

MEMORANDUM



Public Works Department

To: Honorable Mayor and City Council
From: Todd Capurso, Public Works Director
Via: Brian Loventhal, City Manager
Subject: Informational Update – Measure O Projects

Date: July 2, 2021

PURPOSE

To respond to direction provided by the City Council during the schematic design phase for the Library Renovation and the Police Operations Building; and to provide a status update on current progress with regard to the design development phase for each project.

LIBRARY RENOVATION PROJECT

Response to City Council Schematic Design Comments

On April 6, 2021, the City Council approved the “Orchard Green” schematic design for the Library Renovation project, with feedback and direction to provide additional background information on the design team’s decision-making process related to sustainability measures and site design.

Attached to this memorandum is a response from the design team and their subconsultants on energy and sustainability measures being considered and included in the design, as well a report from the sub consulting landscape architect focusing on site concept, material palette, grading, and water conservation. In addition, an updated Landscape Site Plan & Grading Plan are included as an attachment.

Design Development Update

Jayson Architecture continues to meet with County Library staff to further develop and refine the layout of the interior space. Currently midway through the Design Development phase, the design team is focused on refining the concept presented to the City Council at the end of the Schematic Design phase. The exterior of the building remains as presented in Schematic Design, with a focus on drawing wall sections and assembly details. The interior layout has been adjusted and will be finalized based on a series of workshops with Library staff, with mostly only small adjustments to banquettes, booth seating, and collections organization.

One notable item currently under evaluation is the concept of incorporating a single occupancy gender-neutral restroom (on the lower level) where the Library Manager’s office was

being proposed. Incorporating the item into the design will not only provide a gender-neutral restroom facility in the Library, but it will also provide a restroom facility on the lower level, where no other public restroom facility had been proposed. As a result of reconfiguring the staff area, the two supervising librarians will share an office. This change will be included in the revised cost estimate to determine funding capacity.

Additionally, the inconsistencies in elevations and grading in previous plan sheets have been reconciled. The revised grading plan with elevations is included as an attachment. The plan more appropriately addresses the elevations of the two secondary building access points and how these locations work with the surrounding elevations.

A significant amount of energy has been directed at engineering coordination, including finalizing beam locations, duct routing, and lighting layout and fixture selections. The team is currently working on packaging up documentation to provide to the cost estimator so an estimate of probable construction costs can be completed in advance of the next City Council presentation at the end of the Design Development phase, scheduled for July 20. After the documents have been sent out for estimation the design team will perform a QA/QC on the documents and prepare the end of phase City Council presentation, including updated renderings for areas of the building that have changed since the Schematic Design Phase.

POLICE OPERATIONS BUILDING AND EXISTING POLICE BUILDING

Response to City Council Schematic Design Comments

On May 4, 2021, the City Council approved the schematic design, with direction to add a second driveway to the parking lot on North First Street, and to reevaluate the front entrance plaza and stairway. Furthermore, a councilmember questioned whether the existing two restrooms in the current Police Building could be made accessible for public use from the Orchard Green Park and the Ainsley House.

Second Driveway

At the direction of the City Council, LPA studied options to add a secondary vehicular exit at the north end of the public parking lot on North First Street. Consideration was given to the safe movement of delivery trucks through the parking lot so that there would be no need for trucks to back-up in order to exit the parking lot.

Several options were considered that looked at the following: one-way traffic versus two-way traffic, the location of the driveway versus the location of existing street trees, the number of public parking stalls provided, and fire department access. After review and consultation with the Fire Department, it was determined that Fire Department access is not necessary through the public parking lot, which led to the design of a 16' wide exit-only driveway rather than a wider driveway that would allow for two lanes for both ingress and egress. The new exit only driveway

has been pushed north to maximize the total number of parking stalls in this lot. This exit only driveway has also been positioned to preserve existing trees along North First Street, to the greatest extent possible, requiring the removing of only one tree. A truck turning template was used to ensure that the turning radius of a “FedEx” type truck can adequately maneuver through the parking lot without having to back up. The existing aisle width also allows vehicles to pass around a double-parked truck making deliveries to City Hall.

