

Donald Dungan Library Feasibility Study
Costa Mesa, CA



3rd Community Meeting
June 18, 2015

Tonight

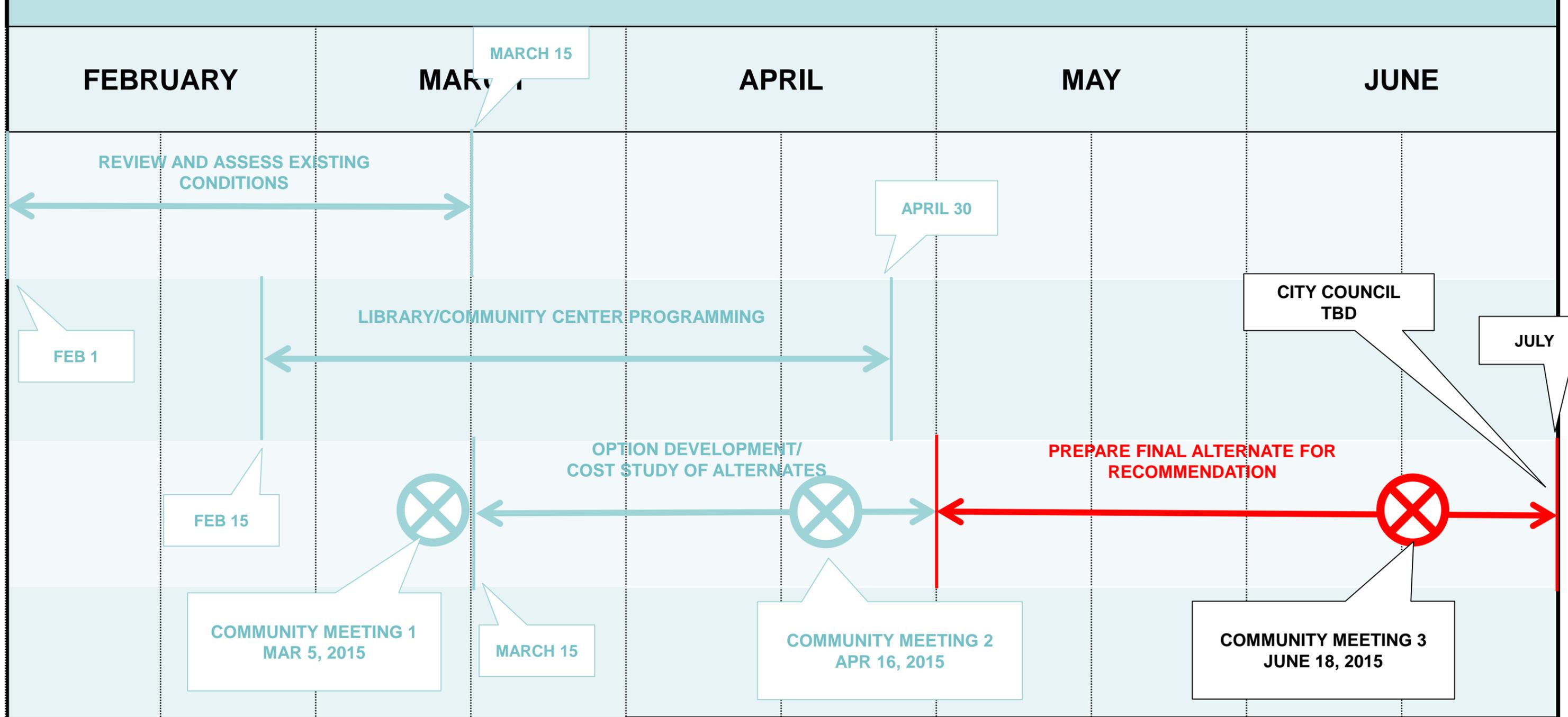
- Introductions.....5 min
- Presentation.....40
- Q & A.....75

Presentation

- OverviewJim
- Recapitulation.....Jim
- Recommendation.....Steve

Overview

LIBRARY AND COMMUNITY MEETING SPACE FEASIBILITY STUDY SCHEDULE



What we accomplished

- Cost estimates of options I and II
- More detailed development of recommended option II
- Visualizations of recommended option II

2nd Community Meeting

(April 16, 2015)

- Existing park and its facilities.....Jim
- Library needs and building program.....Linda
- New library, community center and park enhancement options...Jim

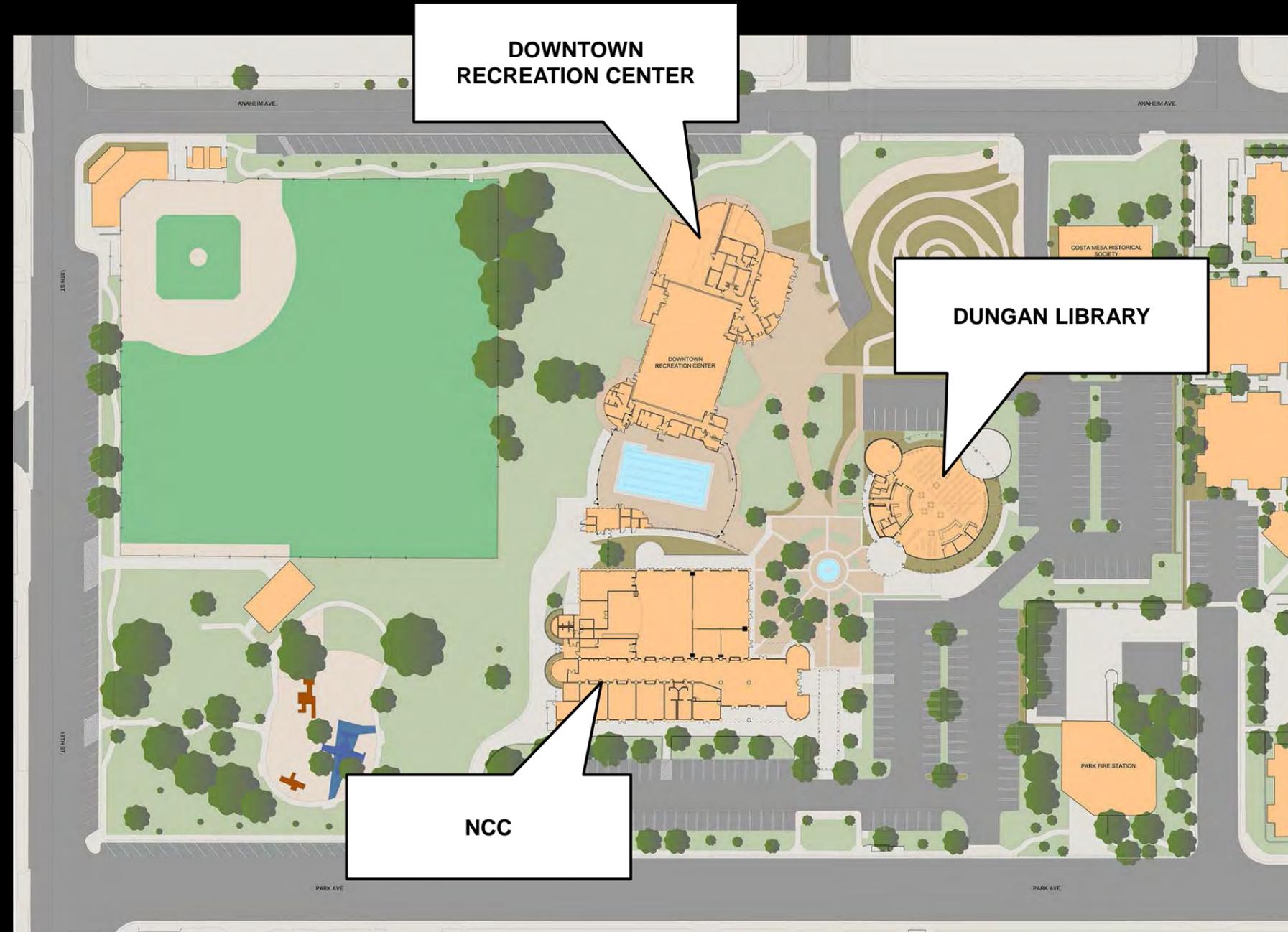
Lions park

- Vehicular circulation and parking
- Pedestrian circulation
- Service and emergency vehicle access and circulation
- Un programmed open space
- Ground plane permeability



Lions park

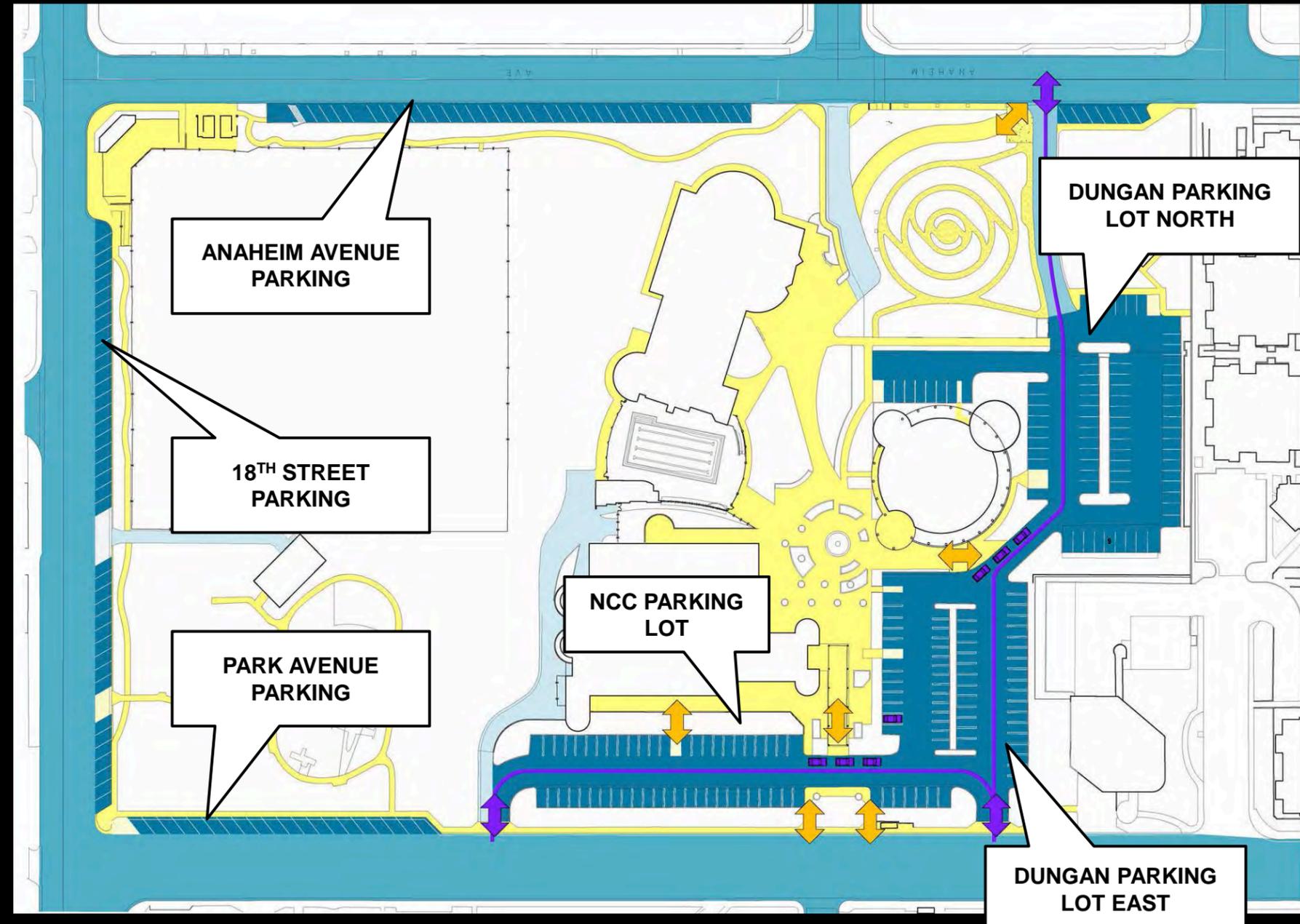
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EXISTING LIONS PARK: 10 Acres

Lions park

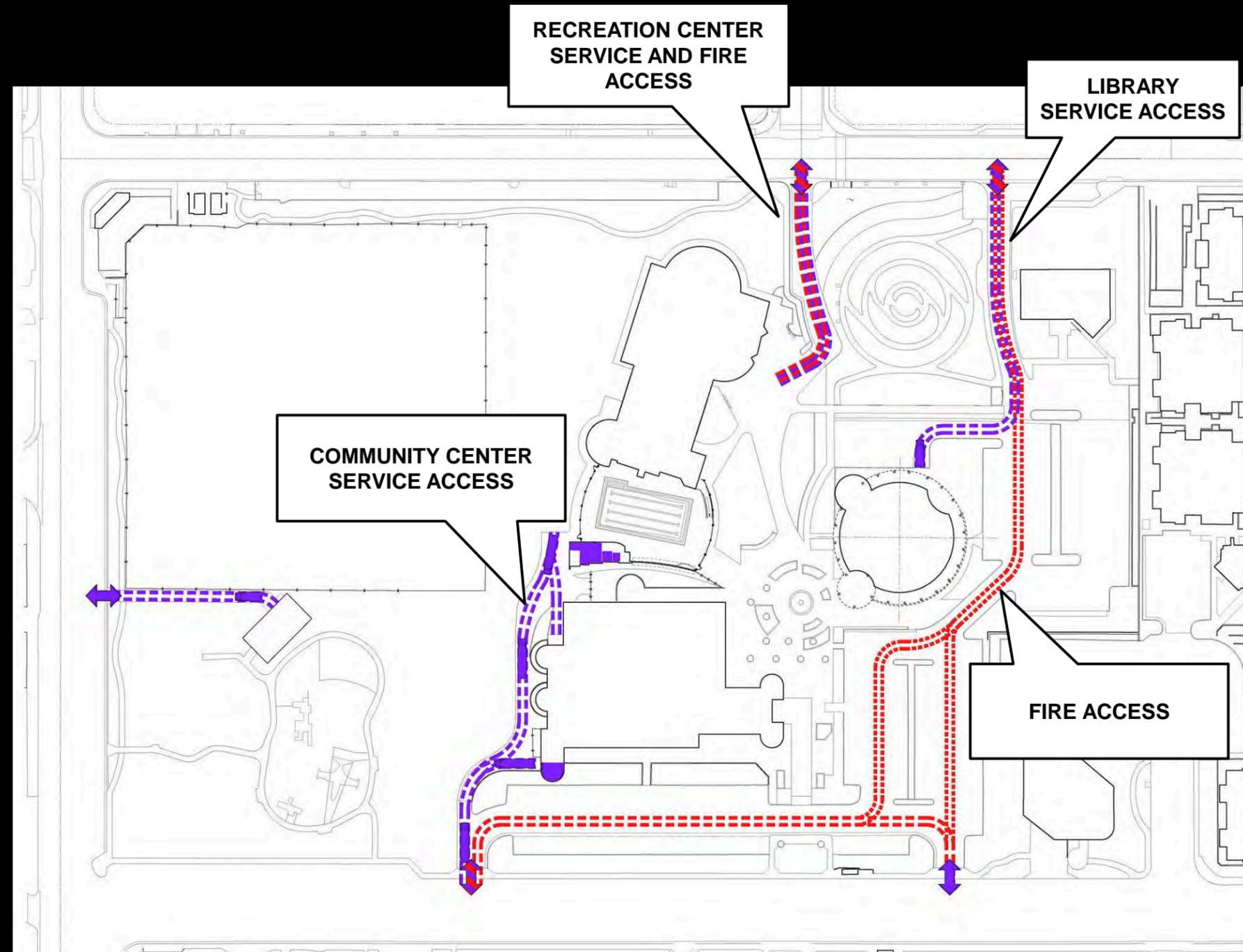
- Vehicular circulation and parking
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- Ground plane permeability



EXISTING LIONS PARK : 295 Parking Spaces

Lions park

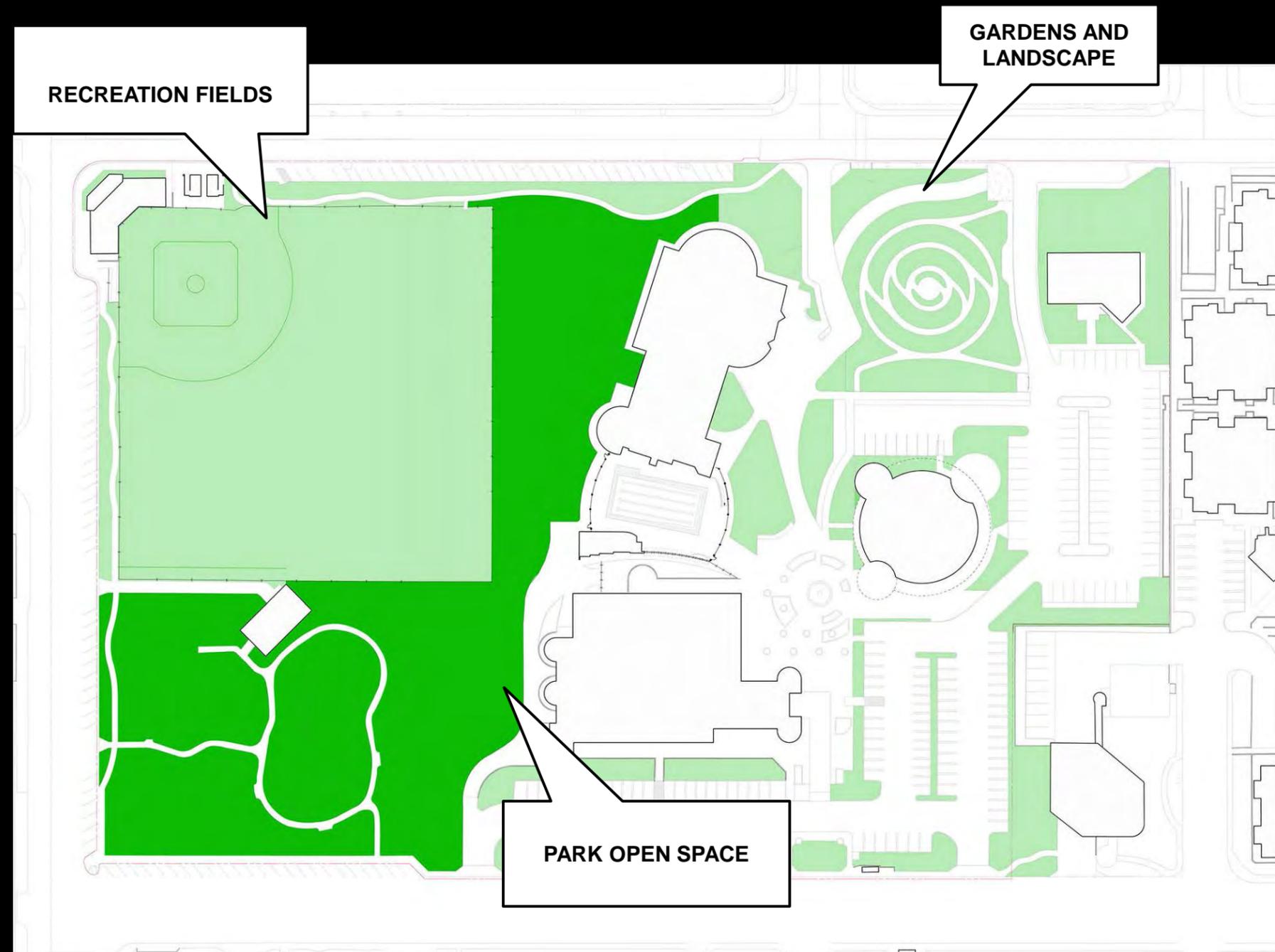
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- Un programmed open space
- Ground plane permeability



EXISTING LIONS PARK : Emergency and service vehicle access

Lions park

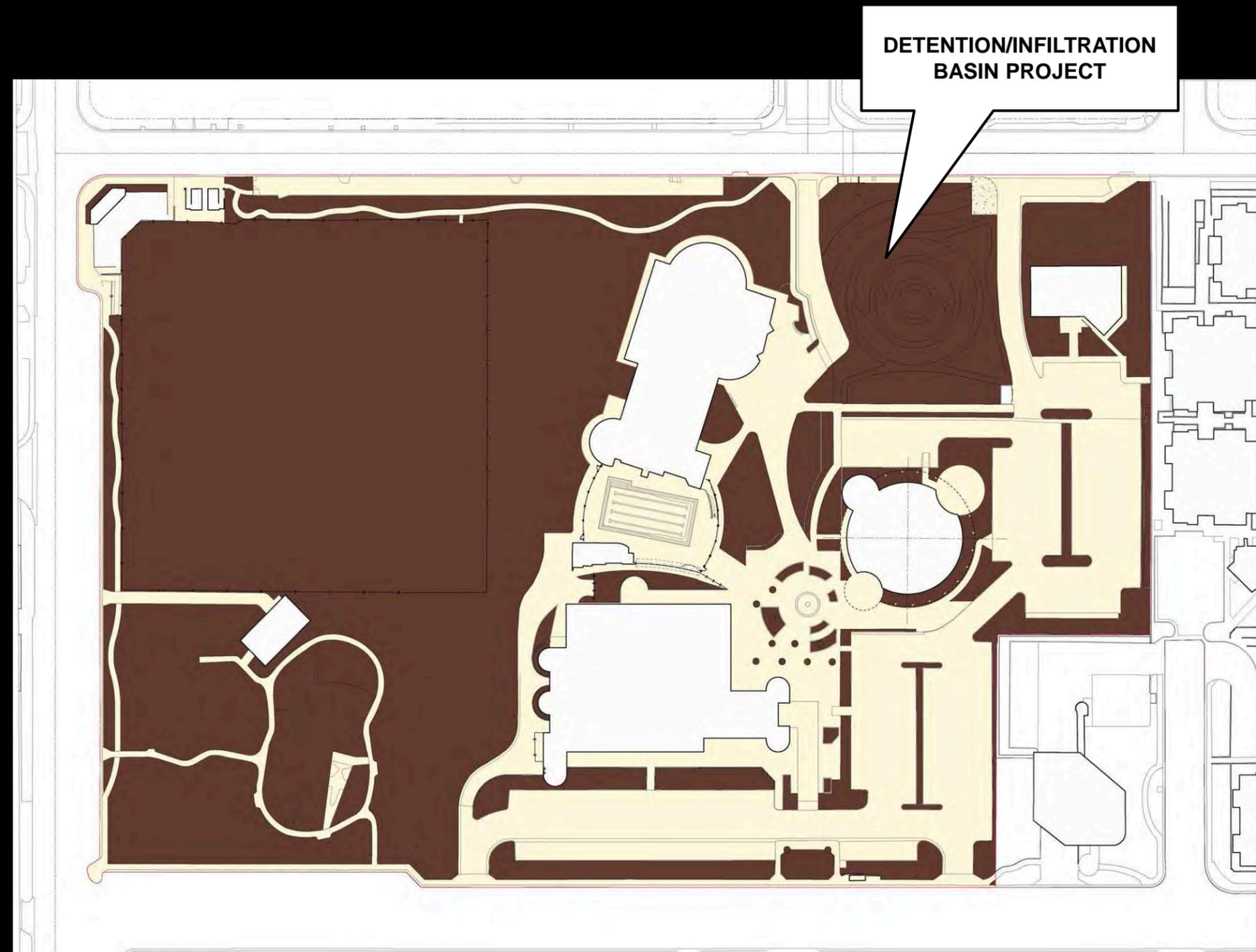
- Vehicular circulation and parking
- Pedestrian circulation
- Service and emergency vehicle access and circulation
- **Un programmed open space**
- Ground plane permeability



EXISTING LIONS PARK: Un programmed open space @ 2.8 acres

Lions park

- Vehicular circulation and parking
- Pedestrian circulation
- Service and emergency vehicle access and circulation
- Un programmed open space
- Ground plane permeability



EXISTING LIONS PARK: Permeable ground plane @ 60 %

Lions park

- Vehicular circulation and parking
- Pedestrian circulation
- Service and emergency vehicle access and circulation
- Un programmed open space
- Ground plane permeability



NCC

- Roof membrane and diaphragm
- Exterior doors and windows
- Mechanical equipment and some electrical panels
- All lighting fixtures/controls to comply with CA T-24
- AV/IT technology systems
- Water drainage system
- Kitchen and grease trap



NEIGHBORHOOD COMMUNITY CENTER
20,000 SF

NCC

- Roof membrane and diaphragm
- Exterior doors and windows
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NEIGHBORHOOD COMMUNITY CENTER
20,000 SF

POOR CONDITION OF EXISTING BUILDINGS

NCC

- Roof membrane and diaphragm
- Exterior doors and windows
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ROOFTOP MECHANICAL EQUIPMENT

POOR CONDITION OF EXISTING BUILDINGS

NCC

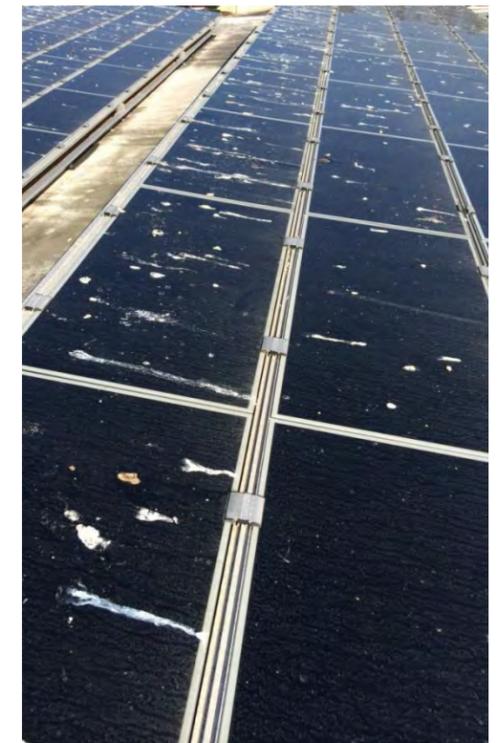
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LIGHTING AND CONTROLS



NCC MAIN EQUIPMENT



POOR CONDITION OF EXISTING BUILDINGS

NCC

- Roof membrane and diaphragm
- Exterior doors and windows
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- Water drainage system
- Kitchen and grease trap



EXISTING KITCHEN

POOR CONDITION OF EXISTING BUILDINGS

NCC Utility

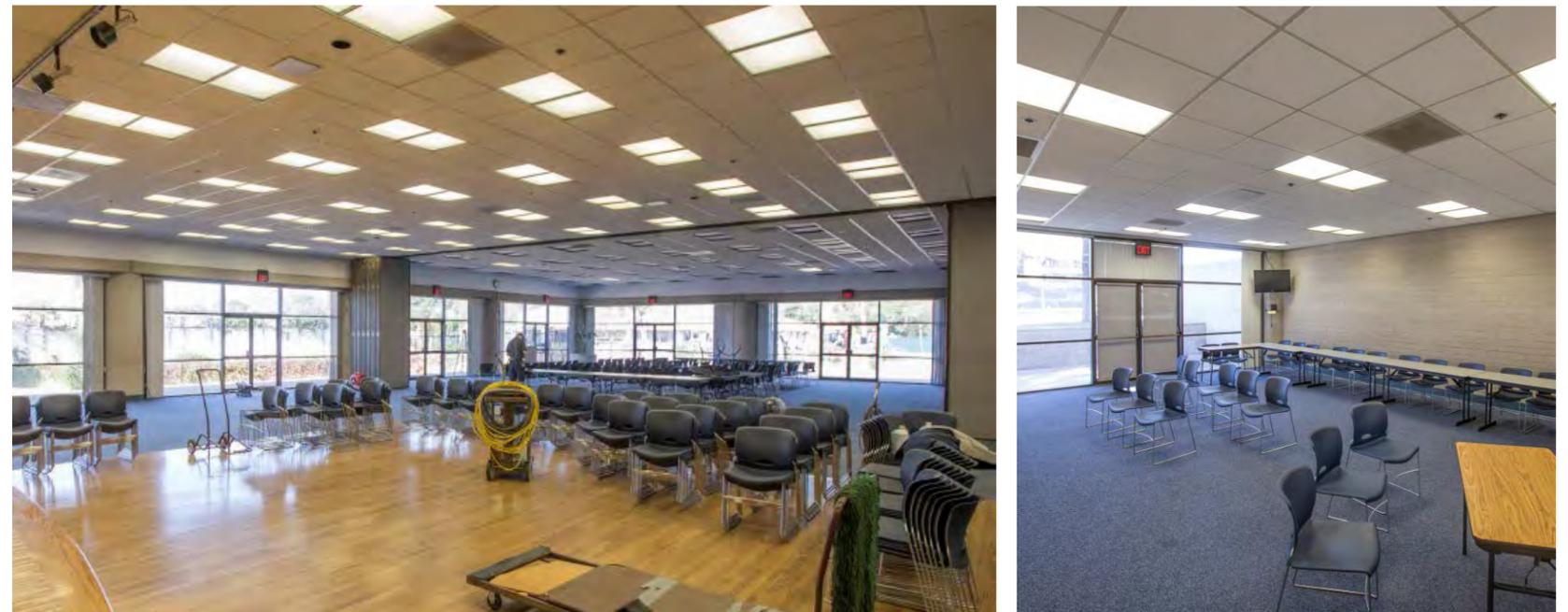
- City keeps detailed records (*rented, non-rented and city meeting use*)
- City can precisely match meeting space with renter need.
- NCC utilized at 30%
- City maintains at 100%
- Other, better meeting space available city wide
- Use of NCC will continue to decrease unless it becomes more competitive



