

## Unscheduled Projects

*Projects moving from the Unscheduled Projects List to the Five-Year CIP will require updated cost estimates.*

Item	Project Description	Estimated Cost
US-1	<p><b>San Antonio Road Improvement Project</b> Construction of dedicated bicycle lanes on San Antonio Road from El Camino Real to California Street.</p>	\$1,250,000
US-2	<p><b>Rehabilitation of the Cuesta Park Tennis Facility</b> Rehabilitation of the Cuesta Park Tennis Facility to improve functionality and accessibility.</p>	\$1,060,000
US-3	<p><b>Mountain View Center for the Performing Arts Second Stage Addition, Construction</b> Construction of an 1,800 square foot addition to allow concurrent use of the Main Stage and Second Stage and increase the marketability and use of the Center for the Performing Arts.</p>	\$2,290,000
US-4	<p><b>Shoreline Blvd. Median Islands (El Camino Real to Villa Street)</b> Renovate the existing median islands on Shoreline Blvd. from El Camino Real to Villa Street by updating the hardscape, landscape and irrigation system.</p>	\$473,000
US-5	<p><b>Gateway Signage, Design and Construction</b> Study, design, and construct gateway signs in several highly visible/well travelled locations throughout the City. Depending on the scope of the project, costs could range between \$181,000 and \$322,000.</p>	\$322,000
US-6	<p><b>Calderon Avenue Bike Lane - Phase I (from Villa Street to Mercy Street)</b> Provide a designated bicycle path on Calderon Avenue that will conform to the Calderon Street Master Plan</p>	\$234,000
US-7	<p><b>Calderon Avenue Bike Lane - Phase II (from Mercy Street to El Camino Real)</b> Provide a designated bicycle path on Calderon Avenue that will conform to the Calderon Street Master Plan</p>	\$116,000

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US-8	<b>Rengstorff Avenue Adaptive Signal System</b> Install adaptive traffic signal technology, including a new signal interconnect system along Rengstorff Avenue, from Montecito Avenue to Garcia Avenue/Amphitheatre Parkway.	\$930,000
US-9	<b>Rose Avenue Sidewalk Project (from Fordham Way to Miramonte Avenue)</b> Install sidewalks and improve street drainage along Rose Avenue to provide safe walking routes to neighborhood schools.	\$1,050,000
US-10	<b>Pond 4 Water Level Reduction</b> Reduce the water level in pond 4 at the Shoreline Golf Course, from hole #4 to the bridge by the first tee. The scope of this project is dependent on a pending Recycled Water Feasibility Study.	TBD
US-11	<b>Golf Course Driving Range Regrading Plan</b> Add soil to the existing surface of the golf course driving range, install new drainage system and irrigation for entire range to sustain grass, install new safety fences to both sides, relevel the teaching tent, prepare the top soil and seed the range for new grass.	\$325,000
US-12	<b>Calderon Median (Dana to Evelyn)</b> Install raised medians and left turn pockets to reduce pavement and provide landscaping.	\$450,000
US-13	<b>Middlefield Road Median Refurbishment (Moffett to Shoreline)</b> Refurbish median landscaping and irrigation.	\$700,000
US-14	<b>Easy Street/Gladys Intersection Reconfiguration</b> Revise curb return to make intersection at 90-degree angle from Easy Street to Gladys.	\$300,000

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US-15	<p><b>Irrigation Pump Station-Upgrades and Additions</b> Design and construct improvements for the irrigation pump station to enhance reliability and efficiency.</p>	\$700,000
US-16	<p><b>Park Dr./Miramonte Ave. Intersection Realignment</b> Remove existing traffic island, realign Miramonte Ave., relocate sidewalk, streetlights, curb ramp and storm drain modifications.</p>	\$250,000
US-17	<p><b>N/E Corner Moffett Blvd./Central Expressway. Eliminate Free Right-turn Lane</b> Improve pedestrian safety crossing Central Expressway to Caltrain, Light Rail and the Adobe Building.</p>	\$500,000
US-18	<p><b>Light Rail Trail Lighting, Pacific Drive to MOC</b> Landscaping and fencing to improve safety and appearance of trail.</p>	\$300,000
US-19	<p><b>Eliminate Downtown Storm Drain Cross Culverts</b> Replace City's surface drain pipes at intersections in the downtown area by installing catch basins, laterals and extending storm drain pipes, reconfirming the street grade and constructing curb ramps.</p>	\$3,200,000
US-20	<p><b>Upgrade Shoreline Blvd. Landscaping on Overpass over Central Expressway</b> Renovate the County-installed landscaping within the cloverleaf, upgrade the irrigation system and the pathway lighting along all four sides of the overpass to improve appearance along this major entrance to the downtown area.</p>	\$1,000,000
US-21	<p><b>Upgrade Whisman Road Landscaping on Central Expressway Embankments</b> Renovate County-installed landscaping along the embankments and upgrade the irrigation system.</p>	\$750,000