Re-evaluate Public Entry

At the schematic design presentation to the City Council, the feedback provided on the design of the exterior public entry to the Police Department and City Hall was that the design was too rectilinear, that there was too much hardscape, too much prominence was given to the Police Department Entry, and that there were too many stairs. Based upon this feedback, LPA has redesigned the public entry to be more garden-like in layout and approach. Planting areas were enlarged to remove the need for retaining walls. The large pedestrian plaza at North First Street has been removed and the meandering sidewalk along the street has been curved inward to draw pedestrians into the site. Curving pathways guide the visitor around the site. To get down to the lower level of both City Hall and the existing Police Department, there is but one accessible sloping walkway. A single set of stairs provides a short cut from the public parking lot down toward the entry to the Police Station.

Boulder Slabs are strategically placed through the public entry garden to serve a dual purpose. The boulder slabs have been positioned to create intimate seating arrangements while simultaneously creating protection from vehicles in the parking lot in areas that would have otherwise required concrete filled steel bollards. As with the previous design, preservation of existing large canopy trees is held at a premium to provide shade and impact on the overall design. Additional native and drought tolerant trees and ground cover are provided in the entry garden to accentuate and enhance the existing landscape.

Restroom Access – Existing Police Department Space

The design team studied the feasibility of utilizing the existing restrooms in the northeast corner of the existing police building to be accessible for public use in conjunction with events at the Orchard City Green and the Ainsley House. Upon examining the options, two obstacles became apparent. The first design issue to resolve is the elevation difference from the existing sidewalk at the park which is at an elevation of 196.12 feet and the finish floor of the existing police department which is at an elevation of 191.06 feet. This grade separation of just over 5 feet would require an accessible path of travel down from the Orchard Green Park down to the location of the existing restrooms. To accomplish this meandering path from the existing sidewalk would be brought to the fence line of the secure parking lot. Within the existing fence line of the secure parking lot, a new switch back ramp and a convenience stair would be provided to bring pedestrians down to the location of the restrooms.

The second obstacle to overcome is the layout and accessibility of the existing restrooms. Within the footprint of the existing police building, the northeast corner of the space contains a men's locker room and restrooms with a women's locker room located in a structure to be demolished directly to the north of the existing police department. Additionally, the existing men's locker room does not meet current accessibility standards. As a result of these issues, the existing restrooms are proposed to be demolished and new accessible men's and women's restrooms built. The resultant design creates a new path of travel to traverse the grade difference of more than 5 feet and provide access to two new fully accessible restroom facilities. In review of this proposed design with our cost estimator, it was determined that a rough order of magnitude cost for this design enhancement would be in excess of \$500,000. Therefore, this concept is not being considered for further development.

Design Development Update

Parking

The Police Building will include the construction of a secure parking lot for both PD (City) and PD employee vehicles. This parking lot will be sized appropriately to accommodate the needs of the Police Department. By converting the parking from public access to secure, there will be a net loss of parking for City Hall employees, visitors, and the general public. At this time, it is anticipated that the construction of the new Police Building will result in the loss of 42 parking spaces at City Hall. Similarly, the current parking lot that runs along North First Street, directly in front of City Hall, will also have a loss of parking spaces. However, most of the parking loss will be mitigated by the conversion of the gravel lot to a more formalized parking area, which could add approximately 24 new parking stalls, resulting in a net loss of 18 parking spaces. Additionally, staff will be developing a parking management plan that may extend the employee permit parking system into other nearby City-owned parking areas. The parking management plan, including more information related to the net loss of parking spaces, will be presented to the City Council prior to moving into the construction phase of the project.

Upcoming Work and Milestones

It is anticipated that the City Council will be asked to make a decision on the appropriate project delivery method for the PD project in August. The two options are to use either a design-build process or the more traditional design-bid-build process. In preparation for that decision, staff will provide a recommendation based on more detailed analysis of the benefits and drawbacks of the different delivery methods. The PD design team (LPA) is required to, and has, provided an analysis of the two options as a requirement of their contract. That analysis will be provided to the City Council as part of the discussion.

Building Department Coordination and Fire Department Access

Both design teams have been working with the City's Building Official to obtain clarification regarding several key points related to design and construction. While this has been a successful effort to this point, a more detailed plan check effort will be required as the plans and specifications are developed. Fire Department review is part of that effort. The plan review process will include an assessment of any modifications that may be proposed to the existing space, including vehicle evidence storage, and whether those may necessitate any specific improvements.

