



DOWNTOWN LIBRARY MIXED USE COST ASSESSMENT

City Council
Library Subcommittee and
Community Meeting

May 7th 2020 @4:30p-6:00p



ZOOM LOGISTICS

- Community members may submit questions via the Q&A box. The meeting facilitator will determine if and when questions will be asked based on available time.
- Attendees are asked to be respectful in their communication within the Q&A and chat boxes.
 - Attendees will be given a warning and then may be kicked out of the meeting for inappropriate or aggressive comments
- A recording of this meeting will be made available to the public at www.CityofSantaCruz.com/downtownlibrary



AGENDA 4:30-6:00p

1. Introductions
2. Presentation
3. Subcommittee Questions
4. Closing

TEAM INTRODUCTIONS



CITY COUNCIL LIBRARY SUBCOMMITTEE MEMBERS



Justin Cummings
Mayor



Donna Meyers
Vice Mayor



Sandy Brown
Council Member

TEAM INTRODUCTIONS



CITY OF SANTA CRUZ



Bonnie Lipscomb,
Director of Economic
Development Department



Amanda Rotella,
Principal Management
Analyst

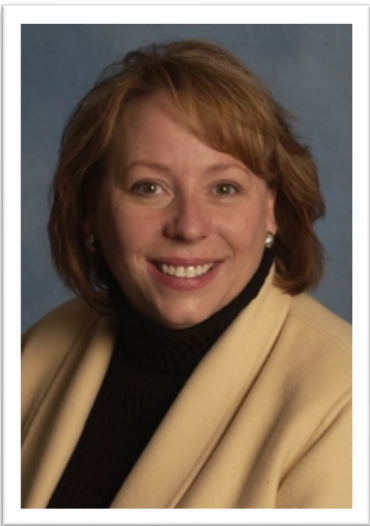


Mark Dettle,
Director of Public Works
Department

TEAM INTRODUCTIONS



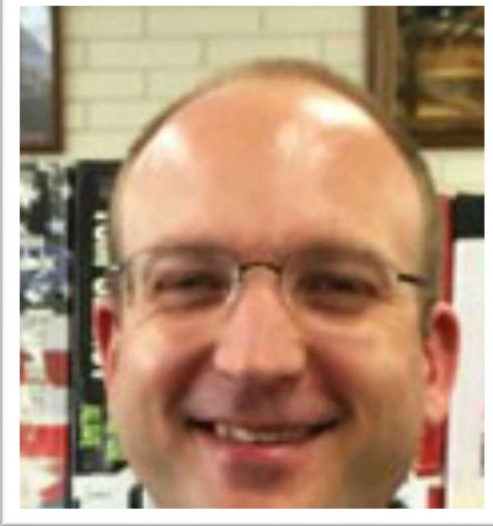
SANTA CRUZ PUBLIC LIBRARIES



Susan Nemitz,
Director of Santa Cruz Public
Libraries



Jessica Goodman,
Regional Manager of Santa
Cruz Public Libraries



Eric Howard,
Assistant Director of Santa
Cruz Public Libraries

TEAM INTRODUCTIONS



GROUP 4 Architecture, Research and Planning



David Schnee, Principal-in-Charge



Daniel LaRossa, Associate

Lydia Kontozoglou, Job Captain

Bryant Lui, Designer



Mack5
Cost Consultants



Base Design
Structural Engineering



BKF Engineers
Civil Engineering



Atium Engineering
Electrical and Low-Voltage Systems



Blue Forest Engineering
Mechanical Engineering & Plumbing



Van Meter Williams Pollack LLP
Housing Component Advising



Watry Design
Parking Component Advising



AGENDA 4:30-6:00p

1. Welcome

2. Presentation

a. Project Background

b. Project Guidelines

c. Design Options

d. Preliminary Evaluation

3. Subcommittee Questions

4. Closing

PROJECT BACKGROUND

1. Santa Cruz Public Libraries Facilities Master Plan 2014-2023
2. Measure S
3. Downtown Library Advisory Committee Recommendations
4. Renovation Study – 2019 Study
5. Mixed Use Study – 2020 Study



THE LIBRARY TODAY

Santa Cruz Downtown Library

- Built in 1968
- 44,000 SF
- 2-Story Building
- Owner: City of Santa Cruz



2013 FACILITIES MASTER PLAN RECOMMENDATIONS



Santa Cruz Public Libraries Facilities Master Plan 2014-2023

Final Report 2013-03-28



Downtown

Built 1968
44,000 SF
Owner: City of Santa Cruz

\$8.2 million
(if existing building is retained)

\$ 1.4 to \$1.9 million

- Service model upgrades
- Options: new teen space; new computer lab
- Option: automated materials handling
- Option: alternative energy

OR

\$24.9 to \$35.6 million

- Renovate or replace at 44,000 SF (current size)

Gain + Maintain:
\$9.6 to \$10.1 million
OR
Attain: \$24.9 to \$35.6 million



ATTAIN

Recommended budget for structural remodel or replacement of the Downtown Library is **\$24.9 to \$35.6M**

ATTAIN

DOWNTOWN - REBUILD ON CURRENT SITE



ATTAIN

Recommended budget for structural remodel or replacement of the Downtown Library is **\$24.9 to \$35.6 million** (see page 29 for budgeting methodology)



MEASURE S

- On February 11, 2016, the SCPL Financing Authority unanimously voted to place a \$67 million bond measure (later designated Measure S) on the June 7, 2016 ballot to address the most urgent needs. With 70% approval, voters agreed to fund Measure S.
- Measure S funds are allocated to the government jurisdiction (\$27M for Downtown Library), the City of Capitola, the City of Scotts Valley and Santa Cruz County) for the improvements of library buildings in the communities they serve. Since the bond measure was approved, new construction of the Capitola and Felton branches is already designed, as well as analysis started for the renovations for the La Selva, Branciforte, Garfield Park, Boulder Creek and Live Oak branches.

Updates

- Felton Branch opened in February 2020
- Capitola to open in Summer 2020
- Aptos Branch Design Build Team Selection

Downtown Library Advisory Committee DLAC

Spring 2018

Recommendation for the Downtown Branch Library

Report from the Downtown Library Advisory Committee (DLAC)

To: Santa Cruz City Council
From: Downtown Library Advisory Committee: Steve Blair, Linda Craighead, Martha Dexter, Rena Dubin, Nikolara Dunbar-Jansons, Martin Gomez, Elisa Granata, Yolanda Henry, Tera Martin, Teresa Thomae
Date: January 25, 2018
Re: Recommendation for the Downtown Branch Library
Contents:
Recommendation of the DLAC
Construction Option Summary
Overview of the DLAC and its Process
Measure S Background; Downtown Library Advisory Committee Background; DLAC Meetings and Workflow; Public Input & Outreach; The Building Program
Construction Options
Option A: Partial Renovation of Existing Library; Option B: New Mixed-Use Construction; Option C: Full Renovation of Existing Library; Option D: New Construction on Existing Library Lot
Frequently Asked Questions
Appendices
Appendix A: Survey Findings
Appendix B: Library Program
Appendix C: Design Considerations
Appendix D: Administration Program
Appendix E: Cost Analysis
Appendix F: Schedule

Final Edit: February 13, 2018

1

DLAC Members

1. Teresa Thomae
2. Linda Craighead
3. Nikolara Dunbar-Jansons
4. Martin Gomez
5. Martha Dexter
6. Rena Dubin
7. Elise Granata
8. Tera Martin
9. Steve Blair
10. Yolanda Henry

Consultants

Noll&Tam, architect
Penelope Hummel, Library Consultant

Options Explored

- Renovation of Existing Library
- New Mixed-Use Construction
- Full Renovation of Existing Library
- New Construction on Existing Library Lot

SUMMARY OF FINAL RECOMMENDATIONS

SPACE	EXISTING SQ. FEET	PROPOSED SQ. FEET
Public Areas	1,600	1,084
Adult Services	16,000	16,456
Youth Services	4,000	7,354
Meeting Spaces	1,200	3,827
Staff Areas	6,000	3,145
Support Areas	2,000	885
TOTAL	44,000	46,788





SANTA CRUZ DOWNTOWN LIBRARY 2020 MIXED USE PROJECT COST ASSESSMENT

DRAFT PROJECT TIMELINE

2020

FEBRUARY

MARCH

APRIL

TODAY

MAY

JUNE

TASK 1 PROJECT INITIATION

- Establish engagement plan and schedule
- Review FMP, DLAC Report, Renovation Cost Assessment and mixed-use project preliminary development documents
- Review existing and proposed space program

TASK 2 DEFINE MIXED USES OPTIONS

- Develop 4 mixed-use strategies
- Prepare preliminary evaluation of these options
- Select two preferred mixed-use options for further development (w/ City Council)

TASK 3 DEVELOP LIBRARY PRELIM. DESIGNS

- Develop preconceptual level plans
- include breakdown of program needs
- include subconsultans designs as renovation

