



TO: Mayor and Councilmembers

SUBMITTED BY: Matthew R. Fore, General Services Director
JoAnne Plummer, Neighborhood Services Director

SUBJECT: Options for the Provision of Temporary Offsite Library Services
During the Library ADA, Safety, and Building Improvement Project

RECOMMENDATION:

- A. Accept a report from Staff Regarding Options for the Provision of Temporary Offsite Modified Library Services During Construction of the Library ADA, Safety, and Building Improvement Project; and
- B. Direct Staff to pursue and implement Option 1 - Provide Library services from the Goleta Community Center (GCC) and postpone the GCC ADA Improvements Project until the Library Project concludes.

BACKGROUND:

In October of 2023, the City received a Building Forward Library Facilities Improvement Program grant (\$4.2 million) from the California State Library to make several infrastructural improvements to the Goleta Valley Library. On December 19, 2023, City Council adopted Resolution No. 23-75, authorizing the City Manager to accept the grant funds and execute the grant agreement. On May 21, 2024, City Council authorized the City Manager to execute an agreement with Jeffrey Miller Architect and Design (JMAD) for Architectural and Engineering services for the Goleta Valley Library ADA, Safety, and Building Improvements Project (CIP No. 9130) and to accept a donation of \$250,000 from the Friends of the Goleta Valley Library to fund the City's grant match for the Americans with Disabilities Act (ADA) restroom improvements portion of the project.

DISCUSSION:

The Goleta Valley Library ADA, Safety, and Building Improvements Project (Project) will result in the following improvements to the Goleta Valley Library (Library):

- ADA Path of Travel and Restrooms Upgrades
- Modernization and Replacement of HVAC Systems
- Life Safety and Security Installation and Upgrades

- Light-Emitting Diode (LED) Lighting Retrofits
- Doors/Windows Replacements and Upgrades
- Fascia Repair and Exterior Paint

The Project must be fully completed by June 30, 2027. Given the age of the facility, the project's complexity (e.g., moving load-bearing walls, hazardous material abatement, and prolonged utility shut-offs, etc.), the June 30, 2027 grant deadline, while possible to meet, does not leave room for delay. The project team evaluated options to phase the work to avoid full closure, but the nature of the work, in addition to the tight timeline, eliminated this approach from further consideration. As such, the Library must close to the public and to staff for approximately 18-24 months to allow for: 1) the transition to the temporary offsite location; 2) the construction of the Project; and 3) a prudent contingency to accommodate unknowns encountered during construction on the 50-year-old structure.

JMAD is currently finalizing plans for the Project. While the Project is still under development, staff is basing planning decisions on the premise that construction could begin as early as June 2025. Staff will first present the Project to the Library Advisory Commission and then to Council to request authorization to advertise the construction bid. The facility would be closed for approximately two months prior to construction to allow for materials, workstations, and other materials to be moved from the Library to a new temporary, offsite location.

The purpose of this agenda item is to discuss five (5) options for the provision of temporary, offsite delivery of modified Library services during construction; however, after a thorough evaluation of each option, the project team has confirmed that only two of the options are attainable. Options 1 and 2 below: 1) could feasibly be implemented; and 2) could be implemented by the potential June 1, 2025 construction commencement date.

Options Considered:

- 1) Provide modified Library services from the Goleta Community Center and postpone the Goleta Community Center ADA Improvements Project until the Library Project concludes (est. June 2027).
- 2) Provide modified Library services from a new modular classroom to be sited on the GCC campus.
- 3) Rent or lease commercial or institutional space.
- 4) Provide Library services from the GCC while concurrently constructing the Goleta Community Center ADA Improvements Project.
- 5) Provide Library services to City of Goleta residents exclusively through the existing Bookvan.

These options are discussed in greater detail below; the considerations and implications of each option are also set forth in Attachment 1.

