

# Los Osos Library

## Design Presentation

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August 16th, 2021

# Introduction

- Recap of alternatives analysis study and previous public workshops
- Present concept and design
- Present cost estimate

**Type A** - Demolition/  
Retrofit of Existing  
Building



**Type C** - Tenant  
Improvement/Remodel  
to Existing Building

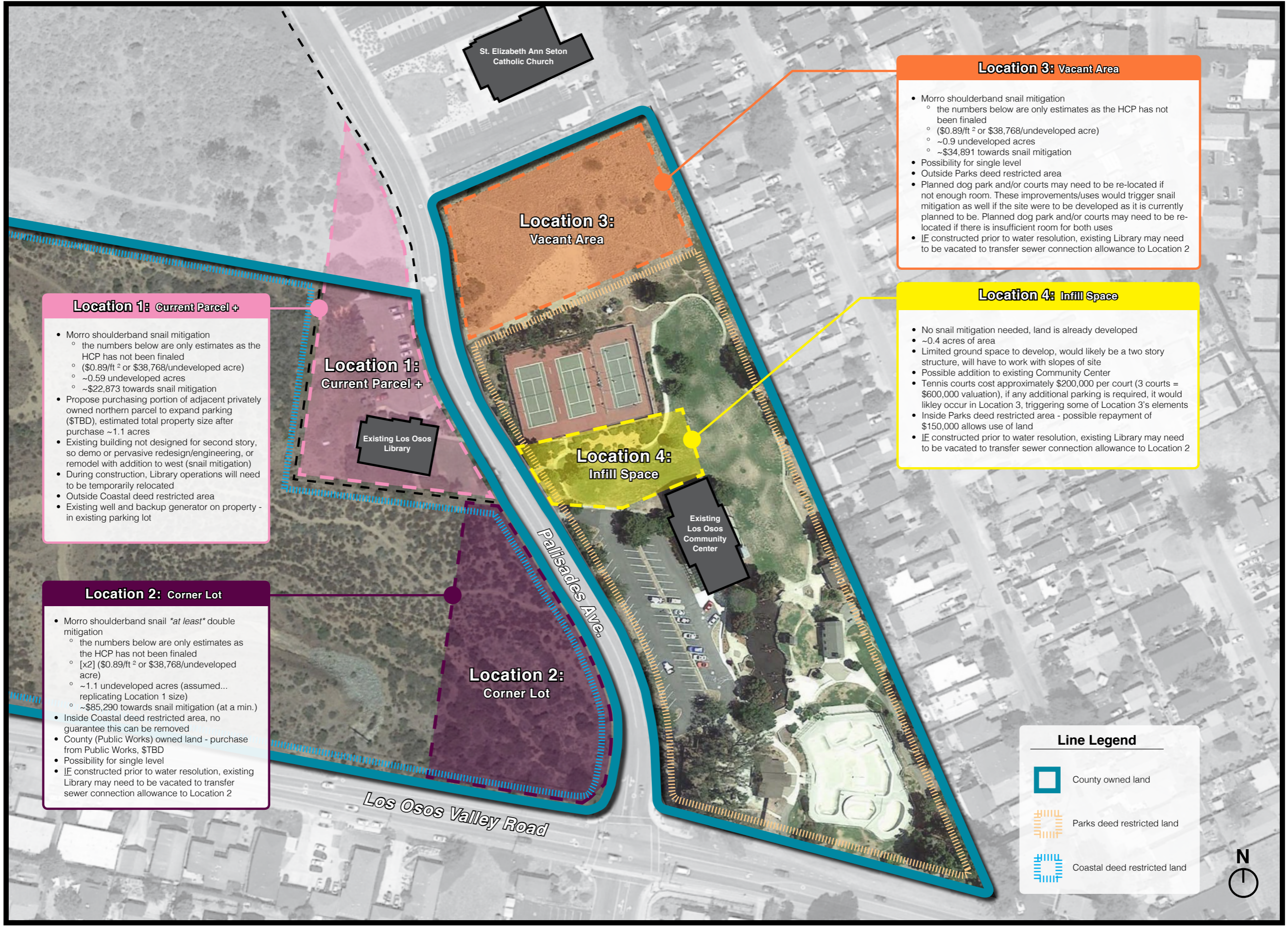


**Type B** - New Facility  
on Vacant Portion of  
Developed Parcel



**Type D** - New  
Facility on Vacant  
Parcel





**Location 1: Current Parcel +**

- Morro shoulderband snail mitigation
  - the numbers below are only estimates as the HCP has not been finalized
  - (\$0.89/ft<sup>2</sup> or \$38,768/undeveloped acre)
  - ~0.59 undeveloped acres
  - ~\$22,873 towards snail mitigation
- Propose purchasing portion of adjacent privately owned northern parcel to expand parking (\$TBD), estimated total property size after purchase ~1.1 acres
- Existing building not designed for second story, so demo or pervasive redesign/engineering, or remodel with addition to west (snail mitigation)
- During construction, Library operations will need to be temporarily relocated
- Outside Coastal deed restricted area
- Existing well and backup generator on property - in existing parking lot

**Location 1:  
Current Parcel +**

Existing Los Osos Library

**Location 2: Corner Lot**

- Morro shoulderband snail *\*at least\** double mitigation
  - the numbers below are only estimates as the HCP has not been finalized
  - [x2] (\$0.89/ft<sup>2</sup> or \$38,768/undeveloped acre)
  - ~1.1 undeveloped acres (assumed... replicating Location 1 size)
  - ~\$85,290 towards snail mitigation (at a min.)
- Inside Coastal deed restricted area, no guarantee this can be removed
- County (Public Works) owned land - purchase from Public Works, \$TBD
- Possibility for single level