TASK 4 COST ESTIMATE

- Draft review of cost model with subconsultants
- Draft review of cost model with PMT

TASK 5 FLOOR PLANS AND RENDERINGS

- Review of draft plans and views

TASK 6 FINAL REPORT

PRESENTATION
TO CITY, SANTA
CRUZ STAKEHOLDERS
AND COMMUNITY

TASK 7 ENGAGEMENT

PMT	PMT 01	PMT 02	PMT 03	PMT 04	PMT 05	PMT 06	PMT 07	
TECHNICAL	◆	◆	◆	◆	◆	◆	◆	
LIBRARY SUBCOMMITTEE		■	■	■	■	■		
PUBLIC			◆				◆	◆

LIBRARY IMPROVEMENT OPTIONS

Options on Existing Site

- A. New on Existing Site - 2019 study
- B. Renovate Existing - 2019 study

Mixed Use Options on Cedar Street

- C. Library with Housing and Parking Above - 2020 study
- D. Library with only Housing Above, Parking Adjacent - 2020 study

PROJECT GUIDELINES

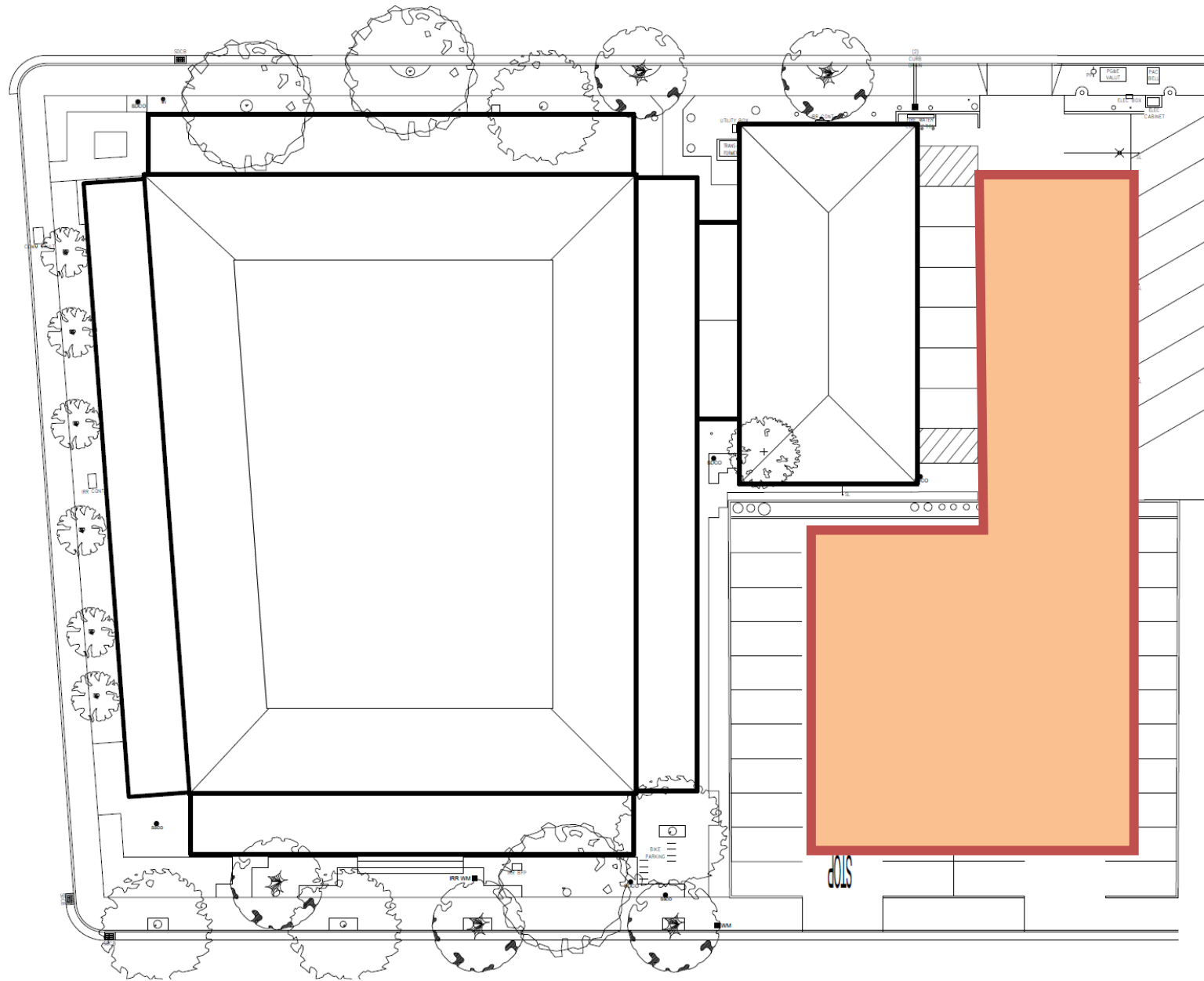
1. "Apples-to-Apples" Comparison
2. No Bias Towards any Option
3. "Fair Share" Cost Sharing in Mixed-use Options



Constant Budget, Constant Quality, Solve for Library Area

- \$27,017,000 Total Project Budget
- Base Level Quality / Features
- Add Alternate Options, Site Development, Parking are all extra

Option A – NEW on EXISTING SITE



DATA *From 2019 Study*

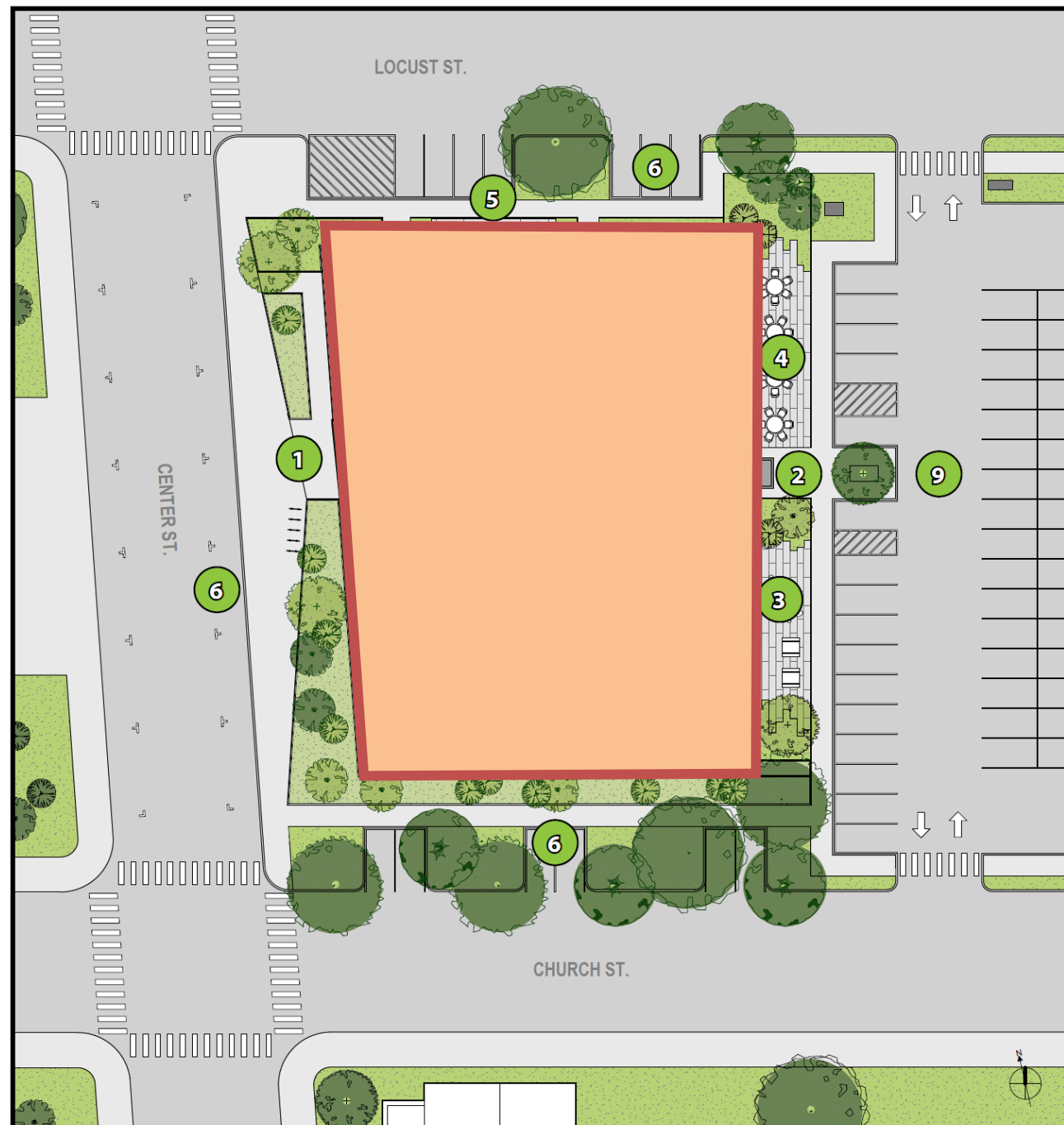
- \$27M Project Cost
- 19,000 GSF
- New 2-story Library