Modified Library Service Delivery

All of the front-facing scenarios discussed below would include opportunities for increased outreach at community locations as well as expansion of the electronic collection. Moreover, additional offsite workspace for non-public facing library operations including:

- Workstation for administrative and management tasks
- Circulation and processing of returns, book drops, and holds
- Courier Service pick-up and delivery site and staging
- Sorting of returned materials to be reshelfed
- Acquisition, cataloging, and processing of new materials
- Storage of office and outreach supplies
- Bookvan “home base” for storage of equipment

The space tentatively designated for these tasks is the office space consisting of three rooms located behind the GCC, which were previously designated a temporary Senior Center during the GCC closure for seismic improvements. Library collection materials and holds will also be stored on the existing built-in shelving on the second floor of City Hall.

Staff Recommendation – Option 1:

Under this scenario, Library services would be provided from Classrooms 1, 2, and 3 located on the northwest corridor of the main Goleta Community Center building (denoted as A-1, A-2, and A-3 on Attachment 2). Services would include:

- Limited distribution of collection materials for all ages (Adult, Teen, Children)
- Holds pick-up for requested materials from shared Black Gold collection
- Limited computer workstations for public use and printing
- Approximately 1-2 staff workstations for circulation and reference services
- Exploration of self-check machines for increased circulation capabilities, although Staff is determining the feasibility of this service with Black Gold staff.
- Potential for modified programming

Option 1 represents the highest level of participation in the Black Gold Cooperative Library System, including access to shared resources for borrowing and lending. It also fulfills the City’s contractual obligations pursuant to the Fiscal Year 2023-2024 Agreement for Operation of a Free Countywide Library System among the County of Santa Barbara and the Managing Cities.

In this scenario, the GCC ADA Improvements Project would be delayed until after the Library Project concluded. As described in greater detail in Option 4 below, construction of the ADA Project could not occur concurrently with the use of the Main GCC Building

as a temporary library space. The ADA Project requires extensive demolition and reconstruction of substantial portions of the front (northern) parking lot and areas on the west side of the GCC building to improve paths of travel and install a new sewer line and grease interceptor adjacent to the kitchen. For this reason, as part of Option 1, one toilet in both the men's and women's restroom would be converted to ADA accessible, temporary ADA parking spaces and drive aisles would be striped on the GCC parking lot, and signage would be placed in the parking lot and in the GCC building providing a phone number for patrons to call in order to request ADA-related assistance to access the building in an effort to provide interim accommodations until the ADA Project commences following completion of the Library Project.

If continuity of Library services during the closure of the Goleta Valley Library during construction is Council's prevailing priority, then Staff recommends that Council direct Staff to implement Option 1. Moderate work would be required to prepare Classrooms 1-3 for use, to provide for an ADA-accessible toilet in the restrooms, to level and restripe ADA parking spaces, and to relocate IT equipment and library materials (which apply to all options). However, in comparison to all other options, Staff has the highest level of confidence that Library services could be offered from this location as soon as construction on the Library Project begins.

In exchange for continuity of service delivery, the City would incur incremental costs to the delayed ADA Improvements Project, driven largely by inflationary pressures on the cost of construction and the incremental cost for architectural and engineering design services to restart the project as described more fully in the Financial Impacts Section below. These incremental costs are not currently budgeted. Staff would request additional capital appropriations for the GCC ADA Project as part of the Proposed Fiscal Year 2025-26 Budget.

Second-Ranked Staff Recommendation – Option 2:

The second-ranked option (Provide Library services from a new, portable, modular classroom to be sited on the GCC parking lot) is more complex than Option 1, presents more risks to meeting the Library closure deadline, and comes with a substantial immediate cost. Under this scenario, the City would lease or purchase a module classroom(s) for installation on the GCC campus. Staff may also explore the potential of installing the new modular classrooms during the Library closure, on the north side of the Goleta Union School District Maintenance Operations and Transportation Yard, directly adjacent to the GCC property. At the conclusion of the Library Project, the modular could be repurposed to replace the aged Rainbow School portables or could potentially be resold on the secondary market.

The lead time to design, manufacture, and install the new modular classrooms is approximately nine months. Therefore, there is the potential that the units would not be available when construction on the Library begins. While there may be some time delay between closure of the library and opening of the portable classroom site, Staff believes that this alternative would be available for the majority of the closure period.

