



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Central Library Children and Youth Services Renovation Project, Specification No. 3888.

- 1) Resolution adopting Plans and Specifications No. 3888 for the Central Library Children and Youth Services Renovation Project and directing the City Clerk to advertise for bids.
- 2) Motion authorizing an amendment to Contract No. 8001171 with Johnson Favaro, increasing the contract amount by \$238,420, for a total not-to-exceed amount of \$562,420, and authorizing City Manager or his designee to execute the amendment.

COUNCIL ACTION

Item Type: Consent Calendar

Approved for January 24, 2023 **Calendar**

EXECUTIVE SUMMARY

The scope of work for the Central Library Children and Youth Services Renovation Project, includes a total renovation of approximately 11,000 square feet. The Children's Room improvements include the creation of spaces for toddlers, preschoolers, and elementary-aged children. The newly created Teen's Space will accommodate different types of use and will include study rooms and a recording studio. There are a total of four new restrooms to be constructed; two adult restrooms that will serve the Auditorium and general areas and two-family restrooms, which will serve the Children's Room.

COUNCIL PRIORITIES

N/A

RECOMMENDATION

That the City Council adopt the plans and specifications for the Central Library Children and Youth Services Renovation Project and authorize the City Manager to amend the existing Contract with Johnson Favaro to increase the amount by \$238,420, for a total not-to-exceed \$562,420.

BACKGROUND

The 92,600 square foot Central Library opened March 13, 1973 on the former site of Glendale Union High School and Glendale College; the iconic Brutalist building was designed by renowned architect Marvin Taff of Welton Becket and Associates. An extensive remodel in 1992 enlarged the Children's Room, expanded the Special Collections Room to include local history material, and added a Computer Training Room. In 2017, Central Library re-opened after an extensive renovation, which won a Conservancy Preservation Award from the Los Angeles Conservancy. Highlights of the renovation included the addition of a MakerSpace, the ReflectSpace Gallery, six new meeting rooms, an upgraded auditorium, and a relocated main entrance to the north side of the building, better connecting the library to Glendale's vibrant downtown. Less visible, but still critical improvements included seismic retrofits, a new HVAC, Electrical and Mechanical plant, ADA upgrades, improvements to networking and power infrastructure and a new elevator. The renovation resulted in a beautiful, more usable space that provides improved public access to information and technology, a vibrant community gathering place, and spaces for work and study, creation and collaboration.

While the 2017 renovation created a beloved, vibrant community space, additional funding was not available to create that same environment for teens and children. The current design has addressed all of the needs for the teen and children's spaces such as the improved usability and modernization work the rest of the building previously received.

Teens, children, and their families make up a large and growing portion of Glendale Library users, and the spaces need to support them at every stage of life. The Central Library Children's Room is always busy with the Preschool Play Area being filled with parents and children. Teens currently have an area in the library that houses teen collections, but there are few seats in that space, and they are rarely used by teens. Teens make use of every area of the library, and sometimes their use interferes with patrons who are looking for a quiet space to work. Glendale teens rely on the library as a safe space after school, and these active, engaged library users need designated spaces for them to study, socialize, create, explore, and learn.

The 2017 renovation eliminated the second-floor adult restrooms. The only existing public restrooms on the second floor of the library are the "Girls" and "Boys" restrooms which

are accessible only from the Children's Room, which creates problems for adults renting the auditorium space, or using collections and meeting rooms. Two family restrooms in the Children's Room and adult restrooms supporting the auditorium will be built.

To address these needs, Library, Arts & Culture and Public Works solicited an RFP for Architectural/Engineering, Interior Design, and Construction Administration services. On March 9, 2021, City Council approved a Professional Services Agreement with Johnson Favaro in a total not-to-exceed amount of \$324,000. Staff from Library, Arts & Culture and Public Works departments worked collaboratively with Johnson Favaro through the design development phase of the project, collected enthusiastic community input, and adjusted plans accordingly. On December 7, 2021, Johnson Favaro presented conceptual design plans to City Council and incorporated feedback accordingly. Because of the uncertainty of the nature of the final design, Staff had initially removed the Construction Administration portion of their proposal at the time of award. Now that the plans are complete, Staff recommends Council authorize an amendment to Contract No. 8001171 with Johnson Favaro, increasing the amount by \$238,420, for a total not-to-exceed amount of \$562,420. With the additional funding, Johnson Favaro will provide Construction Administration services. These services include assistance with bids received, review and approval of submittals, and responding to Request for Information (RFIs) during the bid process and construction.

The Budget Act of 2021 created the Building Forward grant program by allocating \$439 million in one-time funds to the California State Library to address life-safety and critical maintenance needs of public library facilities throughout California, prioritized for lower income areas. LAC submitted an application for Building Forward in March 2022 and was recently awarded \$5,670,328, which Council has accepted.

STAKEHOLDERS/OUTREACH

The Public Works Department staff will work with Library, Arts & Culture staff to minimize the disruption this construction will cause to Central Library operations. Staff and the architect have held multiple meetings with the community and City Council. During these meetings Council's and community's feedback were incorporated into the design.

FISCAL IMPACT

The Central Library Children and Youth Services Renovation Project will cost approximately \$6,000,000, which was approved as a part of the FY 2022-23 Budget. This scope of work does not include additional grant-funded work for Central Library, such as the roof replacement, solar panels and air handler, etc. No new appropriation is being requested at this time. The City Council approved funding is outlined below.

Existing Appropriation		
Amount	Account String	Funding Source
\$2,500,000	GL: 51200-4011-LAC-0020-P0000 PL: LAC00942DN	Measure S CIP Fund
\$5,670,328	GL: 51200-2750-LAC-0020-P0000 PL: LAC00942AG	Library Fund

ENVIRONMENTAL REVIEW

This project is Categorically Exempt under Class 31 (Historical Resource Restoration/ Rehabilitation) exemption pursuant to the California Code of Regulations, Title 14, Section 15331, which provides: "Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer."

CAMPAIGN DISCLOSURE

In accordance with the City Campaign Finance Ordinance, the following are the names and business addresses of the members of the board of directors, the chairperson, CEO, COO, CFO, Subcontractors and any person or entity with 10% interest or more in the firm proposed for contract in this Agenda Item Report:

Full Name	Title	Business Address	City	State	Zip
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Jim Favaro	Principal	5898 Blackwelder Street	Culver City	CA	90232
Steve Johnson	Principal	5898 Blackwelder Street	Culver City	CA	90232

ALTERNATIVES

Alternative 1: Approve the Resolution adopting Plans and Specifications for Central Library Children and Youth Services Renovation Project and direct the City Clerk to advertise for bids and approve the Motion authorizing the City Manager to execute an amendment to the agreement with Johnson Favaro, to increase the amount by \$238,420, for a total not-to-exceed amount of \$562,420.

Alternative 2: Don't approve the Resolution or Motion, which would defer the identified improvements within this report, at the Central Library Children and Youth Services Renovation Project.

Alternative 3: Consider any other alternative nor proposed by staff.

ADMINISTRATIVE ACTION

Prepared by:

Arthur Asaturyan, Project Manager

Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS / ATTACHMENTS

None