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20,000 SF

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SENIOR CENTER MULTI-PURPOSE ROOM



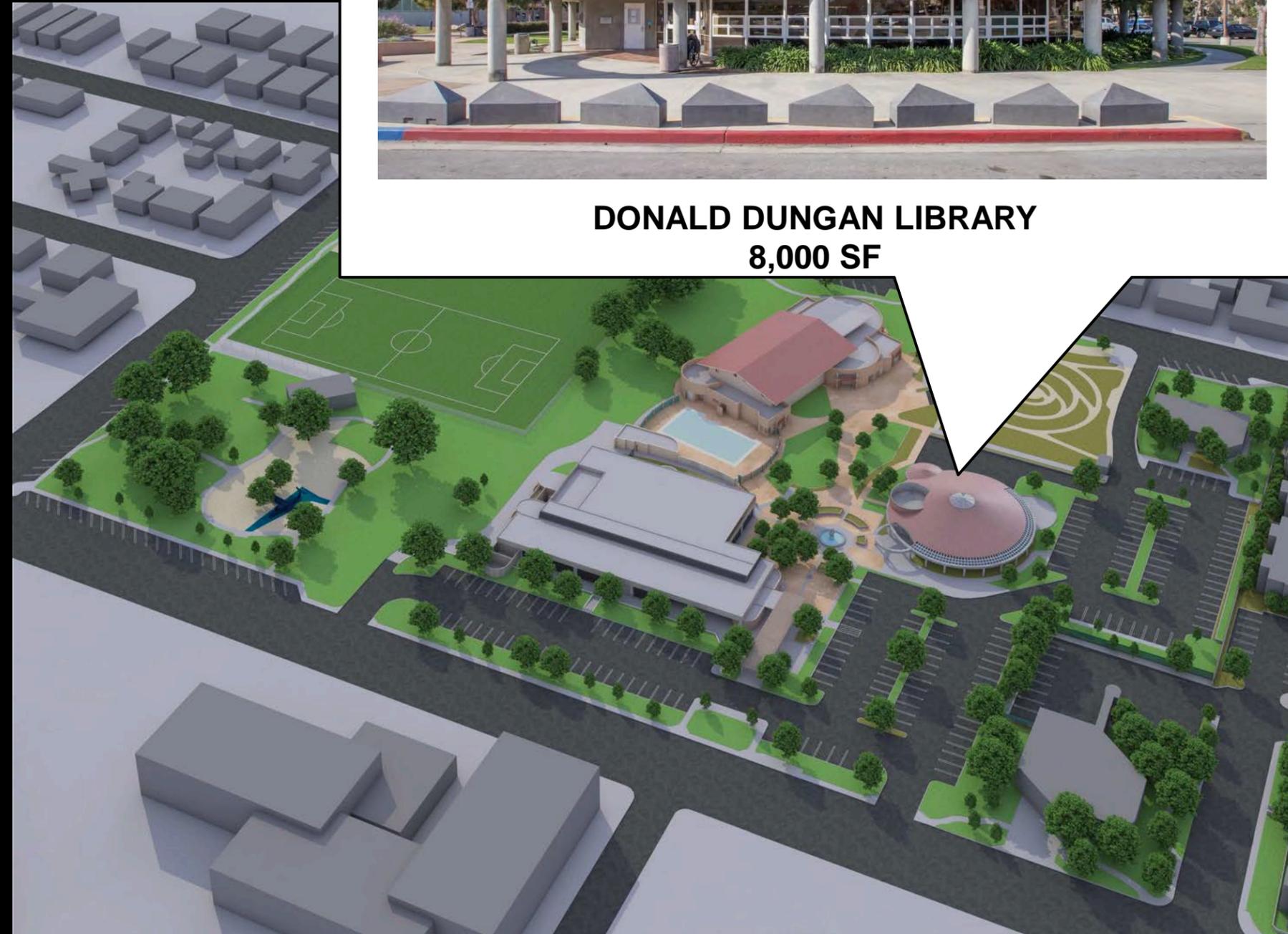
BALEARIC C.C. SIERRA ROOM

Dungan Library

- Structural seismic resisting lateral bracing systems
- Exterior doors and windows
- Accessibility (ADA) requirements
- Mechanical systems
- Plumbing systems
- Electrical panels
- Lighting fixtures and controls to comply with CA T-24



DONALD DUNGAN LIBRARY
8,000 SF



Dungan Library

- Structural seismic resisting lateral bracing systems
- Exterior doors and windows
- Accessibility (ADA) requirements
- Mechanical systems
- Plumbing systems
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- Lighting fixtures and controls to comply with CA T-24

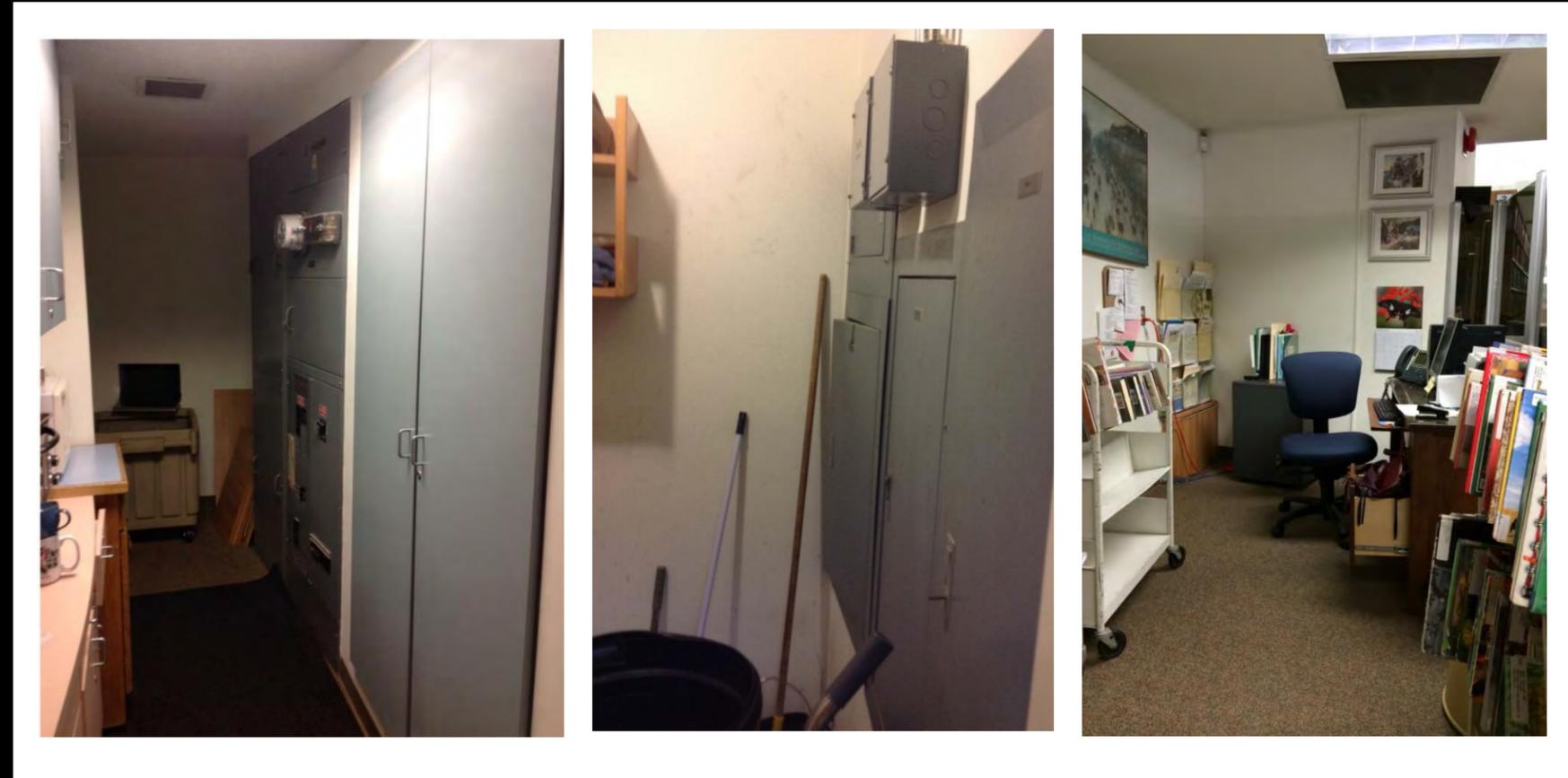


DONALD DUNGAN LIBRARY
8,000 SF

POOR CONDITION OF EXISTING BUILDINGS

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ROOFTOP MECHANICAL EQUIPMENT



LIGHTING CONTROLS

POOR CONDITION OF EXISTING BUILDINGS

Dungan Library

- State and OCPL benchmark practices
- Right-sizing Donald Dungan library
- Proposed library program

Benchmark Practices			
	California	Orange County	Existing Donald Dungan
SF per capita	.44	.3	.14
Items per capita	2.13	2.44	1.39
Seats per 1,000	2.6	2.67	1
Circulation per capita	6.41	5.12	1.9
PCs per 1,000	.53	.44	.32
Meeting seats per 1,000	2.5	-	.8
Visits per capita	4.41	4.59	4.12
Program attendance per capita	.22	.13	.06
PC use per capita	.91	.63	.63

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Existing Dungan Library compared to State of California and County of Orange benchmark practices

Library usage and program components

Dungan Library

- State and OCPL benchmark practices
- Right-sizing Donald Dungan library
- Proposed library program

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Collections and readers' seats

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Library visits per capita

Dungan Library

Basic program components

- State and OCPL benchmark practices
- Right-sizing Donald Dungan library
- Proposed library program

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Orange County Public Library Benchmarks

Dungan Library

- State and OCPL benchmark practices
- Right-sizing Donald Dungan library
- Proposed library program

		Right- Sizing Donald Dungan	
	Orange County	Expanded Donald Dungan	Proposed Donald Dungan
SF per capita	.31	17,500 SF	20,000 SF
Items per capita	2.4	135,000 Items	95,000 Items
Seats per 1,000	2.7	149 Readers seats	160 Readers seats
PCs per 1,000	.44	25 PCs	36 PCs
Meeting seats per 1,000	2.5	145 Meeting seats	160 Meeting seats

Orange County Public Library Program benchmarks

Dungan Library

- State and OCPL benchmark practices
- Right-sizing Donald Dungan library
- Proposed library program

Right- Sizing Donald Dungan			
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Orange County Public Library Program benchmarks

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+/- 55,000 (OCPL Service Area Population)
x .31 = 17,500 SF

Dungan Library

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Donald Dungan Library Program
Future Need

Dungan Library

- State and OCPL benchmark practices
- Right-sizing Donald Dungan library
- Proposed library program
- Less collections more readers' seats

Right- Sizing Donald Dungan

		Current	Proposed Donald Dungan
SF per capita	.31	17,500 SF	20,000 SF
Items per capita	2.4	135,000 Items	95,000 Items
Seats per 1,000	2.7	149 Readers seats	160 Readers seats
PCs per 1,000	.44	25 PCs	36 PCs
Meeting seats per 1,000			Meeting seats

Decrease circulation items (books, CDs etc)

Increase readers' seats

Dungan Library

- State and OCPL benchmark practices
- Right-sizing Donald Dungan library
- Proposed library program
- Less collections more readers' seats
- Self-check machines (4)
- Automated materials handling
- Group study rooms (4)
- Market place/self service stations

Right- Sizing Donald Dungan			
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Donald Dungan Library Building Program

Existing facilities

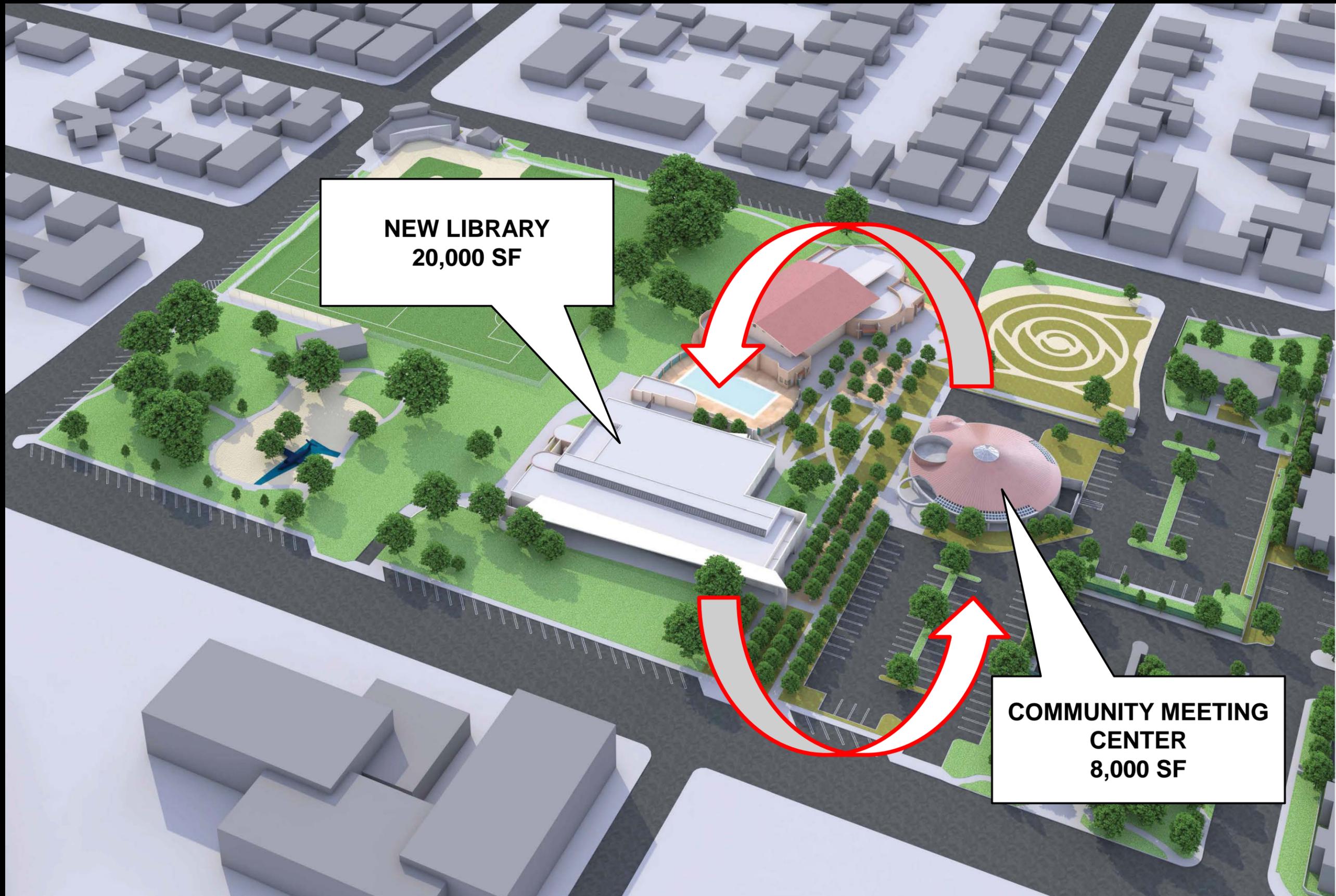
- NCC and library in poor condition
- NCC 3 times the size it needs to be or should be
- Library 1/3 the size it needs to be
- Park enhancements, safety and security improvements



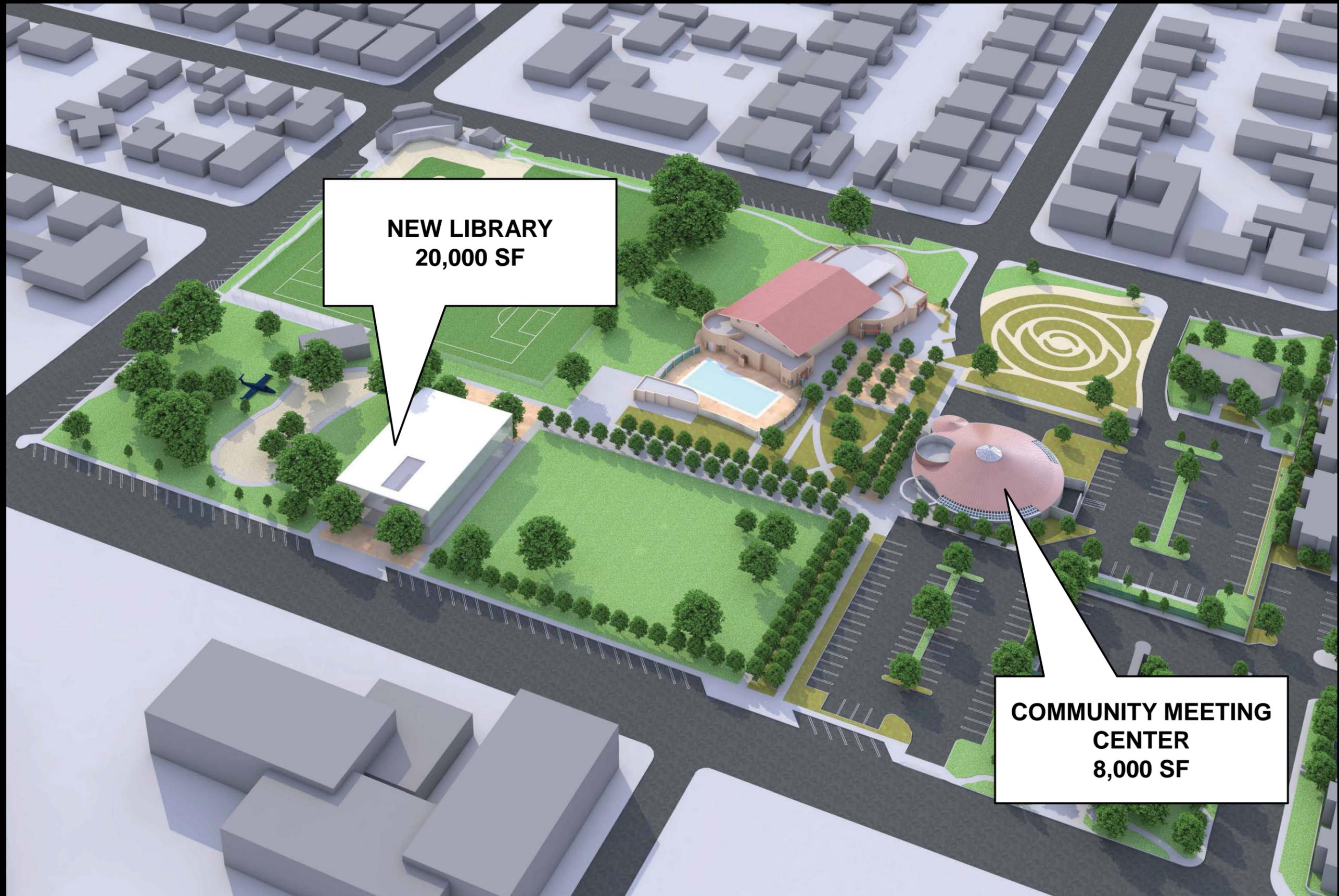
DONALD DUNGAN LIBRARY
8,000 SF



NEIGHBORHOOD COMMUNITY CENTER
20,000 SF



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



OPTION 2: BUILD NEW LIBRARY BUILDING, REMOVE NCC,

**RENOVATE NCC TO
BECOME NEW
LIBRARY**

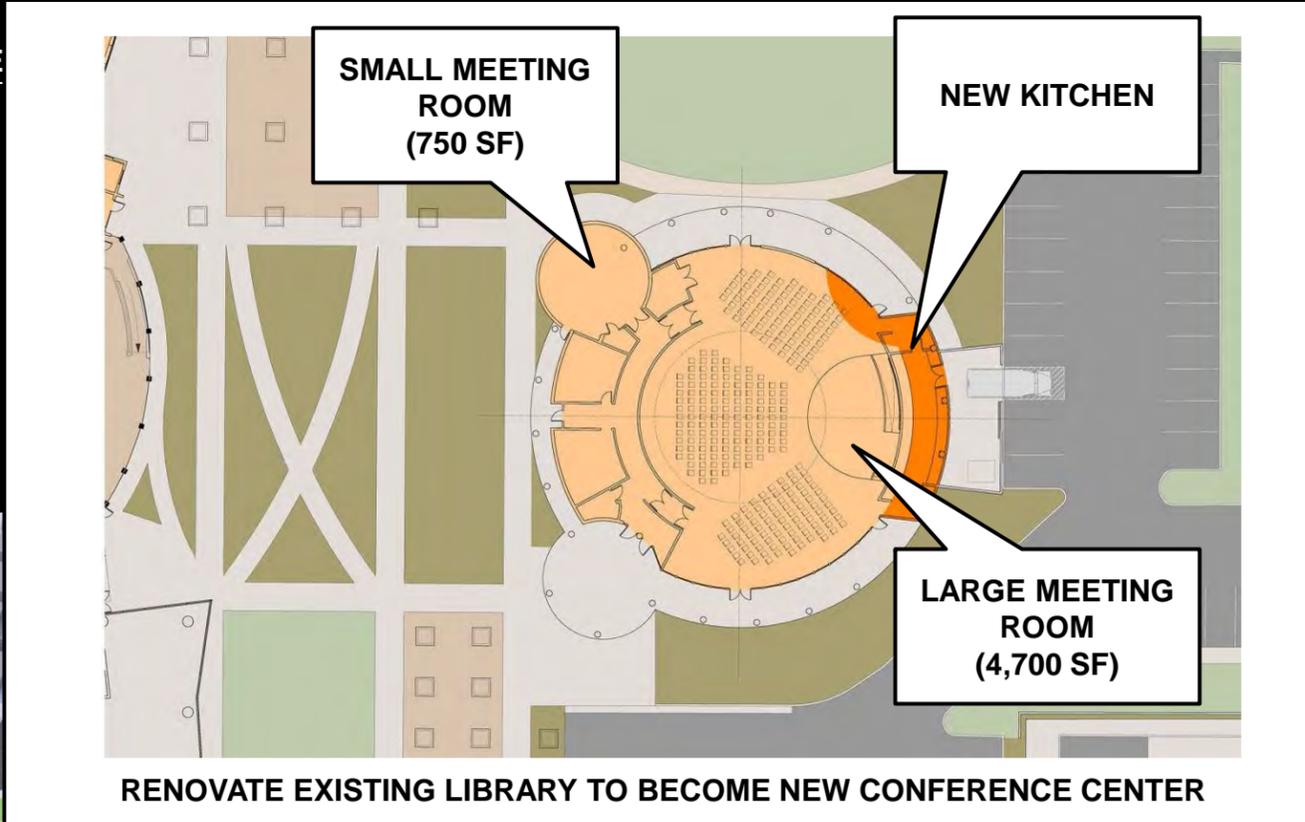


OPTION I: RENOVATE NCC

**REMOVE NCC
BUILD NEW LIBRARY**



OPTION II: REMOVE NCC

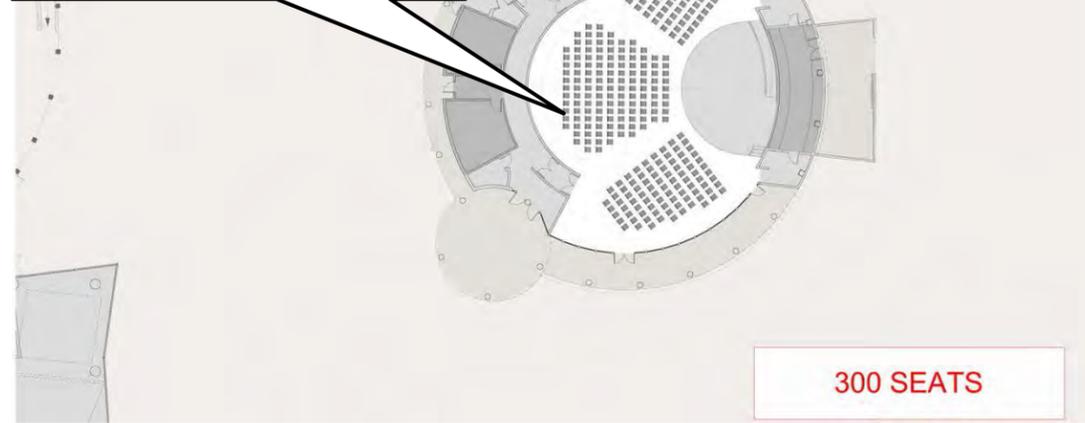


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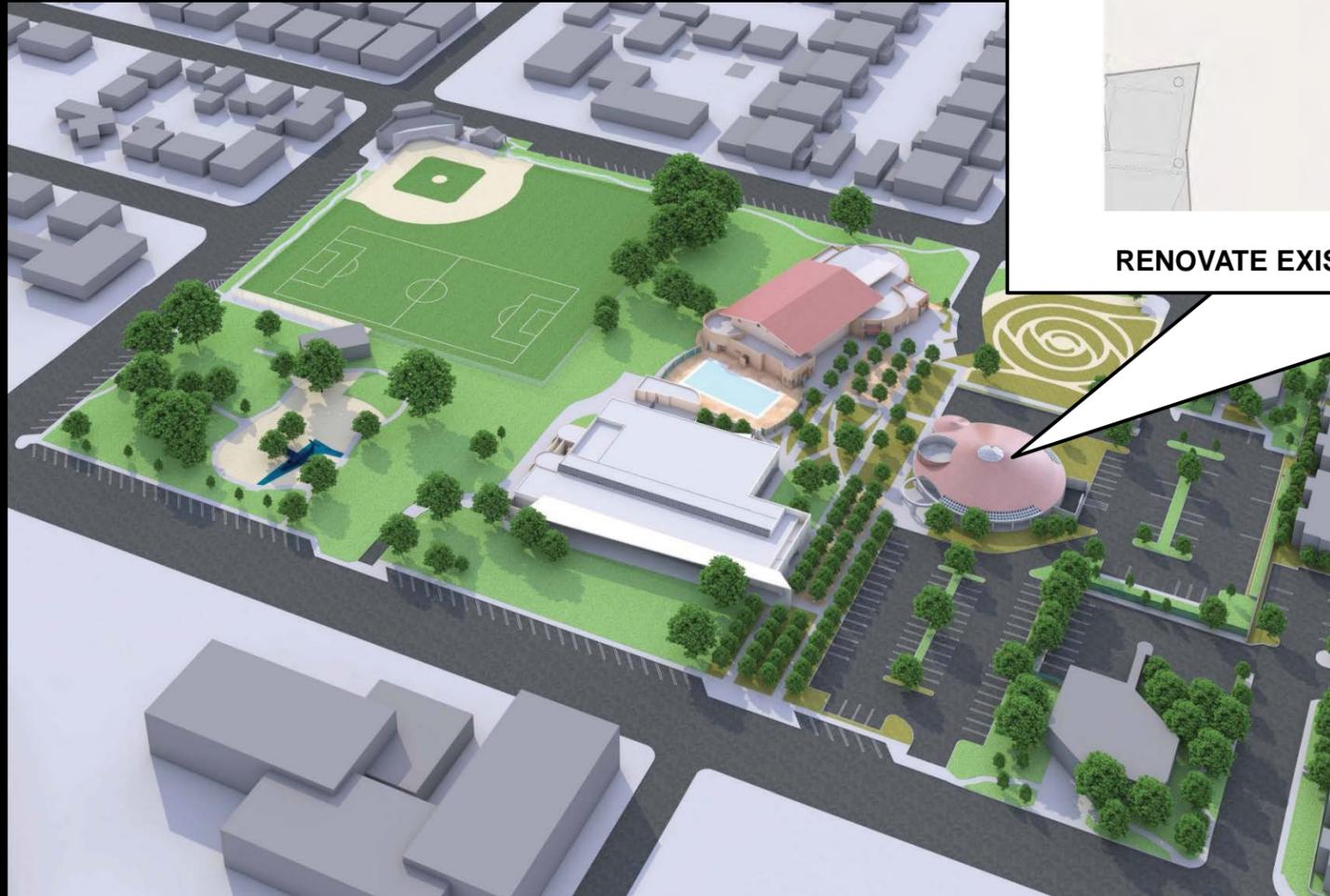


