



Item Number: 15

**City Council / Board of Directors**

**Written Communications**

**Meeting of: June 20, 2023**

**Submitted By:**

Joe Slegers, Building Official

**Subject:**

Green Tree Library – Conceptual Design

**Recommendation:**

That the Honorable City Council approve the conceptual site and floor plans for the Green Tree Library and direct staff to move forward with the construction drawings for the final design.

**Fiscal Impact:**

There is no fiscal impact associated with this action. A contract with TR Design Group, Inc. (TR Design) in the amount of \$896,014,98 was previously approved by the Council at its February 7, 2023, meeting, inclusive of the cost for creation of construction drawings.

**Strategic Plan Goal:**

The City of Victorville Strategic Plan 2020-2023 identifies multi-year strategic goals and various strategies to work toward achieving those goals. Goal E, Invest in Infrastructure, focuses on creating a healthy and livable community by maintaining the city's assets through investment in infrastructure and innovations. Specific to this project, Strategy 3 focuses on completing the Library Master Plan and developing implementation strategies to improve and enhance Library services in the community. Council adopted the Library Master Plan on April 20, 2021, and staff have been working to implement recommendations therein.

**Background:**

Through the Master Plan process, it was determined that the current library facility has inadequate space to serve the City's current population. The current library facility has a footprint of 8,229 sq. ft. The city needs approximately 14,990 sq. ft. to serve the current population.

In May 2021, space became available at the Green Tree Golf Course Clubhouse (Clubhouse), prompting staff to investigate the potential for Library's relocation. The Clubhouse location was consistent with certain Master Plan recommendations in that it is centrally located, has natural lighting desired for library facilities, and has an improved outdoor area for programming and use by library patrons. Due to its more recent construction date, the site also provides a higher level of code compliance including enhanced levels of ADA accessibility for visiting patrons. Because of these findings, staff elected to proceed and seek the services of an architectural design firm to redesign the Clubhouse into the City Library.

On March 15, 2022, the Council unanimously awarded TR Design a contract to conceptualize the Clubhouse as a space that will accommodate both library services and golf operations (Phase A). TR Design then made numerous site visits to the existing library and the new Green Tree location to take 3D photographs, observe existing programs, and interview staff. Utilizing the data from their research, TR Design created a first rendering of a conceptual design of the Library at Green Tree. The first rendering was circulated to key staff and stakeholders to review and provide input. Staff met to discuss their thoughts and findings, and those were forwarded to TR Design. This process continued for two more cycles before TR Design ultimately completed a final conceptual design of the Library at GreenTree utilizing the existing building footprint.

The next step in the design process would have been for TR Design to proceed with Phase B following Council approval. Phase B included \$383,639.98 to generate Architectural, Civil, Structural, Landscape, Mechanical, Plumbing, and Electrical construction drawings. It also included preparing bid-ready plans and documents to assist with advertising the bid for construction, obtaining permits, construction administration, post-construction services, and project management. Staff were prepared to request approval from the Council to continue the design into Phase B when we were informed of the Building Forward Library Infrastructure grant award in October 2022, which provided \$9,035,105 to complete the construction and expand the footprint of the Library at Green Tree.

At the February 7, 2023, Council approved the revision to TR Design's contract for an updated conceptual plan (Phase A), construction drawings and construction management (Phase B).

**Discussion:**

As part of the Phase A contract, a revised conceptual plan was designed to include approximately 5,000 additional sq.ft. for the library facility (Attachment A). The proposed conceptual plan will allow the City to surpass the current level of library services and provides flexibility for future changes to meet patron needs. For example, movable stacks and furniture allow for staff to move items as needed. Additional restrooms and workspace allow staff to have room for cataloging and inventorying. Patrons will have additional square footage in the children's area, adult section, and teen section. The design also accommodates a maker space, meeting rooms and ample storage.

The golf area has also been remodeled to include a food and beverage area with a drive-up window, as well as a pass-through walkway to the library so patrons have access to snacks and beverages. The plan was reviewed with the Friends of the Library, a local non-profit that assists with and donates to the City Library, where additional feedback was provided. The plan was then scheduled for review at the next Community Services Advisory Committee (CSAC) meeting.

On May 15, CSAC reviewed the conceptual layout, discussed operations and logistics for golf and library services, and ultimately recommended moving the site and floor plans forward to the City Council for consideration.

If the Council moves forward with the staff recommendation, TR Design will begin the final construction document phase of the project. After completion of the construction documents, staff will begin the advertising and procurement process, with future construction contracts being brought to the Council for consideration.

This project is currently on schedule, with the Building Forward Library Infrastructure grant expenditure deadline being March 31, 2026. Additionally, the preliminary construction estimate for the contemplated design is within the project budget (funded by a combination of the Building Forward Library Infrastructure grant and Measure P).

Staff are available for any questions the Council may have.

**Attachments:** Attachment A – Library Final Design