“Apples-to-Apples” Comparison

- New freestanding Library on Church Street or Cedar Street for the purposes of this study are considered equivalent

A

Option B – RENOVATE EXISTING (partial demolition)



DATA *From 2019 Study*

- \$27.0 M Project Cost
- \$20.2M Construction Baseline
(Excluding Alternates)
- 30,360 GSF 2-story Renovation
after Demolition of perimeter
structure

B

CEDAR STREET MIXED USE OPTIONS

Mixed Use Options on Cedar Street

- *Consider two alternative arrangements of ground floor uses, housing, and parking.*
- *Study scope is focused on the library.*

C. Library with Housing and Parking Above - 2020 study

D. Library with only Housing Above, Parking Adjacent -
2020 study

SANTA CRUZ MIXED-USE BUILDINGS



GROUP 4

DRAFT, FOR DISCUSSION ONLY

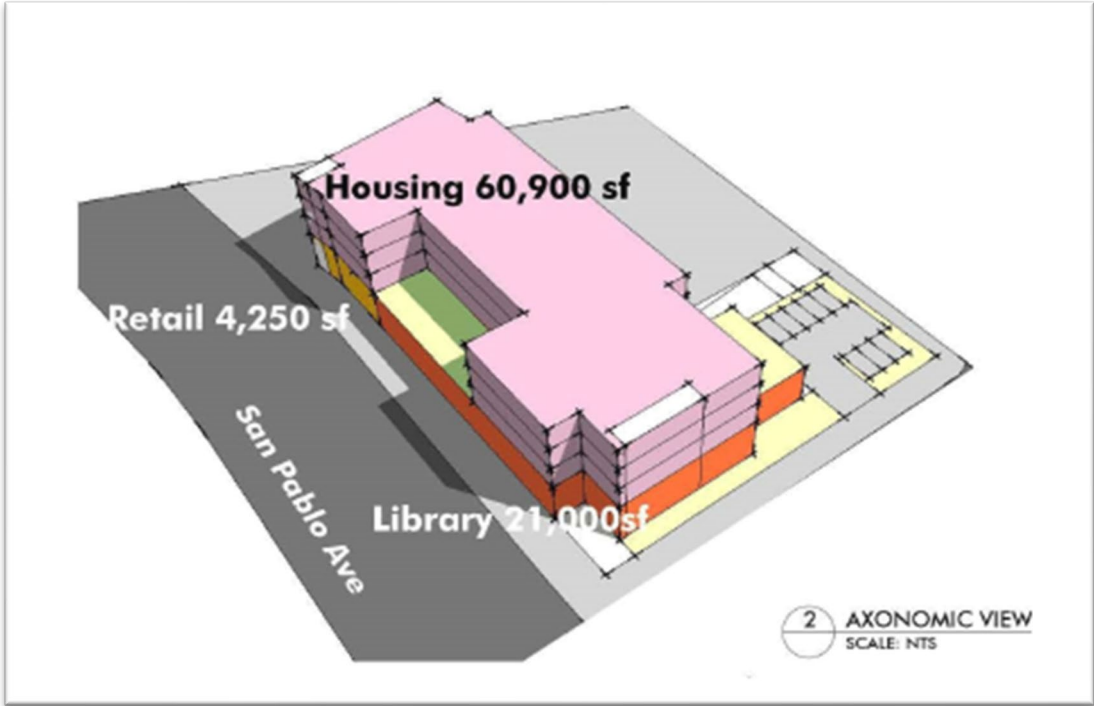
05.07.2020

SANTA CRUZ DOWNTOWN LIBRARY MIXED USE COST ASSESSMENT

MIXED USE PRECEDENTS with LIBRARIES



Madisonville, OH Library Mixed-use with Housing



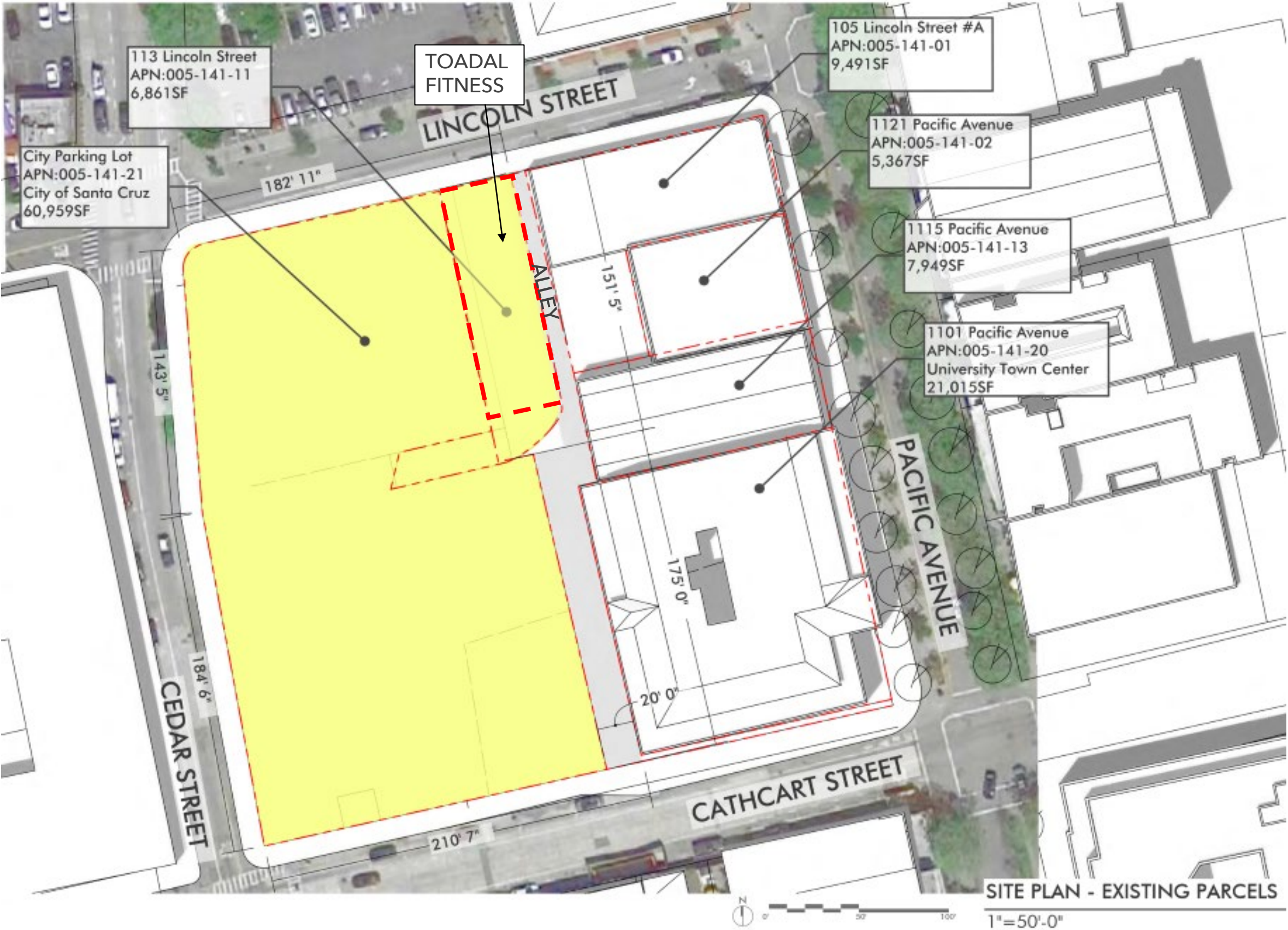
El Cerrito, CA, Library, and Housing Study,