OPTION II: REMOVE NCC

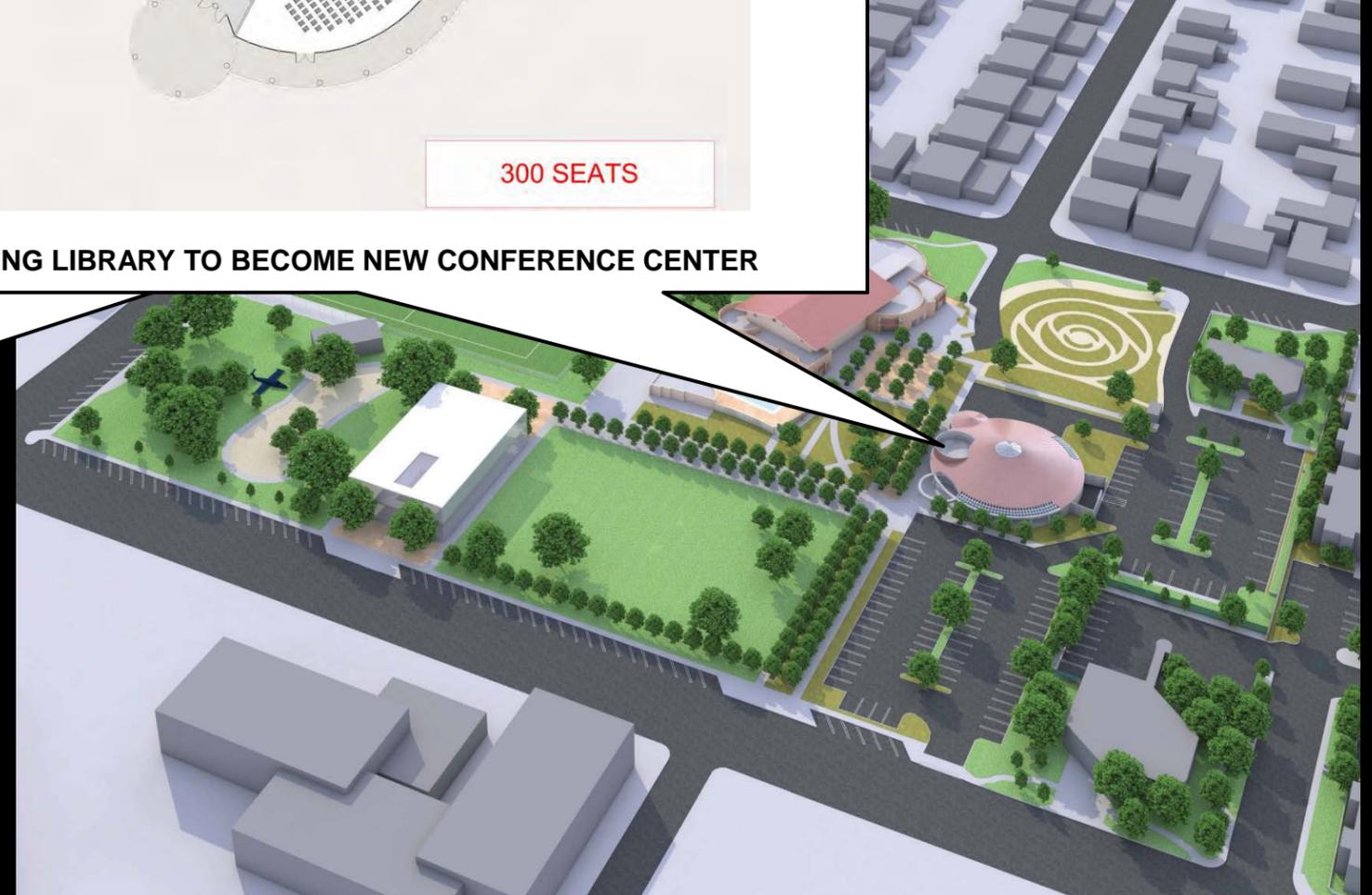
LARGE MEETING ROOM
SEATS 300
THEATER STYLE



RENOVATE EXISTING LIBRARY TO BECOME NEW CONFERENCE CENTER

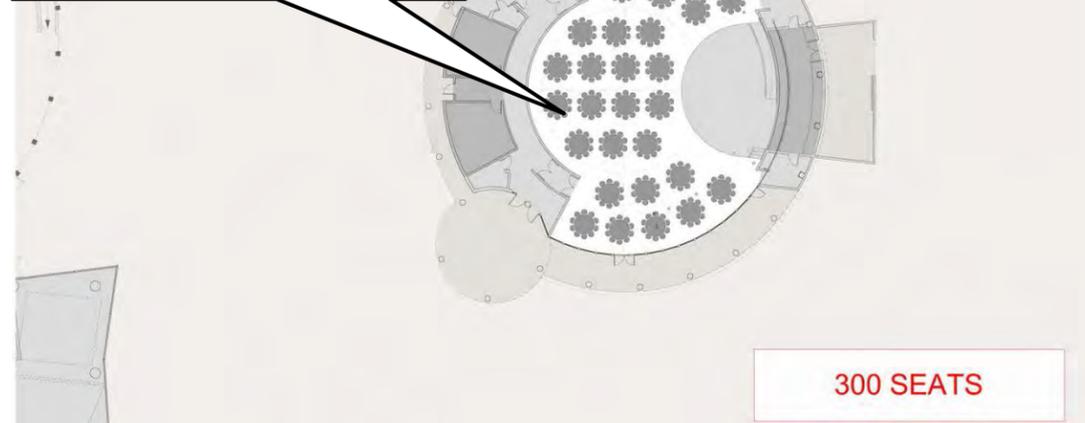


OPTION I: RENOVATE NCC



OPTION II: REMOVE NCC

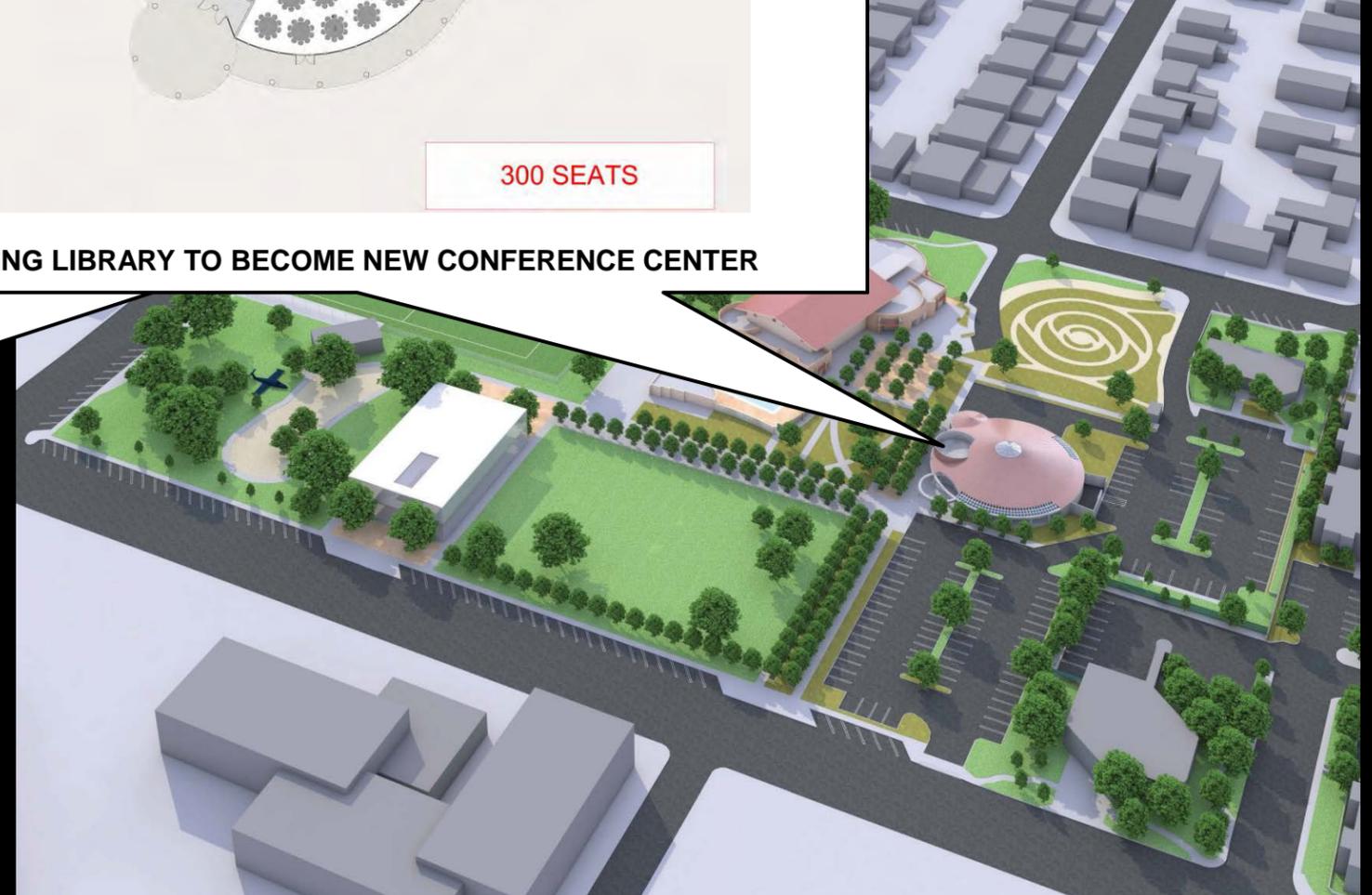
LARGE MEETING ROOM
SEATS 300
BANQUET STYLE



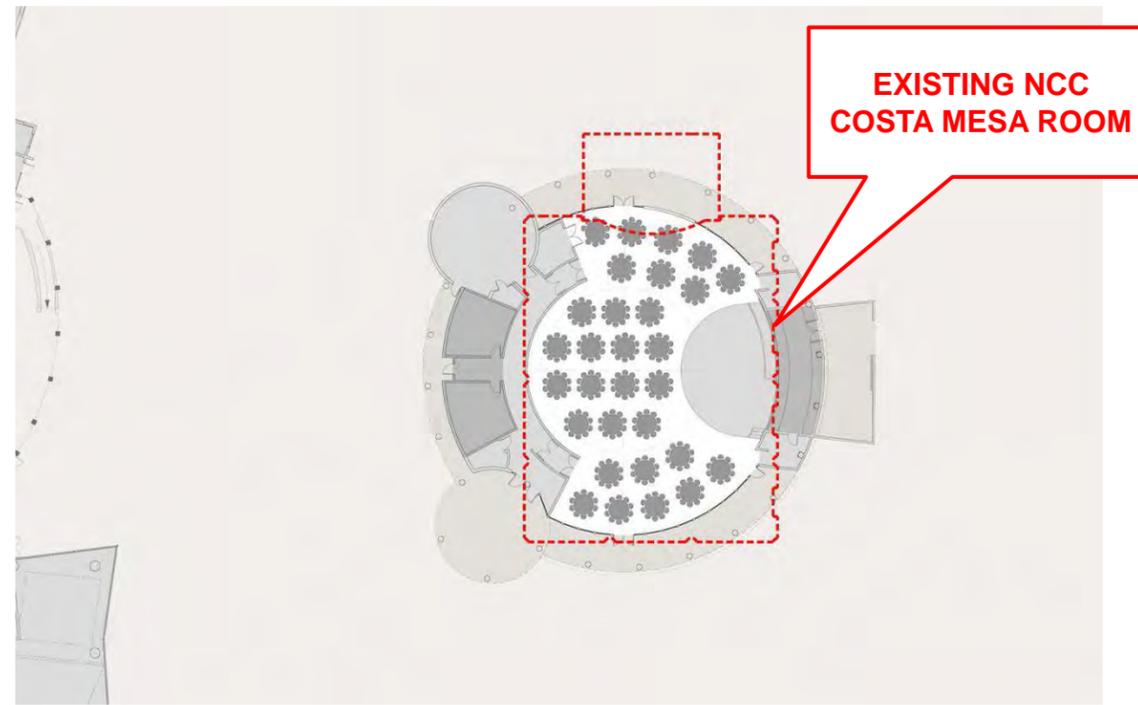
RENOVATE EXISTING LIBRARY TO BECOME NEW CONFERENCE CENTER



OPTION I: RENOVATE NCC



OPTION II: REMOVE NCC



RENOVATE EXISTING LIBRARY TO BECOME NEW CONFERENCE CENTER



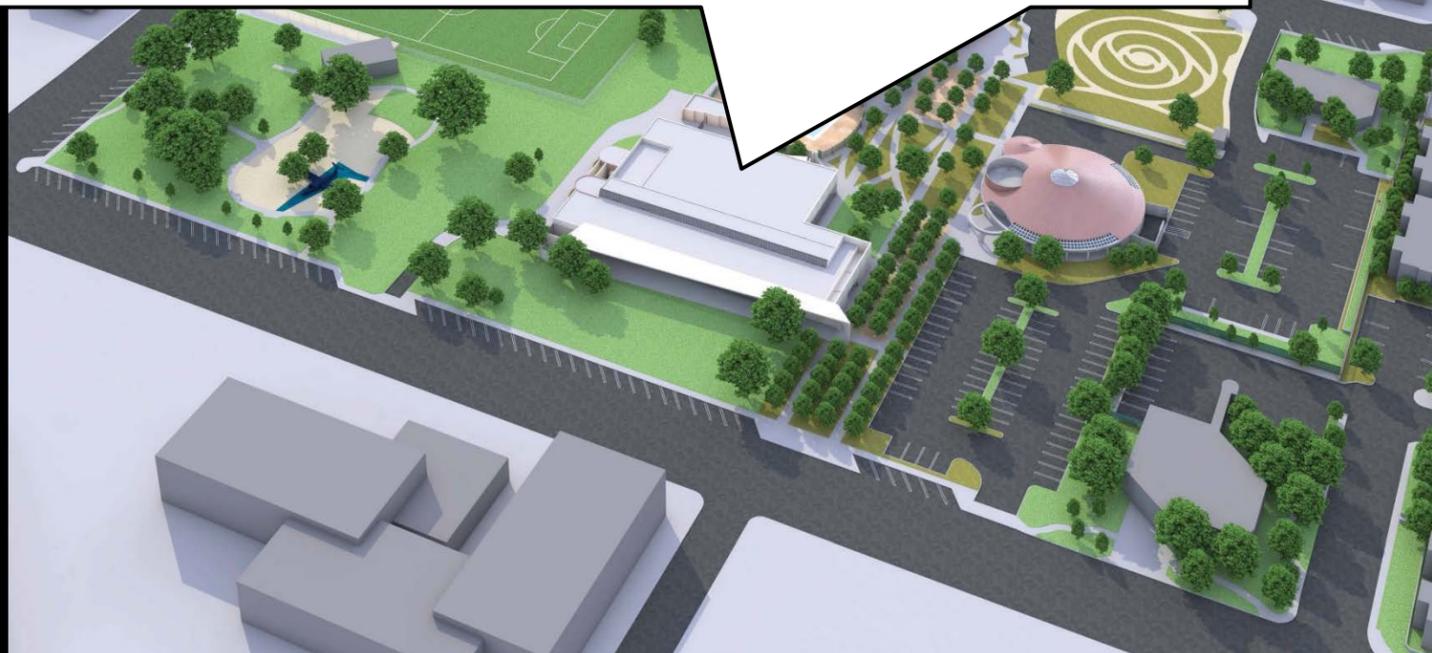
OPTION I: RENOVATE NCC



OPTION II: REMOVE NCC



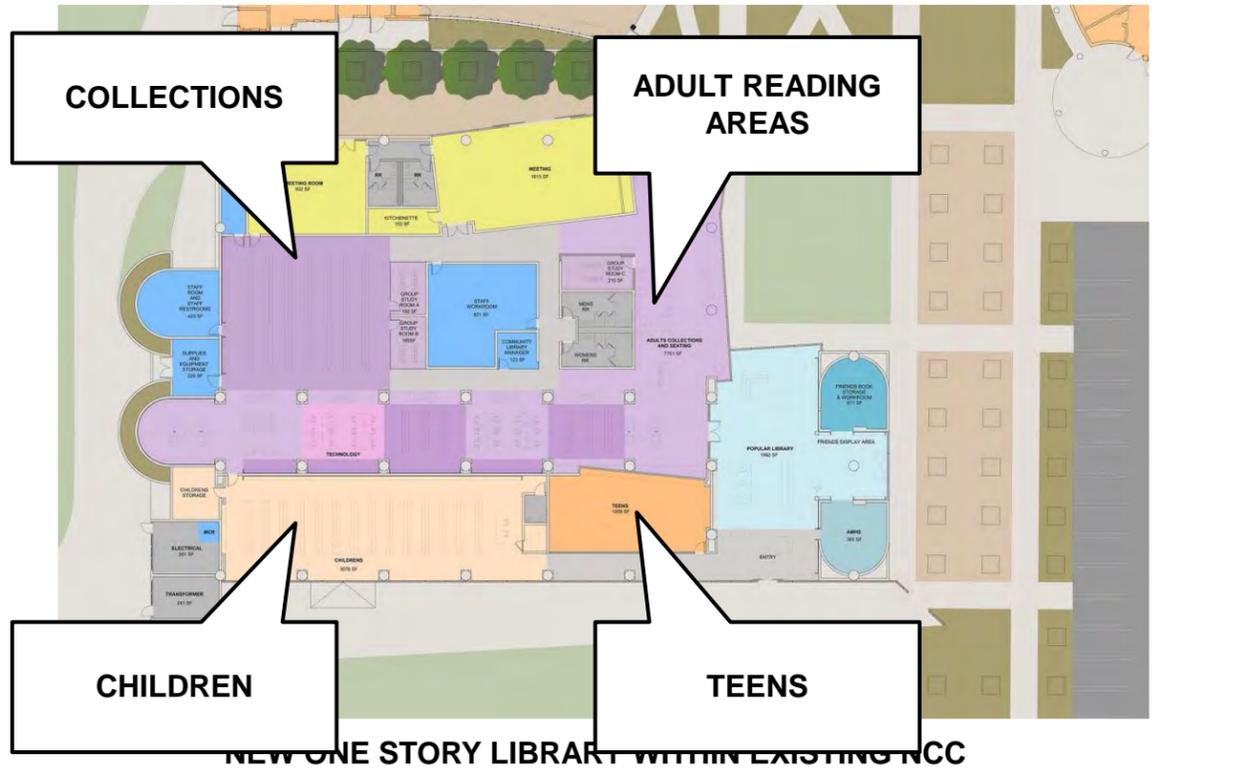
NEW ONE STORY LIBRARY WITHIN EXISTING NCC



