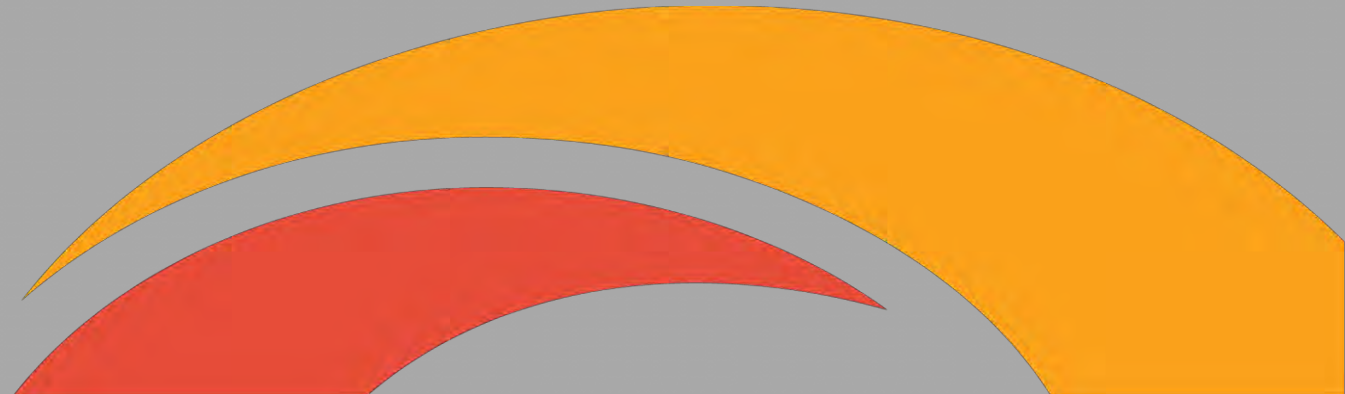




# Velma Teague Library Design Study Update

City Council Workshop October 22, 2024





# Presentation Overview

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- Design study overview
- Overview of modern libraries
- Current Condition Assessment
- Programming & Amenities Survey
- Design Options Identified
- Summary of Options & Probable Costs
- Community Feedback
- Staff Recommendation
- Consensus Direction