- If constructed prior to water resolution, existing Library may need to be vacated to transfer sewer connection allowance to Location 2

**Location 2:  
Corner Lot**

**Location 3: Vacant Area**

- Morro shoulderband snail mitigation
  - the numbers below are only estimates as the HCP has not been finalized
  - (\$0.89/ft<sup>2</sup> or \$38,768/undeveloped acre)
  - ~0.9 undeveloped acres
  - ~\$34,891 towards snail mitigation
- Possibility for single level
- Outside Parks deed restricted area
- Planned dog park and/or courts may need to be re-located if not enough room. These improvements/uses would trigger snail mitigation as well if the site were to be developed as it is currently planned to be. Planned dog park and/or courts may need to be re-located if there is insufficient room for both uses
- If constructed prior to water resolution, existing Library may need to be vacated to transfer sewer connection allowance to Location 2

**Location 3:  
Vacant Area**

**Location 4: Infill Space**

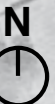
- No snail mitigation needed, land is already developed
- ~0.4 acres of area
- Limited ground space to develop, would likely be a two story structure, will have to work with slopes of site
- Possible addition to existing Community Center
- Tennis courts cost approximately \$200,000 per court (3 courts = \$600,000 valuation), if any additional parking is required, it would likely occur in Location 3, triggering some of Location 3's elements
- Inside Parks deed restricted area - possible repayment of \$150,000 allows use of land
- If constructed prior to water resolution, existing Library may need to be vacated to transfer sewer connection allowance to Location 2

**Location 4:  
Infill Space**

Existing Los Osos Community Center

**Line Legend**

-  County owned land
-  Parks deed restricted land
-  Coastal deed restricted land