OPTION I: RENOVATE NCC



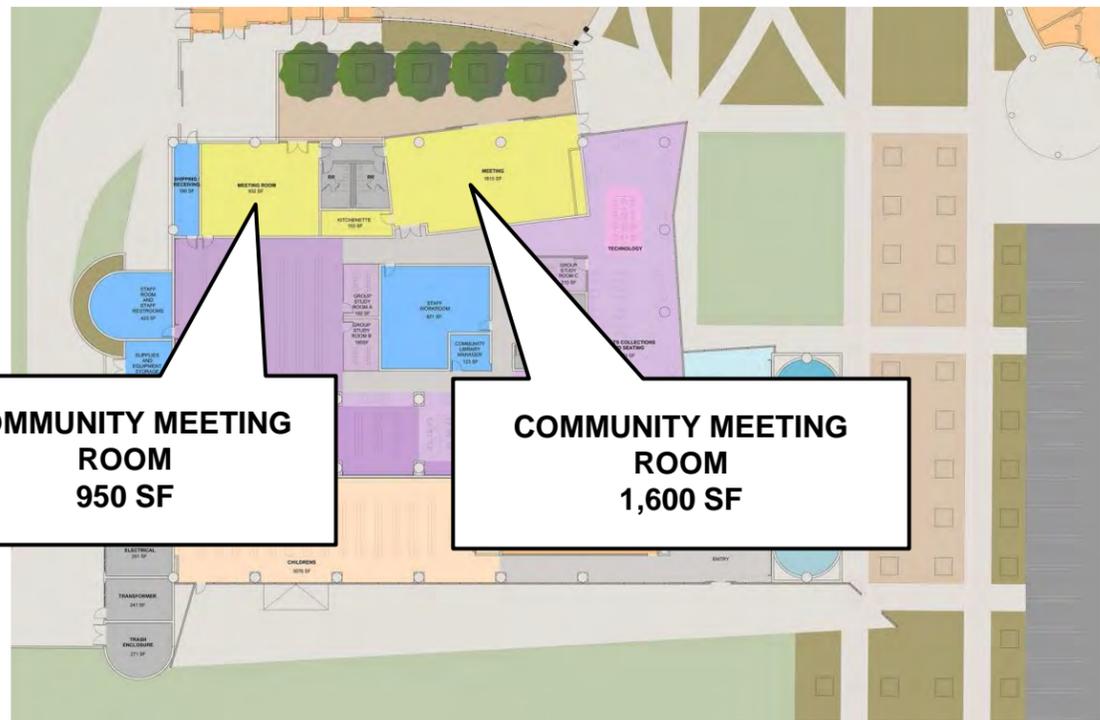
OPTION II: REMOVE NCC



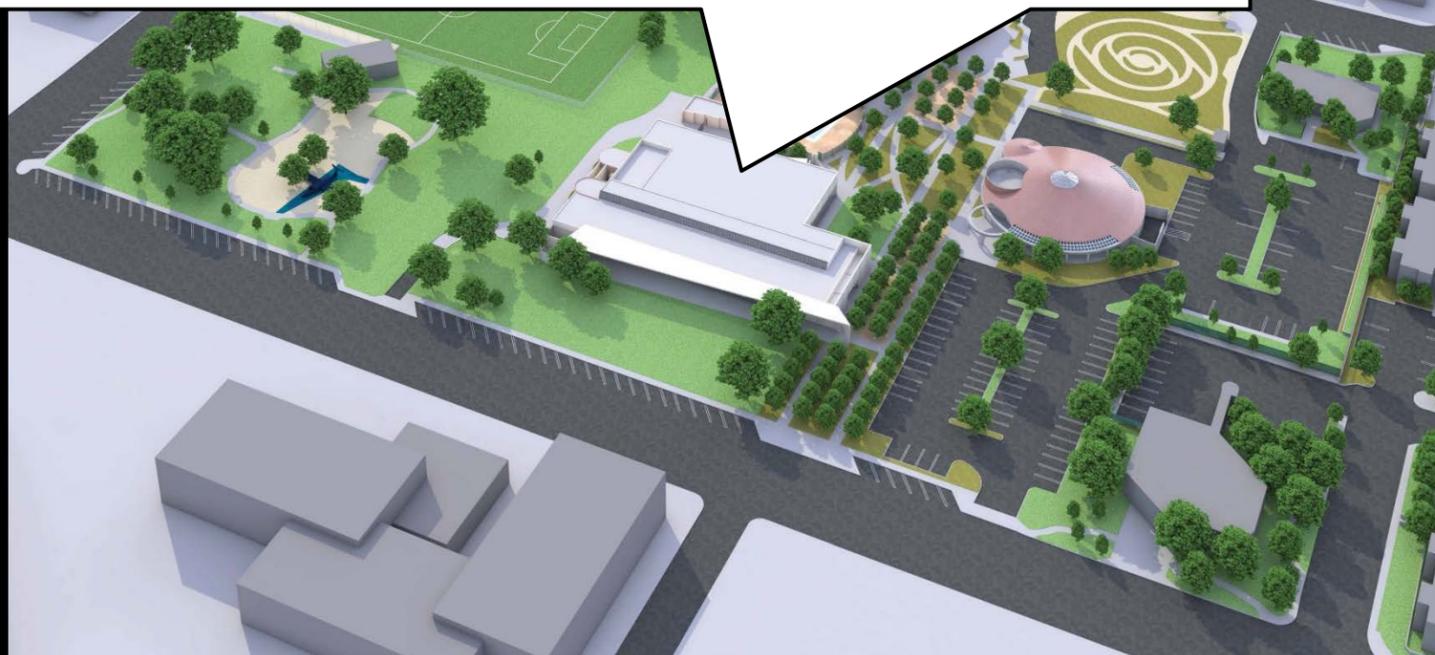
OPTION I: RENOVATE NCC



OPTION II: REMOVE NCC



NEW ONE STORY LIBRARY WITHIN EXISTING NCC



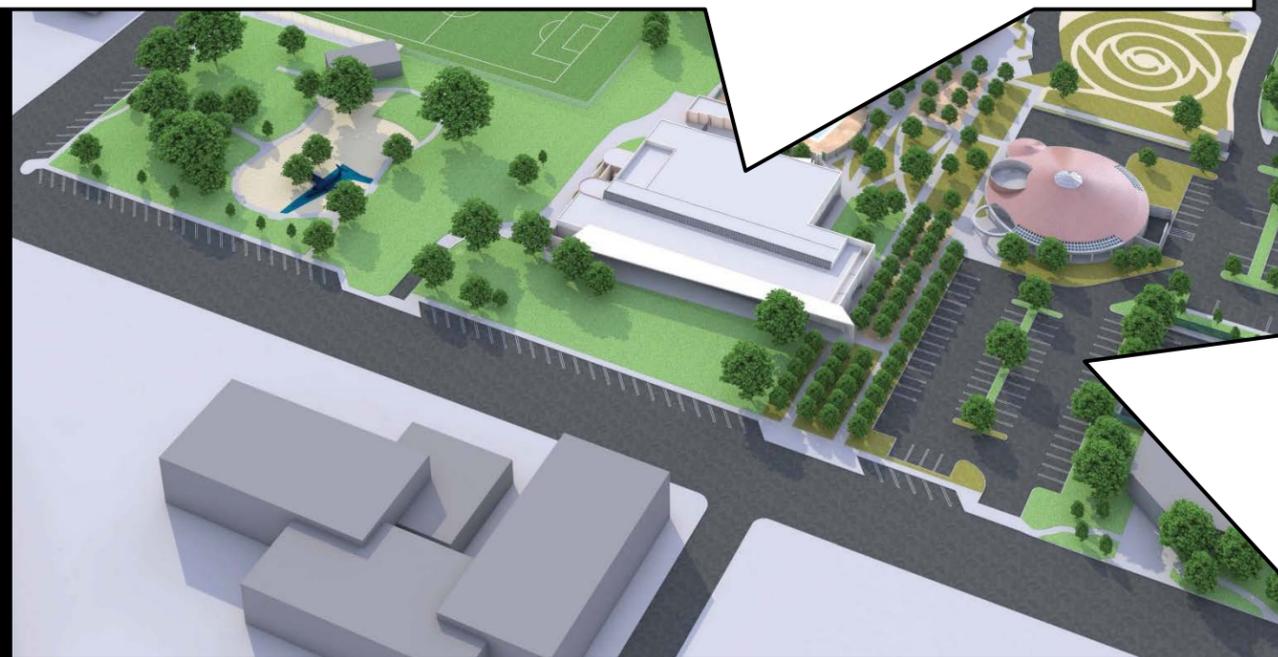
OPTION I: RENOVATE NCC



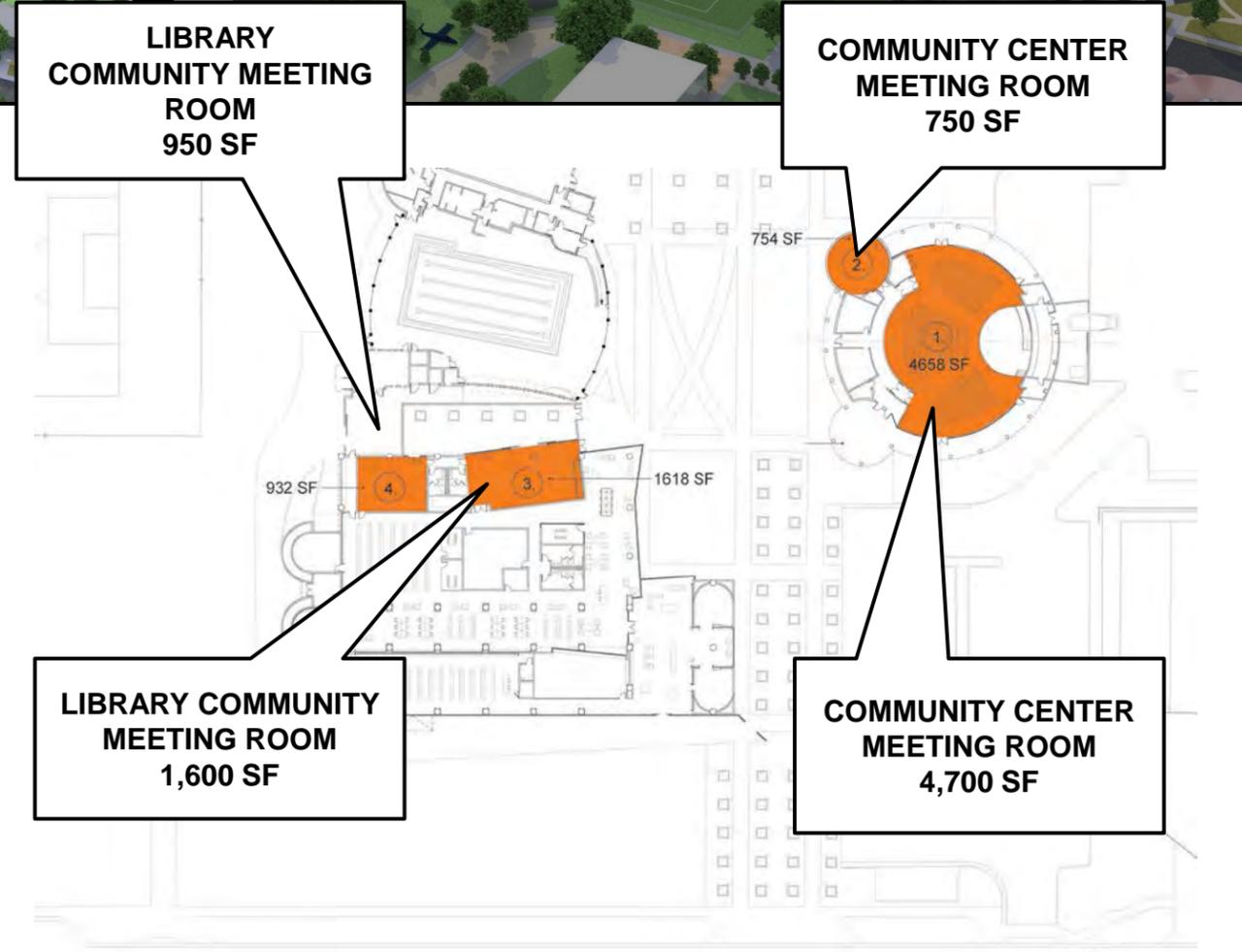
OPTION II: REMOVE NCC



NEW ONE STORY LIBRARY WITHIN EXISTING NCC



OPTION I: RENOVATE NCC



TOTAL COMMUNITY MEETING SPACE AT COMPLETION: 8,000 SF

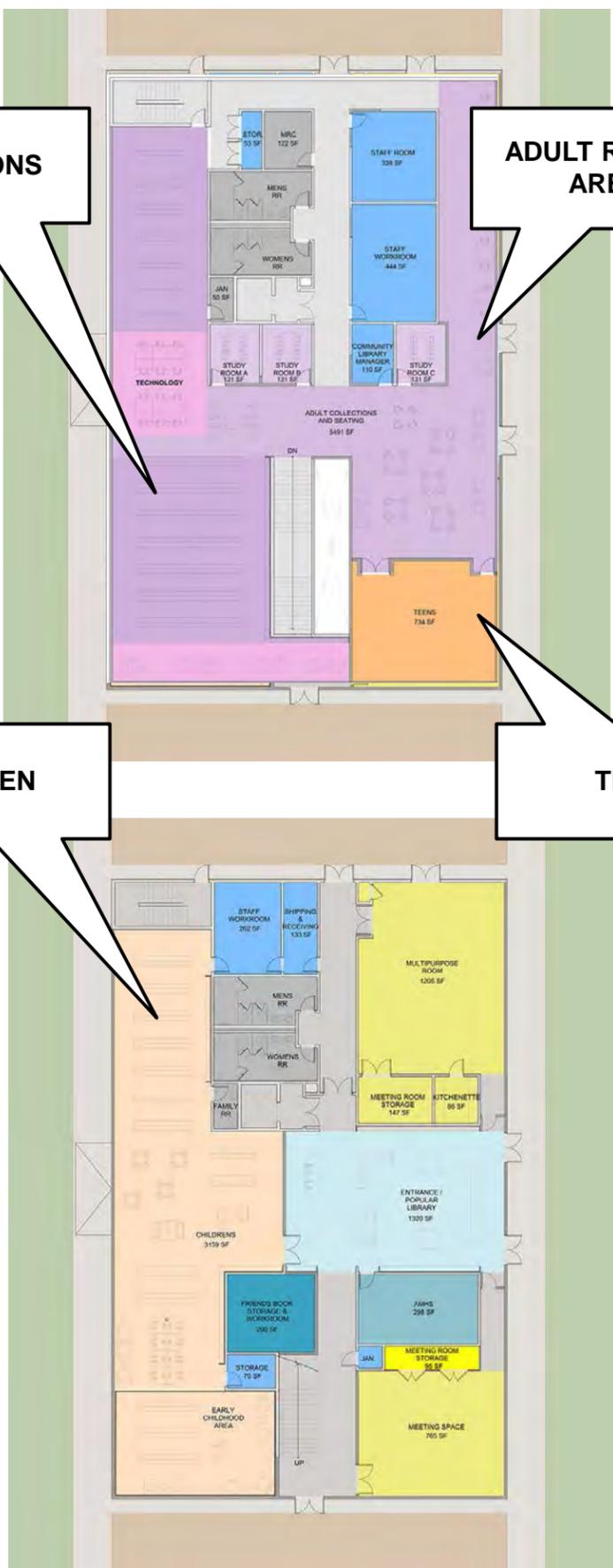


COLLECTIONS

ADULT READING AREAS

CHILDREN

TEENS



NEW TWO STORY LIBRARY



OPTION II: REMOVE NCC

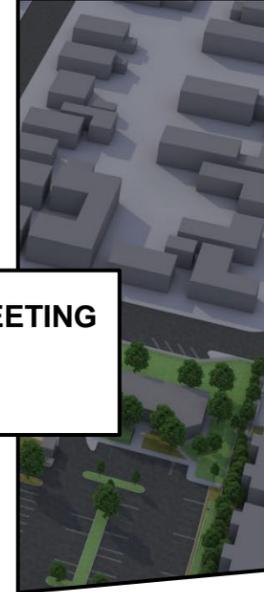


**COMMUNITY MEETING ROOM
1,600 SF**



**COMMUNITY MEETING ROOM
950 SF**

NEW TWO STORY LIBRARY



OPTION II: REMOVE NCC



NEW TWO STORY LIBRARY

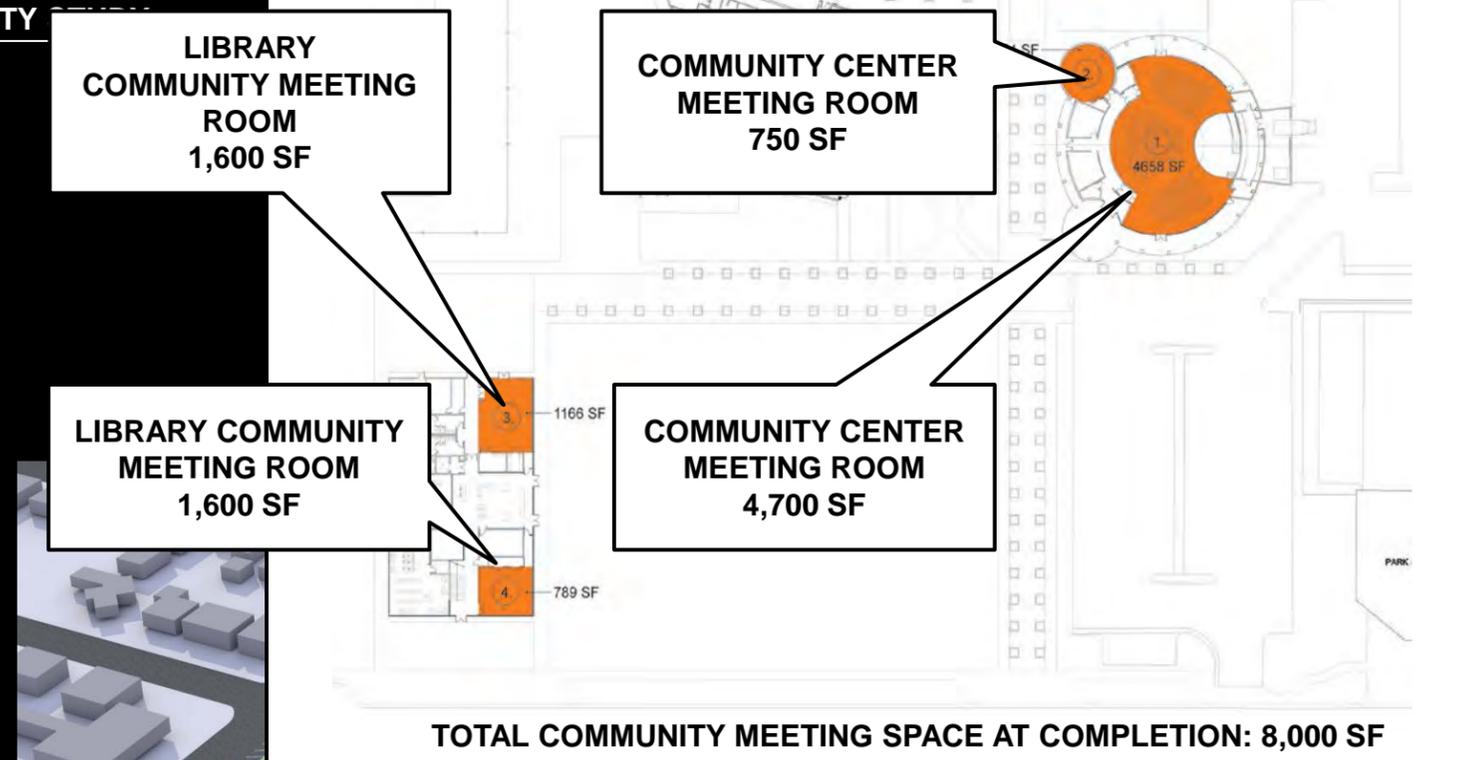
LIBRARY COMMUNITY MEETING ROOM 1,600 SF

COMMUNITY CENTER MEETING ROOM 750 SF

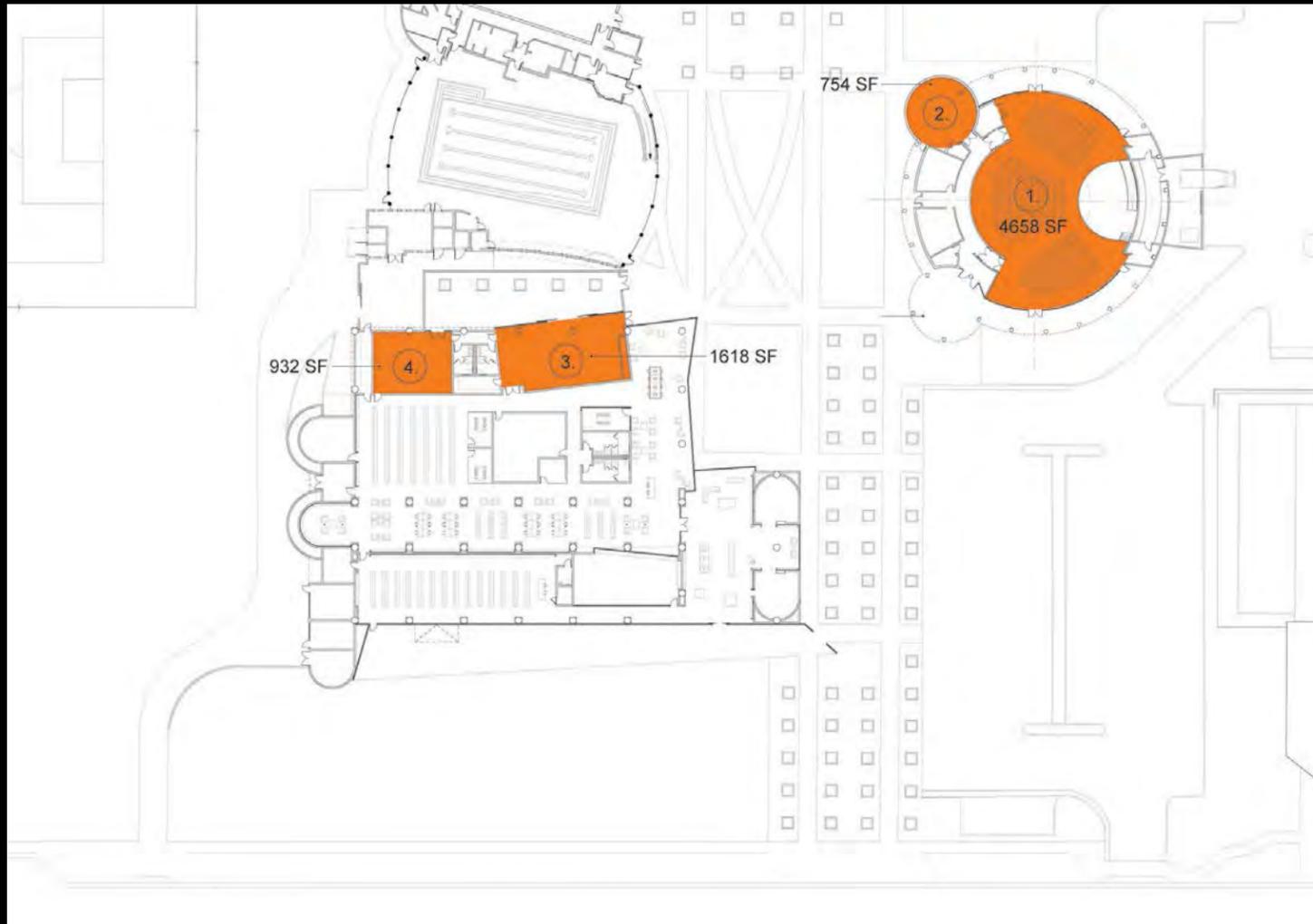
LIBRARY COMMUNITY MEETING ROOM 1,600 SF

COMMUNITY CENTER MEETING ROOM 4,700 SF

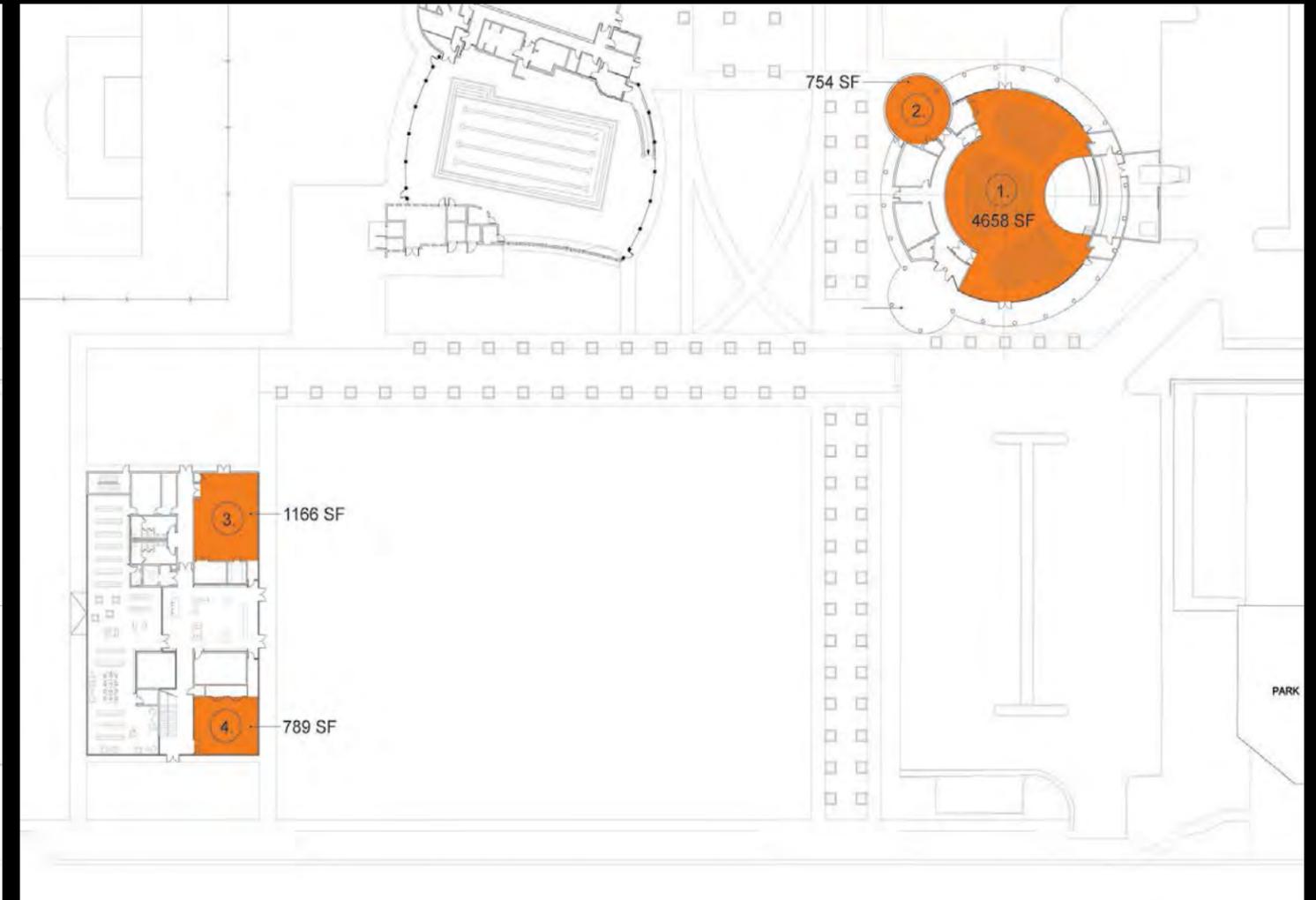
TOTAL COMMUNITY MEETING SPACE AT COMPLETION: 8,000 SF