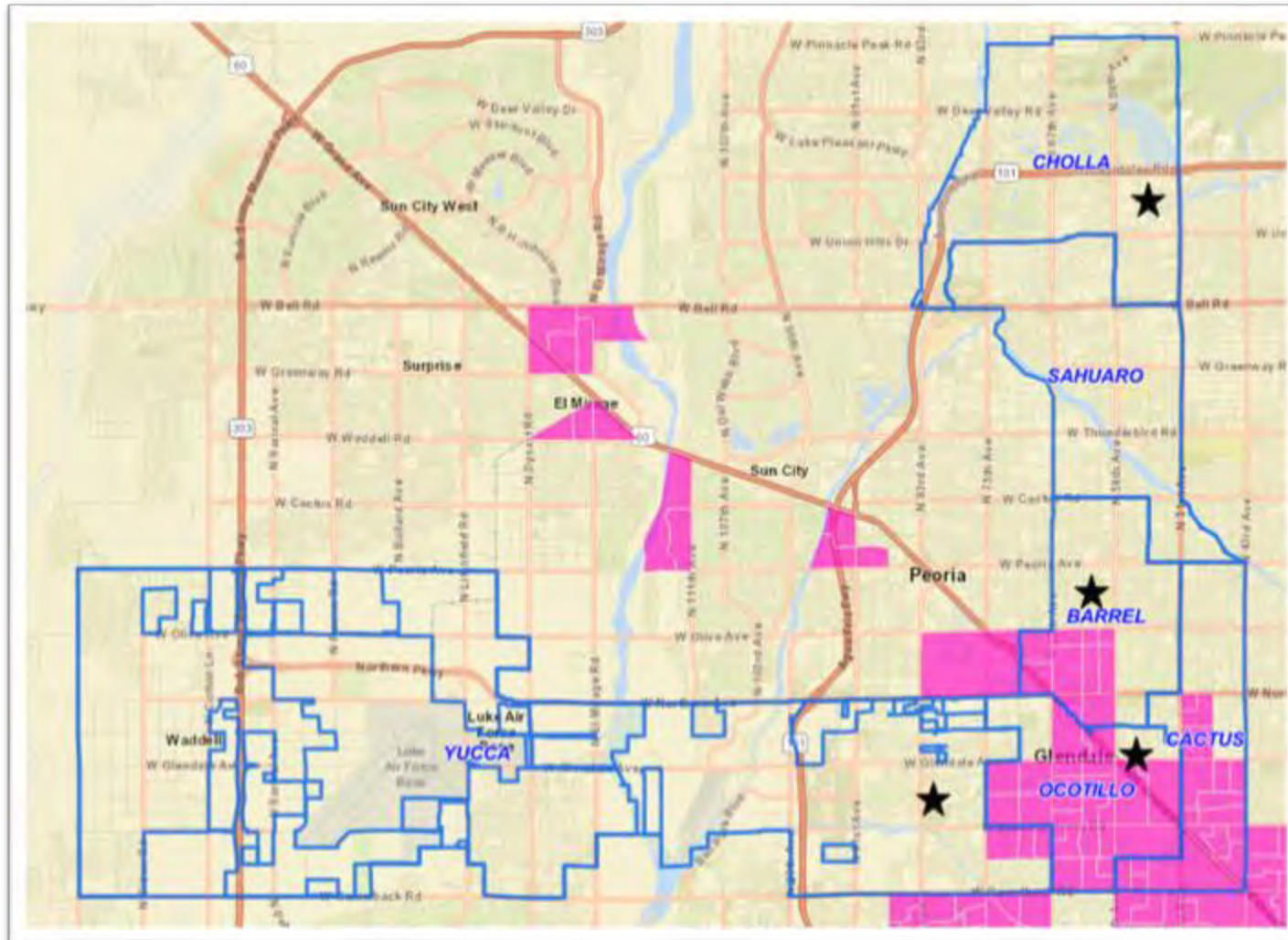


# Design Study Overview

- Velma Teague Library Capital Improvement Project
  - Programmed for FY2027-28
  - Requires bond election
  - \$7.1 million placeholder (not funded)
- Assess needs of 53-year-old facility
- Right-size operational spaces
- Understand community needs
- Evaluate the campus as a whole:
  - City Hall
  - Murphy Park
  - Velma Teague Library
- Are there opportunities to accelerate?



# Why is it critical to assess VTL needs?





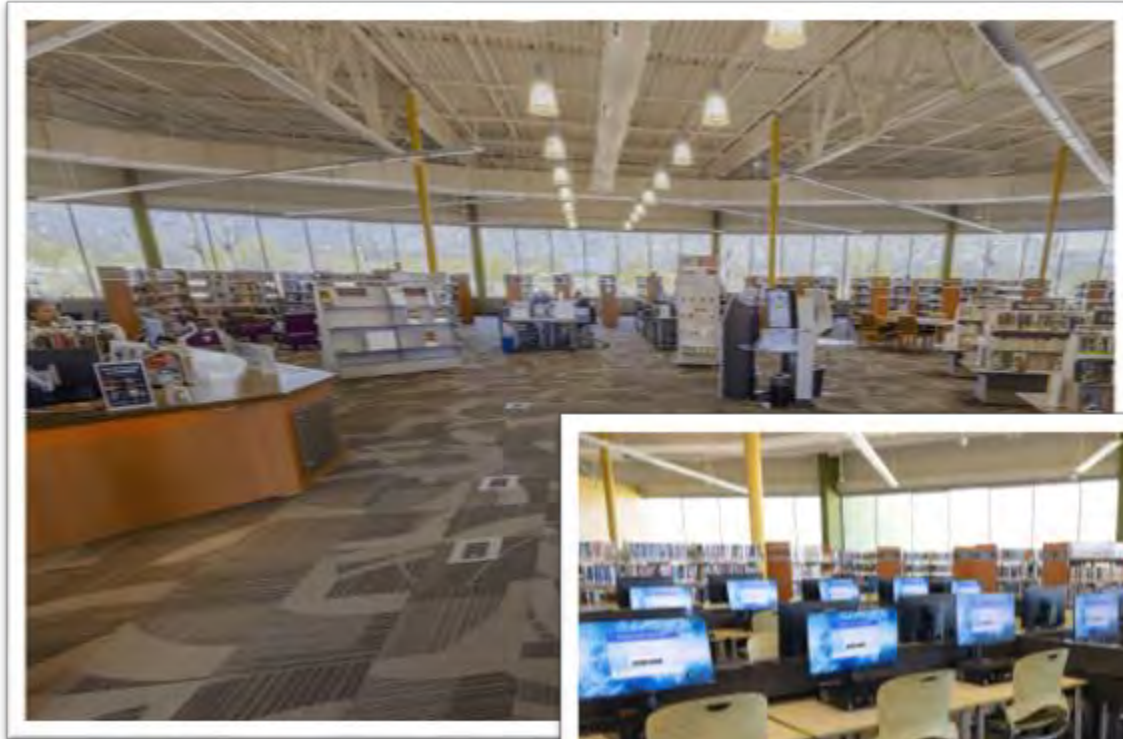
# What does a modern library look like?