PROJECT BUDGET AND SCHEDULE

As both the Library and Police Building projects approach completion of the Design Development stage, staff will be re-assessing both the budget and schedule information for each project. The last update regarding budget was presented to Council on December 1, 2020. Given the current progress of each project, this is an appropriate time to re-visit the information previously provided. It is anticipated that updates will be provided to Council over the month of August.

Attachments:

1. Library Renovation Project - Energy and Sustainability Measures
2. Library Landscape Narrative
3. Revised Site Plan
4. Revised Grading Plan

SUSTAINABILITY & SITE DESIGN

PROCESS MEMORANDUM

Measure O – Campbell Library Improvements

City Council Staff Report

Date: April 29th 2021

On April 6th 2021, Jayson Architecture presented our Schematic Design to the Campbell City Council. The architectural design of the building was received favorably, however the Council requested additional background information on the Design Team’s decision-making process for sustainability measures & site design. This memorandum provides the background information as requested, and is separated into two sections. The first section regarding sustainability has been prepared by Jayson Architecture, with support from our subconsultant team, including our civil engineer, mechanical & plumbing engineer, and electrical engineer. The second section regarding site design has been prepared by JLJA, our landscape architect for the project, and is focused on site concept, material palette, grading, and water conservation. In addition, we have provided an updated Landscape Site Plan & Civil Engineering grading plan.

Section 1: Sustainability

The language of Measure O states that the Bond shall provide funding for “*an innovative library in seismically safe, accessible, and **energy-efficient** facilities meeting current safety codes*”. Therefore, it is the mandate of the project team to ensure the library design includes appropriate sustainability and energy-efficiency measures to meet the intent of Measure O. It is also the mandate of the project team to ensure the Library project is delivered on budget, and as noted in our Conceptual Design and Schematic Design presentation to the City Council, the budget is challenging for a facility of this scale. Subsequently, the project team has worked to establish an appropriate balance of sustainability measures within the projects’ budgetary limitations.

We began this process in conceptual design, by exploring sustainability features on the more ambitious end of the spectrum. Working with our sub-consultant team, we prepared conceptual design outlines and budgets for the following features, each of which was determined to be outside the budgetary limitations of the project:

- | | |
|---|-------------|
| 1. Bioswales for onsite stormwater retention: | \$147,000 |
| 2. Conversion to all electric (no natural gas): | \$337,000 |
| 3. HVAC & lighting integration: | \$37,000 |
| 4. High Efficacy Filtrations: | \$15,000 |
| 5. 45KW roof top PV System: | \$458,000 |
| 6. 160KW PV System, including carport canopy: | \$2,238,000 |

- | | |
|---|--------------------|
| 7. Zero Net Energy Building (combination of #2,3,6): | \$2,612,000 |
| 8. Total alternate sustainability measures (#1-4,6): | \$2,774,000 |

While we were unable to accommodate the alternate sustainability measures explored as part of the Conceptual Design phase due to limited budgetary resources, we are however still implementing significant sustainability improvements. These improvements focus on the first principle of sustainability, which is to reduce demand before offsetting measures are implemented. Features **included** in the Schematic Design include the following:

1. New insulation at all perimeter stud walls above grade
2. New insulation at the interior face of all masonry wall below grade
3. New rigid insulation on the roof
4. New double paned thermally broken windows with low-e glazing
5. New motorized window shades with UV reflectance
6. New LED lighting throughout
7. New duct routing for thermally efficient zone control
8. New design divides the building into smaller HVAC control zones. The existing building had only two zones. Better zoning results in a more efficient system.
9. Lower window sill heights at the bottom floor, large double height curtainwalls at the marketplace, and evenly distributed openings to maximize daylight and reduce dependence on artificial light during the day.
10. The new boiler is sized for 100% of the heating load, and the existing gas fired furnace will be abandoned in place within the existing rooftop air handling units. The result is that 80% efficient equipment will be upgraded to 95% efficiency.
11. The overall heating energy use of the building should drop by nearly 50% due to the new zoned HVAC system, new condensing boiler, and new thermal envelope.
12. Low flow plumbing fixtures throughout
13. Native low water & drought tolerant planting in lieu of turf to reduce irrigation water demand

These features combine to provide significant sustainability improvements, particularly when the limited budget is taken into consideration.