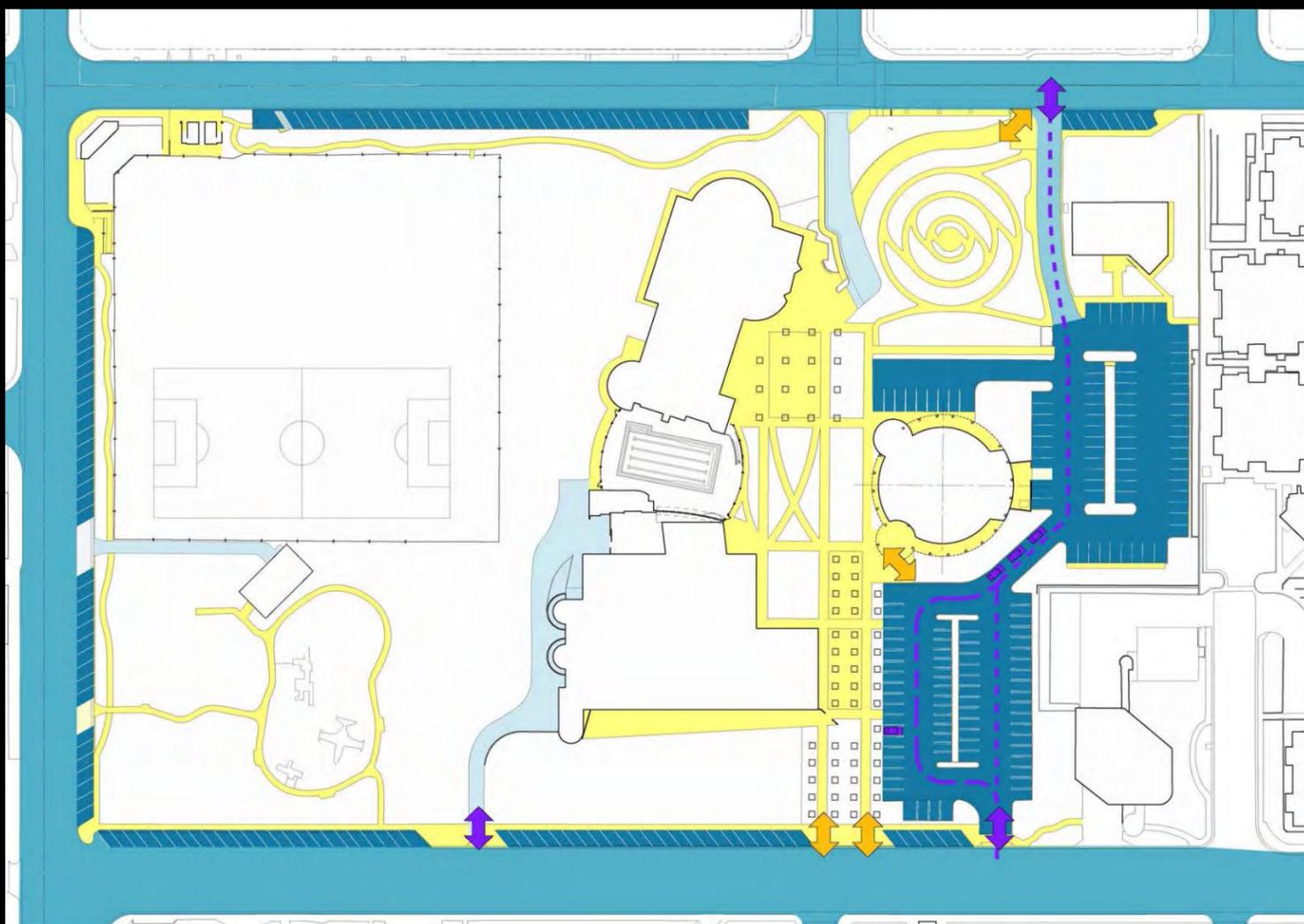
OPTION II: REMOVE NCC



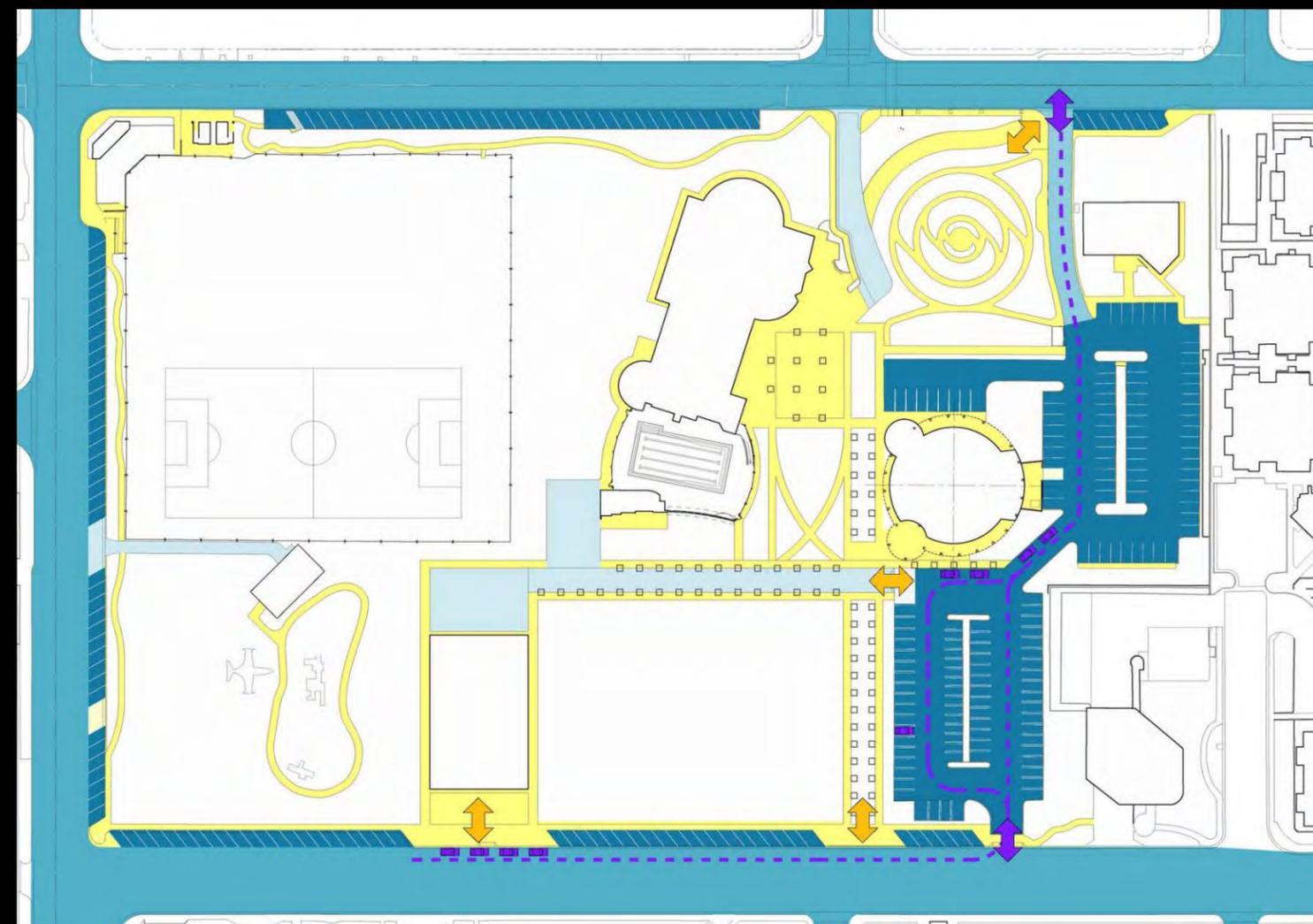
OPTION I MEETING SPACE : +/- 8,000 SF



OPTION II MEETING SPACE : +/- 8,000 SF



RENOVATED LIONS PARK : +/- 275 SPACES



OPTION 2 PARKING: +/- 275 SPACES

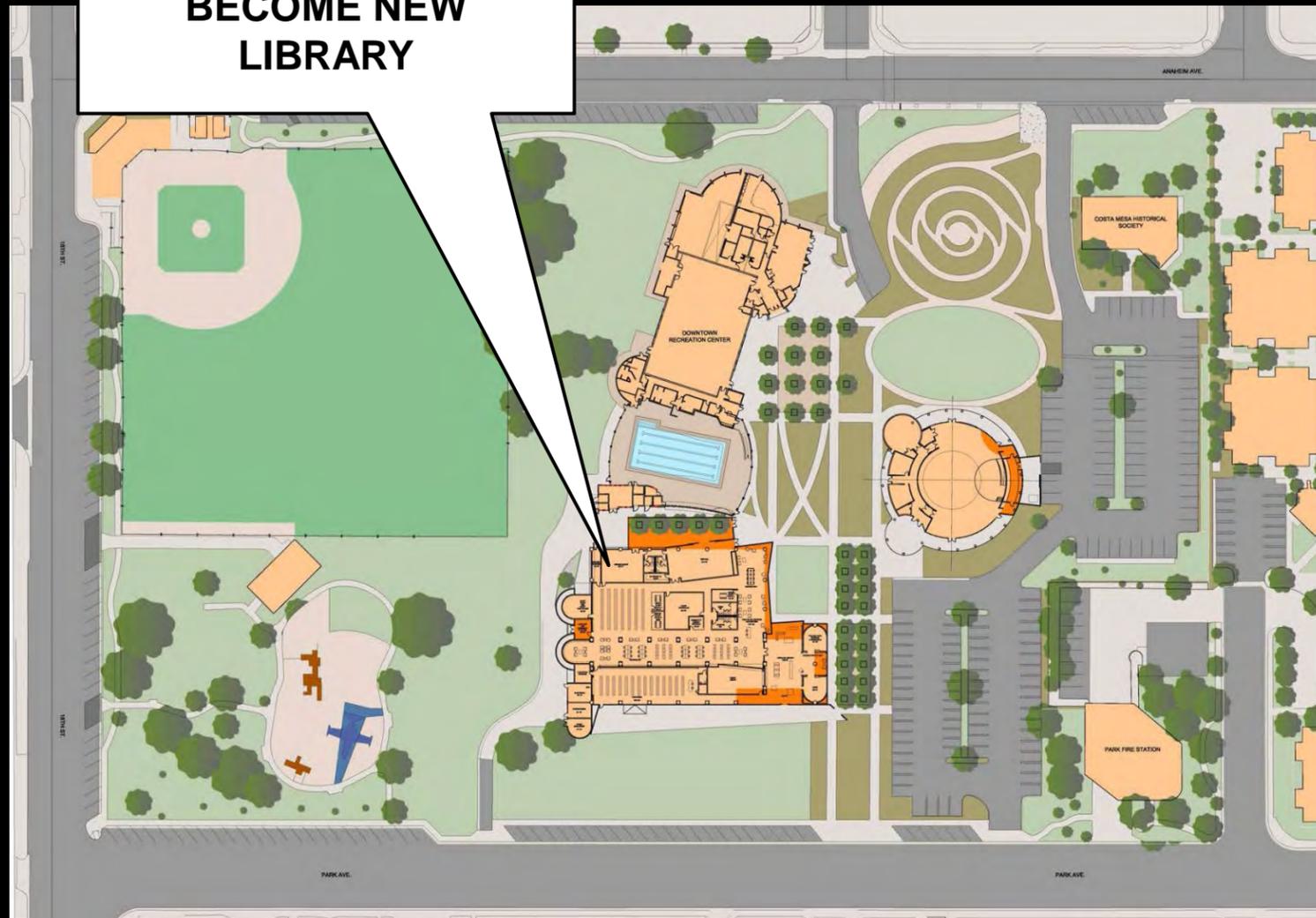


OPTION 1 LIONS PARK OPEN SPACE : 3.6 ACRES



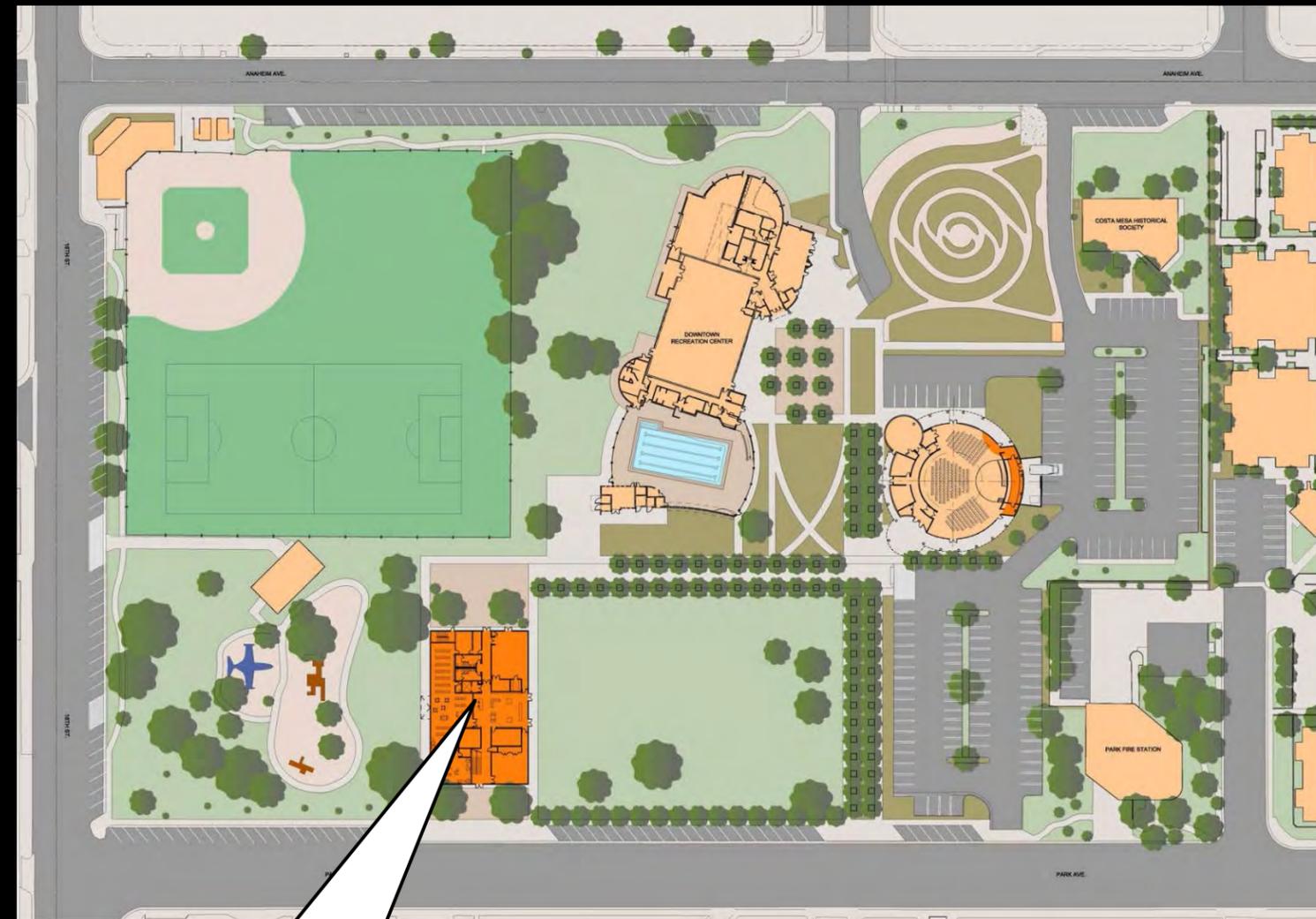
OPTION 2 LIONS PARK OPEN SPACE : 3.8 ACRES

**RENOVATE NCC TO
BECOME NEW
LIBRARY**

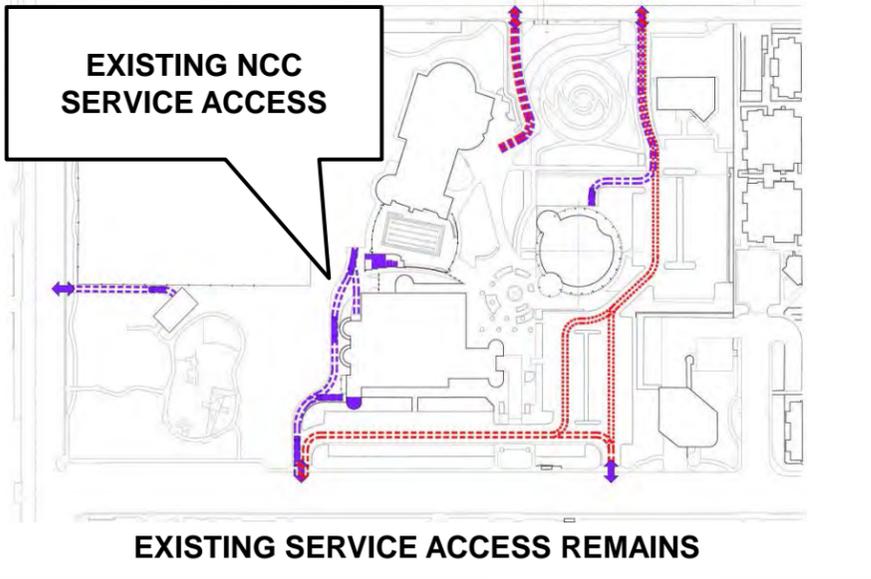


OPTION 1 SITE PLAN

**REMOVE NCC
BUILD NEW LIBRARY**



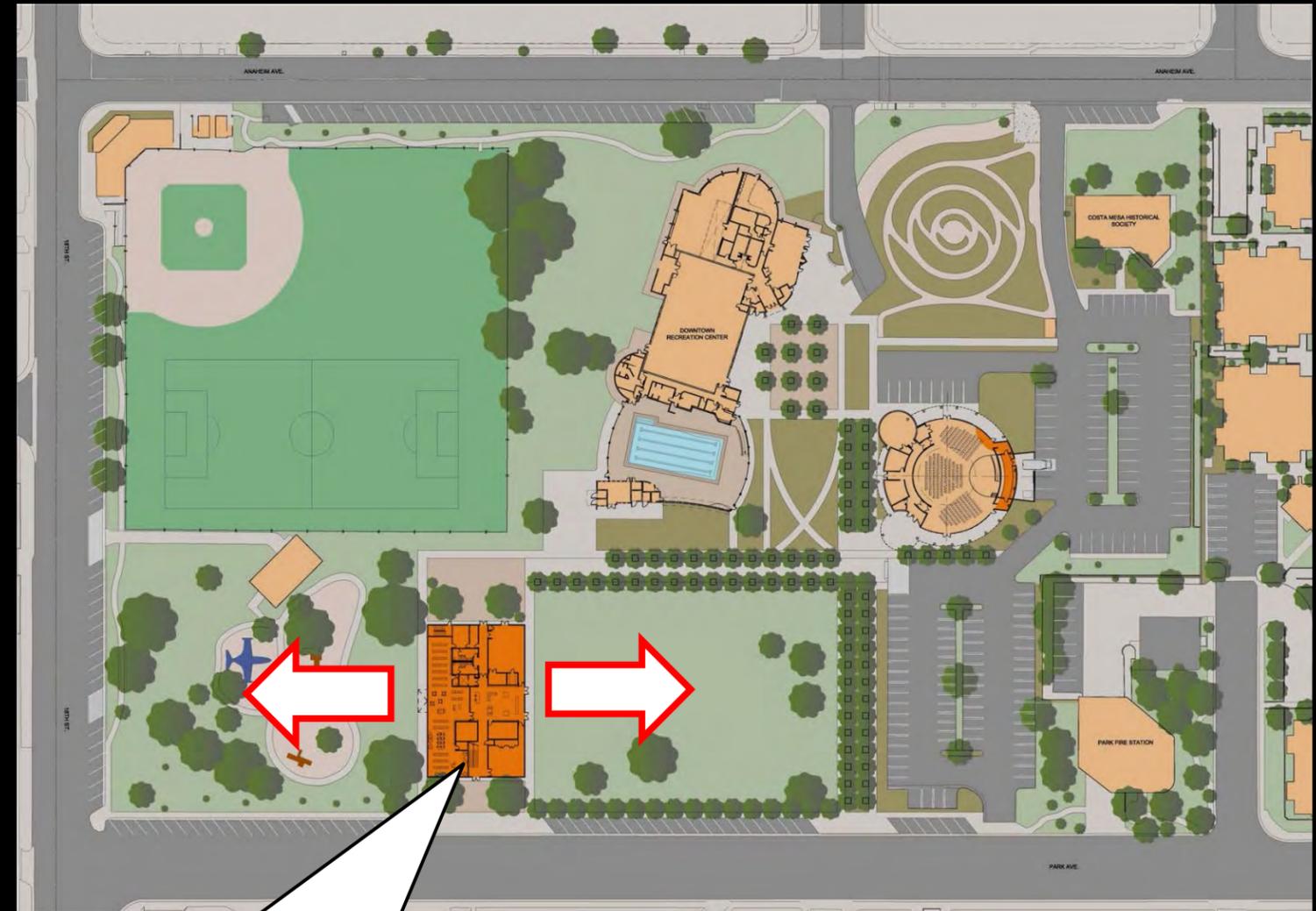
OPTION 2 SITE PLAN



BACK SIDE OF THE BUILDING FACES THE PARK



OPTION 1 SITE PLAN



OPTION 2 SITE PLAN

**NEW BUILDING FACES
BOTH DIRECTIONS INTO THE PARK**

\$29.0M



OPTION I



OPTION II

\$34.5M

\$29.0M



OPTION I: \$29M



OPTION II: \$34.5M

\$34.5M



OPTION II: BUILD NEW LIBRARY BUILDING, REMOVE NCC, CONVERT DUNGAN TO NEW COMMUNITY MEETING CENTER: \$34.5 M

Cost



OPTION I: RENOVATE NCC TO BECOME NEW LIBRARY

OPTION II: BUILD NEW LIBRARY AND REMOVE NCC



PROJECT

RENOVATE

BUILD NEW

LIBRARY

\$12.5M

\$16.2M

COMMUNITY MEETING CENTER

\$4M

\$4M

PARK IMPROVEMENTS

\$5M

\$5.3M

TOTAL
(CONSTRUCTION COST)

\$21.5M

\$25.5M

TOTAL
(PROJECT COST)

\$29M

\$34.5M

**PROJECT****CONSTRUCTION COST****PROJECT COST**

LIBRARY

\$16.2M**\$22M**COMMUNITY
MEETING CENTER**\$4M****\$5.5M**PARK
IMPROVEMENTS**\$5.3M****\$7M****TOTAL****\$25.5M****\$34.5M**