- Use of natural light
- Integrated seating
- Resilient floor finishes
- Partial exposed structure
- Free standing furniture solutions
- Colorful accent paints



# White Tank Library





# Current Condition Assessment

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- \$5 million investment needed:
  - HVAC, electrical, controls, low voltage, lighting, acoustic ceiling, fire/burglar alarms, plumbing, roof replacement, entrance fencing, asbestos remediation
- No changes to the footprint
- No improved amenities
- No new equipment or furniture
- Sunk cost if future renovations are undertaken

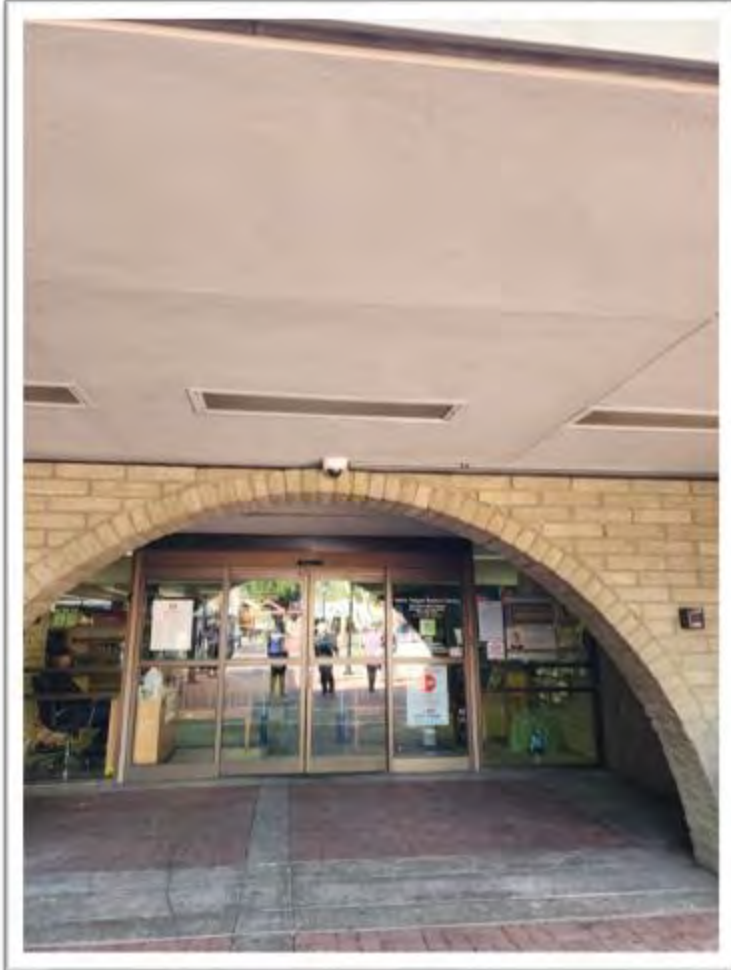


# Community Feedback on Condition

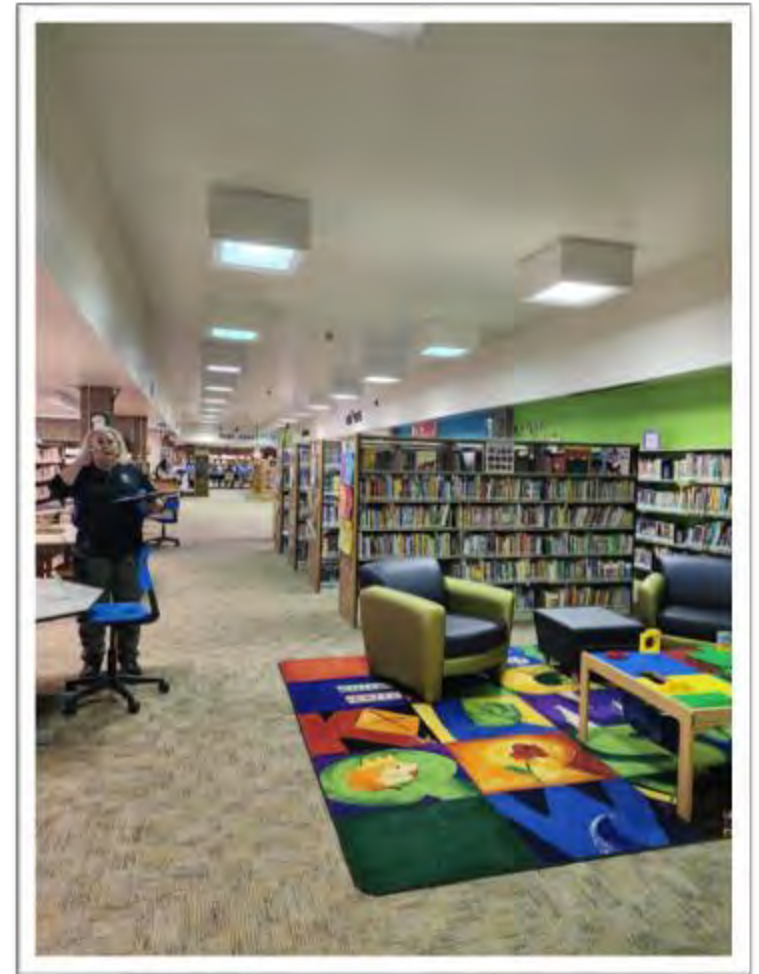