Section 2: Site Design

See attached:

9. JLA site design memorandum, dated 4/29/21
10. JLA Landscape Site Plan, dated 4/29/21
11. BKF Civil Engineering Grading Plan, dated 4/29/21

JONI L. JANECKI
& ASSOCIATES

MEMORANDUM

TO:	Abraham Jayson, Jayson Architecture
FROM:	Joni L. Janecki, Joni L. Janecki & Associates, Inc. (JLJA)
DATE:	April 29, 2021
PROJECT:	Campbell Library Renovation
REGARDING:	Landscape Design Narrative

Landscape Concept

The landscape design concept for the Campbell Library Renovation stems from the natural landscape typologies of the nearby Los Gatos Creek and Santa Cruz Mountains foothills. Landscape layout, materials, and plants are inspired by the meandering line of the creek, boulder outcrops, and native oak meadow plant communities, as shown below.

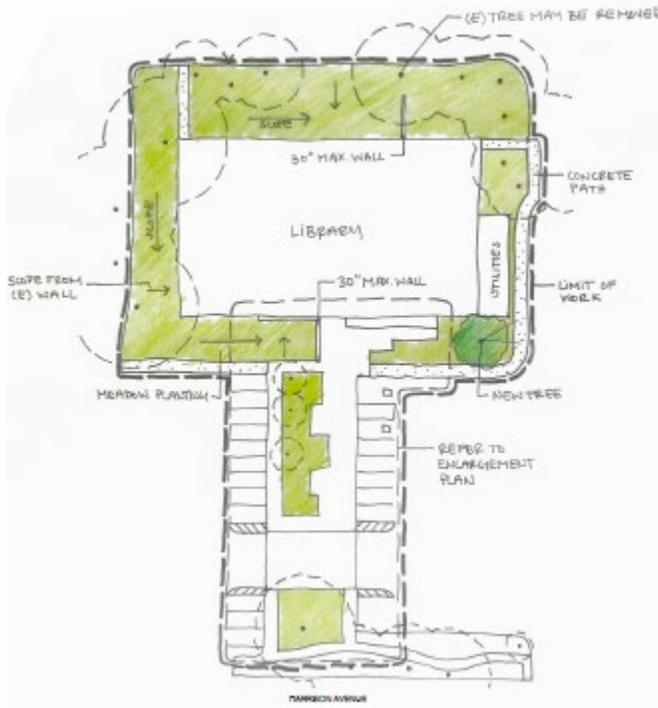


Meandering creek



Oaks and meadow

Using an iterative design study process, the following studies illustrate the evolution of the site plan based on stakeholder objectives and input. Primary considerations focused on creating a low-maintenance and water-conserving landscape that reflects Campbell's park-like and natural characteristics. Ultimately, Option A was chosen for its material palette, resource conservation, and responsiveness to site. Option A was further developed to incorporate pedestrian accessibility, meet stormwater management requirements, and integrate the building architecture, such as windows for maximum daylight.



Overall concept



Entry - Option A



Entry - Option B

The library entrance, which welcomes patrons from two divided bays of surface parking, features bicycle parking and a series of built-in benches comprised of concrete base and wood top. The entrance is framed by a flexible gathering space with decorative pavers, tucked-in benches, and boulders for informal seating or play for children. This space can be used for group events and meetings or for outdoor reading.

Planted shallow berms support stormwater flow and frame a gathering space behind the library that echoes Campbell's Orchard City Green park, located just west of the site. The gathering space provides a flexible area for community events with an informal lawn area planted with drought-resistant mow-free turf that can be trimmed for seating during events and then allowed to grow out and blend into the surrounding planting areas during non-event times.

Meadow plantings drift through the landscape on all sides of the library and tall shrubs and perennials are planted throughout to add seasonal color and texture. The planting areas are punctuated by decorative boulder outcrops and edged by built-in benches. Boulders and stepping stones are thoughtfully placed throughout the landscape to facilitate soil retention, provide paths through planting areas, and offer informal seating. The design will use rock types that occur naturally in the South Bay Area.