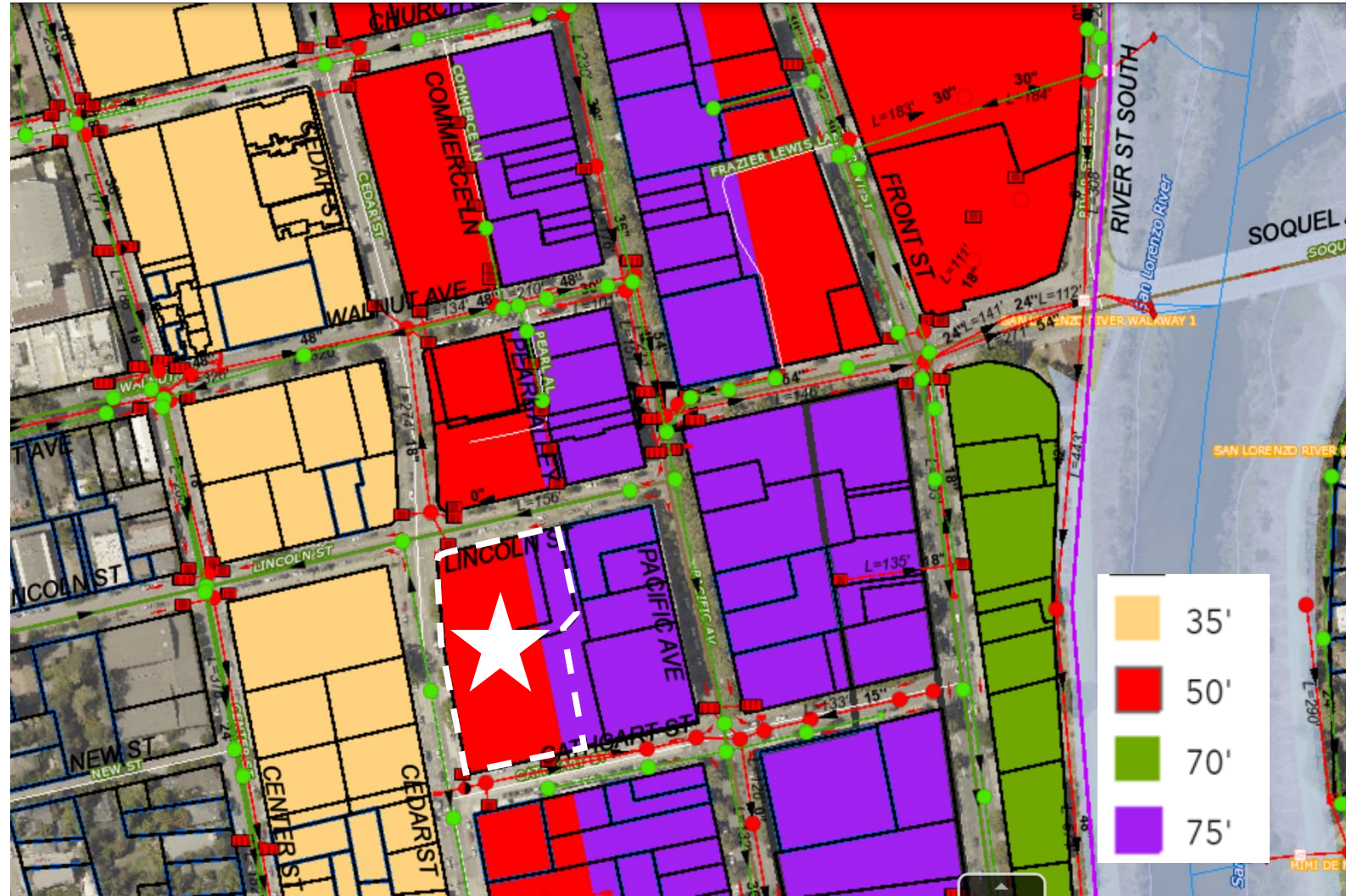
Downtown Columbia, MD Mixed-use Library, Housing and Garage



CEDAR STREET SITE

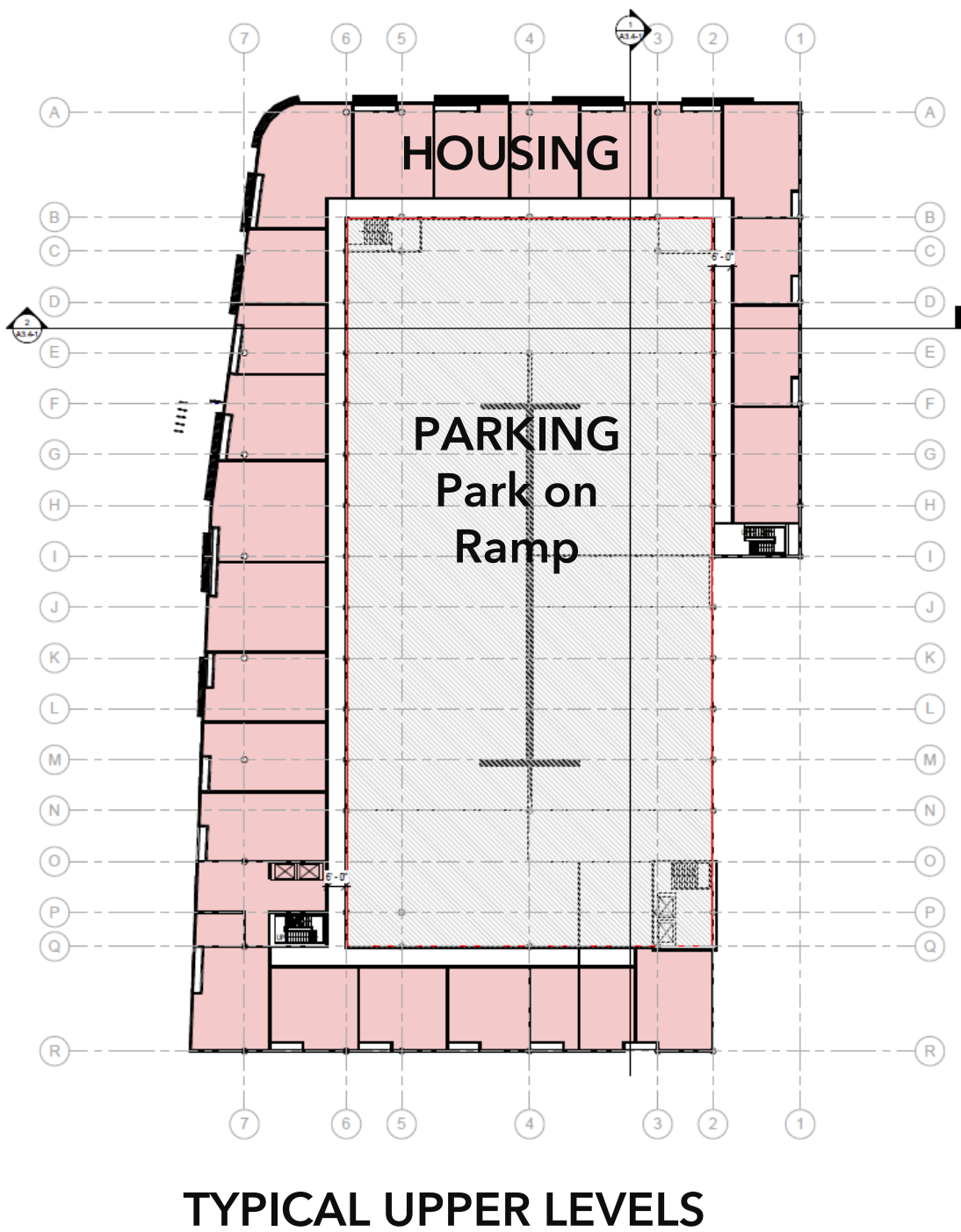
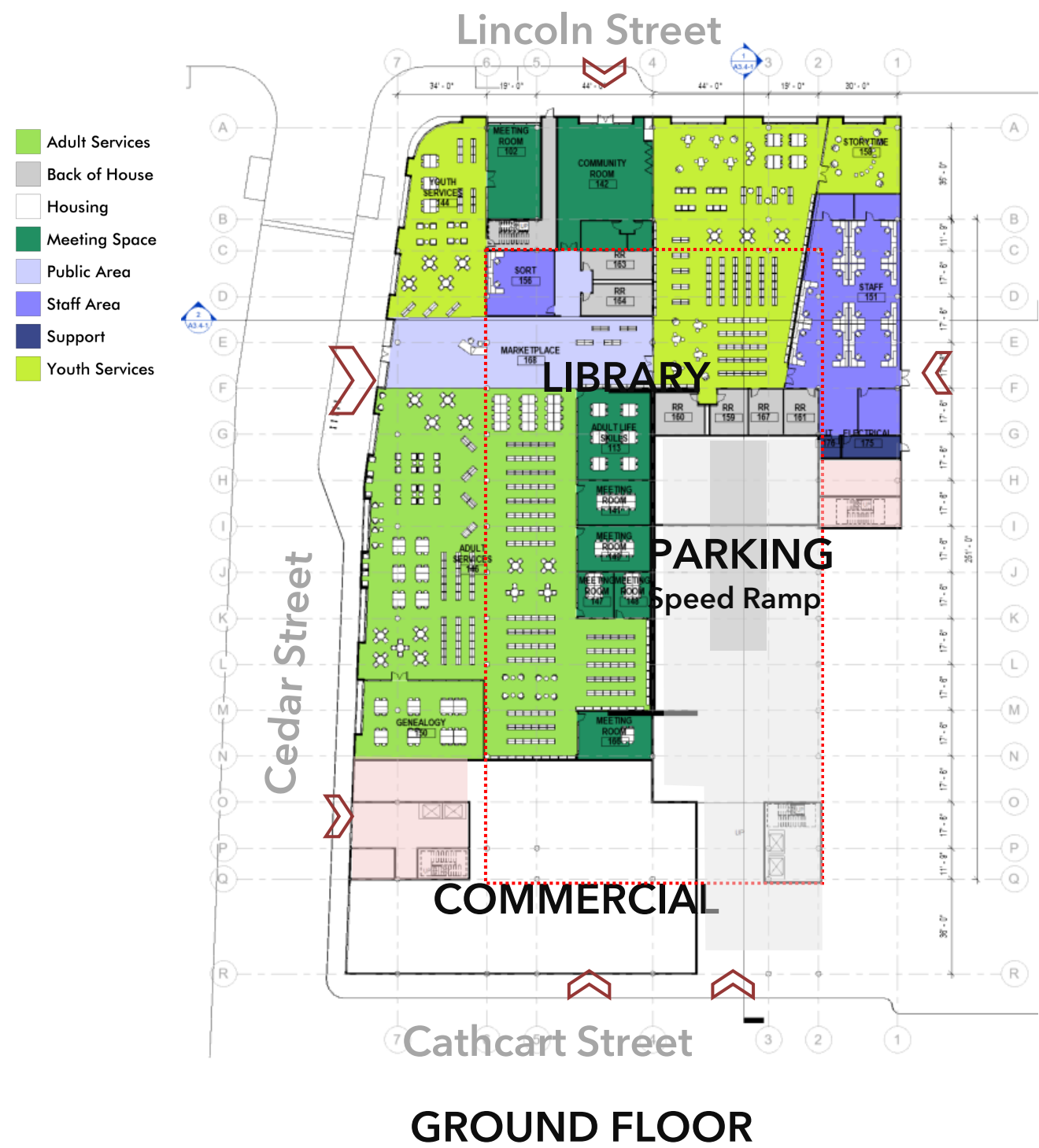