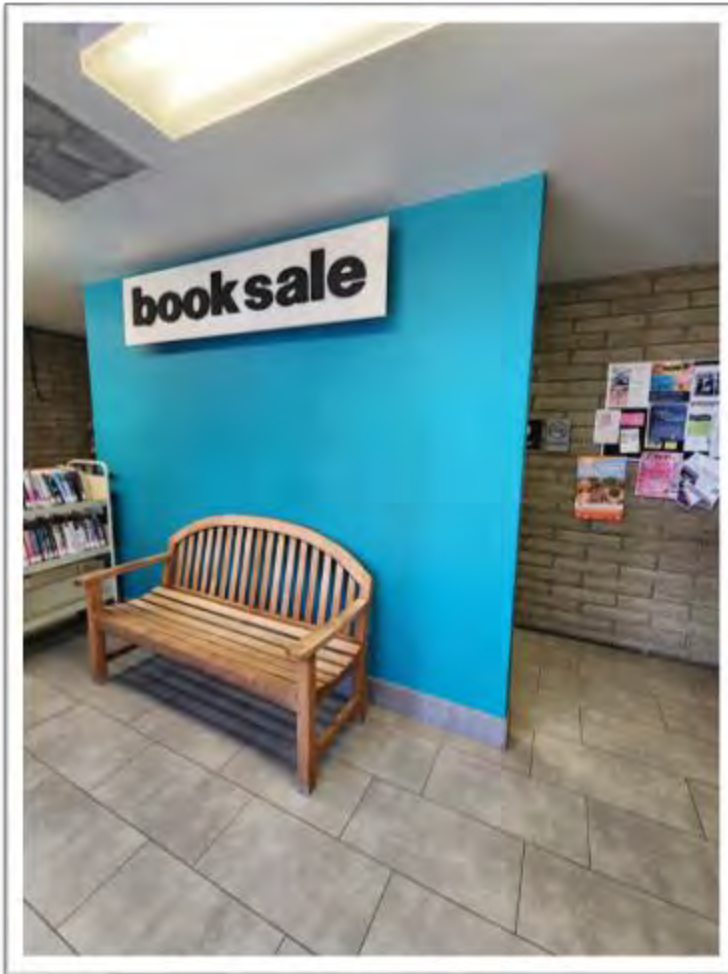
- Needs to be refreshed – finishes, lighting, and furnishings are dated
- Needs improved functionality and updated aesthetics
- Patrons using other libraries because the one closest to them has not been updated
- Computer carrels are outdated and occupy more space than necessary
- No study rooms/quiet spaces
- Community room is cluttered and not adequate
- Book ranges are heavy and contribute to dark and unwelcoming environment
- Restroom fixtures and finishes are dated
- No delivery entrance (deliveries conflict with patron arrivals)
- For a library situated in a park, views (and even natural light) are surprisingly limited

