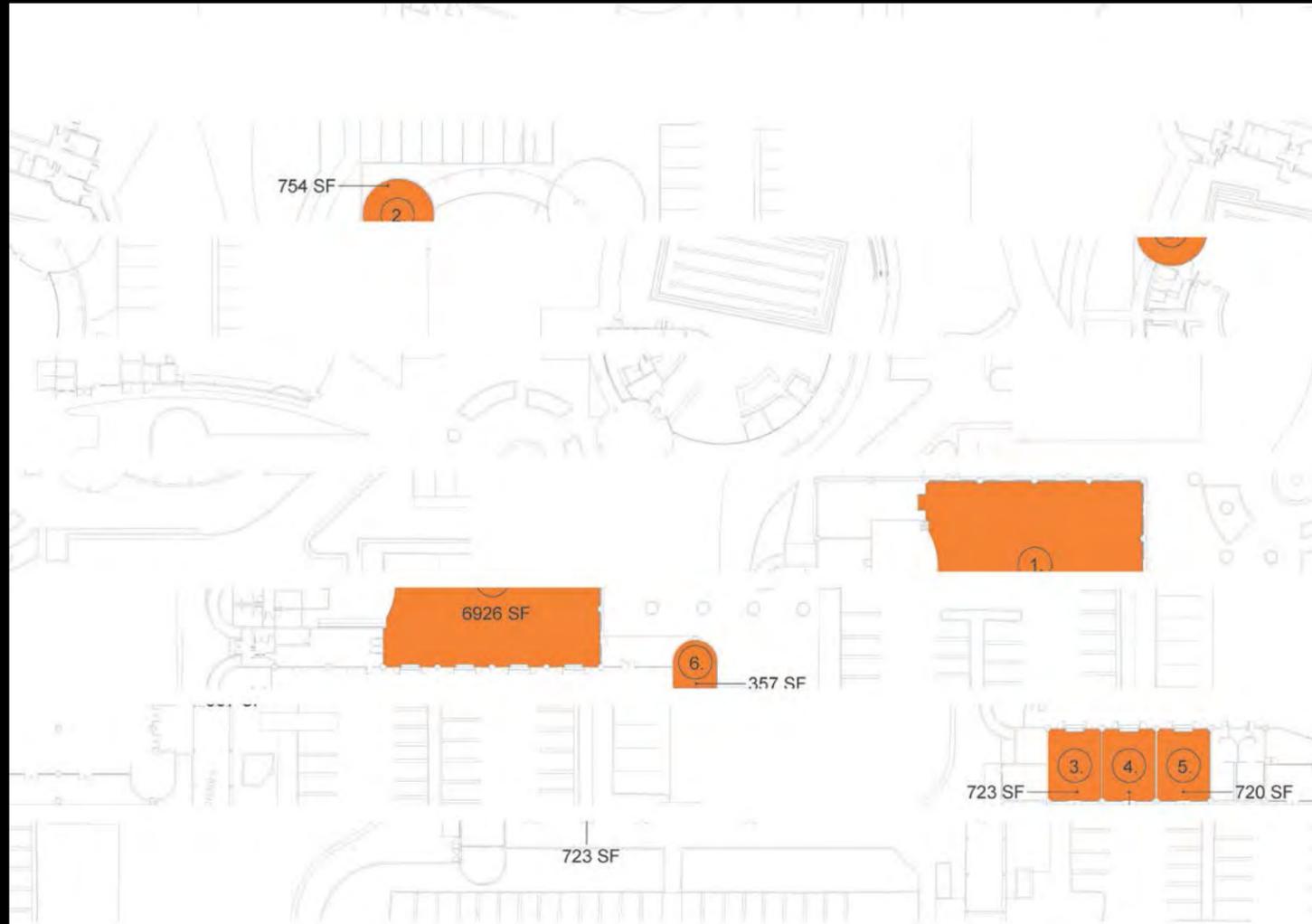
**COMMUNITY MEETING ROOM  
1,200 SF**

**COMMUNITY MEETING ROOM  
750 SF**

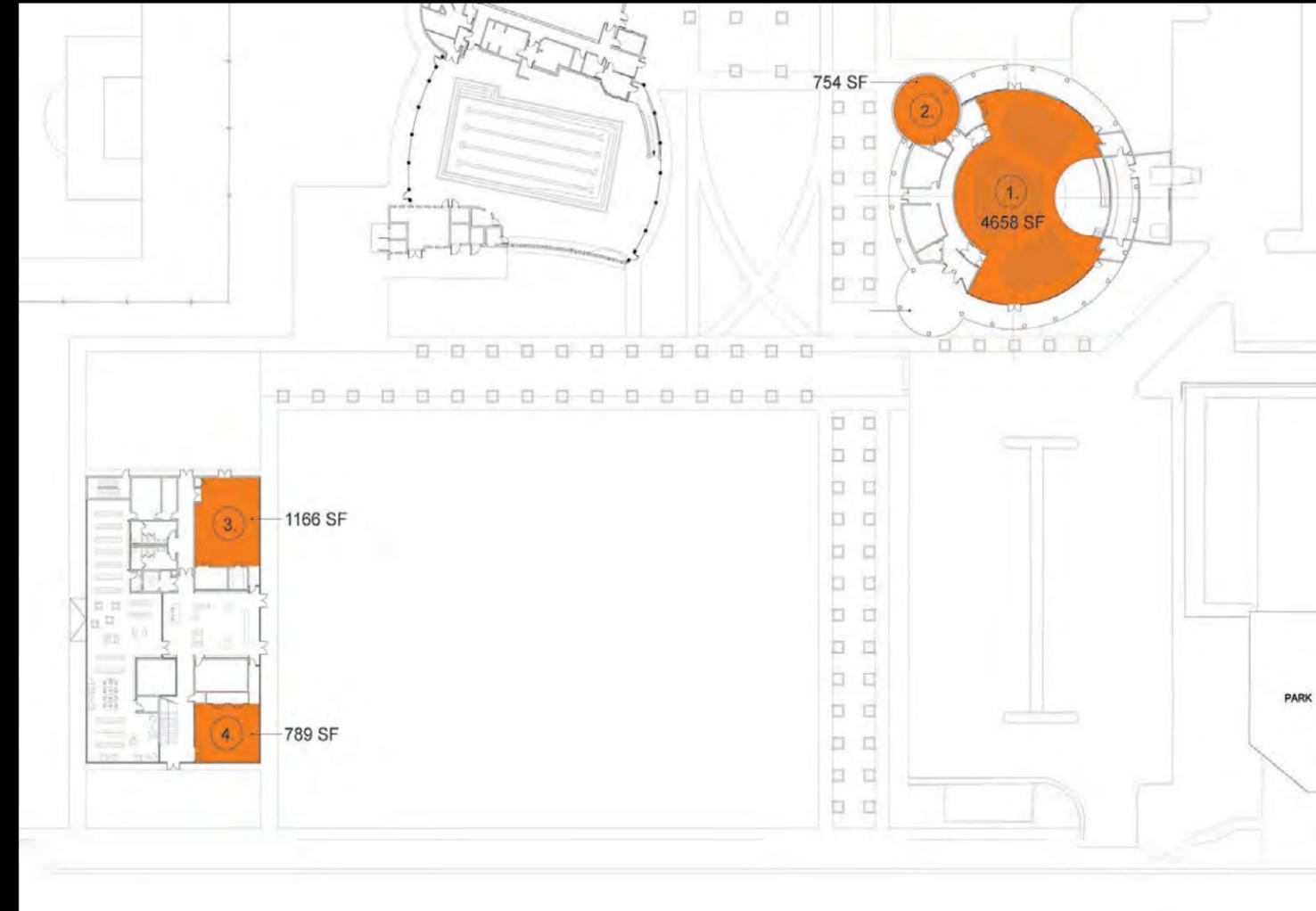
**COMMUNITY MEETING ROOM  
4,700 SF**

**COMMUNITY MEETING ROOM  
780 SF**

**NEW LIBRARY, REMOVE NCC**



**EXISTING MEETING SPACE**  
**+/- 9,800 SF**



**NEW MEETING SPACE**  
**+/- 8,000 SF**



**OPTION I: RENOVATE NCC TO BECOME NEW LIBRARY**

**OPTION II: BUILD NEW LIBRARY AND REMOVE NCC**