MIXED USE SITE - ZONING



- 50'/75' Baseline Height Limit
- SB330 Allows Housing Add'l Height
- Articulated Massing
- Sensitivity to shadows on Cathcart

OPTION C – LIBRARY with HOUSING and PARKING ABOVE



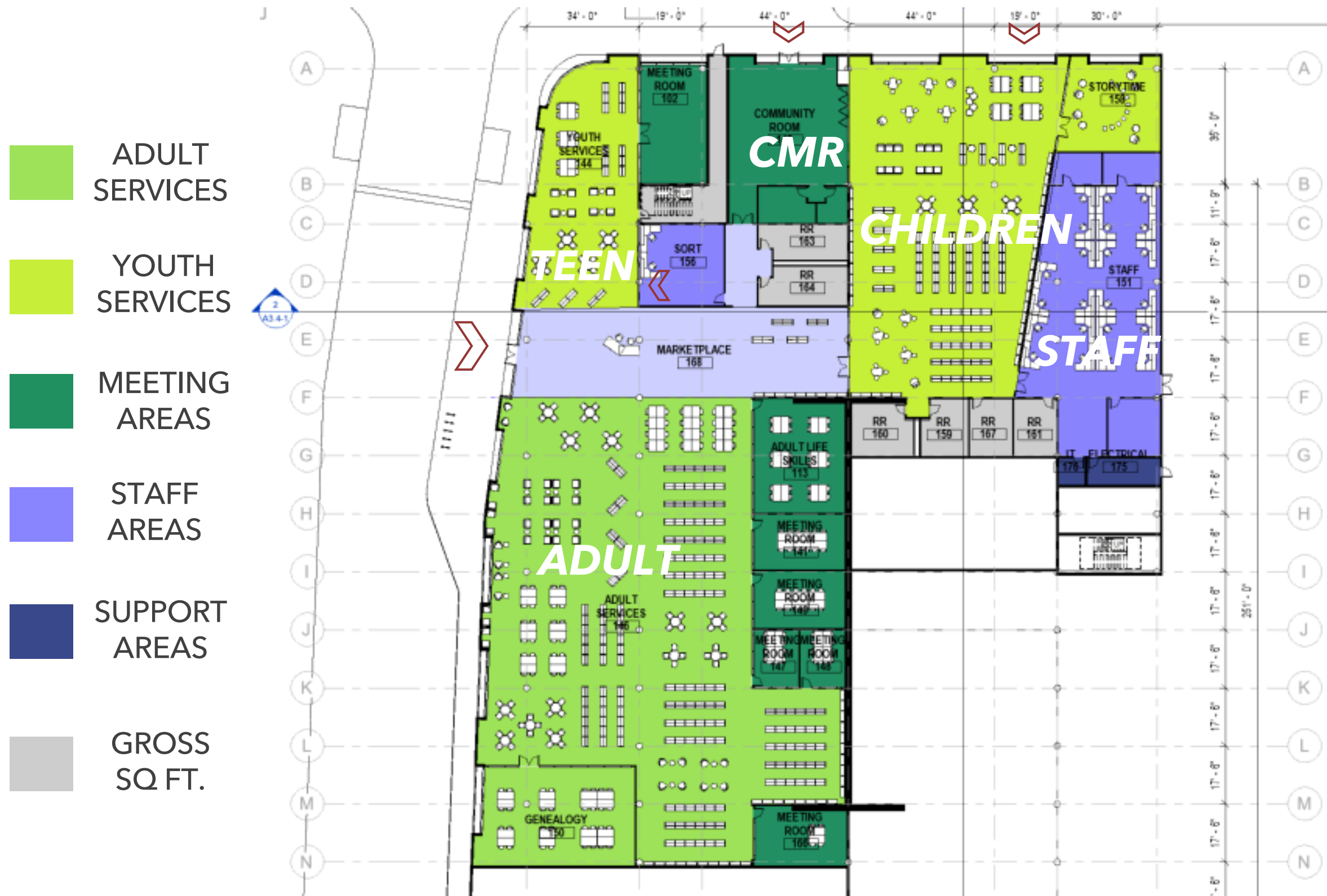
Ground Floor - Maximum of ~ 46,500 GSF

- Notes:
- As Shown
 - ~35,490 GSF Library and
 - ~11,010 GSF Housing and Commercial