\*Excerpted from 09.06.22 WorksBureau Community Assessment Report

# Design Issues



# Design Issues



# Design Issues





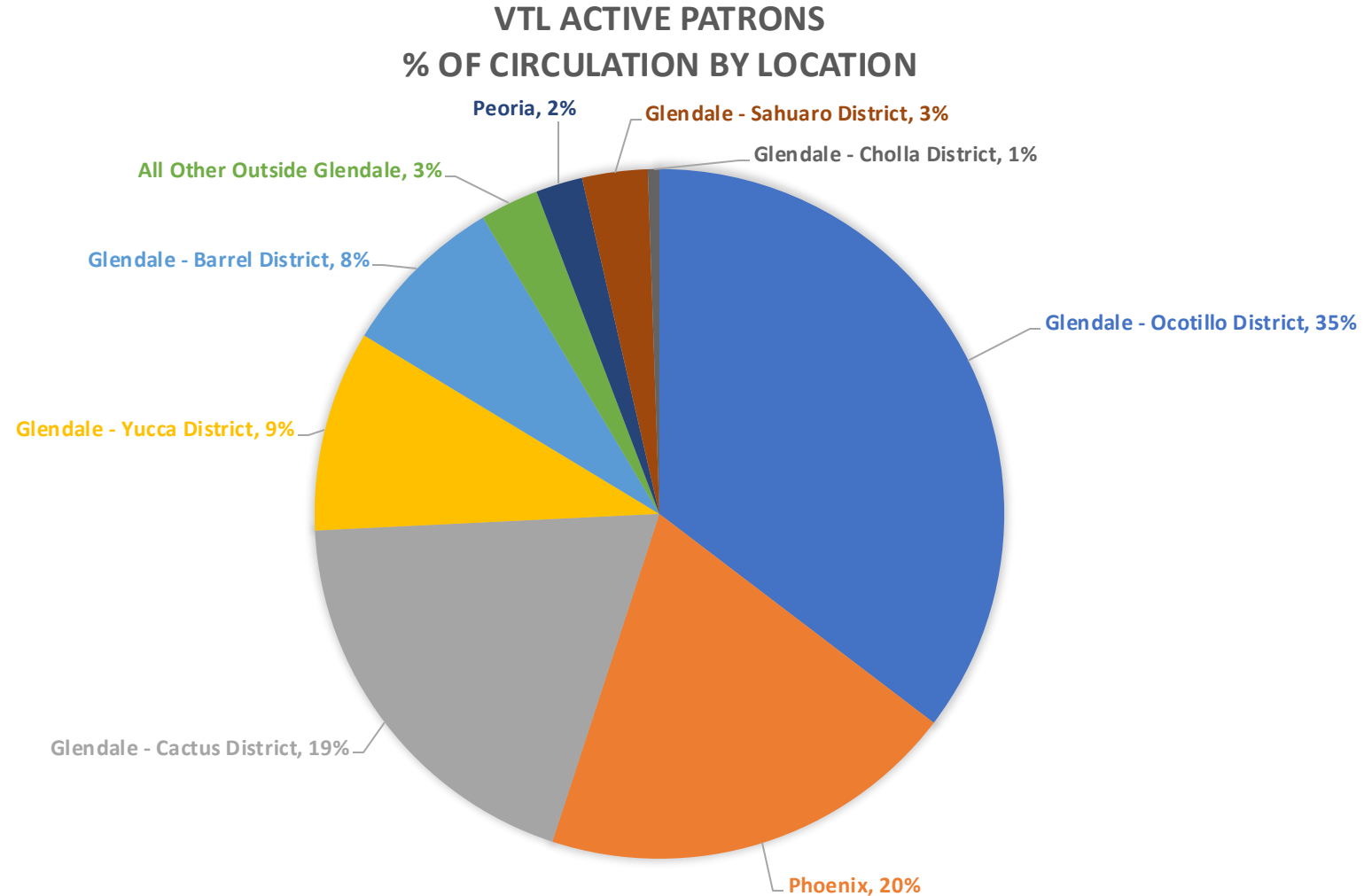
# Velma Teague Library Statistics

- 15,500 SF facility
- 22,143 active users
- 10,346 program attendees (2022-2024)
- 18 attendees per program (2022-2024)
- Popular special interest & arts/culture programs