The design preserves eight trees on the site: four *Magnolia grandiflora* and four *Sequoia sempervirens*. It also adds three large-canopy oak trees and five small-canopy Japanese maple trees to provide additional shade and to further anchor the site in its natural context. In recognition of the importance the existing trees play in the library's landscape design, the design team has contacted an arborist to review their overall health, identify their critical root zones (CRZ), review the landscape drawings, and update the arborist report with their recommendations.



Mow-free Delta Bluegrass for informal lawn area



Built-in benches



Meadow planting



Boulder outcrops for informal seating

Plant Palette

- Plant selection consists of California-native and regionally-adapted plants that connect with the surrounding creek and foothill meadow, including pollinator plants that host and provide nectar to a variety of pollinator insect and butterfly species.
- Chosen plants will thrive in the library's particular micro-climates, from shade and part-shade to part-sun and full sun. All plants are regionally appropriate for Campbell and selected with the goal of creating a sustainable and long-lived landscape with low water use and low maintenance needs.
- Plant species were chosen to provide a year-long variety of texture and color and create a visually interesting landscape for library visitors.

TREES



Acer palmatum



Quercus agrifolia



Quercus lobata

TALL SHRUBS AND PERENNIALS FOR SEASONAL COLOR



Arcostaphylos spp.



Ceanothus spp.



Penstemon heterophyllus



Polystichum munitum



Ribes sanguineum



Verbena bonariensis



Woodwardia fimbriata

MEADOW PLANTING



Calamagrostis foliosa



Carex praeegracilis



Chondropetalum tectorum



Iris douglasiana



*Miscanthus
transmorrisonensis*



Muhlenbergia rigens

Planting and Irrigation

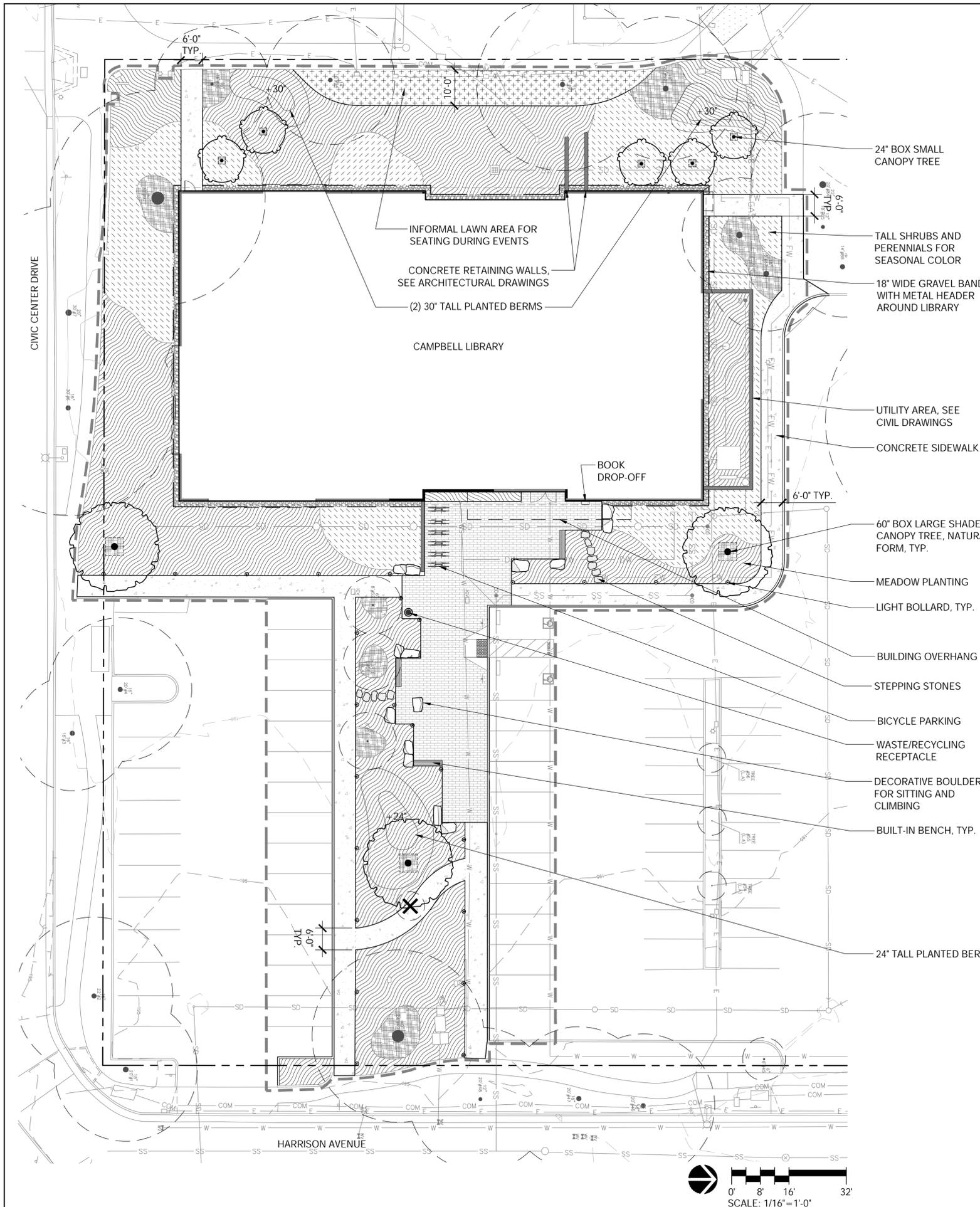
- Project includes a new, low-flow irrigation system with smart-controller.
- Meadow and shrub/perennial planting to be a mix of 1-, 5-, and 15-gallon plants.
- Design proposes three large-canopy *Quercus agrifolia* (Coast Live Oak) or *Quercus lobata* (Valley Oak) in front of the library, natural form, 60"-box.
- Project also adds five small-canopy *Acer palmatum* trees, 24"-box, on the west side of the library.