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Item	Project Description	Estimated Cost
US-22	<b>Rex Manor Park Expansion</b> Improve neighborhood park facilities by increasing size from .41 acres to .85 acres.	\$650,000
US-23	<b>Landels Trail/Pathway Reconstruction, Design</b> Design pathway and trail access at Landels School to Stevens Creek Trail.	\$200,000
US-24	<b>Pedestrian Bridge Over Central Expressway Lighting</b> Install lighting on Stevens Creek Trail bridge crossing Caltrain tracks, Central Expressway, and Evelyn Avenue.	\$200,000
US-25	<b>Shoreline Clubhouse Parking Lot Reconstruction</b> Reconstruct the parking lot, restore the surface drainage system, replace the median island landscaping and restripe the parking lot.	\$525,000
US-26	<b>Stevens Creek Trail: Dale Avenue/Heatherstone Way to Mountain View High School, Construction</b> Construction of pedestrian/bike trail from Dale/Heatherstone neighborhood to trailhead at Mountain View High School.	\$15,000,000
US-27	<b>Library Remodel, Construction</b> Construction of Library space renovations to meet current community needs, as detailed in the attached memo from Library Services Director Rosanne Macek.	\$1,418,000
US-28	<b>Center for the Performing Arts MainStage Sound System</b> Upgrade existing wiring, replace all patch bays with a digital console, replace speakers, amplifiers, and processors.	\$225,000
US-29	<b>Downtown Street Sign Program – El Camino Signs</b> Installation of five remaining directional signs from Project 06-37, Downtown Street Sign Program. The signs were manufactured as part of the original project but have not been installed.	\$63,000

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Item	Project Description	Estimated Cost
US-30	<p><b>Shoreline Boulevard Pathway (Villa St to Wright Ave), Construction</b></p> <p>Construction of pathway and connection improvements for bicycles and pedestrians along Shoreline Boulevard between Villa Street and Wright Avenue.</p>	\$2,100,000
US-31	<p><b>Facilities Major Planned and Emergency Repairs</b></p> <p>Replacement, repair, and/or upgrades to access and other control systems at City Hall, Center for the Performing Arts, Library, Senior Center, and Community Center; roofing replacements/repairs at Fire Station No. 3 and MOC Administration; carpeting replacement at Police/Fire Administration, MOC Administration, Whisman Sports Center, Mountain View Sports Pavilion; exterior painting of Whisman Sports Center and Mountain View Sports Pavilion; remodeling of Fire Station No. 1 kitchen; repair of Civic Center Plaza grout; and other needed repairs/replacements at other City facilities.</p>	\$1,225,000
US-32	<p><b>Castro Park Restroom</b></p> <p>Design and installation of a prefabricated restroom building at Castro Park at Castro Elementary School, including the required utilities. The project site is on public school property, and, therefore, requires submittal to and approval from the State of California Division of the State Architect (DSA). This requires additional work for the architect, City staff, and three different inspectors during construction.</p>	\$430,000
US-33	<p><b>Rengstorff Aquatics Center – Building Design and Construction</b></p> <p>Design and construction of the remodel of the existing Aquatics Center building, including reconfiguring most spaces in the building. Includes an entirely new plumbing system in the building and major repairs to the existing roof, a new electrical service to the building, and includes the renovation of the public restrooms that are accessed from the outside of the Aquatics Center building. The project does not include any work on the existing pools.</p>	\$8,400,000