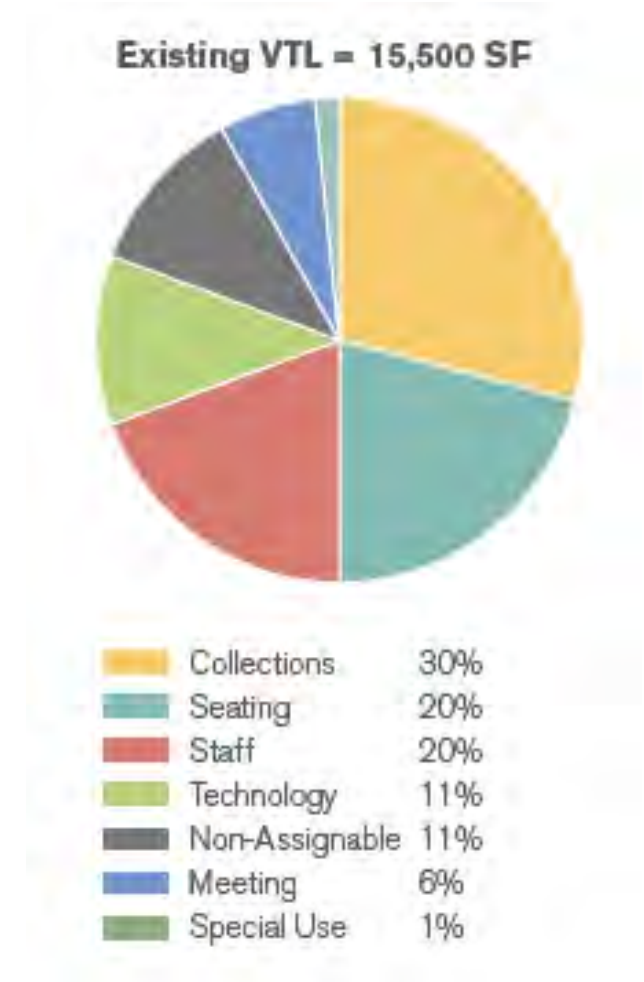
# Circulation by Patron Location





# Right-Sizing Operational Spaces

- On Target:
  - Seating
  - Technology
- Oversized:
  - Staff space
- Undersized:
  - Meeting
  - Restrooms, circulation, mechanical
- Collections space could be reduced based on circulation





# Programming & Amenities Survey

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- Targeted Ocotillo & Cactus District residents
- Independently conducted by Polco
- 57 address-based respondents
  - Reflection of community at-large
  - 68% had a library card, 51% visit Velma Teague
- 145 open participation respondents
  - Reflection of library patrons specifically
  - 95% had a library card, 85% visit Velma Teague



# Survey Respondents Patronage

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- VTL Visits within last 3 months:
  - 38% of address-based respondents
  - 63% of open participation respondents
- Reasons for not visiting:
  - Lack of time
  - Lack of interest
  - Inconvenient location
  - Unaware of its existence



# What would encourage more visitation?

## Arts & Culture

- Exhibits
- Local Performers
- Singers
- Authors

## Maker Spaces

- Sewing
- Vinyl Cutting
- Crafting
- Hand Tools
- Glowforge
- 3D Printer

## Meeting & Gathering Space

- Study Rooms
- Quiet Spaces
- Outdoor Spaces
- Meeting Rooms

## Library of Things for Checkout

- Sports Equipment
- Instruments
- Cake pans
- Discovery backpacks



# Key Survey Takeaways

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## **Patrons want a place to gather, learn, & create:**

- More meeting/programming space
- Flexible spaces for special interest classes
- Incorporate public arts/art programs
- Specialty equipment
- Lack of free recreational or social activities
- Lack of free gathering places
- Lack of after school or summer activities for kids



# Design Study Options Identified

# OPTIONS AT A GLANCE | SITE SPECIFIC STUDIES



**OPTION 4** RELOCATE TO PROMENADE  
12,000 gsf

Demolition of existing Velma Teague Library, relocating and renovating existing City-owned tenant space on W. Palmaire Ave. Vacated site area returned to Murphy Park.