1) NEW LIBRARY

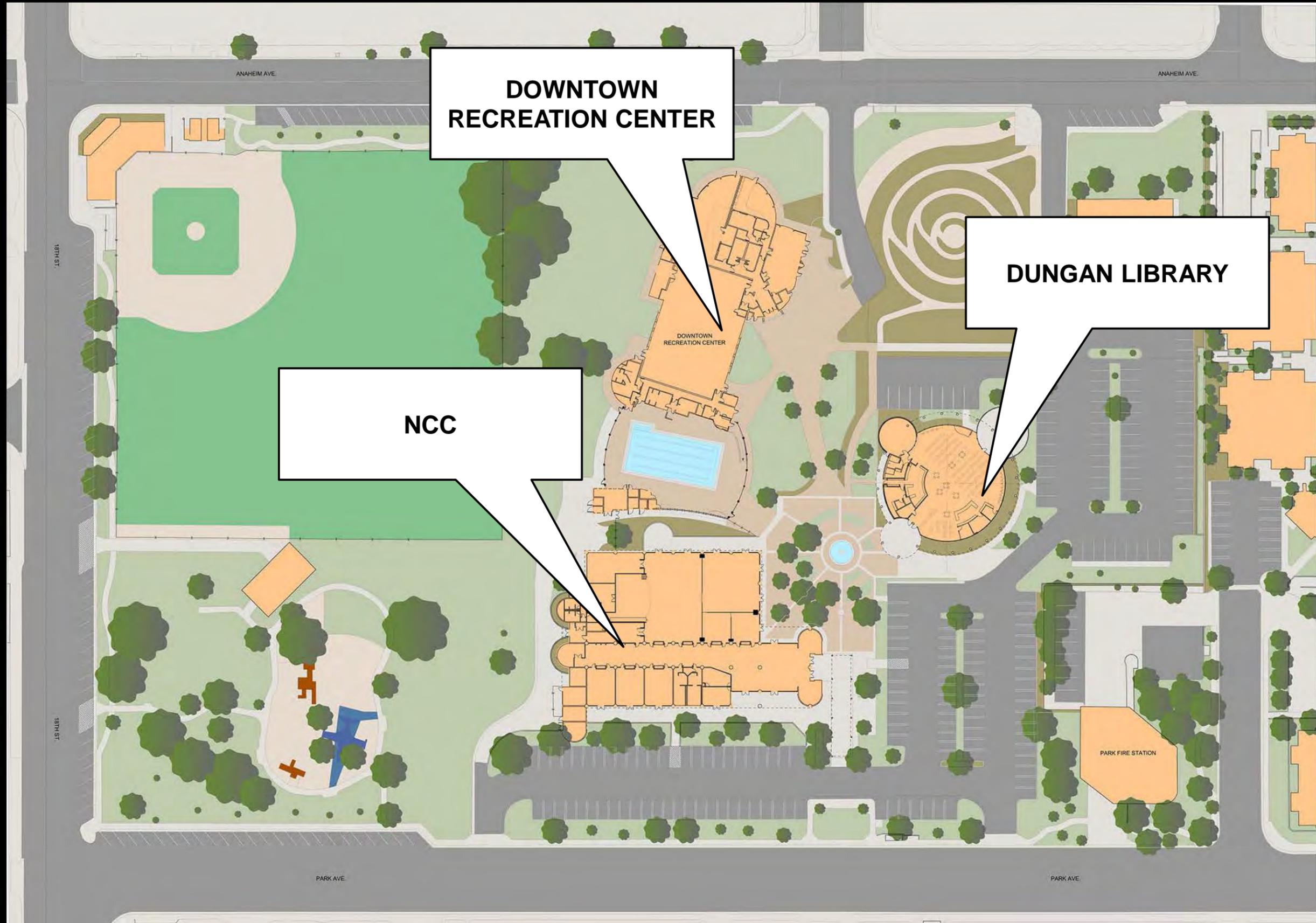
3) PARK AND STREETFRONT IMPROVEMENTS

2) NEW COMMUNITY MEETING CENTER

\$34.5M

LIONS PARK

Phasing & Implementation



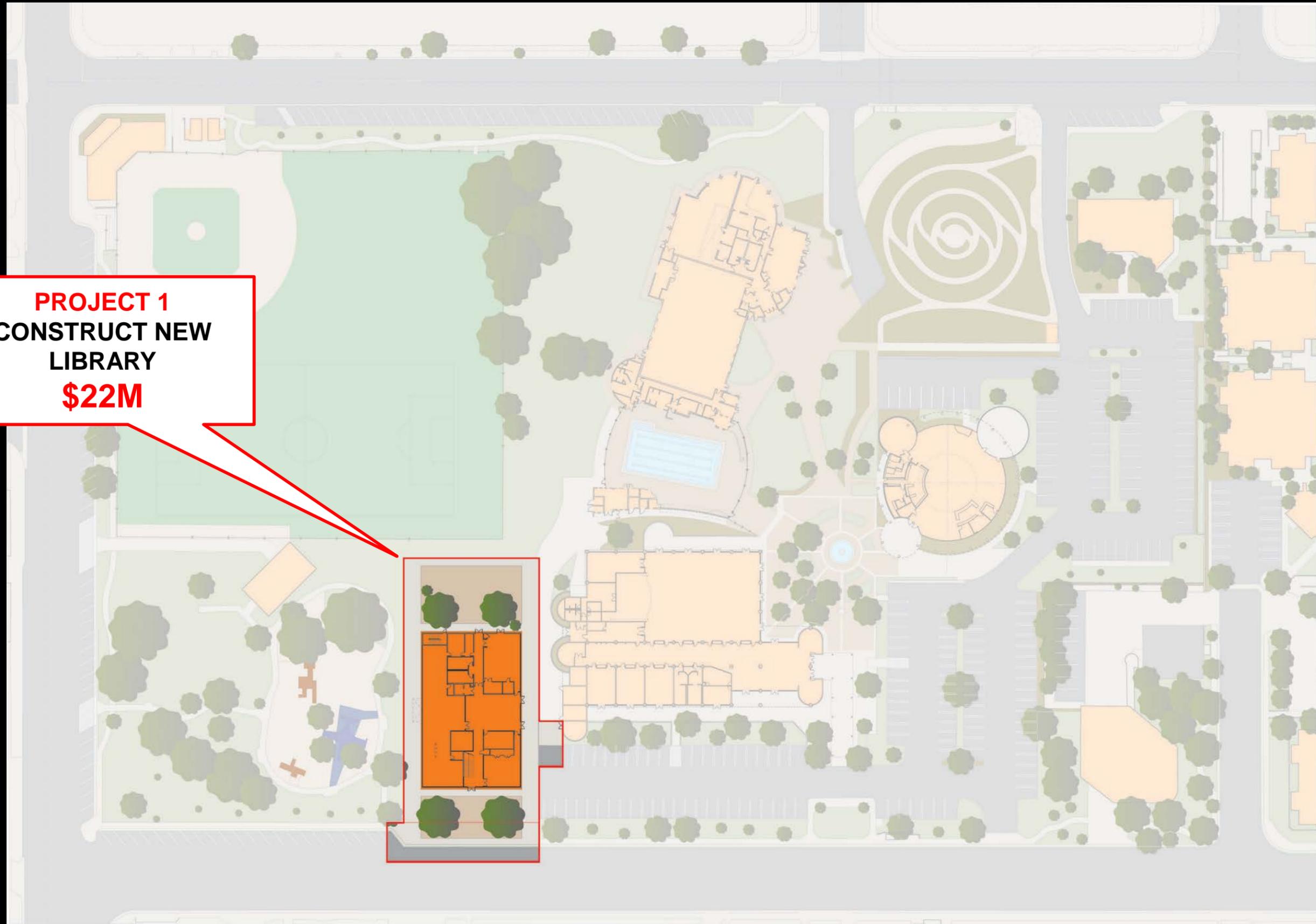
DOWNTOWN RECREATION CENTER

DUNGAN LIBRARY

NCC

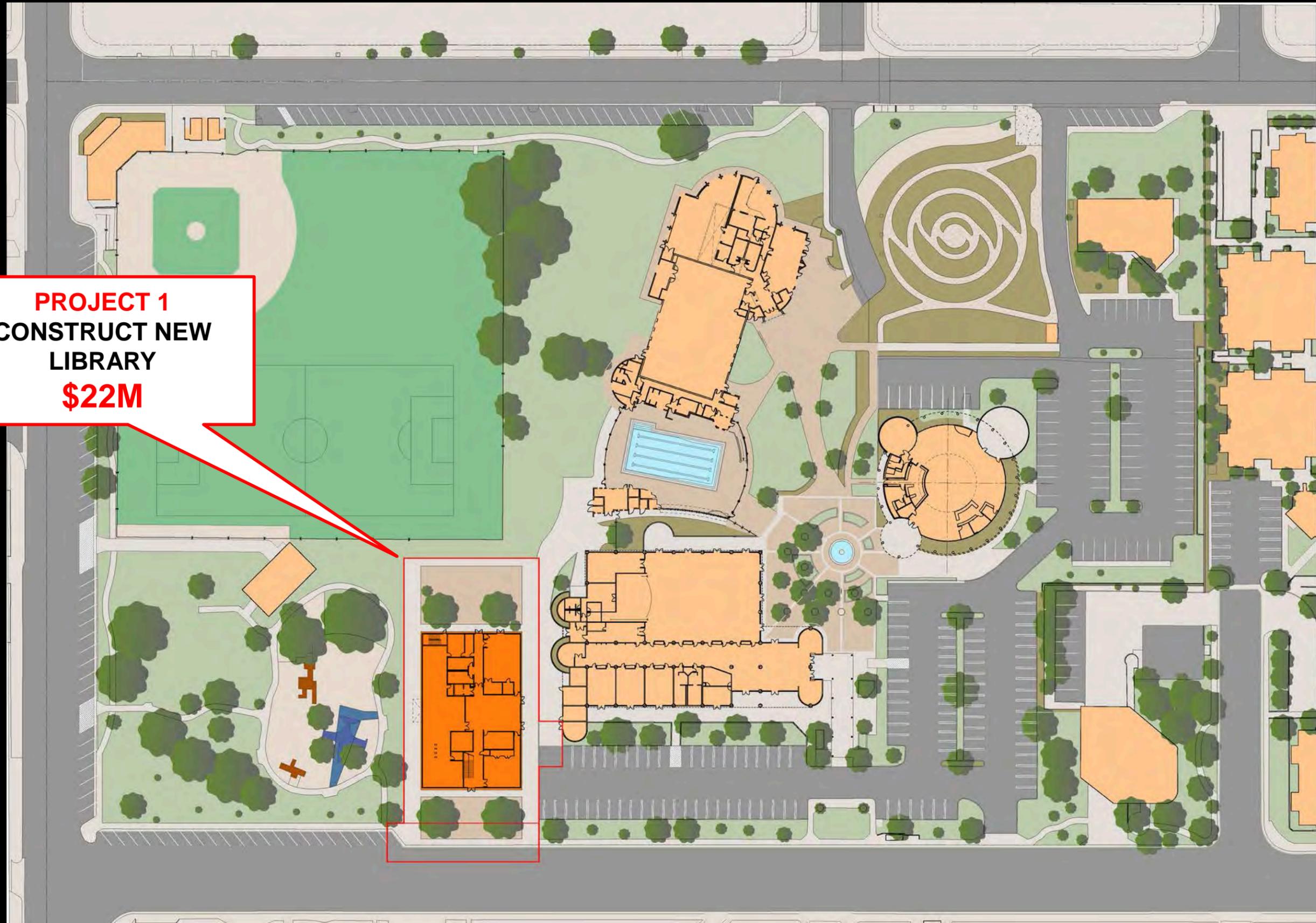
LIONS PARK

PROJECT 1
CONSTRUCT NEW
LIBRARY
\$22M

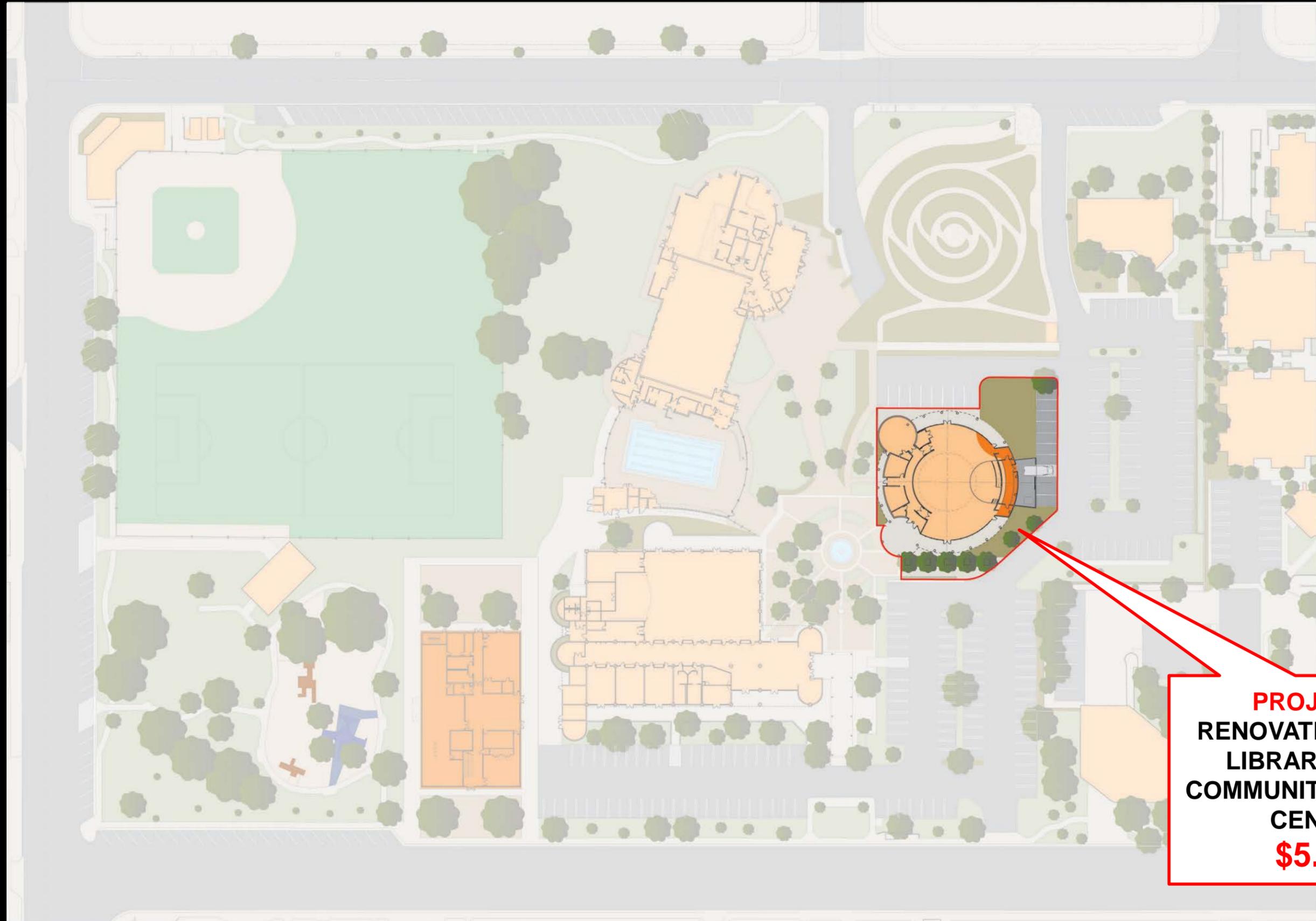


PROJECT 1

PROJECT 1
CONSTRUCT NEW
LIBRARY
\$22M

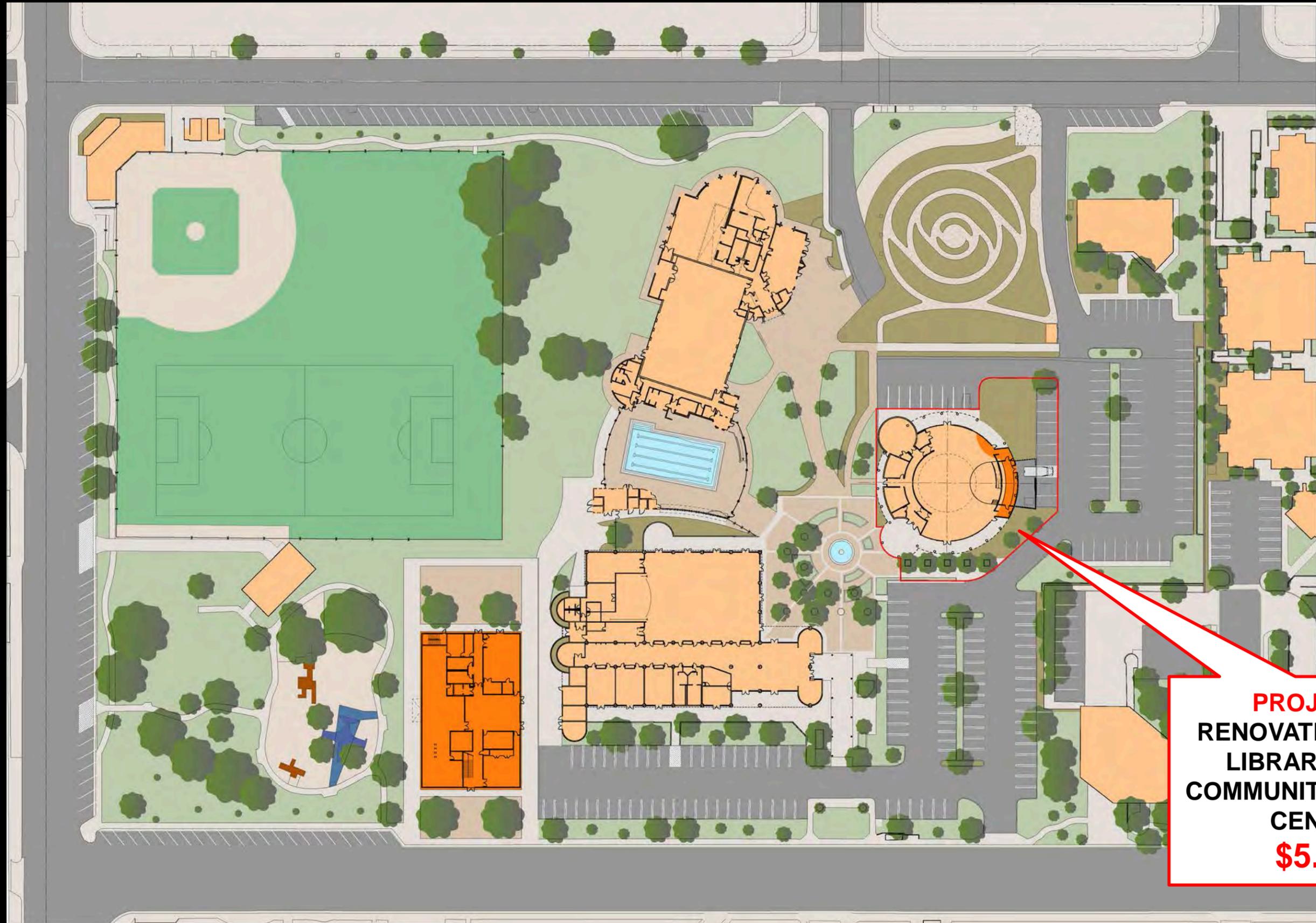


PROJECT 1



PROJECT 2
RENOVATE DUNGAN
LIBRARY TO BE
COMMUNITY MEETING
CENTER
\$5.5M

PROJECT 2



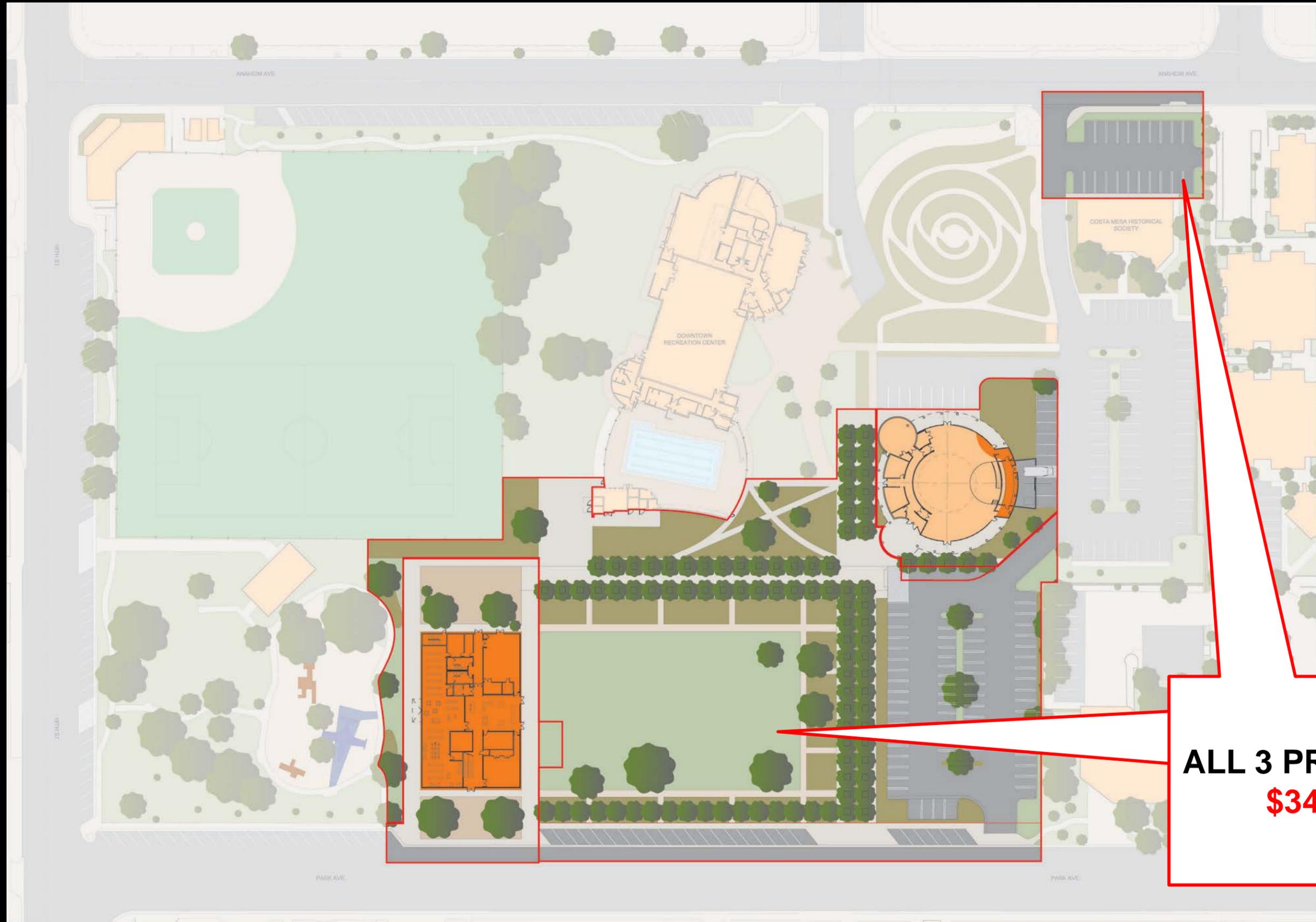
PROJECT 2
RENOVATE DUNGAN
LIBRARY TO BE
COMMUNITY MEETING
CENTER
\$5.5M

PROJECT 2



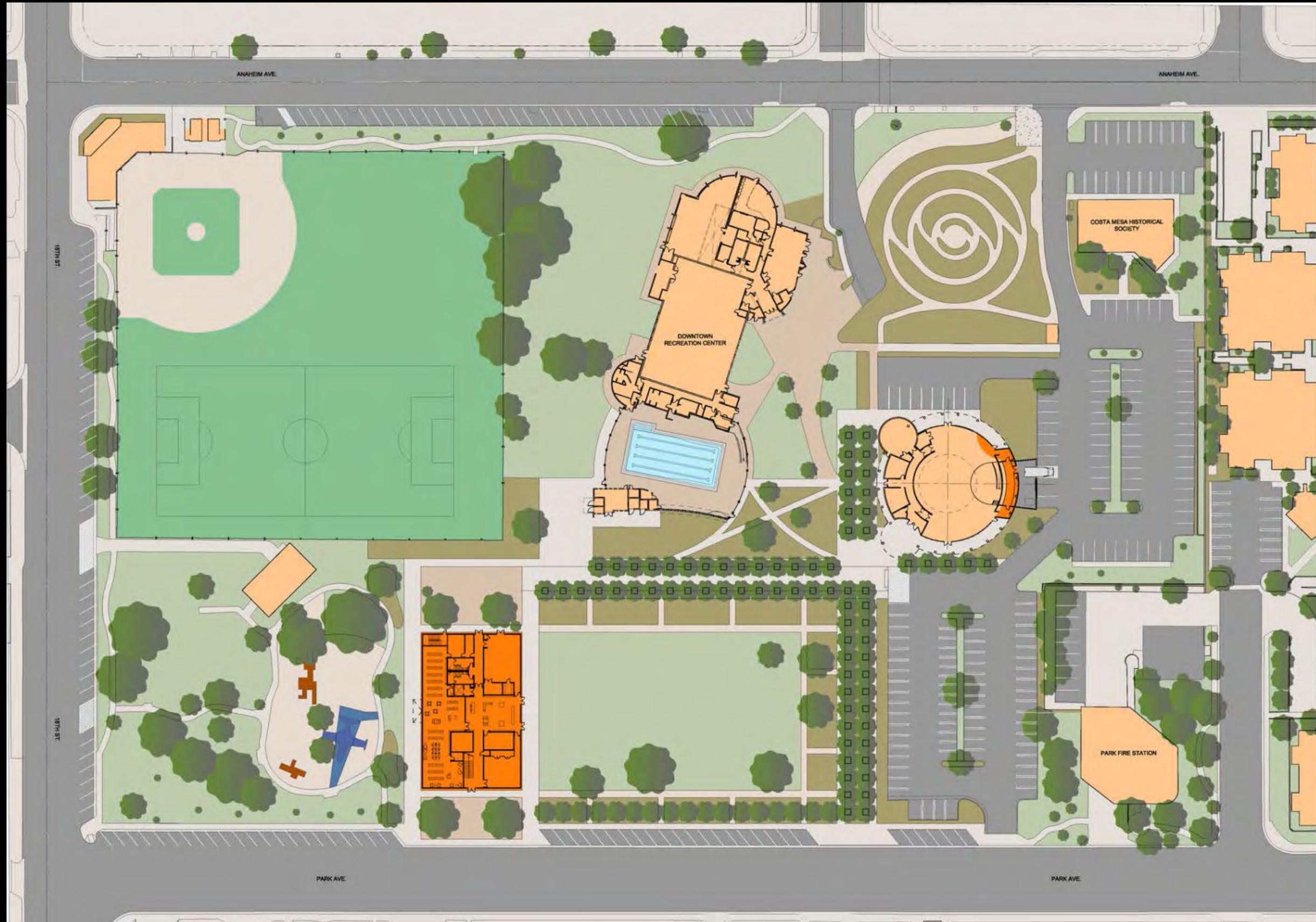
**PROJECT 3
PARK AND
STREETFRONT
IMPROVEMENTS
\$7M**