Existing Trees

- Design team has contacted an arborist to review the existing trees (4 *Magnolia grandiflora* and 4 *Sequoia sempervirens*) and proposed plans and update the prior arborist report, dated April 17, 2020. Report updates to include:
 - Confirmation of tree health;
 - Confirmation and documentation of extent of tree canopy;
 - Confirmation of related grading assumptions;
 - Identification of the critical root zones;
 - Review and comment on proposed plans and specifications with respect to tree protection prior to and during construction.

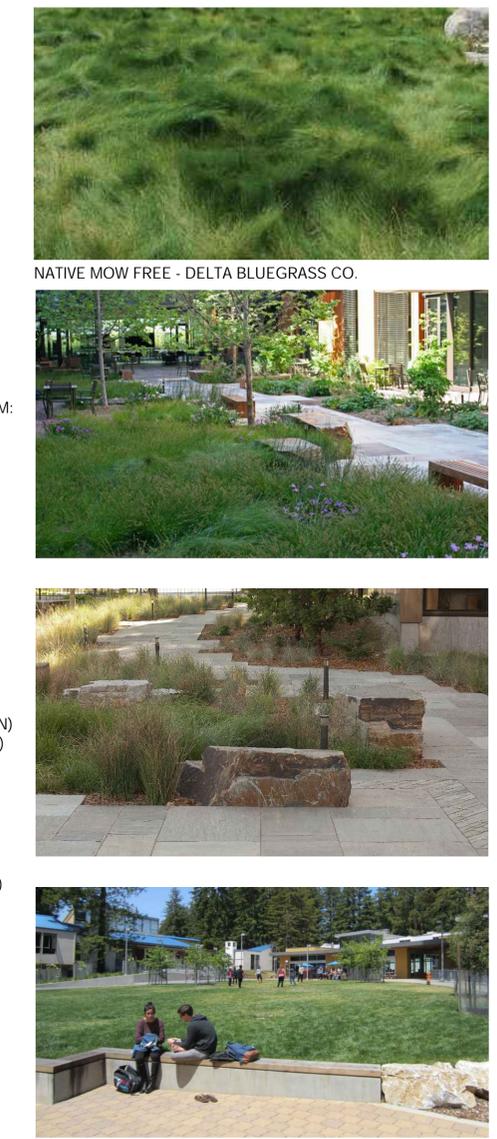
Landscape Maintenance

- Landscape has been designed for low and easy year-round maintenance.