C



OPTION C – LIBRARY with HOUSING and PARKING ABOVE



OPTION C – LIBRARY with HOUSING and PARKING ABOVE



OPTION C – LIBRARY with HOUSING and PARKING ABOVE



OPTION C – LIBRARY with HOUSING and PARKING ABOVE



 GROUP 4

DRAFT RENDERING FOR VISUALIZATION PURPOSES ONLY.
PROJECT DESIGN TO BE DEVELOPED IN FUTURE PHASES
WITH COMMUNITY INPUT



DRAFT

OPTION C – LIBRARY with HOUSING and PARKING ABOVE



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DRAFT

OPTION C – LIBRARY with HOUSING and PARKING ABOVE



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DRAFT

OPTION C – LIBRARY with HOUSING and PARKING ABOVE



GROUP 4

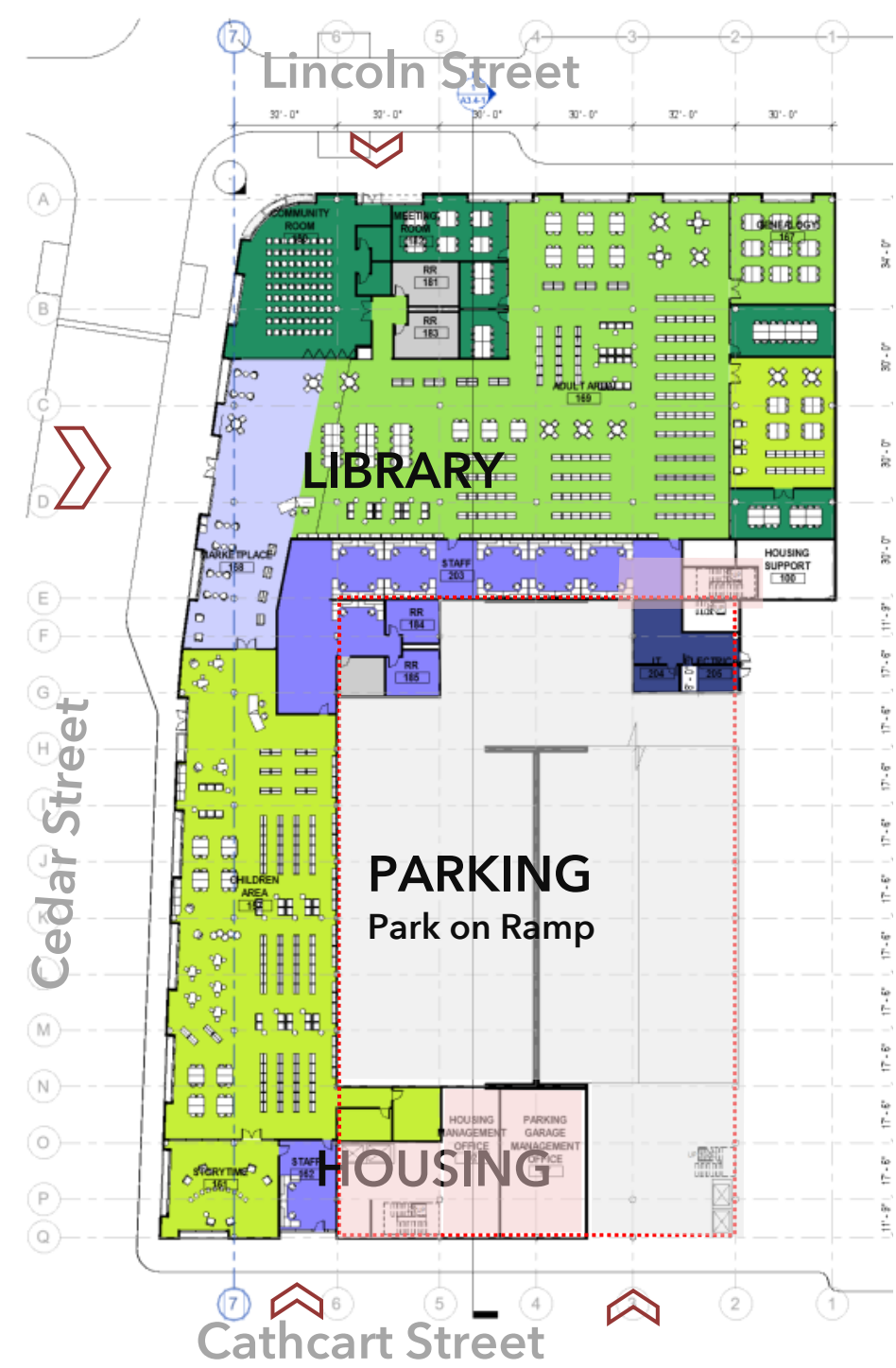
DRAFT RENDERING FOR VISUALIZATION PURPOSES ONLY.
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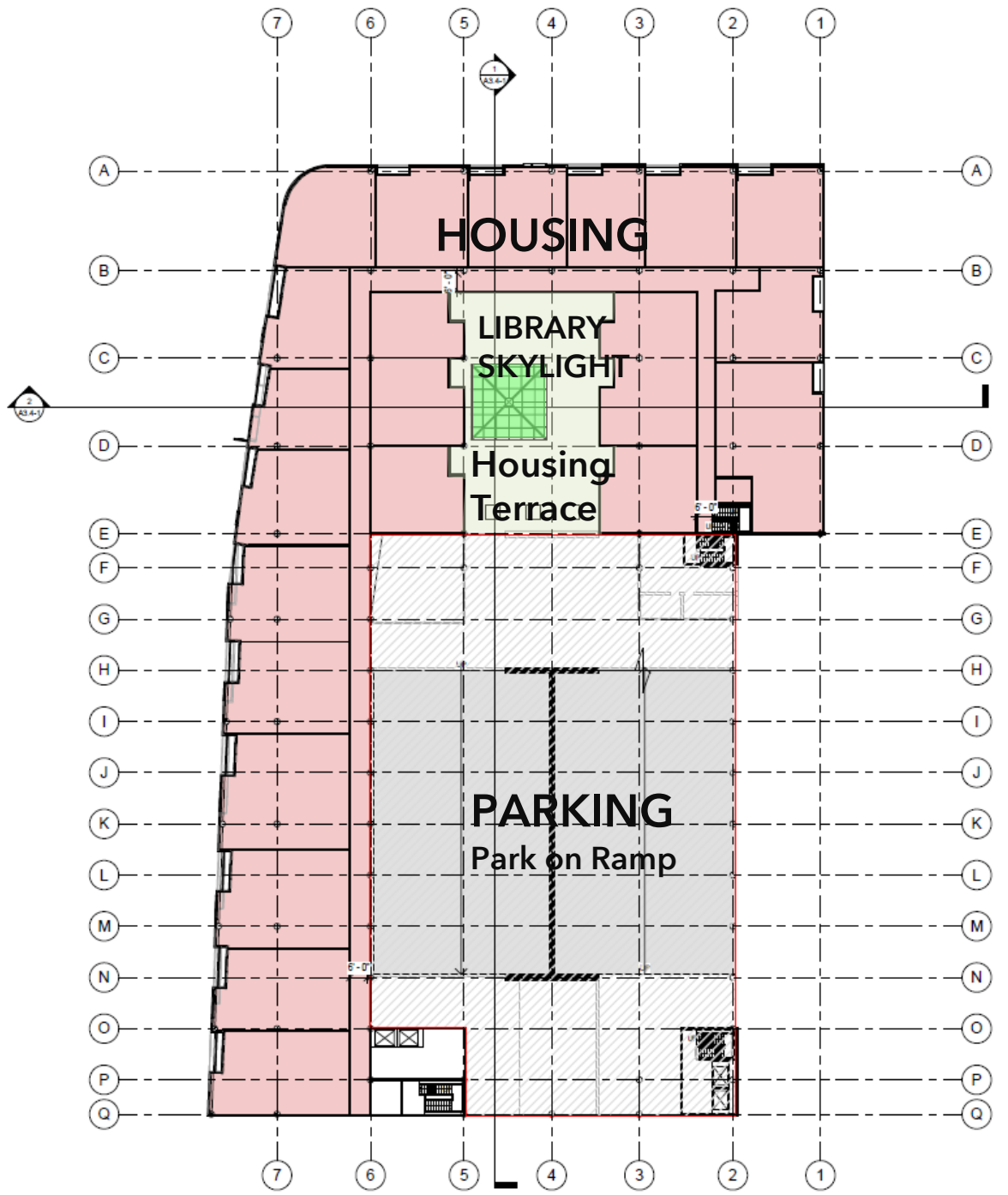
OPTION D – LIBRARY w/ *only* HOUSING ABOVE, PARKING

ADJACENT

- Adult Services
- Back of House
- Housing
- Meeting Space
- Public Area
- Staff Area
- Support
- Youth Services



GROUND FLOOR



TYPICAL UPPER LEVEL

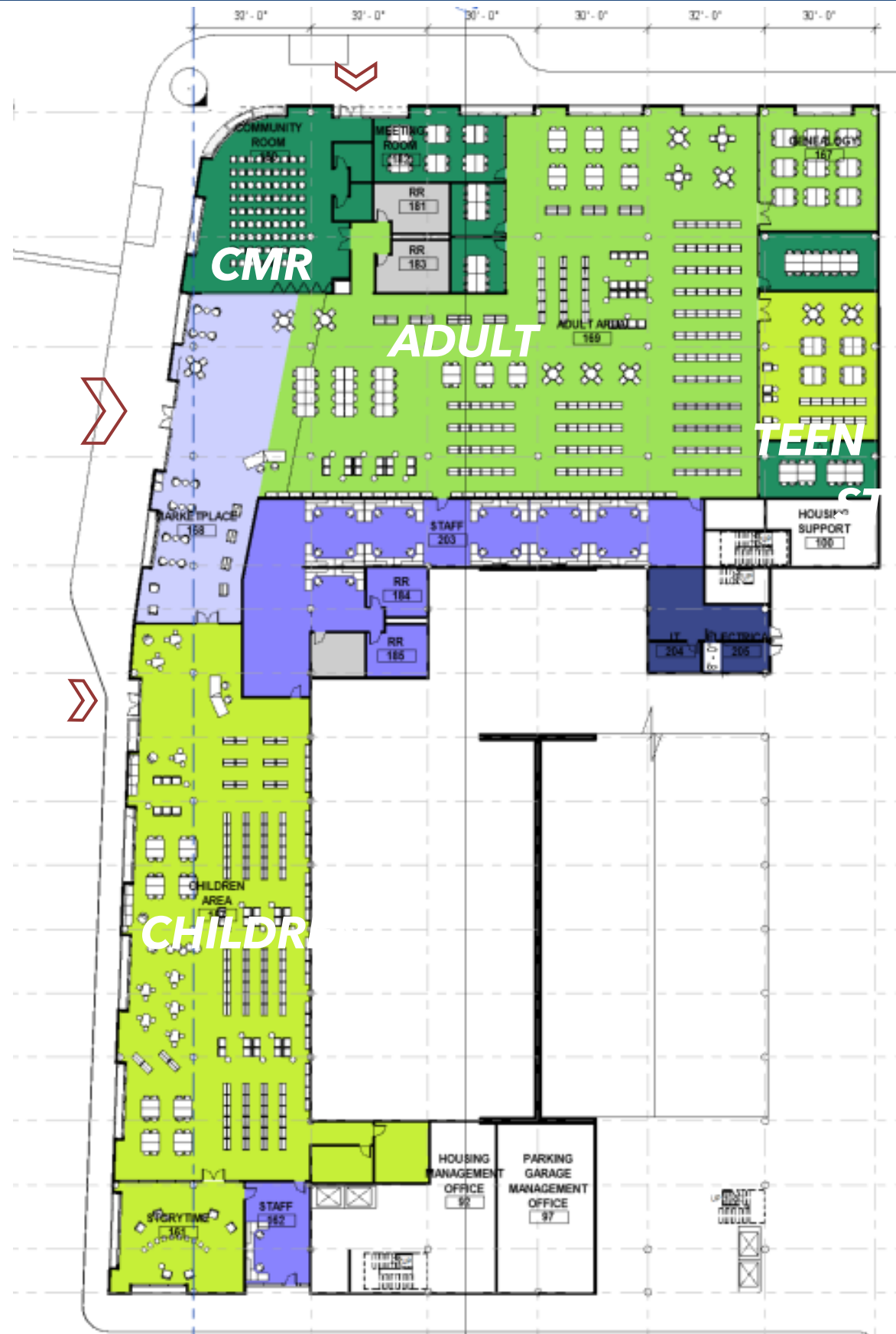
Ground Floor - Maximum Space Possible for Library ~37,000 GSF

- Notes:
- As Shown 34,740 GSF Single story library

D

OPTION D – LIBRARY w/ *only* HOUSING ABOVE, PARKING

- ADULT SERVICES
- YOUTH SERVICES
- MEETING AREAS
- STAFF AREAS
- SUPPORT AREAS
- GROSS SQ. FT.