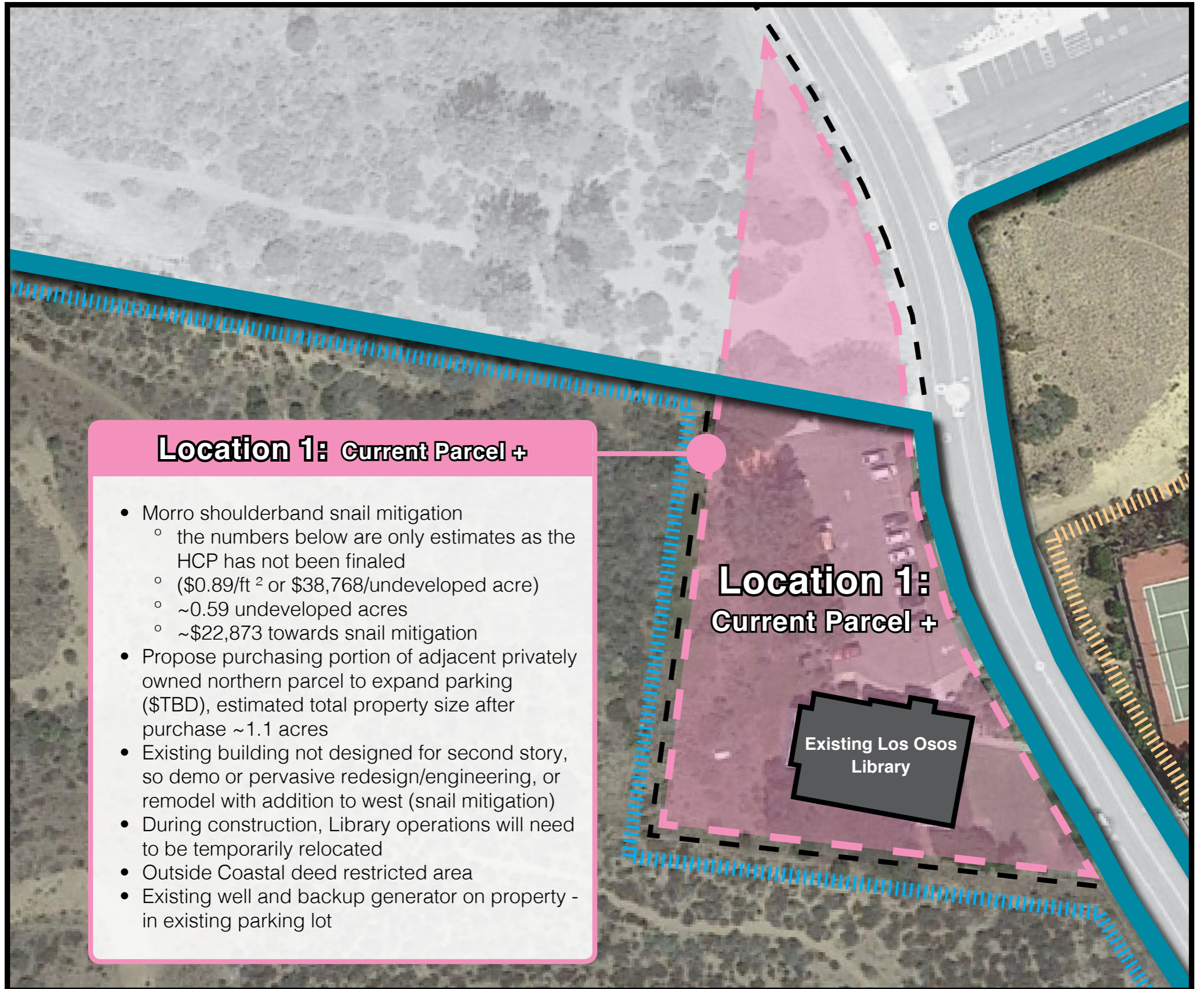


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## Location 1: Current Parcel +