Due to relatively similar square footage between the GCC Classrooms 1-3 in Option 1 and the new modular classroom in Option 2, an approximately similar model and level of Library services would be provided. This option would also allow normal activities and rental opportunities (approximately \$10,800) to continue in the GCC building during Library construction.

Portable Classrooms Leased by Rainbow School

This option hinges largely on a needed policy decision regarding the existing portable classrooms currently leased by Rainbow School, a for-profit daycare provider. By way of background, Rainbow School has leased space on the northwestern portion of the GCC campus for many years, including classrooms on the western wing and three stand-alone portable classrooms that were manufactured in the 1960s. Based on historical photographs, Staff estimates that they were placed in their current location in 1967. Portable structures generally have a 25-year usable life. As such, the existing portables are in failing condition and require replacement. General Services has invested substantial work into interim measures to winterize the structures. However, the roofs, siding, ramps, and electrical system are degraded. General Services plans to commission an inspection of the structures, foundations, and critical systems, however, at this time, Staff cannot estimate how much longer the portable structures will support use and occupation by the tenant.

Council may prefer to continue to obligate the City to replace and maintain the portable classrooms for the exclusive use of the tenant. Alternatively, Council may wish to explore other uses for the 3,000 square foot space and its potential linkage to other policy decisions, such as those discussed in the Goleta Community Center Strategic Plan, among others.

There are several options in relation to the Rainbow School portables, including:

- 1) **Replace Like-for-Like:** Should Council wish to replace the existing portables, then Staff recommends purchasing replacement classrooms immediately for use by Library Staff during construction, then for use by Rainbow School and/or future tenants thereafter. The cost to replace the 3,000 square feet of portable classroom space would cost approximately \$800,000 for design, manufacture, installation, and demolition of the existing units. There would be unknown costs to relocate the new portable classroom to Rainbow School along with any necessary modifications to transition from Library use to school use.

If Council intends to obligate the City to replace the portable classrooms, then the \$800,000 replacement cost is not incremental, but rather is an issue of cashflow and timing. At present, no funding has been appropriated for the replacement project (CIP No. 9136). Therefore, Council would have to appropriate these funds in the very near future in order to realize this option.

- 2) **Phase Out by Attrition:** The City could also allow Rainbow School to continue to use the existing portable classrooms until they are no longer viable. The current lease with

the tenant expires on June 30, 2025. The new lease could include language that would include the portable classrooms in the leasable space until:

- They were deemed unsafe by either the City Building Official or the Department of Housing and Community Development or other licensing agency; or,
- The cost to affect a single repair exceeded a certain cost threshold (e.g. \$10,000).

Should either circumstance arise, the lease could then be revised or include existing language that the leasable space and rent would be reduced accordingly to account for portable classrooms that are no longer usable.

Additional Options Considered but Not Recommended

Staff considered three (3) other options that are **not** recommended for Council consideration:

1. Rent or lease commercial or institutional space: Under this scenario, the City would rent commercial space for use as a temporary, offsite facility. However, finding a commercial space that is not only appropriately sized, provides sufficient patron parking and that is compatible with library service delivery present challenges. Moreover, Staff is also concerned with the availability of such a space and the lead time and potential costs required for tenant improvements to ready the space for use. For this reason, Staff does not have a high degree of confidence that this option could be implemented by the anticipated closure date and is therefore not recommending this option.

As a sub-option, Staff contacted the Goleta Union School District (GUSD) to inquire about the possibility of providing City of Goleta Library services from an existing school library facility. Due to security protocols at school sites during the day, consideration of public access on school sites was not a viable option. Staff did inquire about other GUSD properties that could possibly be considered, but due to facility limitations, there was an inability to identify an appropriate location on GUSD property to facilitate public library services.

Staff did not explore the possibility of GUSD school libraries expanding their own library services and hours of operation to make up for any gap in City-provided Library services. The overall mission and method of delivering school-based library services and public library services differ significantly and are thus incongruent with one another.