GROUP 4

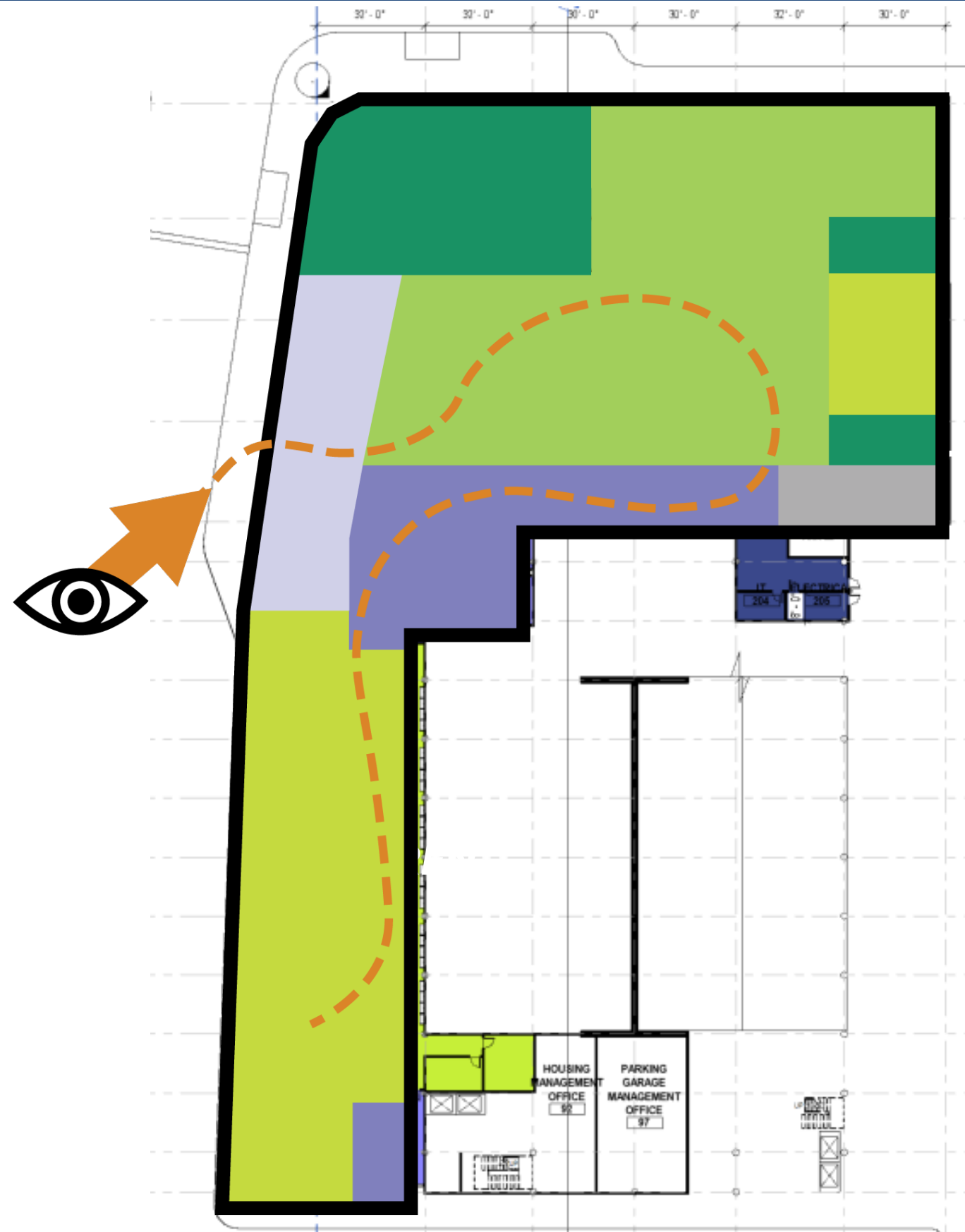
DRAFT, FOR DISCUSSION ONLY

05.07.2020

SANTA CRUZ DOWNTOWN LIBRARY MIXED USE COST ASSESSMENT

OPTION D – LIBRARY w/ *only* HOUSING ABOVE, PARKING ADJACENT

- ADULT SERVICES
- YOUTH SERVICES
- MEETING AREAS
- STAFF AREAS
- SUPPORT AREAS
- GROSS SQ. FT.



D



GROUP 4

DRAFT, FOR DISCUSSION ONLY

05.07.2020

SANTA CRUZ DOWNTOWN LIBRARY MIXED USE COST ASSESSMENT

OPTION D – LIBRARY w/ *only* HOUSING ABOVE, PARKING ADJACENT



OPTION D – LIBRARY w/ *only* HOUSING ABOVE, PARKING ADJACENT



 GROUP 4

DRAFT RENDERING FOR VISUALIZATION PURPOSES ONLY.
PROJECT DESIGN TO BE DEVELOPED IN FUTURE PHASES
WITH COMMUNITY INPUT

DRAFT

OPTION D – LIBRARY w/ *only* HOUSING ABOVE, PARKING ADJACENT



 GROUP 4

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DRAFT

OPTION D – LIBRARY w/ *only* HOUSING ABOVE, PARKING ADJACENT



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DRAFT

OPTION D – LIBRARY w/ *only* HOUSING ABOVE, PARKING ADJACENT



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PROJECT DESIGN TO BE DEVELOPED IN FUTURE PHASES WITH
COMMUNITY INPUT

DRAFT

COST METHODOLOGY - FAIR SHARE COST SHARING

MIXED USE
OPTIONS
Library cost
model carries
all library
costs and fair
share of
appropriate
building
systems

Category	Library Fair Share
Foundations	Slab on grade Foundations – proportionate by area
Superstructure	Columns, proportionate by building area
Enclosure	Ground floor perimeter 50% of common walls
Roofing & Waterproofing	100% Courtyard/skylight Parking level extra waterproofing
Interior Construction	100% including acoustical separations
Stairs / Elevators	None
Interior Finishes	100%
MEP/FP	Share of building service

COST METHODOLOGY

- Apples-to-Apples comparison
- Same level of finish as Option B- Renovation of Existing Library
- Add Alternates – options to improve quality and size of Library
- Only Library Estimated – No cost modeling for housing or parking