Existing Los Osos  
Library



# Location 1

## Compilation of Community Provided Data

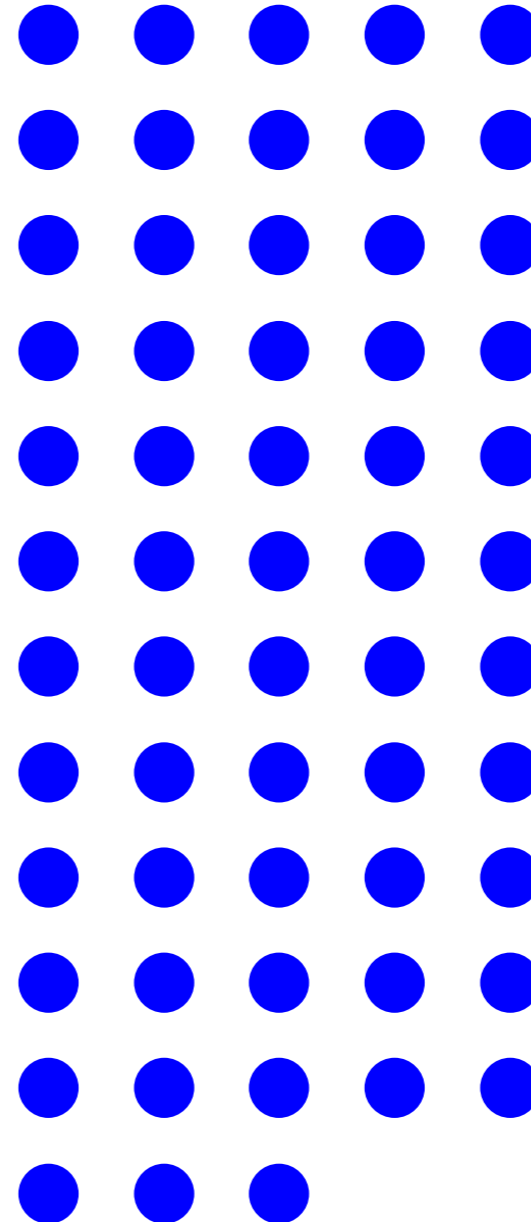
### Pros

- existing sewer connection
- potentially lowest cost
- existing structure
- ambiance of existing
- potentially fastest
- less mitigation
- removed from LOVR
- less permitting complexity
- room for expansion in future
- no deed restrictions
- creativity = wonders

### Cons

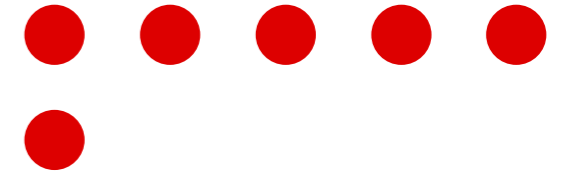
- move library services
- cost of purchasing property
- don't prefer 2 stories
- addressing ADA (2 stories)
- challenging topography
- unknown costs
- willing seller? lot line adjustment
- location of well, impact on site design
- flooding at well

### In Favor Of Location



**Total: 58 votes**

### Against Location



**Total: 6 votes**

**Net positive of 52 votes.**

# PARTS

## Compilation of Community Provided Data

What things do you love about the existing library?	Number of Votes	What things do you wish the existing library had?	Number of Votes
<b>big windows, high ceilings, natural lighting</b>	20	<b>activity meeting rooms, separate programming</b>	20
<b>one story, open floor plan</b>	12	<b>patio only accessible from inside, comfortable seating</b>	11
<b>warm, encourages social connections</b>	4	<b>expanded space, resources, technology, ADA</b>	10
<b>small and cozy</b>	3	<b>more hours of operation, evening hours, Monday</b>	4
<b>kind, helpful staff</b>	2	<b>separated staff facilities</b>	4
<b>natural ventilation</b>	2	<b>Friends of the Library space, book sales, storage, sales</b>	4
<b>versatility of space</b>	2	<b>kids outdoor space</b>	3
<b>connection to surrounding beauty, rural feel</b>	2	<b>acoustics</b>	3
<b>Friends of the Library support</b>	1	<b>research space, special collections</b>	2
<b>people like spending time in building, vitality</b>	1	<b>designated quiet space</b>	2
<b>program, services &amp; location reflective of community</b>	0	<b>new bike rack</b>	2
<b>accessible location within community, parking</b>	0	<b>dedicated teen space</b>	1
<b>interior &amp; exterior plants &amp; garden</b>	0	<b>area for stargazing</b>	0
<b>display local art</b>	0	<b>solar and other energy efficient measures</b>	0
		<b>private space</b>	0
		<b>maximize vertical space</b>	0