The exploration of locations did lead to a possible use of the GUSD parking area on the property adjacent to GCC (Maintenance Operations Transportation yard) for placement of the portable unit as described under Option 2 above. If this option is the desired one, staff will work closely with GUSD staff to request authorization from the GUSD Board of Directors to enter into a contract for the temporary use of their space for this service.

2. Provide Library services from the GCC without delay to the ADA Improvements Project: Under this scenario, Library services would be provided from Classrooms 1-3 and concurrently at the GCC campus, construction of the ADA Improvements Project (CIP No. 9121), also on the GCC campus, would occur.

This scenario was initially attractive as the incremental costs to delay the ADA Project described in Option 1 would be avoided; unfortunately, this option is not feasible. The GCC ADA Project requires demolition and reconstruction of substantial portions of the front (northern) parking lot and areas on the west side of the GCC building to improve paths of travel and install a new sewer line and grease interceptor for the kitchen. Moreover, the northwest parking lot would be used for construction staging that would significantly impact both Library patrons and other GCC users (Rainbow School and Boys and Girls Club patrons). Even if the City were to sequence construction to prioritize work in these areas, it would be impossible to complete the plans, prepare bid documents, solicit and award the construction bid, and complete construction in these affected areas by June 1, 2025. Further, due to the degree of impact of the ADA construction, concurrent completion of this work during the Library's satellite service provision from Classrooms 1-3 would not be feasible. For these reasons, Staff strongly opposes this option.

3. Provide Library services to residents exclusively through the Mobile Library Van ("GVL Bookvan"): Under this option, extremely limited Library services would be provided exclusively through the GVL Bookvan. Services would not be provided through any fixed location, but rather, service would be provided through an established schedule of stops that would provide a small collection of materials curated for the population of patrons at each location (e.g. Picture Books for preschool visits). Materials would be rotated from the storage shelves at City Hall. Pick-up locations of holds for patrons would vary based on the rotating schedule of stops. Programming would be limited based on feasibility at each location.

Staff recognize that this service delivery model is the least costly option, avoiding the incremental costs outlined in Options 1 and 2 and the costs associated with leasing and preparing a space as outlined in Option 3. Operationally however, this option would severely reduce the availability of essential library services to residents and would undercut the City's participation in and obligations to the Black Gold Cooperative Library System. Moreover, expanding Bookvan routes beyond Isla Vista is a complicated process and would increase wear and tear on the specialized vehicle.

For these reasons, Staff does not recommend this option to Council.

In all scenarios, there is the understanding that staffing will be impacted, therefore the Service Employees International Union (SEIU) will be notified of the direction provided by Council and staff will conduct a meet and confer with SEIU representatives.

In addition, once a final determination has been made, Staff will work closely with the Friends of the Goleta Library (Friends) to explore options for the organization to continue providing their services to the community. During this exploration process, the needs of the Friends were considered, but solutions were yet to be explored with them.

Recommendation Summary

Staff recommends that Council direct Staff to pursue and implement Option 1 as it involves the fewest unknown variables and thus offers the highest degree of confidence in a largely seamless transition of Library services from the Goleta Valley Library facility to the temporary, offsite location in the GCC.

If Council affirms the City’s obligation to replace the portable classrooms currently leased by Rainbow School, then Council could consider pursuing Option 2. As stated above, this option presents many more variables that could result in a time gap between the closing of the Library and the provision of Library services from the new modular units.

Another risk should be considered with Option 2 – the risk that the current, nearly 60-year-old portables do not last through the entirety of the Library closure period. In that case, the replacement units would be occupied for Library services in a different location on the GCC campus and would not be available for the current tenant, Rainbow School, until Library construction was complete. In that case, child care services in Old Town Goleta could be significantly impacted unless Rainbow School would be able to identify a modification of service delivery and/or an alternate location.

FISCAL IMPACTS:

Staff has developed very preliminary, very rough cost estimates for Options 1 and 2, the recommended options as shown in the tables below. Staff did not derive detailed costs for the Options 3,4, or 5 as these are not viable or feasible as described in the table in Attachment 1.