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<b>Item</b>	<b>Project Description</b>	<b>Estimated Cost</b>
US-34	<b>Rengstorff Aquatics Center – Pool Design and Construction</b> Design and construct new pools, new pool play structure, a new pool deck, fences and lighting, and new shade structures for the pool deck at the Rengstorff Aquatics Center. The budget includes the demolition of the existing pool and deck area. The scope assumes that the existing pool mechanical equipment will be salvaged and not replaced.	\$3,300,000
US-35	<b>Rengstorff Park Maintenance Building/Restrooms – Design and Construction</b> Demolish existing Rengstorff Park Maintenance/Ranger Building and attached public restrooms, as well as the adjacent maintenance vehicle parking area, and design and construct a new maintenance building near the group picnic area parking lot. Includes providing electrical power, as well as water and sewer service, to the new building. The budget does not include the subsequent construction of additional parking in the location of the demolished old Maintenance Building.	\$3,750,000
US-36	<b>Rengstorff Park Tennis Building – Design and Construction</b> Design and construct a new restroom/ storage building near the tennis courts to replace the existing tennis building. This project includes the demolition of the existing Rengstorff Park tennis building. The new tennis building will include public restrooms as part of the building and a small area to be used for storage. There currently are no sewer lines running to the tennis building; as part of this project, a new sewer line will need to be installed.	\$1,850,000
	<b>Total of Unscheduled Projects</b>	<b>\$55,536,000</b>



CITY OF MOUNTAIN VIEW

MEMORANDUM

DATE: February 27, 2014  
TO: Dan Rich, City Manager  
FROM: Rosanne Macek, Library Services Director  
SUBJECT: Library CIP Proposal

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**PROJECT SUMMARY**

This project would renovate areas of the Library in need of updating to meet current community needs, including:

1. Expanding the children's services area into the adjacent media area
2. Expanding the existing community room into the adjacent media area
3. Creating a new, additional community room for adult programs
4. Creating seating area(s), three new study rooms, and consolidating the information and technology desks on the second floor
5. Creating an additional reading area

The building will also be required to meet current accessibility requirements, which may include an accessible van space in the underground parking garage, handrails and barriers at the exterior stairs and ramp, and some new interior signage.

**JUSTIFICATION/NEED**

**Introduction**

The current Mountain View Public Library building was opened in 1997, based on a building program that was completed 21 years ago in 1992. Because of dramatic changes in use of the building, and omissions in the original plan, it is time to consider a remodel to ensure that the service meets current community needs.

## Changing Building Use

In the past 16 years since the library was opened, use of the building has increased dramatically. The chart below compares use of the facility one year after it opened to FYE June 30, 2013.

### Mountain View Public Library Then and Now

	1999	2013	Increase
Library visits	528,083	855,854	+62%
Collection	264,275	330,562	+25%
Circulation	812,826	1,746,903	+115%
Program attendance	16,662	56,570	+240%

More residents are visiting the library, they're checking out more materials, they're hanging out to study, and they're attending more classes and programs in the building. The library has evolved into a community gathering space, which is a trend for public libraries across the country.

Even though the library is offering information electronically via eBooks and databases, the print collection remains important. According to a recent study published in the Los Angeles Times, 62% of the young people ages 16 to 24 said that they prefer printed books to eBooks.<sup>1</sup> While the print book collection is not expected to grow, it is not expected to decrease dramatically within the next five years. However, based on current usage, the magazine and DVD collections will probably become less important in the coming years due to more current information available on the internet and the use of streaming services for media.

The part of the library's service that has increased the most dramatically is program attendance, for both children and adults. The library's mission of lifelong learning is increasingly fulfilled through workshops and classes as well as via the collection.

### Library Program Attendance

	1999	2013	Increase
Children	16,177	38,947	+141%
Adults	485	4,404	+808%

<sup>1</sup> Tobar, Hector. "Young people prefer printed books to e-books, survey finds." Los Angeles Times, November 26, 2013.



## Inadequate Children's Area

Because of cost constraints, the building was opened with inadequate space for children and families. Of the total 60,000 square feet, only about 10% is devoted to the children's area. Based on current library usage, about 80% of the program attendance and 45% of the total circulation is from the children's department, yet so little of the building is devoted to this important function. Informal feedback from a local architectural firm reveals that of 4 new public libraries they designed, the average space devoted to children's services was 22%.