# CONCEPTS

## Compilation of Community Provided Data

What natural elements do you like about Los Osos?	Number of Votes	What cultural elements do you like about Los Osos?	Number of Votes
protected open spaces	19	musical entertainment, artist community, poetry	24
ocean, estuary, hills, bay	13	experts wanting to share their knowledge	7
flora, fauna, natural physical environment, birds	8	small town cohesion, schools, sense of place	6
Elfin Forest	6	farmers' market	5
Montaña de Oro	5	festivals, holiday/annual events (longstanding)	4
sound of the surf	3	family community, proximity to cultural events	4
Sweet Springs	1	dog friendly	3
bear statues	1	grassroots diverse activites, volunteer oppurtunities	1
sand dunes	1	non-motorized, quiet recreational activities	0
bedroom community	0	community choir & drama group	0
the climate, marine layer, temperate	0	vibrant retirement community	0
rural feel, farming, AG valley	0		



# VISION

## Compilation of Community Provided Data

The library will be a legacy of this generation, how would you like future generations to view this legacy?	Number of Votes	What is a fond memory you have of a time spent at any library, ever?
<b>relevant as a connection to knowledge and a link to resources</b>	16	<p>(refer to Blue Notecard Comments for community provided answers)</p>
<b>futuristic design with flexible space to evolve for future needs blending exterior and interior spaces</b>	15	
<b>the library &amp; staff are the heart of the community &amp; center of learning</b>	14	
<b>reservoir of knowledge, keep community vibrant &amp; engaged</b>	12	
<b>library that's built sustainably, LEED certified</b>	8	
<b>keep unique, special feel of Los Osos w/ current trends</b>	4	
<b>warm, inviting, clean community space, embraces natural environment</b>	3	
<b>share generationally the love of books &amp; learning</b>	2	
<b>inclusive of diverse needs of community</b>	1	

# Advisory Group Meetings

Reiss Design Studio, PC participated in several meetings after the public workshops with an advisory group (Library Staff, Library Administration, Friends of the Library, a community member, and the Community Services District) to review and develop the following:

- Concept
- Design
- Material Pallet
- Cost Estimate



# Discovery

**Using the library to foster learning and discovery by providing blended indoor and outdoor environments, various sizes of reading spaces throughout the library, activity and meeting rooms, and modern technology and resources. The library should encourage social interaction by creating an opportunity for users to occupy and discover the library differently each time they visit. Visual and physical connections to the adjacent open space to the south and west of the library creates an opportunity for users to discover the natural elements of Los Osos.**



## **elements**

- meandering site path that allow users to discover outdoor spaces
- floor plan to allow unique circulation through the library
- variety of unique private seating (nooks)
- variety of unique group seating
- community artist discovery area
- indoor and outdoor areas for children to discover



**materials**

- natural wood siding
- blues
- stone
- brick
- boardwalk path
- sand



outdoor area

Children / Teens

outdoor area

interior pathway

Fictional / Non-Fictional

outdoor area

Lobby / Front Desk

FOL

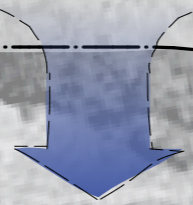
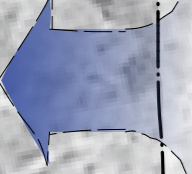
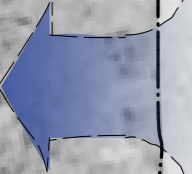
Front Desk / Work Room & Restrooms