Staff estimates that Option 1 would cost approximately \$280,800 to \$400,800 to implement. The primary cost is the increased construction cost of the GCC ADA Project assuming an 18-month delay to the estimated \$3 million project. The range of costs are derived by applying an annual inflation rate of 5.1% and 7.7%¹ to the project cost, representing the 10-year and 5-year average of the [California Construction Cost Index](#). The other costs relate to loss of rental revenue from the use of Classrooms 1-3, implementing interim ADA measures to Classrooms 1-3 and the restrooms in the GCC building and leveling and restriping temporary ADA parking spaces and drive aisles in the parking lot to be used until the GCC ADA Project is formally constructed following the Library Project.

OPTION 1	OPTION 2
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¹ California Construction Cost Index - <https://www.dgs.ca.gov/RES/RESOURCES/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI>

Cost Component	Estimated Cost	Cost Component	Estimated Cost
Classroom Prep	\$20,000*	New Modular Classroom	\$600,000
Temporary ADA Parking	\$15,000	Utilities and Site Prep	\$90,000
Black Gold/IT Infrastructure	\$5,000	Demolition of Existing Portable Classrooms	\$40,000
Loss of GCC Rental Income	\$10,800	Black Gold/IT Infrastructure	\$5,000
ADA Project Delay and Restart Costs	\$230,000 - \$350,000	Construction Contingency (10%)	\$70,000
Total Est. Cost	\$280,800 - \$400,800	Total Est. Cost	\$805,000*

*Does not account for costs to move and install furniture, equipment, and workstations from the Goleta Valley Library to the temporary space.

Staff estimates the cost of Option 2 to be approximately \$805,000 to design, manufacture, and install a new modular classroom at the GCC campus for use as a temporary, off-site library services location. The modular classroom would then be repurposed as replacement classrooms for those currently leased by Rainbow School. The table above further summarize the estimated costs.

The cost estimates above are very preliminary. Based upon Council direction, Staff will return to Council in the near future to request appropriations specific to the preferred option.

To help offset the costs outlined above, Staff will explore the feasibility to direct all future available capital Community Development Block Grant Funds (CDBG), through Fiscal Year 2026-27, to the Goleta Community Center Americans with Disabilities Act Project (CIP No. 9121), to the Portable Replacement Project (CIP No. 9136), or to the Goleta Valley Library ADA, Safety, and Building Improvement Project (CIP No. 9130). The final recommendation will be provided to the Human Services Standing Committee next calendar year for recommendation of adoption of the CDBG Action Plan by City Council. Historically, approximately \$170,000-\$200,000 has been available each program year for capital projects. In the current program year, \$190,000 was made available.

In addition to exploring the allocation of CDBG funds, staff will investigate other potential funding sources to offset project costs, including grants, partnership with local businesses, and donations.

LEGAL REVIEW BY: Megan Garibaldi, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

- Options for Modified Library Service Delivery – Considerations and Implications
- Goleta Community Center Main Building Layout

3. PowerPoint Presentation

ATTACHMENT 1

Options for Modified Library Service Delivery – Considerations and Implications

Options for Modified Library Service Delivery - Considerations and Implications

	Library Services from GCC Postpone ADA Project	Library Services from New Portable	Rent Commercial/Institutional Space	Library Services from GCC, ADA Project Continues	Library Services Offered through Van Only
Financial Implications	<ul style="list-style-type: none"> • Construction inflation • Project restart • Loss of rental income 	<ul style="list-style-type: none"> • Cost of replacement modular classroom not currently budgeted 	<ul style="list-style-type: none"> • Rental cost • Tenant Improvements needed to make space ready 	N/A	Minor in comparison to other options
Preliminary Cost Estimate (\$)	\$280,800 - \$400,800	<ul style="list-style-type: none"> • \$805,000 	Unknown	N/A	Unknown – incremental wear and tear on Bookvan
Operational	<ul style="list-style-type: none"> • GCC programming could continue during Library construction • Accommodates 100-Year celebration 	<ul style="list-style-type: none"> • GCC programming could continue during Library construction • Loss of GCC Campus parking for new modular classrooms • Accommodates 100-Year celebration 	<ul style="list-style-type: none"> • GCC programming could continue during Library construction • Accommodates 100-Year celebration • Risk of Availability of commercial space to rent • Risk of securing suitable space: size, parking, and compatibility with Library Services. • Risk of not completing tenant improvements in time for Library construction 	<ul style="list-style-type: none"> • Impact to both Library Patrons and GCC Patrons • Insurmountable construction conflicts around classrooms 1-3, restrooms, front entrance and front parking lot 	<ul style="list-style-type: none"> • GCC programming could continue during Library construction • Accommodates 100-Year celebration
Level of Library Service Available*	Modified; highest level	Modified; similar level to Option 1	Modified; difficult to estimate due to the uncertainty posed by significant unknown	Library services could not be implemented simultaneously	Minimal in some areas, insufficient in most