- ### LEGEND
- LIMIT OF WORK
 - PROPERTY LINE
 - BUILDING OVERHANG
 - EXISTING TREE TO BE REMOVED (1 TOTAL)
 - EXISTING TREE TO REMAIN
 - 60" BOX LARGE SHADE CANOPY TREE, NATURAL FORM:
 - QUERCUS AGRIFOLIA (COAST LIVE OAK)
 - OR
 - QUERCUS LOBATA (VALLEY OAK)
 - 24" BOX SMALL CANOPY TREE
 - ACER PALMATUM (JAPANESE MAPLE)
 - TALL SHRUBS AND PERENNIALS FOR SEASONAL COLOR:
 - ARCTOSTAPHYLOS SPP. (MANZANITA)
 - CEANOTHUS SPP. (CALIFORNIA LILAC)
 - PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' (FOOTHILL PENSTEMON)
 - POLYSTICHUM MUNITUM (WESTERN SWORD FERN)
 - RIBES SANGUINEUM (RED FLOWERING CURRANT)
 - RIBES VIBURNIFOLIUM (CATALINA CURRANT)
 - VERBENA BONARIENSIS (TALL VERBENA)
 - WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)
 - MEADOW PLANTING - LOW:
 - CAREX PANSA (DUNE SEDGE)
 - CAREX PRAEGRACILIS (CALIFORNIA FIELD SEDGE)
 - IRIS DOUGLASIANA (DOUGLAS IRIS)
 - MEADOW PLANTING - MEDIUM-TALL:
 - CALAMAGROSTIS FOLIOSA (REED GRASS)
 - CHONDROPETALUM TECTORUM (CAPE RUSH)
 - MISCANTHUS SPP. (SILVERGRASS)
 - MUHLENBERGIA RIGENS (DEER GRASS)
 - INFORMAL LAWN AREA - DROUGHT-RESISTANT MOW-FREE TURF
 - FESTUCA SPP. (FESCUE BLEND)
 - WOOD CHIP MULCH AS SHOWN, BETWEEN ALL NEW PLANTING, AND COVERING ALL BARE GROUND. 3" THICK LAYER
 - CONCRETE PAVING AREA
 - PROGRAMMED GATHERING SPACE WITH DECORATIVE PAVERS SET ON CONCRETE SUB-SLAB
 - 18" WIDE GRAVEL BAND WITH METAL HEADER AROUND LIBRARY
 - BOULDERS - 30" TO 60" IN DIAMETER (DECORATIVE BOULDERS TO BE 48" X 36" X 32")
 - STEPPING STONES
 - LIGHT BOLLARDS
 - COMPANY: B-K LIGHTING
 - PRODUCT: GLOW STAR LED
 - FINISH: SATIN BLACK (BLP)
 - BUILT-IN BENCH WITH A CONCRETE BASE AND WESTERN RED CEDAR WOOD TOP
 - BICYCLE PARKING
 - WASTE/RECYCLING RECEPTACLE

INSPIRATION



NATIVE MOW FREE - DELTA BLUEGRASS CO.

JAYSON ARCHITECTURE
50 29th Street
San Francisco CA 94110
jaysnarch.com
415.317.0529

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

JAYSON ARCHITECTURE

50 29th Street
San Francisco CA 94110
jaysnarch.com
415.317.0529

JONI L. JANECKI & ASSOCIATES

515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

OWNER

CITY OF CAMPBELL

PROJECT

CAMPBELL LIBRARY RENOVATION

77 HARRISON AVENUE
CAMPBELL, CA 95008

**DRAFT!
NOT FOR
CONSTRUCTION**

SCHEMATIC DESIGN

SHEET TITLE
LANDSCAPE SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	04/29/2021
SCALE	As indicated
JOB NO.	2020-01

SHEET NUMBER
L1.00



T:\PROJECTS\2021\Campbell Library\DWG\SitePlan.dwg, 11:08:07 AM, 04/29/2021, 415.317.0529
 AutoCAD LT 2021 (16-bit) (64-bit) (32-bit) (64-bit)