Computers / New Releases

Meeting / Conf. Rooms

outdoor area

exterior pathway

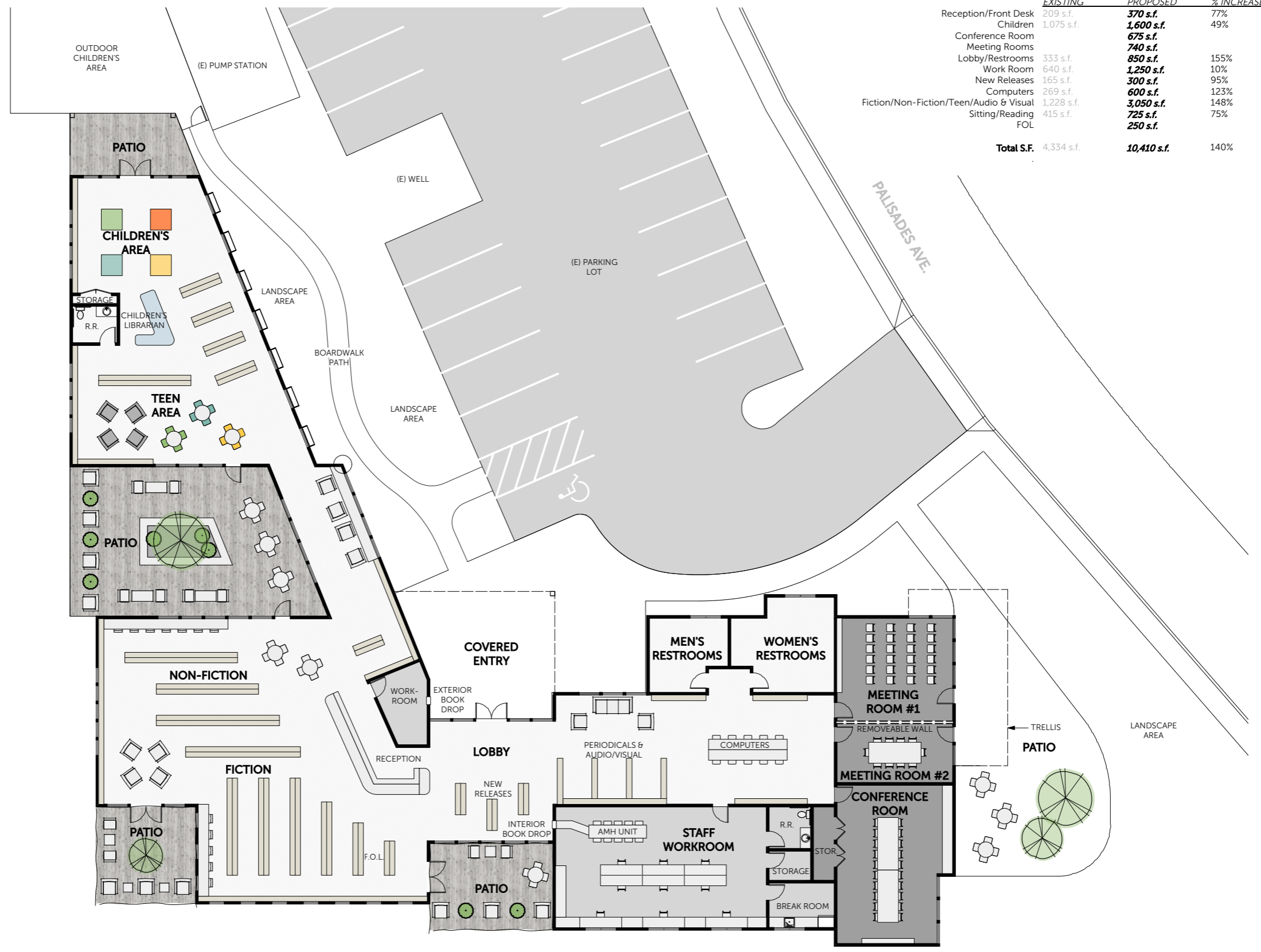


*Required Parking*  
1 space per 500 s.f. per Title 23 23.04.166  
21 spaces required, **23 spaces provided**



**PROGRAM**

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>% INCREASE</u>
Reception/Front Desk	209 s.f.	<b>370 s.f.</b>	77%
Children	1,075 s.f.	<b>1,600 s.f.</b>	49%
Conference Room		<b>675 s.f.</b>	
Meeting Rooms		<b>740 s.f.</b>	
Lobby/Restrooms	333 s.f.	<b>850 s.f.</b>	155%
Work Room	640 s.f.	<b>1,250 s.f.</b>	10%
New Releases	165 s.f.	<b>300 s.f.</b>	95%
Computers	269 s.f.	<b>600 s.f.</b>	123%
Fiction/Non-Fiction/Teen/Audio & Visual	1,228 s.f.	<b>3,050 s.f.</b>	148%
Sitting/Reading	415 s.f.	<b>725 s.f.</b>	75%
FOL		<b>250 s.f.</b>	
<b>Total S.F.</b>	4,334 s.f.	<b>10,410 s.f.</b>	140%