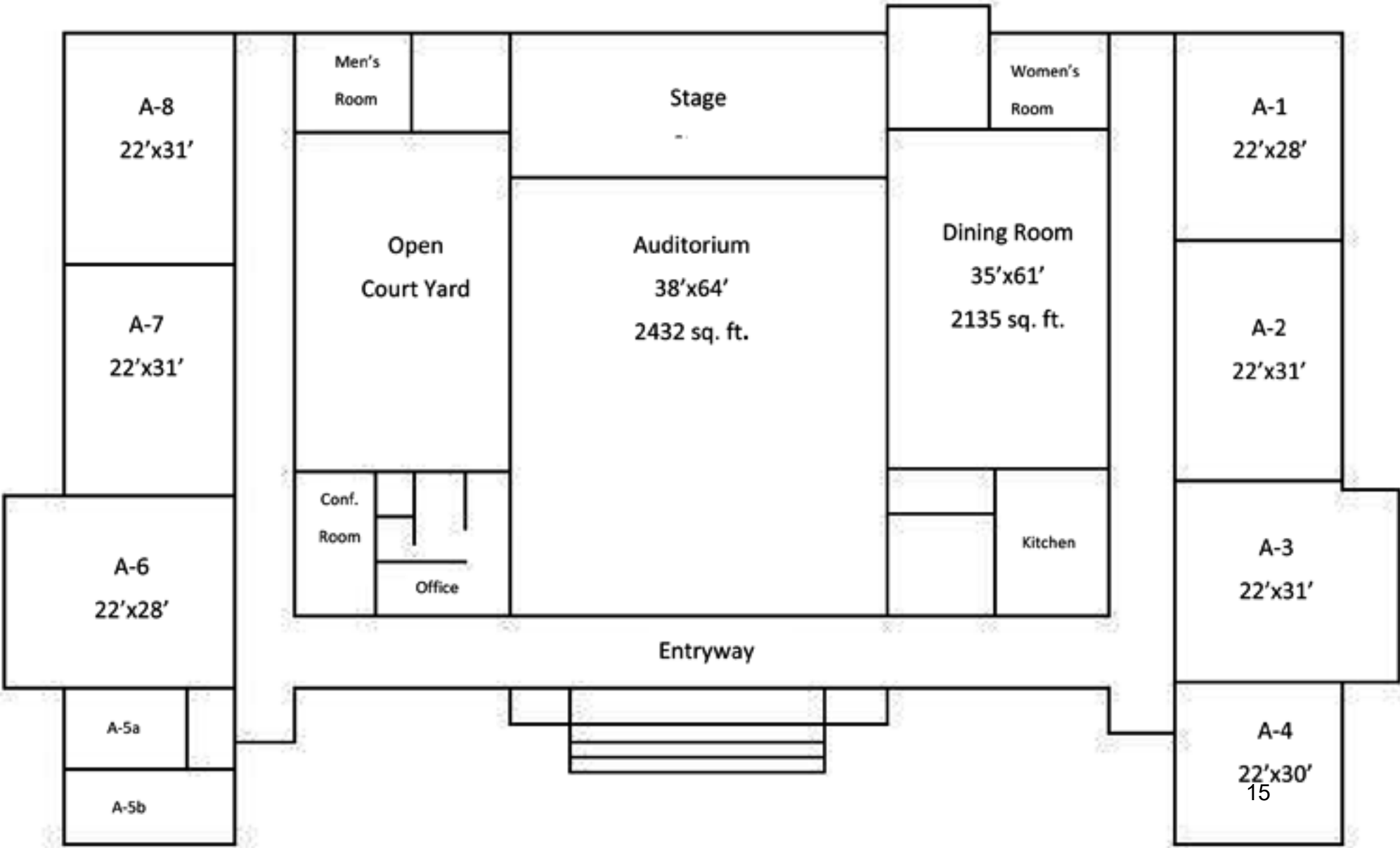
Options for Modified Library Service Delivery - Considerations and Implications