Summary Comparison

Job #19540
May 5, 2020

mack

COMPARISON SUMMARY				Renovate Existing (ref. Abe Jayson Design)				Option C: Library w/ Housing & Parking Above				Option D: Library w/ Only Housing Above			
	%	\$/SF	\$,000	%	\$/SF	\$,000		%	\$/SF	\$,000		%	\$/SF	\$,000	
Foundations	2%	\$13.52	\$411	7%	\$38.00	\$1,402	6%	\$38.00	\$1,345			6%	\$38.00	\$1,345	
Superstructure	3%	\$17.65	\$536	8%	\$45.65	\$1,685	8%	\$45.02	\$1,629			8%	\$45.02	\$1,629	
Enclosure	5%	\$31.54	\$957	8%	\$48.83	\$1,802	10%	\$59.23	\$2,097			10%	\$59.23	\$2,097	
Roofing & Waterproofing	2%	\$10.56	\$321	2%	\$12.53	\$463	1%	\$8.47	\$300			1%	\$8.47	\$300	
Interior Construction	15%	\$85.82	\$2,606	12%	\$67.17	\$2,479	11%	\$65.54	\$2,320			11%	\$65.54	\$2,320	
Stairs	1%	\$3.45	\$105	0%	\$0.00	\$0	0%	\$0.00	\$0			0%	\$0.00	\$0	
Interior Finishes	3%	\$18.97	\$576	3%	\$19.01	\$701	3%	\$18.88	\$668			3%	\$18.88	\$668	
Conveying	1%	\$5.43	\$165	0%	\$0.00	\$0	0%	\$0.00	\$0			0%	\$0.00	\$0	
Plumbing	2%	\$12.66	\$384	2%	\$12.35	\$456	2%	\$12.62	\$447			2%	\$12.62	\$447	
Heating, Ventilation, & Air Conditioning	11%	\$60.65	\$1,841	7%	\$40.24	\$1,485	7%	\$40.48	\$1,433			7%	\$40.48	\$1,433	
Fire Protection	2%	\$9.58	\$294	1%	\$8.50	\$314	1%	\$8.50	\$301			1%	\$8.50	\$301	
Electrical	11%	\$62.72	\$1,904	12%	\$68.50	\$2,528	12%	\$71.39	\$2,527			12%	\$71.39	\$2,527	
Equipment	0%	\$0.66	\$20	0%	\$0.54	\$20	0%	\$0.56	\$20			0%	\$0.56	\$20	
Furnishings	1%	\$3.08	\$94	0%	\$2.44	\$90	0%	\$2.09	\$74			0%	\$2.09	\$74	
Selective Building Demolition	5%	\$27.28	\$828	0%	\$0.00	\$0	0%	\$0.00	\$0			0%	\$0.00	\$0	
Subtotal - Building Construction	63%	\$363.69	\$11,042	63%	\$363.76	\$12,423	63%	\$371.79	\$12,181			63%	\$371.79	\$12,181	
Site Preparation															
Site Improvement															
Site Mechanical/Utilities															
Site Electrical/Utilities															
Subtotal - Sitework	0%	\$0.00	\$0	0%	\$0.00	\$0	0%	\$0.00	\$0			0%	\$0.00	\$0	
Total - Building and Sitework Construction	63%	\$363.69	\$11,042	63%	\$363.76	\$12,423	63%	\$371.79	\$12,181			63%	\$371.79	\$12,181	
Bonds & Insurance	2%	\$9.09	\$276		\$9.09	\$336	2%	\$9.29	\$329			2%	\$9.29	\$329	
General Conditions	6%	\$37.28	\$1,132		\$37.28	\$1,376		\$38.11	\$1,349				\$38.11	\$1,349	
Contractor's Overhead & Profit	4%	\$20.50	\$622		\$20.50	\$757		\$20.96	\$742				\$20.96	\$742	
Contingency for Design Development	11%	\$64.58	\$1,961		\$64.58	\$2,384		\$66.02	\$2,337				\$66.02	\$2,337	
Cost Escalation (to midpoint of const.)	14%	\$81.13	\$2,484		\$81.13	\$2,920	14%	\$83.54	\$2,961			14%	\$83.54	\$2,961	
TOTAL CONSTRUCTION BUDGET	100%	\$576.97	\$17,517	100%	\$577.08	\$21,294	100%	\$589.82	\$20,879			100%	\$589.82	\$20,879	
Soft Cost: Including testing & inspection fees, city/permits/utility fees, architectural design, construction management fees, Furniture, Fixtures & Equipment (FF&E), Audio Visual Equipment - allow 35%															
		\$201.94	\$1,311		\$201.98	\$7,453		\$206.44	\$7,308				\$206.44	\$7,308	
TOTAL PROJECT BUDGET		\$778.91	\$24,848		\$779.06	\$28,747	132%	\$796.25	\$28,187			132%	\$796.25	\$28,187	
GROSS FLOOR AREA			30,360 SF						36,900 SF					35,400 SF	
ALTERNATE:															
ADD Alternate: Electrical Option C (Included in Base Cost)															
ADD Alternate: Electrical Option D (Included in Base Cost)															
ADD: Moveable Partition Option C (Included in Base Cost)															
ADD: Wood Slat Ceiling Option C (Included in Base Cost)															
ADD: Library Shelving Option C (Included in Base Cost)															
DEDUCT: Library Shelving Option D															

	EXISTING SITE		CEDAR STREET MIXED USE	
	A New Library	B Renovate Existing Library	C Library w/ Housing and Parking Above	D Library w/ only Housing Above Parking Adjacent
Library Cost per Square Foot	Not in Study	\$576.97/SF	\$577.08/SF	\$589.82/SF

MIXED USE HOUSING AIR RIGHTS FEE

Mixed Use Development -

- Affordable Housing land and/or air rights fee to City
- Inclusion of market rate housing may increase affordability or fee applicable to the library
- Typically \$50K-\$100K/unit

Affordable Housing Potential

~20-25 units/floor

~3-5 housing floors

~60-120 unit potential

Air rights fee in the \$3M - \$6M range

Future Council decision about how much of air rights fee to be applied to the library.

Each \$1M air rights = additional ~1,700 square feet more library

POTENTIAL LIBRARY SIZE

- For a constant budget of \$27M each option generates a different size library
- Mixed Use Options air rights fee will increase size of Library

	EXISTING SITE		CEDAR STREET MIXED USE	
	A New Library	B Renovate Existing Library	C Library w/ Housing and Parking Above	D Library w/ <i>only</i> Housing Above and Parking Adjacent
Library Base Area from \$27M	19,000 GSF	30,360 GSF	30,300 GSF	29,660 GSF
With \$3M Air Rights Fee Applied	N/A	N/A	5,190 GSF	5,080 GSF
Total	19,000 GSF	30,360 GSF	35,490 GSF	34,740 GSF
Maximum Floor Area Available for Library	19,000 GSF	30,360 GSF	44,000 GSF	37,000 GSF

DLAC Program proposed 46,788 GSF

CONSTRUCTION IMPACT

- Existing Library would have to be closed during renovation.
- Existing library can remain open during construction while a new library adjacent to existing or on Cedar street is constructed.

	EXISTING SITE		CEDAR STREET MIXED USE	
	A New Library	B Renovate Existing Library	C Library w/ Housing and Parking Above	D Library w/ <i>only</i> Housing Above. Parking Adjacent
Construction Impact	OPEN	CLOSED or temporary	OPEN	OPEN

EVALUATION CRITERIA

	EXISTING SITE		CEDAR STREET MIXED USE	
	A New Library	B Renovate Existing Library	C Library w/ Housing and Parking Above	D Library w/ <i>only</i> Housing Above, Parking Adjacent
Potential Library Size	19,000 GSF	30,360 GSF	44,000 GSF	37,000 GSF
Accessibility	Two story	Two Story	One Story	One Story
Operational Cost Impacts	Two story, less efficient	Two Story, less efficient	One Story, more efficient	One Story, more efficient
Flexibility		Multi-modal	Multi-modal	Multi-modal
Sustainability		Cal Green	Cal Green + LEED?	Cal Green + LEED?
Reuse of Existing		REUSED	?	?
Solar Potential		not possible	possible	Possible
Other				
Other				



AGENDA 4:30-6:00p

1. Welcome
2. Presentation
3. Subcommittee Questions
4. Closing

FOR MORE INFORMATION

For additional questions please contact
Amanda Rotella at ARotella@cityofsantacruz.com

Or visit:

<https://cityofsantacruz.com/downtownlibrary>



NEXT STEPS

SANTA CRUZ

DRAFT PROJECT TIMELINE

2020

FEBRUARY

MARCH

APRIL

MAY

JUNE

TASK 1 PROJECT INITIATION

- Establish engagement plan and schedule
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TASK 2 DEFINE MIXED USES OPTIONS

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- Select two preferred mixed-use options for further development (w/ City Council)

TASK 3 DEVELOP LIBRARY PRELIM. DESIGNS

- Develop preconceptual level plans
- include breakdown of program needs
- include subconsultans designs as renovation

TASK 4 COST ESTIMATE

- Draft review of cost model with subconsultants
- Draft review of cost model with PMT

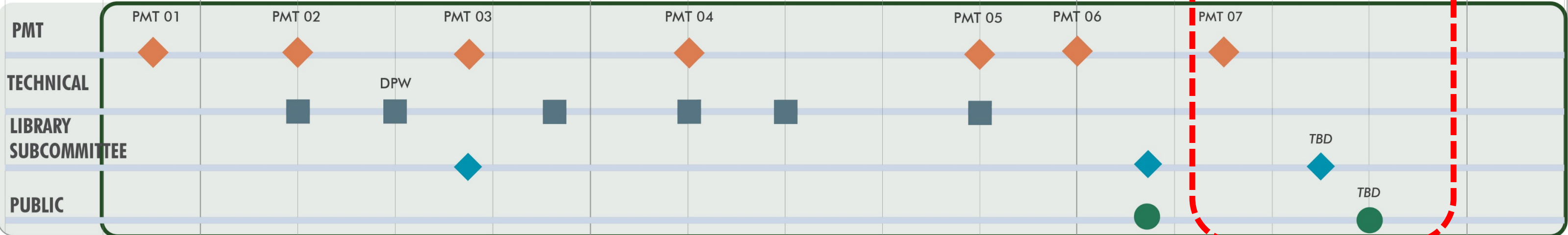
TASK 5 FLOOR PLANS AND RENDERINGS

- Review of draft plans and views

TASK 6 FINAL REPORT

PRESENTATION
TO CITY, SANTA
CRUZ STAKEHOLDERS
AND COMMUNITY

TASK 7 ENGAGEMENT





DOWNTOWN LIBRARY MIXED USE COST ASSESSMENT