**Los Osos Library Remodel & Addition**  
Schematic Design

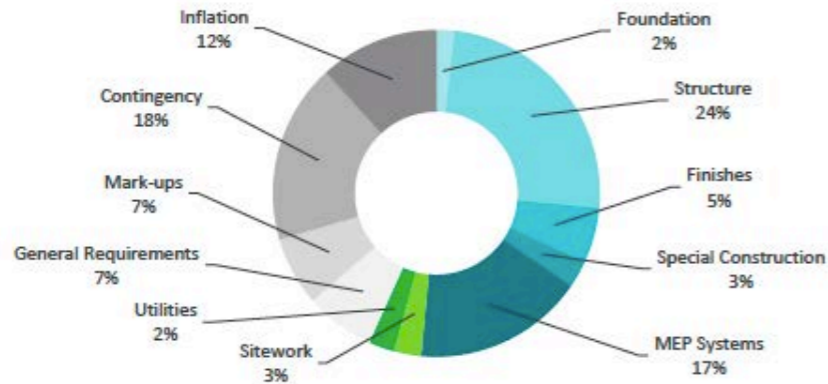


**PROJECT BREAKDOWN**

<b>BUILDING PARAMETERS</b>		
Existing Floor Area	4,392	SF
New Building Footprint	6,084	SF
<b>SITE PARAMETERS</b>		
New Patio Areas	371	SF
Hardscape Area	11,891	SF
Landscaping Area	450	SF
<b>COST BREAKDOWN</b>		
	Direct cost	Total cost
Base cost per total floor area	\$258 / SF	\$445 / SF
Alternate cost per total floor area	\$15 / SF	\$26 / SF
<hr/>		
Base cost	\$2,705,286	\$4,663,391
Bid Alternative: Indoor & Outdoor Furniture	\$158,534	\$273,282

**TOTAL PROJECT COST \$4,936,673**

**Distribution of Project Costs**



**Los Osos Library Remodel & Addition**  
Schematic Design



**BASE ESTIMATE UNI-FORMAT COST SUMMARY**

<b>SUBSTRUCTURE</b>		<b>\$81,170</b>
Foundations	\$81,170	
<b>SHELL</b>		<b>\$1,032,132</b>
Superstructure	\$421,982	
Exterior Enclosure	\$507,475	
Roofing	\$102,676	
<b>INTERIORS</b>		<b>\$208,657</b>
Interior Construction	\$65,837	
Interior Finishes	\$142,820	
<b>SERVICES</b>		<b>\$727,485</b>
Plumbing	\$122,625	
HVAC	\$237,404	
Fire Protection	\$87,479	
Electrical	\$279,976	
<b>EQUIPMENT &amp; FURNISHINGS</b>		<b>\$152,835</b>
Furnishings	\$152,835	
<b>SPECIAL CONSTRUCTION &amp; DEMOLITION</b>		<b>\$165,792</b>
Building Demolition	\$41,774	
<b>BUILDING SITEWORK</b>		<b>\$337,215</b>
Site Preparation	\$155,859	
Site Improvements	\$68,856	
Site Mechanical Utilities	\$112,500	
<b>DIRECT COST SUBTOTAL</b>		<b>\$2,705,286</b>
General Requirements	\$312,220	
Project Mark-ups	\$308,403	
<b>MARKUP SUBTOTAL</b>		<b>\$620,623</b>
Contingencies	\$1,337,482	
<b>BASE BID UNIFORMAT SUMMARY</b>		<b>\$4,663,391</b>



VIEW 1



VIEW 2



VIEW 1



VIEW 2

**THANK YOU!**