			variables and operational challenges as described above.		
ADA Project Grant Funding	Delay will restart some of design phase; should still complete by 2030.	May allow ADA Project to continue on original schedule	Would allow ADA Project to continue on original schedule	Would allow ADA Project to continue on original schedule	Would allow ADA Project to continue on original schedule
Impacts to contract with Black Gold & County	Few impacts – highest level of service maintained	<ul style="list-style-type: none"> • Few impacts - Highest level of service maintained • Establishing Black Gold infrastructure/networking more challenging 	Significant risk due to the uncertainty and unknown variables posed by this option	Significant impacts; not viable	Significant impacts; below acceptable service threshold
Staff Recommendation	Staff Recommended Option	Staff Second-Ranked Option	Not Recommended	Not Viable, Not Recommended	Not Recommended

*All scenarios assume expanded Library Bookvan Service

ATTACHMENT 2

Goleta Community Center Main Building Layout



ATTACHMENT 3

PowerPoint Presentation

Options for Temporary Offsite Library Services During the Library ADA, Safety, and Building Improvement Project

City Council
October 1, 2024

Presented by:

Matt Fore, General Services Director

JoAnne Plummer, Neighborhood Services Director





Background

- October 2023: City awarded \$4.2M from California State Library to make the following infrastructure improvements to the Goleta Valley Library
 - ADA Path of Travel and Restroom Upgrades
 - HVAC Modernization
 - Life Safety and Security Upgrades
 - LED Lighting Retrofits
 - Door/Window Replacements and Upgrades
 - Fascia Repair and Exterior Paint

Preliminary Project Timeline

- Project must be completed by June 30, 2027
- Staff is basing planning decisions on a construction start date of June 1, 2025
- Staff evaluated options to phase work to avoid full closure, but no alternate option is feasible
 - Tight timeline to make the grant completion deadline
 - Nature of construction: moving load-bearing walls, hazardous materials abatement, utility shut offs

Preliminary Project Timeline (cont'd)

- Staff estimates that the Library will be closed for 18-24 months to allow for:
 - Potential closure of Library to allow removal of materials and equipment for relocation to the temporary offsite location (est. closure – April 1, 2025)
 - Timeline includes prudent contingency to accommodate unknowns during construction on 50-year-old facility

Purpose of Agenda Item

Discuss five (5) options for provision of temporary offsite Library services during construction

1. Provide Library services from the GCC; postpone the GCC ADA Improvements Project
2. Provide Library services from a new modular classroom at the GCC Campus
3. Rent or lease commercial or institutional space
4. Provide Library services from the GCC without delay to the ADA Improvements Project
5. Provide Library services to Goleta area residents exclusively through the existing Bookvan

Staff Recommendation – Option 1

- Modified Library Services provided from Classrooms 1, 2, and 3 in the main GCC Building
 - Classrooms 1-2: Library Services
 - Classroom 3: Joint use with senior programs (weekday mornings)
- Staff will also utilize workspace in the temporary senior center on the GCC campus
- Additional collection materials to be housed temporarily at City Hall

Staff Recommendation – Option 1 (cont'd)

- Modified Library Services
 - Limited distribution of collection materials for all ages
 - Holds pick-up from shared Black Gold collection
 - Limited computer workstations for public use and printing
 - 1-2 staff workstations for circulation and reference services
 - Potential for self-check machines
 - Potential for modified programming
- GCC ADA Improvements Project would be postponed until Library Project is complete