PROJECT 3

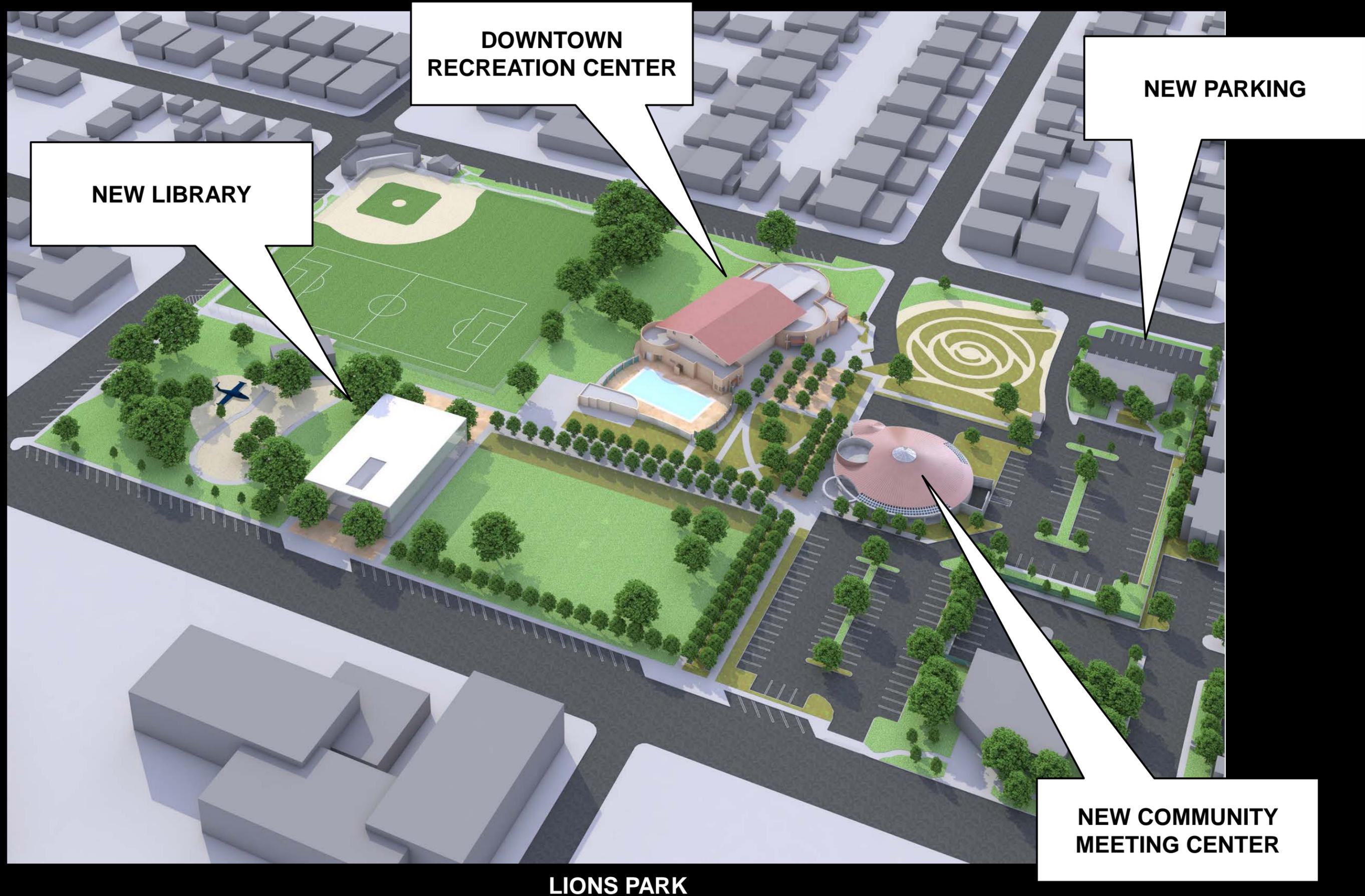


ALL 3 PROJECTS
\$34.5M

PROJECTS 1, 2 & 3



LIONS PARK



NEW LIBRARY

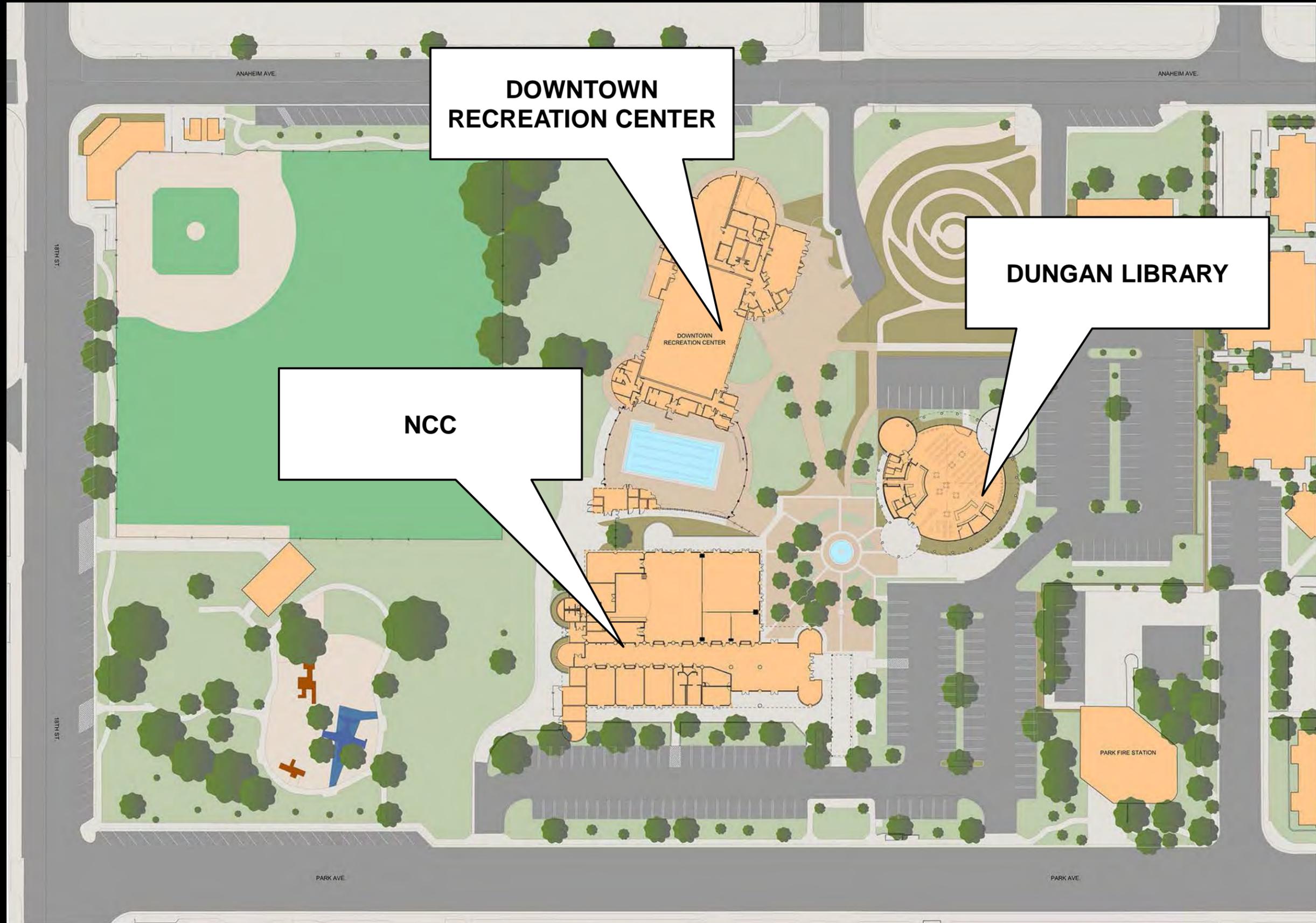
**DOWNTOWN
RECREATION CENTER**

NEW PARKING

**NEW COMMUNITY
MEETING CENTER**

LIONS PARK

Parking for Lions Park

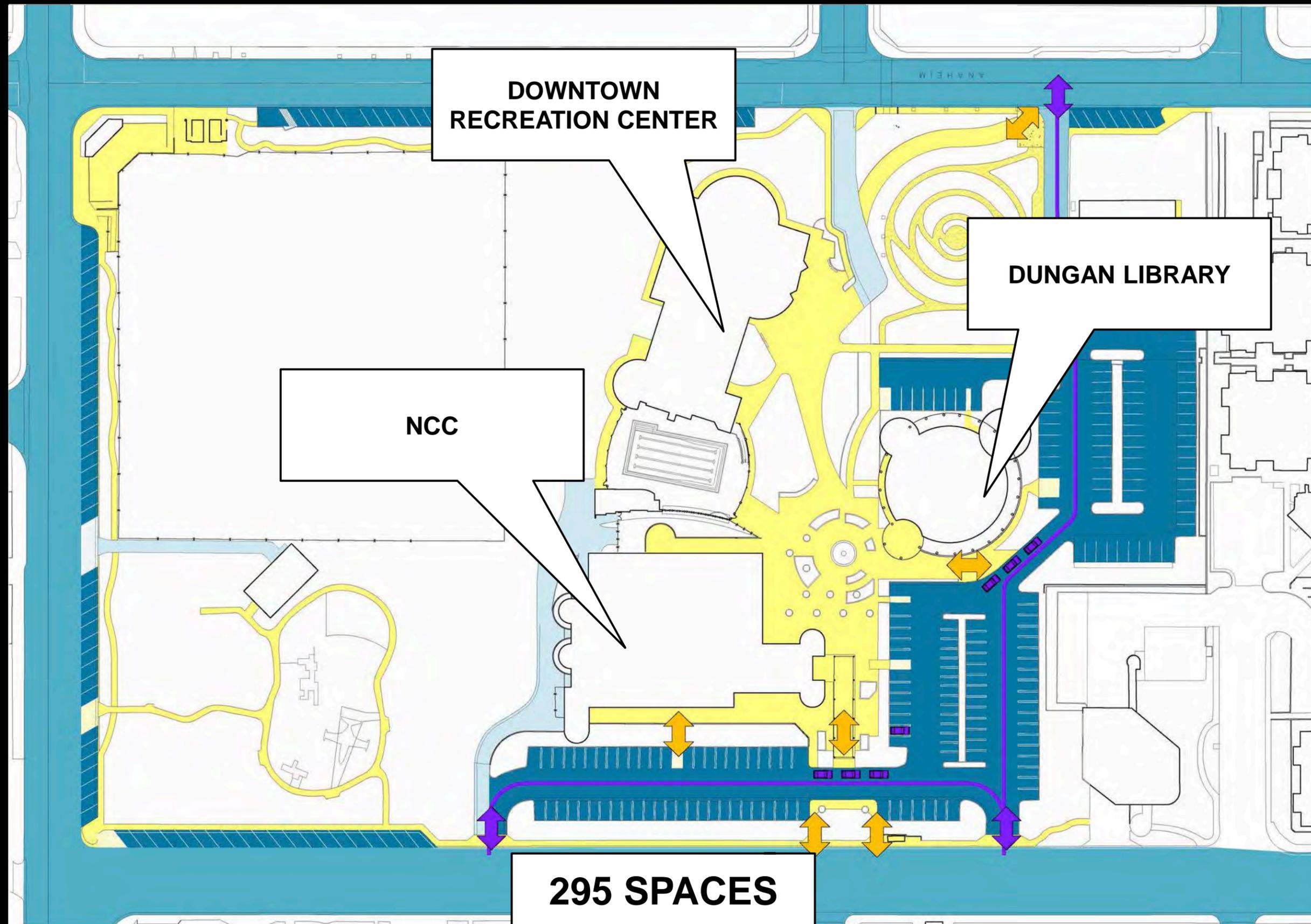


DOWNTOWN RECREATION CENTER

DUNGAN LIBRARY

NCC

LIONS PARK



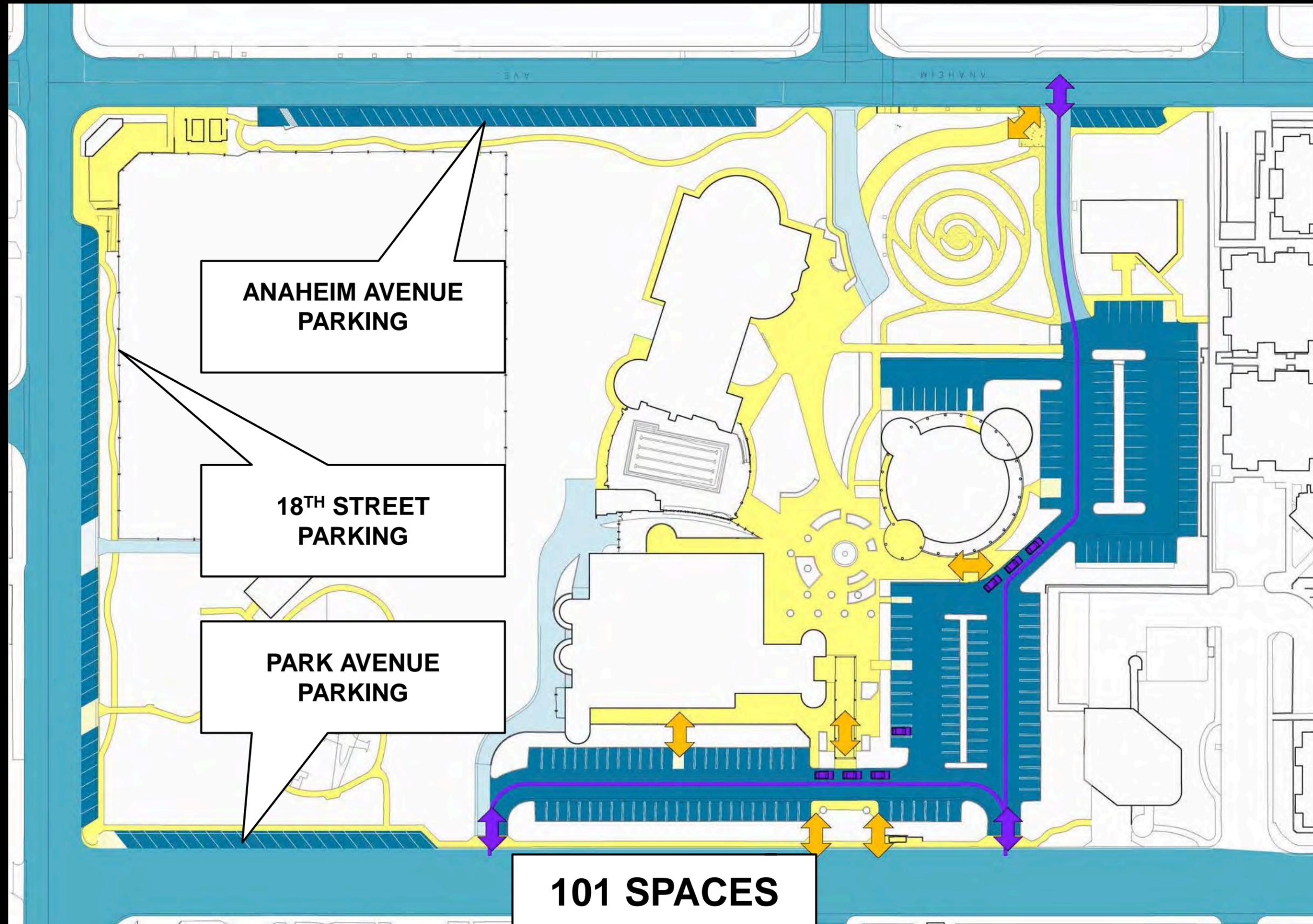
DOWNTOWN RECREATION CENTER

DUNGAN LIBRARY

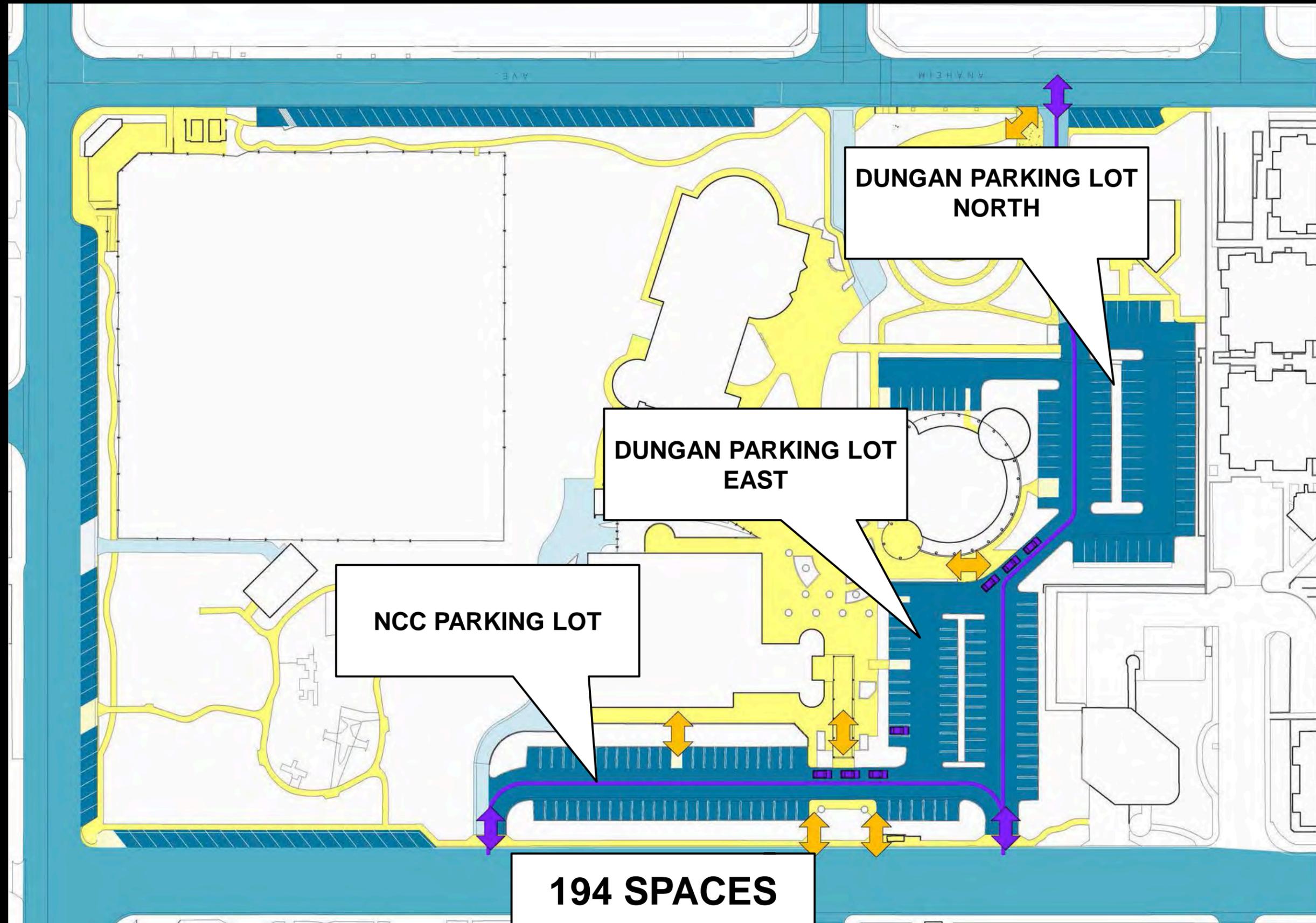
NCC

295 SPACES

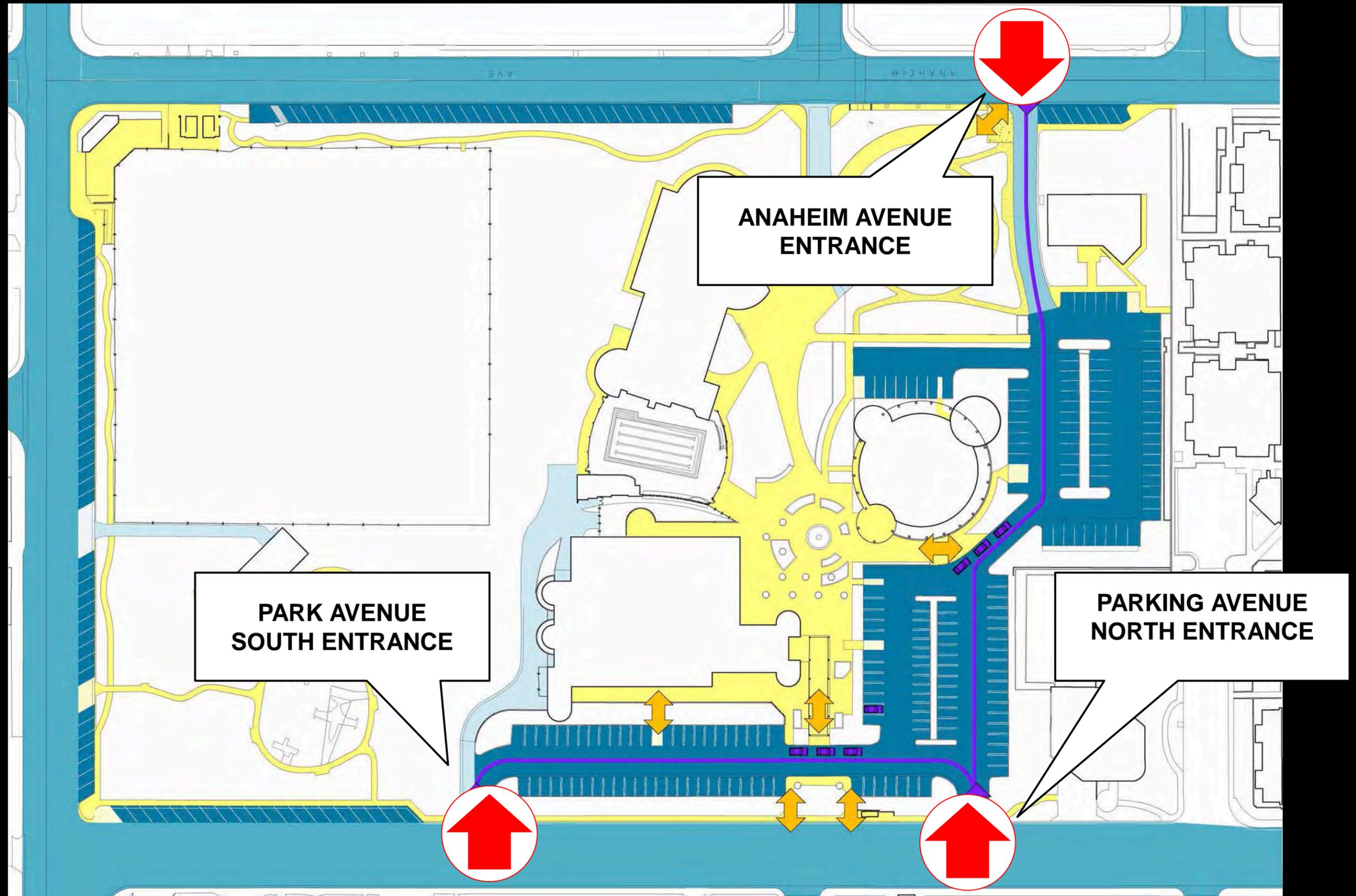
LIONS PARK : TOTAL PARKING AT 295 SPACES



LIONS PARK : STREET PARKING AT 101 SPACES

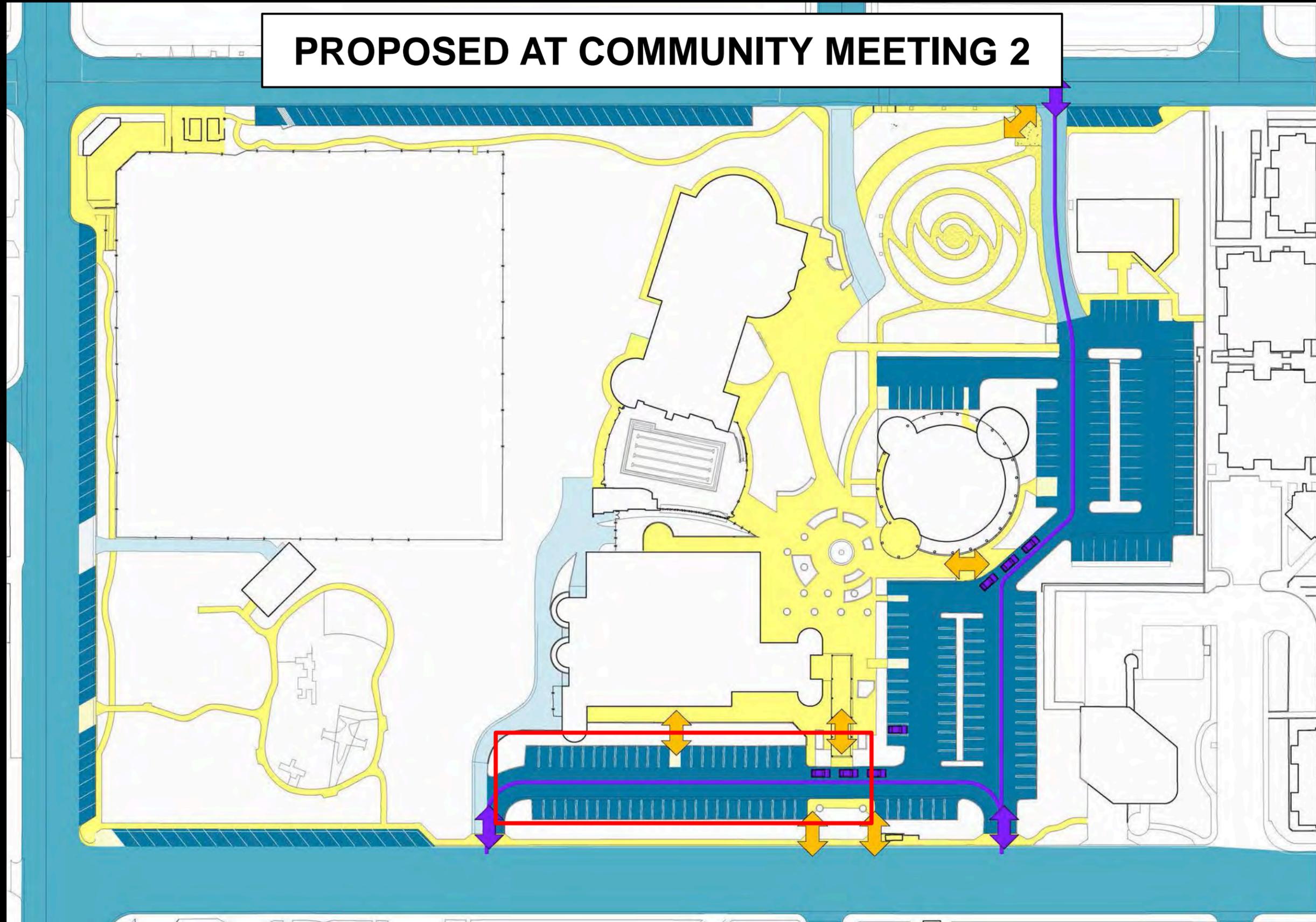


LIONS PARK : LOT PARKING AT 194 SPACES



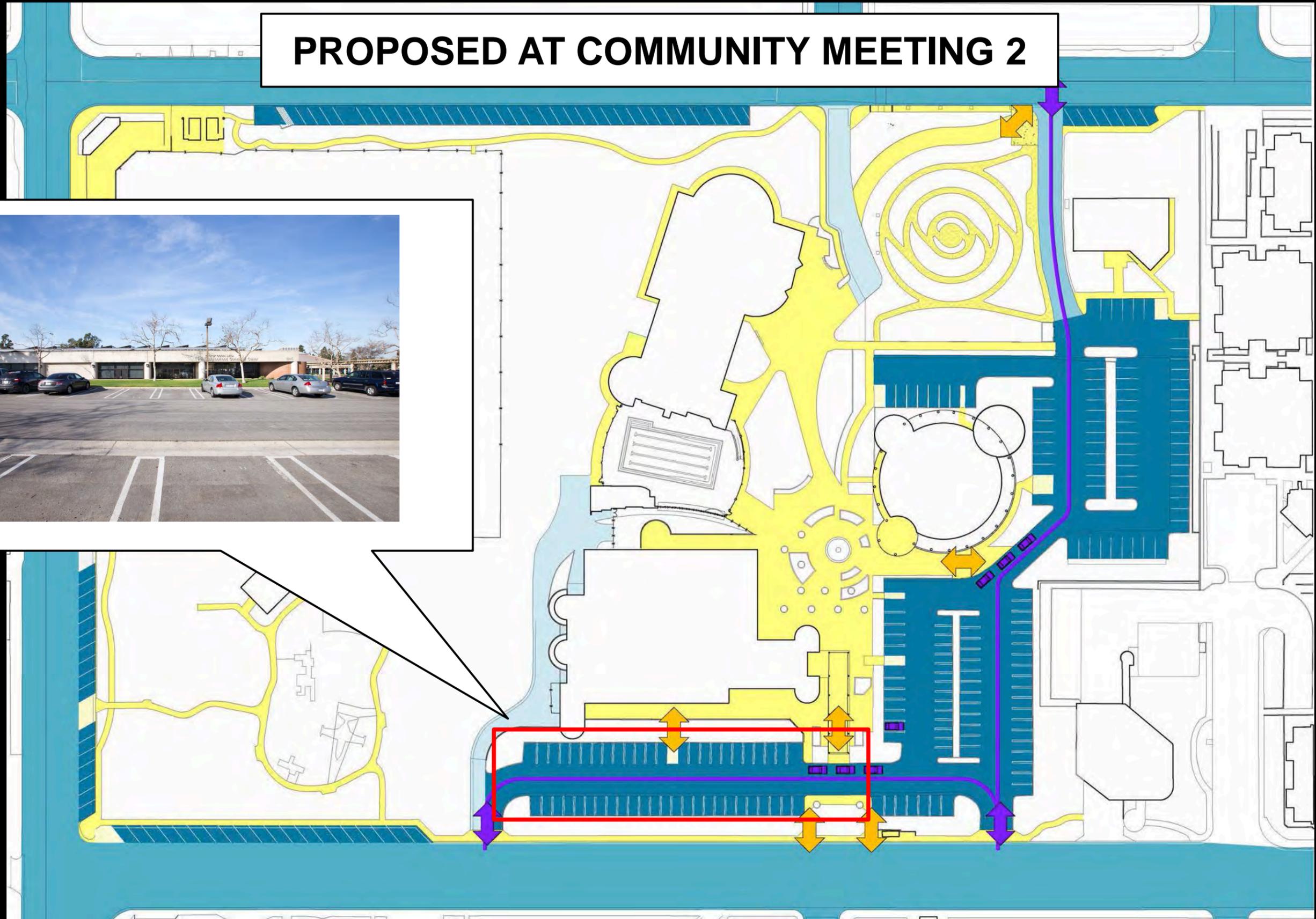
LIONS PARK : TOTAL PARKING AT 295 SPACES