There were informal plans to eventually expand the children's area out into the parking lot on the Franklin Street side, but that would be costly for the city and would eliminate much-needed parking. Based on data from the California State Library for the other communities near the same population as Mountain View, the median library square footage is 48,941, with a mean of 41,500. With 60,000 square feet, Mountain View already has a good-size library, so remodeling within the existing building footprint is recommended as the most cost-effective plan to ensure the Library meets current community needs.

## RECOMMENDATION

The following space planning goals are recommended, in order of priority:

- 1. Expand the children's space into the adjacent media area, address noise from first to second floor problem, move media to second floor, and consolidate service points.**
  - a. The children's space is too small to support the Library's service to youth and families. It is recommended that this space be expanded into the adjacent media area. This need was identified many years ago and there is a current unscheduled project, US-27, in the CIP FY2013-14 through FY 2016-17.
  - b. Since the building was originally opened, there have been numerous complaints about the noise traveling from the first floor to the second floor through the opening in the second floor above the current media area. Expanding children's will make this problem worse, since children's programs are quite noisy, and the adults using the second floor need quiet study space. Therefore, it is recommended that this opening be closed and made into a structural floor, and that a wall be added between the newly expanded children's space and the lobby. This not only addresses the noise problem, but allows for useable square footage on the second

floor for additional seating. As above, this also has been a long-recognized need, with an unscheduled project, US-12.

- c. Expanding the children's space will require that the adult media collections be relocated to the second floor. With dramatic reductions in the print reference collection, and the expectation that the media collection will not grow, there is space to accommodate this.
- d. Due to confusion experienced by the public between the welcome and customer service desks, a consolidation of service points would be more efficient for the public. The welcome desk would be removed, and its functions would be incorporated into the customer service desk. With expansion of the children's area, the children's reference desk would be moved to the center of the newly-expanded space.

**2. Increase programming space, including expanding the current community room and capturing backroom space for an additional program room.**

- a. The existing community room is too small for most children's programs. Friday morning story times often draw well over 300 people for two sessions. And summer reading programs have been moved out into the park to accommodate the large crowds. The current room would be expanded into the adjacent media area, which will increase the space approximately 540 square feet to about 1,695 square feet.
- b. With attendance at adult programs increasing dramatically, there is a need for a smaller program room for adult programs and other community meetings such as the Library Board. There are two options for this. One would be to capture approximately 790 square feet in the first floor staff area, but since this adjacent to the server and telecom room, it may not be feasible. The likely space is on the second floor, where the back issues of the magazines have been stored until recently. Because of the dramatic drop in use of this collection, most of it has been cleared out and digitized, freeing up approximately 735 square feet for public use.

**3. Add seating and study rooms on the second floor and consolidate service points.**

- a. One of the concerns expressed in the Library Customer Survey was lack of seating on the second floor. The building is often at capacity, with no empty seats. If the open space is turned into a structural floor, additional seating could be added.

- b. Service points could also be consolidated to make space for three additional study rooms, which are also at capacity.

**4. Create an additional reading area.**

- a. The periodical back file room can be opened up to create an additional reading area on the second floor, adjacent to the existing periodical/reading area. If the new community room is located in this area (per 2b above), then the new reading area can be located in the staff area on the first floor.

**COST ESTIMATES**

Complete Project	\$1,418,500
Expansion of children’s and expansion of existing community room	\$1,020,000
Expansion of children’s only, no community room expansion	\$681,000
Expansion of existing community room only	\$232,000
Option 1 - Convert first floor staff area to small community room	\$207,000
Option 2 - Convert first floor staff area to reading room	\$193,000
Consolidate 2 <sup>nd</sup> floor service desks, add seating and study rooms	\$310,000
Option 1 - Convert periodicals back file room to seating area	\$200,000
Option 2 - Convert periodicals back file room to community room	\$194,000

**Note:** We do have \$280,000 left in current CIP 11-27 which could be used to get started with this project and do a detailed design until funding could be allocated for the entire project. US-12 and US-27 could be taken off the list of unscheduled projects and incorporated into this project.

**ALTERNATIVES**

Reduce the scope of work to:

1. Expanding the Children’s Services area
2. Expanding the existing Community Room

The estimated project cost for this reduced scope is \$1,020,000