Staff Recommendation – Option 1

- Highest confidence in continuity of Library services during construction (fewest unknown variables)
- Highest level of modified library services to be offered
- Fewest impacts to City's obligations to and participation in the Black Gold Cooperative
- Interim ADA modifications pending construction of ADA Improvements Project:
 - Door handles in Classrooms 1,2,3
 - Creation of an ADA-accessible toilet in men's and women's restrooms
 - Restriping ADA parking spaces and drive aisles in GCC parking lot



Option 2 – Staff Second-Ranked Option

- Modified library services similar to Option 1
- Services provided from a new modular classroom to be sited on GCC campus
 - Following Library Project, new modular unit could be resold or could replace existing modular classrooms currently leased by Rainbow School
 - Existing modular classrooms are past useful life and should be replaced soon

Option 2 – Staff Second-Ranked Option

- Option 2 poses much more risk than Option 1
 - Risk that current portables do not last through construction and impacts on Rainbow School
 - Risk that new classroom is not ready when construction begins
- Staff recommends that Council consider Option 2 only if Council is ready to obligate the City to replace the existing modular units and risks of this option are tolerable
- If Council is not ready to make this policy decision, then Staff recommends that Council choose Option 1

Other Options Considered but not Recommended

- A. Rent or lease commercial or industrial space
- B. Provide modified Library services from the GCC without delay to the ADA Improvements Project
- C. Provide Library services exclusively through the Bookvan

Other Options Considered but not Recommended (cont'd)

A. Rent or lease commercial or industrial space

- Risk of availability of commercial space to rent
 - Risk of not completing tenant improvements on time
 - Risk of securing suitable space: size, parking, and compatibility with Library services
 - Uncertain risk to Library service delivery and Black Gold obligations
- Staff explored use of GUSD existing facility spaces, but no viable options were available

Other Options Considered but not Recommended (cont'd)

B. Provide Library services from the GCC with no delay to the ADA Improvements Project

- ADA Project involves significant demolition and disruption to front parking lot(s) and entrance and areas adjacent to Classrooms 1-3
- Current timeframes do not allow for completion ADA-related work prior to commencement of Library construction

Other Options Considered but not Recommended (cont'd)

- C. Provide Library services exclusively through the Bookvan**
 - Minimal Library Services
 - Impacts to Black Gold Obligations
 - Least Cost Option

Fiscal Impacts – Option 1

- Estimated Cost \$263,000 - 383,000
- Construction cost inflation from est. 18-month delay
- Other costs to prepare GCC Classrooms 1-3 and for interim ADA improvements
 - ADA toilet modifications
 - ADA parking spaces

Fiscal Impacts – Option 2

- Estimated Cost \$800,000
- Design, manufacture, installation of new modular and relocation to replace existing modular classrooms
- Cost is an issue of cashflow, not incremental, if Council chooses to replace current leased modular classrooms
- Capital cost is not currently budgeted



Financial Impacts – Staff Recommended Options

Option 1

Option 2

Cost Component	Estimated Cost
Classroom Prep	\$20,000*
Temporary ADA Parking	\$15,000
Black Gold/IT Infrastructure	\$5,000
Loss of GCC Rental Income	\$10,800
ADA Project Delay and Restart Costs	\$230,000-\$382,000
Total Estimated Cost	\$280,800-\$400,800

Cost Component	Estimated Cost
New Modular Classroom	\$600,000
Utilities and Site Prep	\$90,000
Demolition of Existing Classrooms	\$40,000
Black Gold/IT Infrastructure	\$5,000
Construction Contingency	\$70,000
Total Estimated Cost	\$805,000*

Recommendation

- A. Accept a report from Staff Regarding Options for the Provision of Temporary Offsite Modified Library Services During Construction of the Library ADA, Safety, and Building Improvement Project; and
- B. Direct Staff to pursue and implement Option 1 - Provide Library services from the Goleta Community Center (GCC) and postpone the GCC Americans with Disabilities Act (ADA) Improvements Project until the Library Project concludes.

Questions