PROPOSED AT COMMUNITY MEETING 2



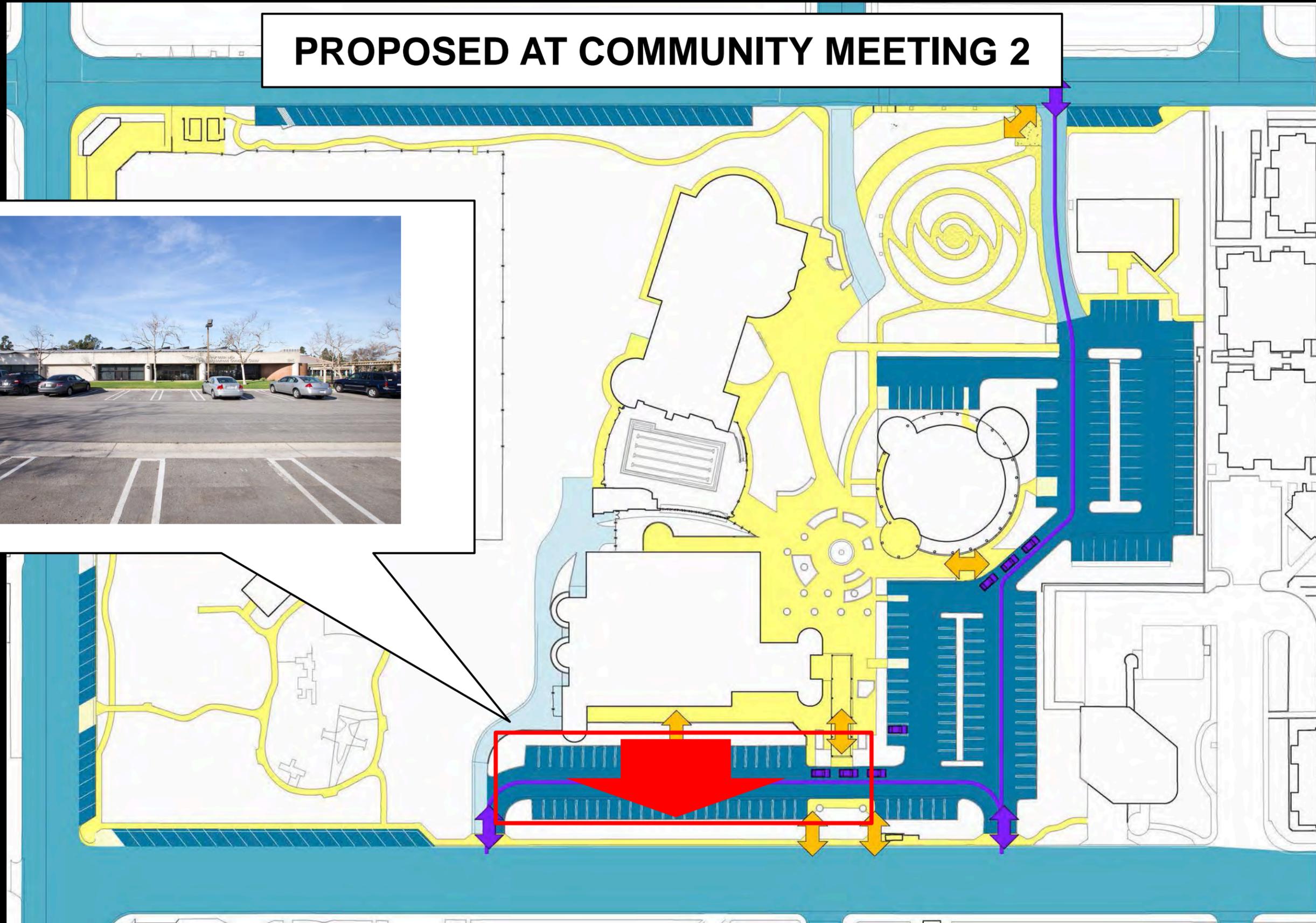
LIONS PARK : 295 SPACES

PROPOSED AT COMMUNITY MEETING 2



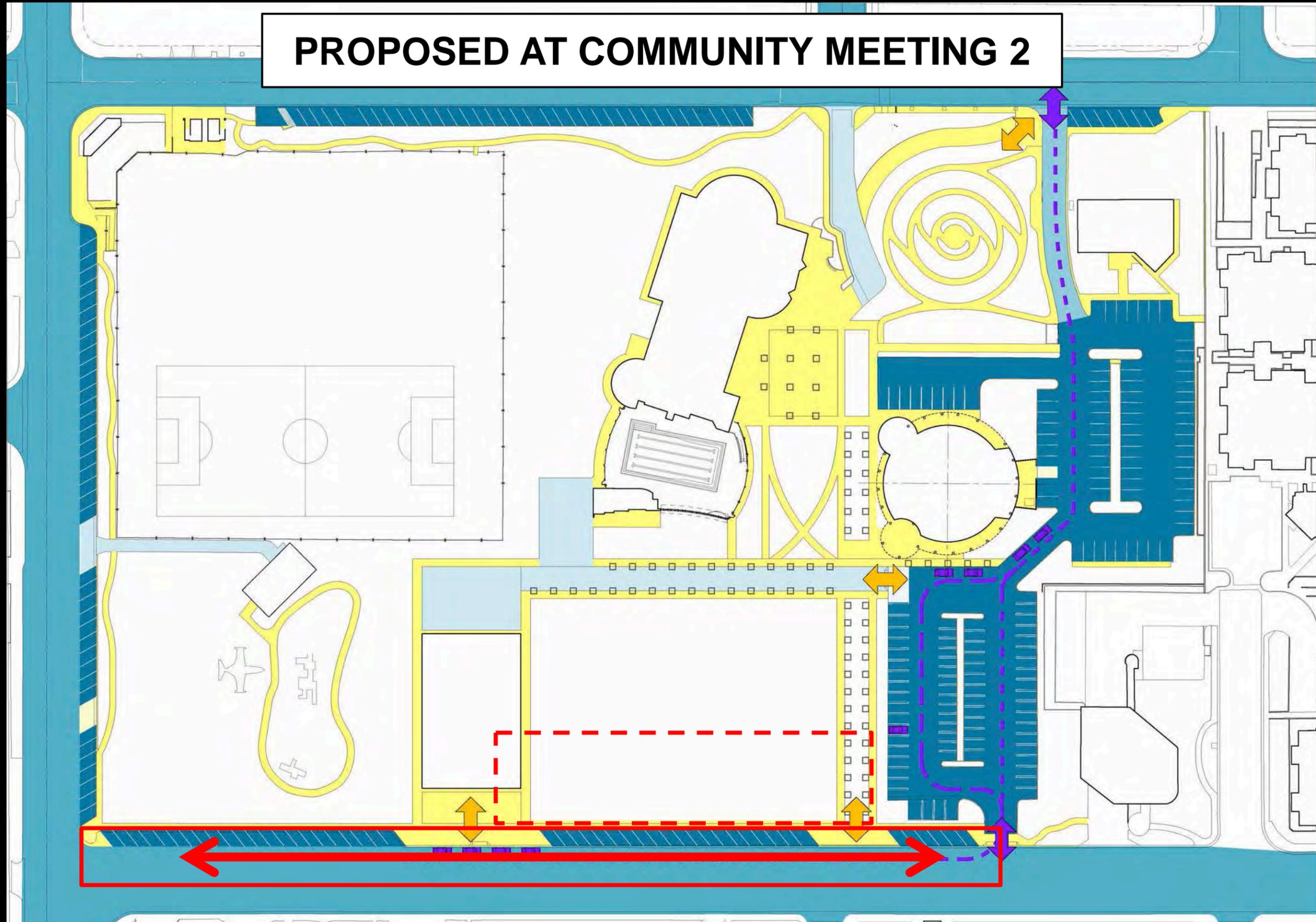
LIONS PARK : 295 SPACES

PROPOSED AT COMMUNITY MEETING 2

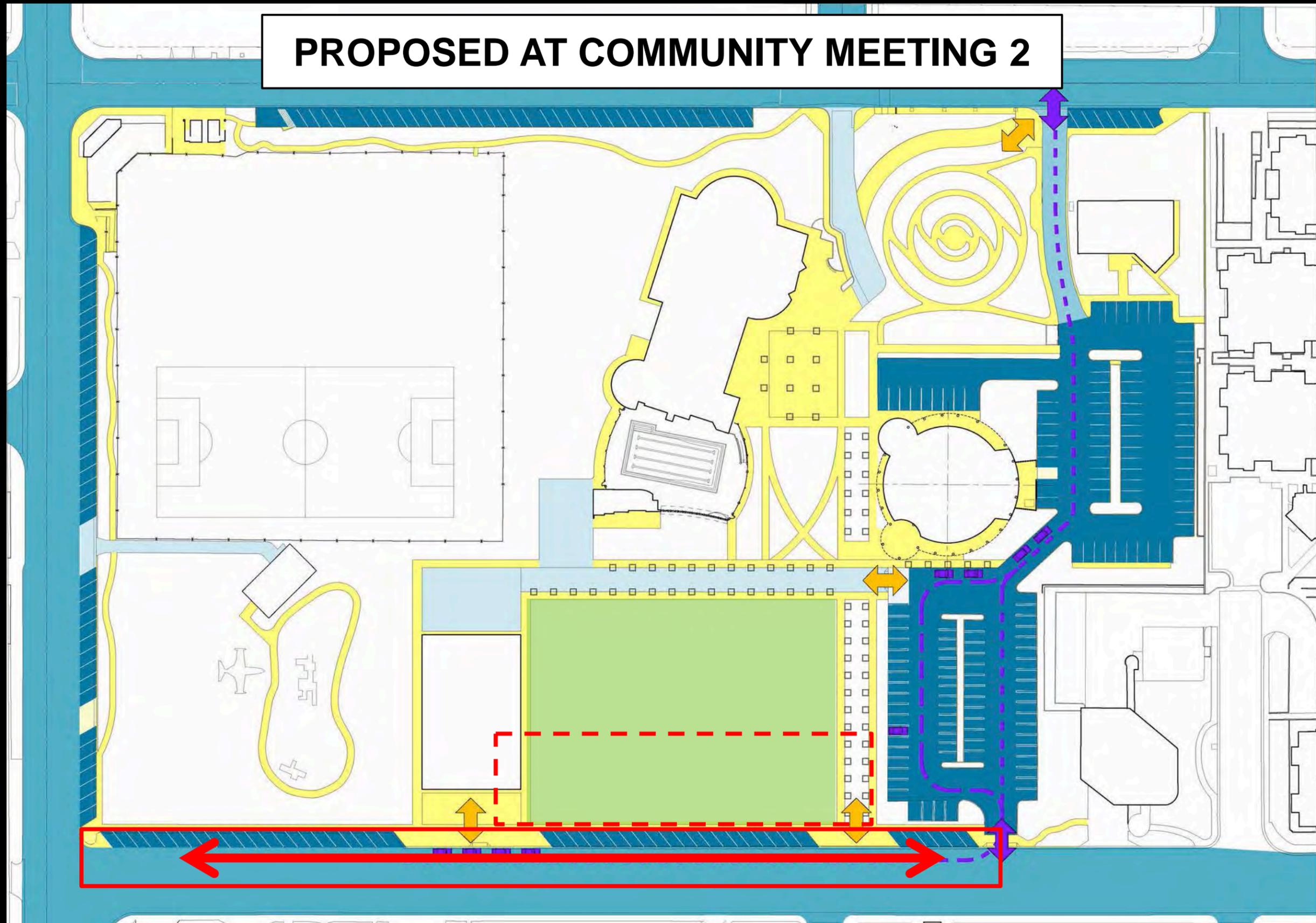


LIONS PARK : 295 SPACES

PROPOSED AT COMMUNITY MEETING 2

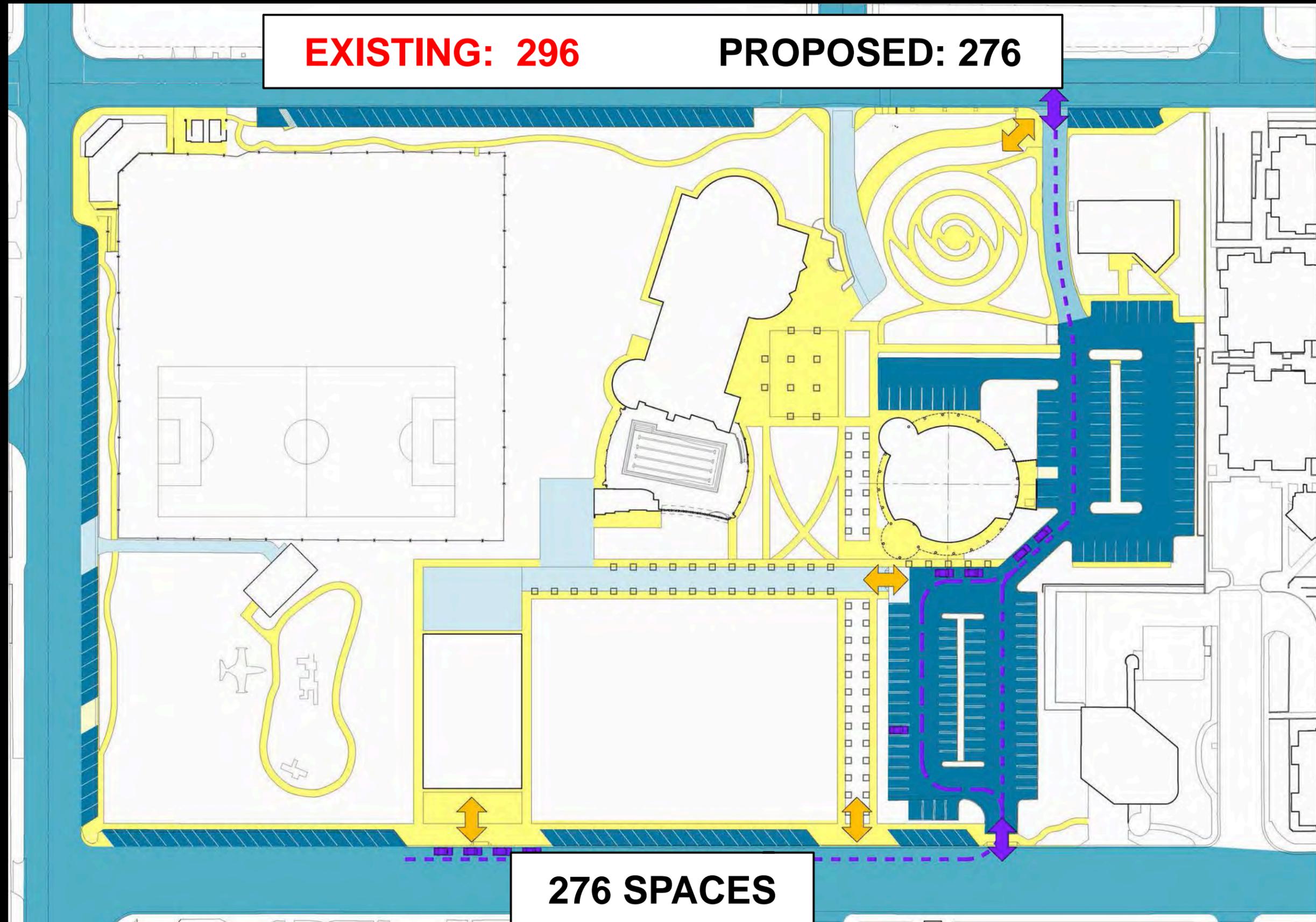


LIONS PARK : TOTAL PARKING AT 276 SPACES



PROPOSED AT COMMUNITY MEETING 2

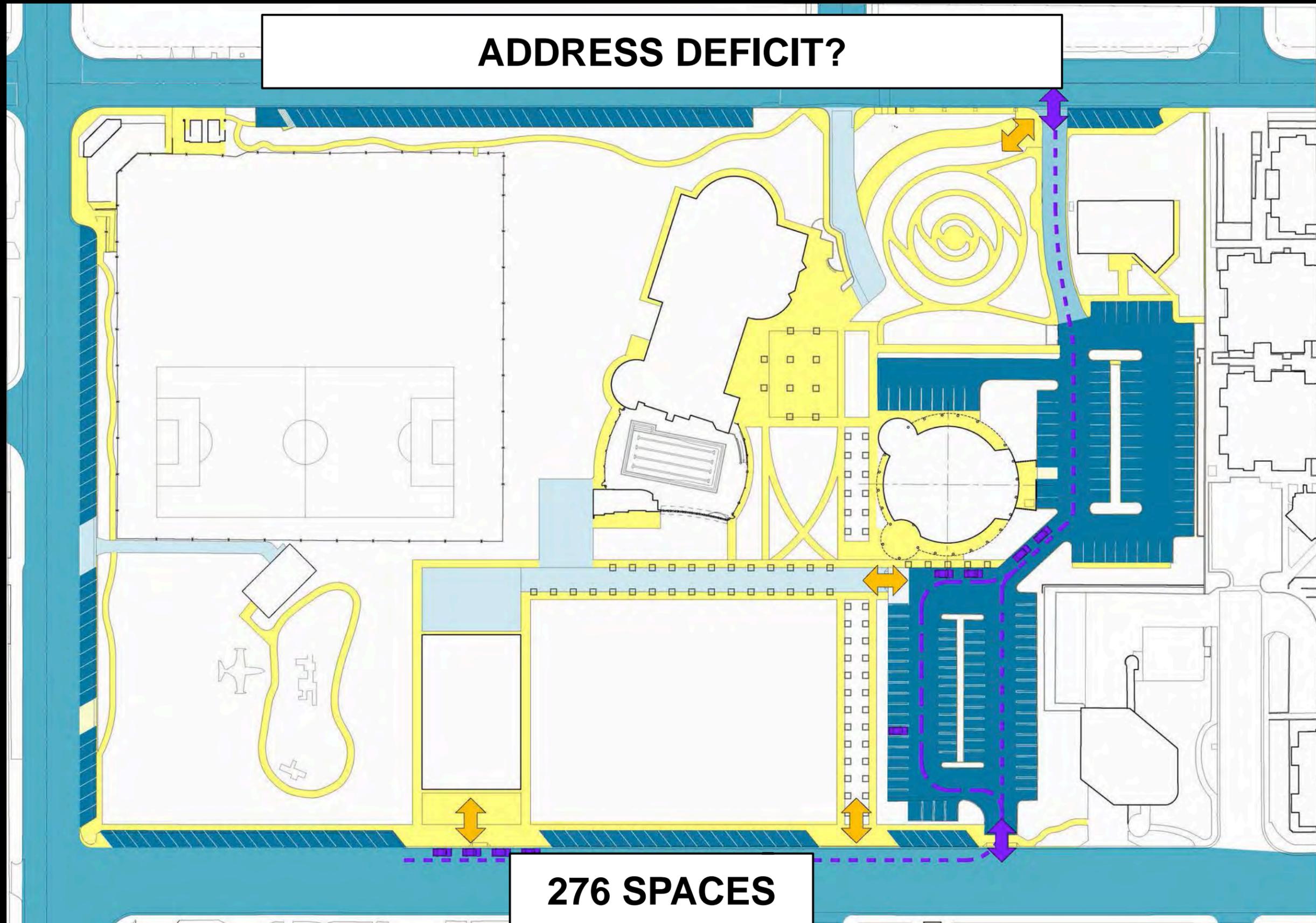
LIONS PARK : TOTAL PARKING AT 276 SPACES



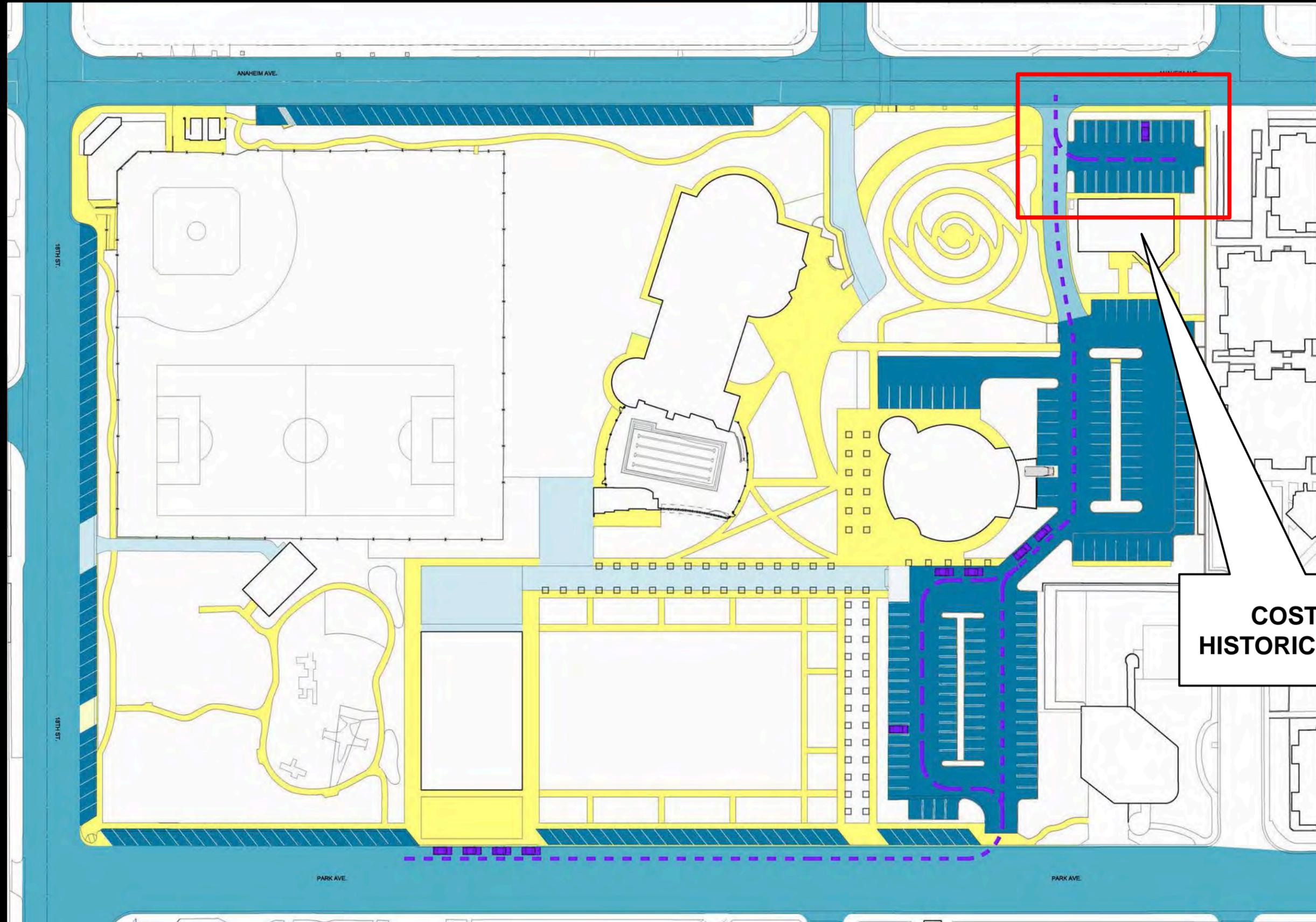
EXISTING: 296 **PROPOSED: 276**

276 SPACES

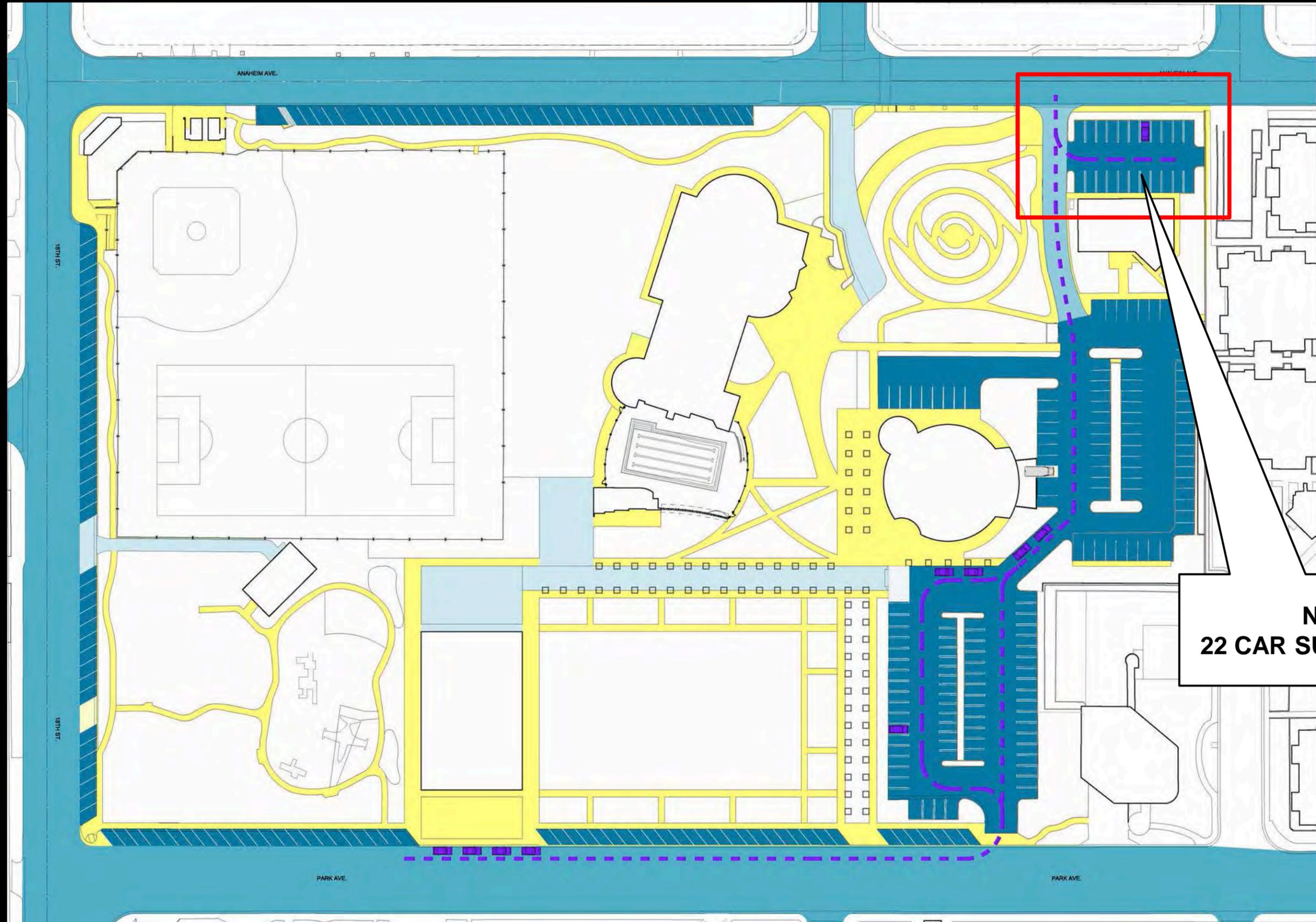
LIONS PARK : TOTAL PARKING AT 276 SPACES



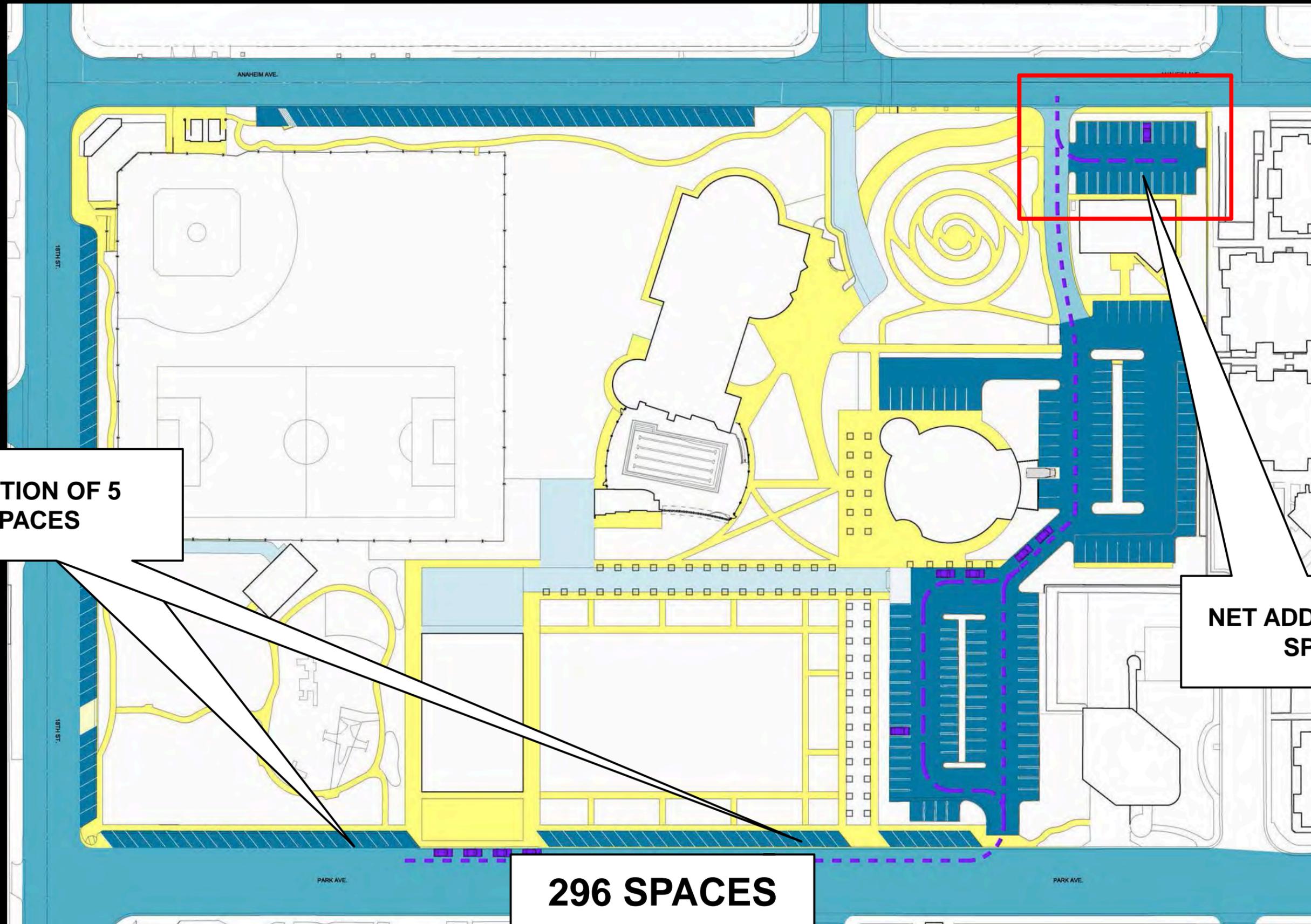
LIONS PARK : TOTAL PARKING AT 276 SPACES



LIONS PARK : TOTAL PARKING AT 296 SPACES



LIONS PARK : TOTAL PARKING AT 296 SPACES

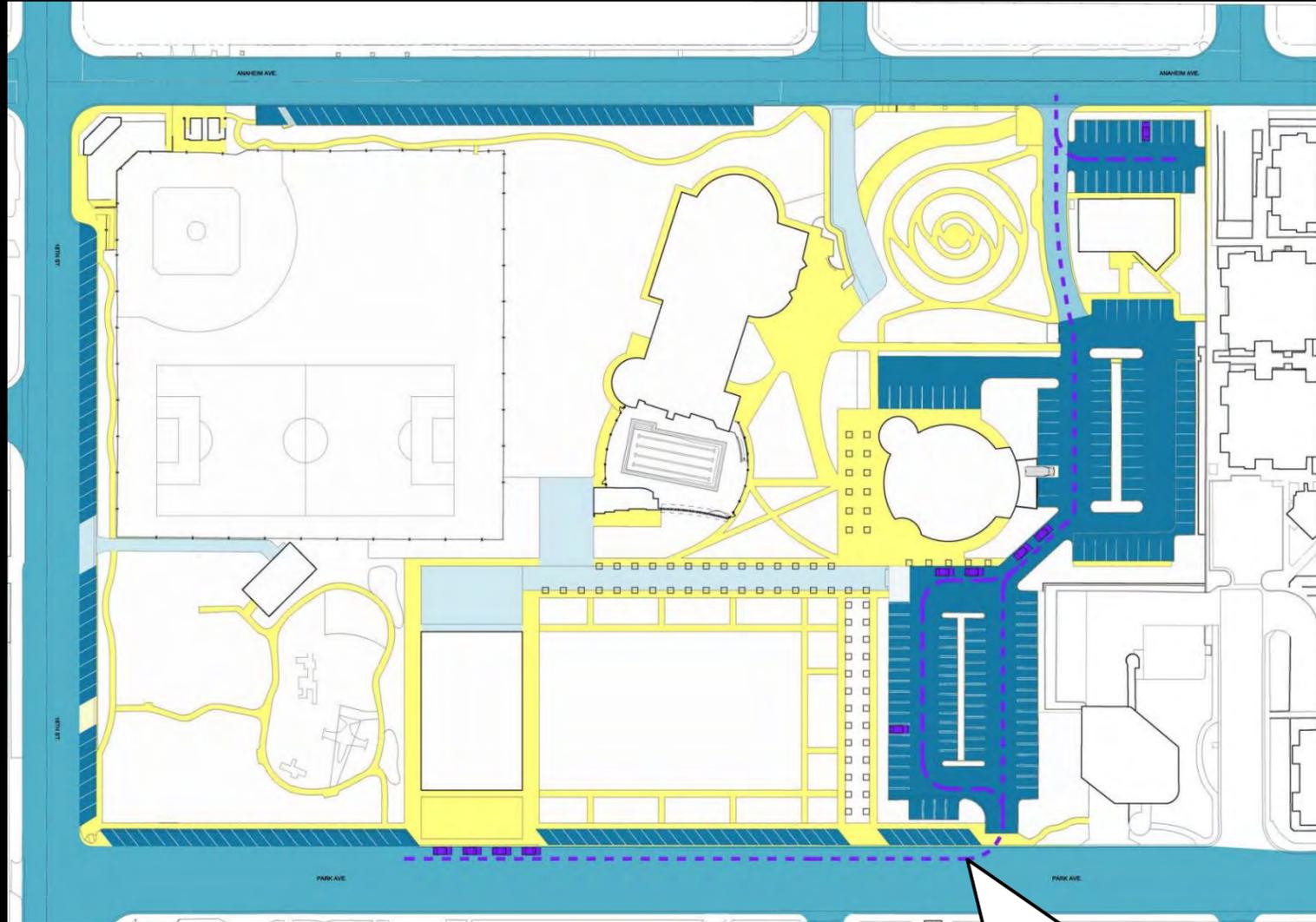
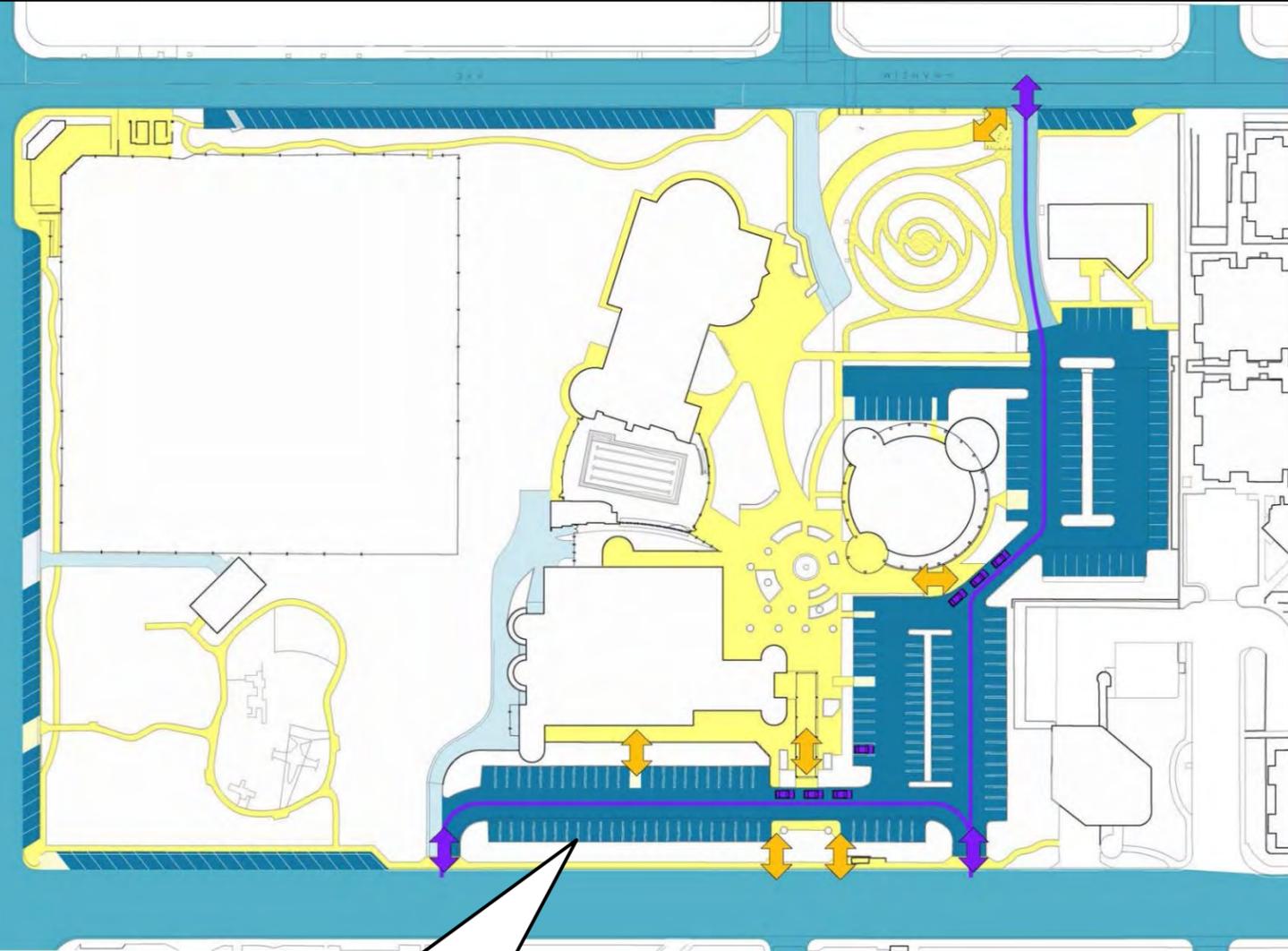


ADDITION OF 5 SPACES

NET ADDITION OF 15 SPACES

296 SPACES

LIONS PARK : TOTAL PARKING AT 296 SPACES



**EXISTING
295 SPACES**

**PROPOSED
296 SPACES**

LIONS PARK

Design



What should it look like?

FIRST IMPRESSION



FIRST IMPRESSION



COSTA MESA



HISTORY



HISTORY



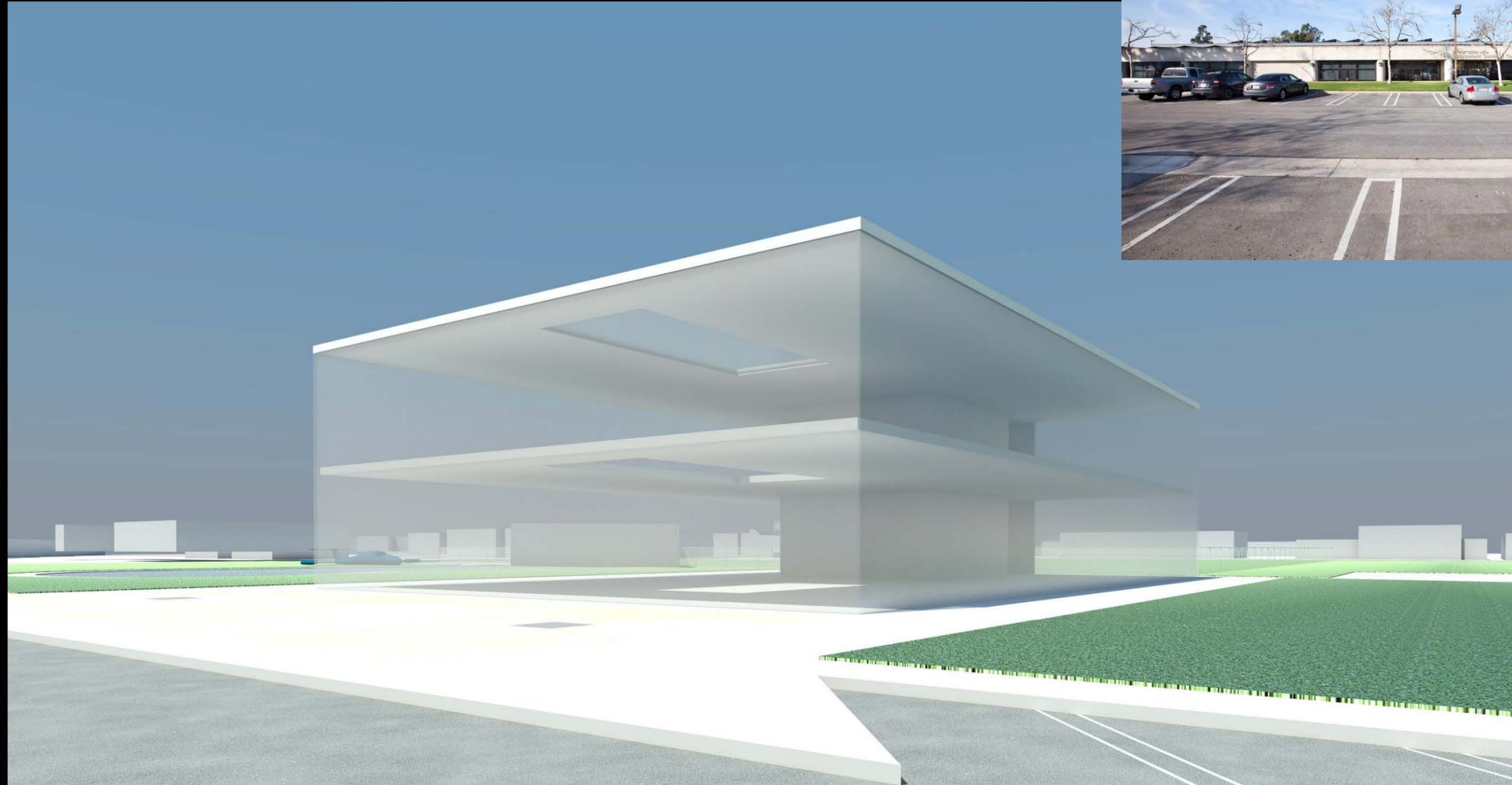
HOW DO WE CHOOSE?



A COMMUNITY LIBRARY IN A PARK



A COMMUNITY LIBRARY IN A PARK



A COMMUNITY LIBRARY IN A PARK



A COMMUNITY LIBRARY IN A PARK



A COMMUNITY LIBRARY IN A PARK



A COMMUNITY LIBRARY IN A PARK











MANHATTAN BEACH

WEST HOLLYWOOD

BEVERLY HILLS