**OPTION 3** NEW CONSTRUCTION  
10,000 - 12,000 gsf

Demolition of existing Velma Teague Library, with a fully new flexible library building positioned along the North edge of Murphy Park.



**OPTION 2** RE-DESIGN \*  
9,700 gsf

Renovate existing Velma Teague Library with significant reduction of building footprint to right-size the program and increase park opportunities.



**OPTION 1** RENOVATE  
15,500 gsf

Renovate existing Velma Teague Library with minimal modifications to building footprint.

\* Cost estimates were not completed on this option as they would likely be commensurate with Options 1 and 2



# Option 1: Renovate Existing Building

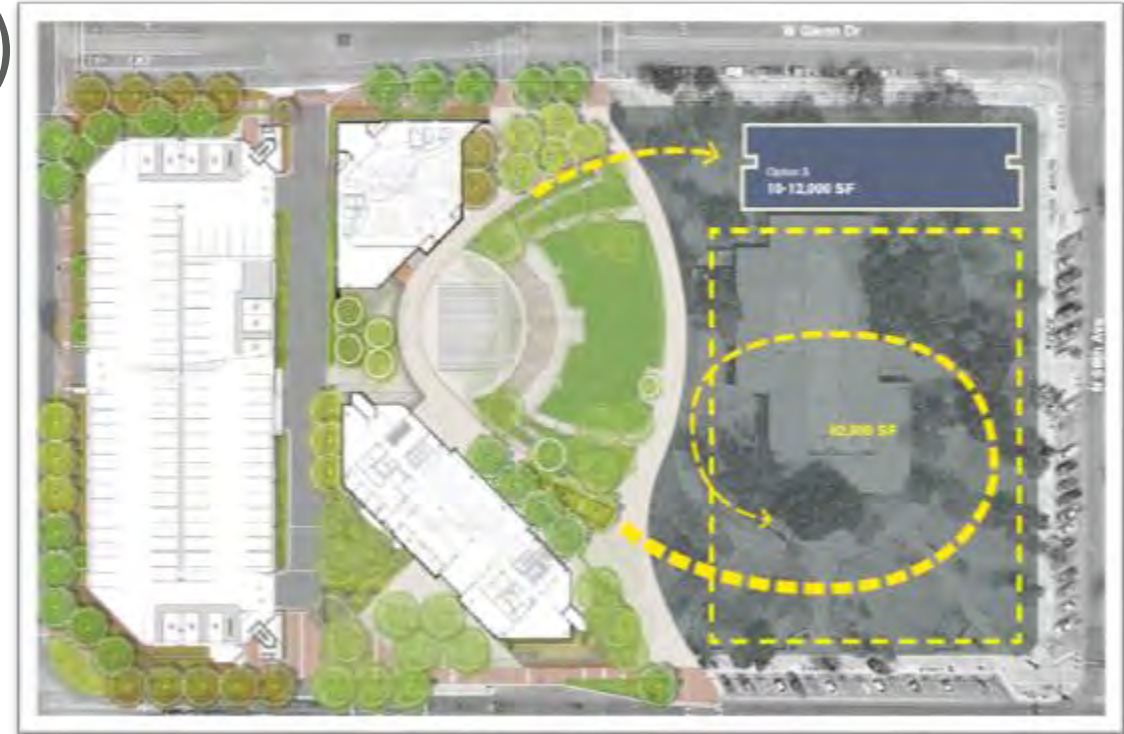
- \$17.65 million (future dollars)
- Extensive interior renovation
- Distance to on-street and structure parking
- Minimizes Murphy Park
- Creates divided campus
- Unlikely ability to accelerate





# Option 3 – Reconstruct in Murphy Park

- \$17.89 million (future dollars)
- Long construction timeline
- Glenn Drive improvements
- One-third size reduction
- Increases Murphy Park by 12,000 SF
- Unlikely ability to accelerate





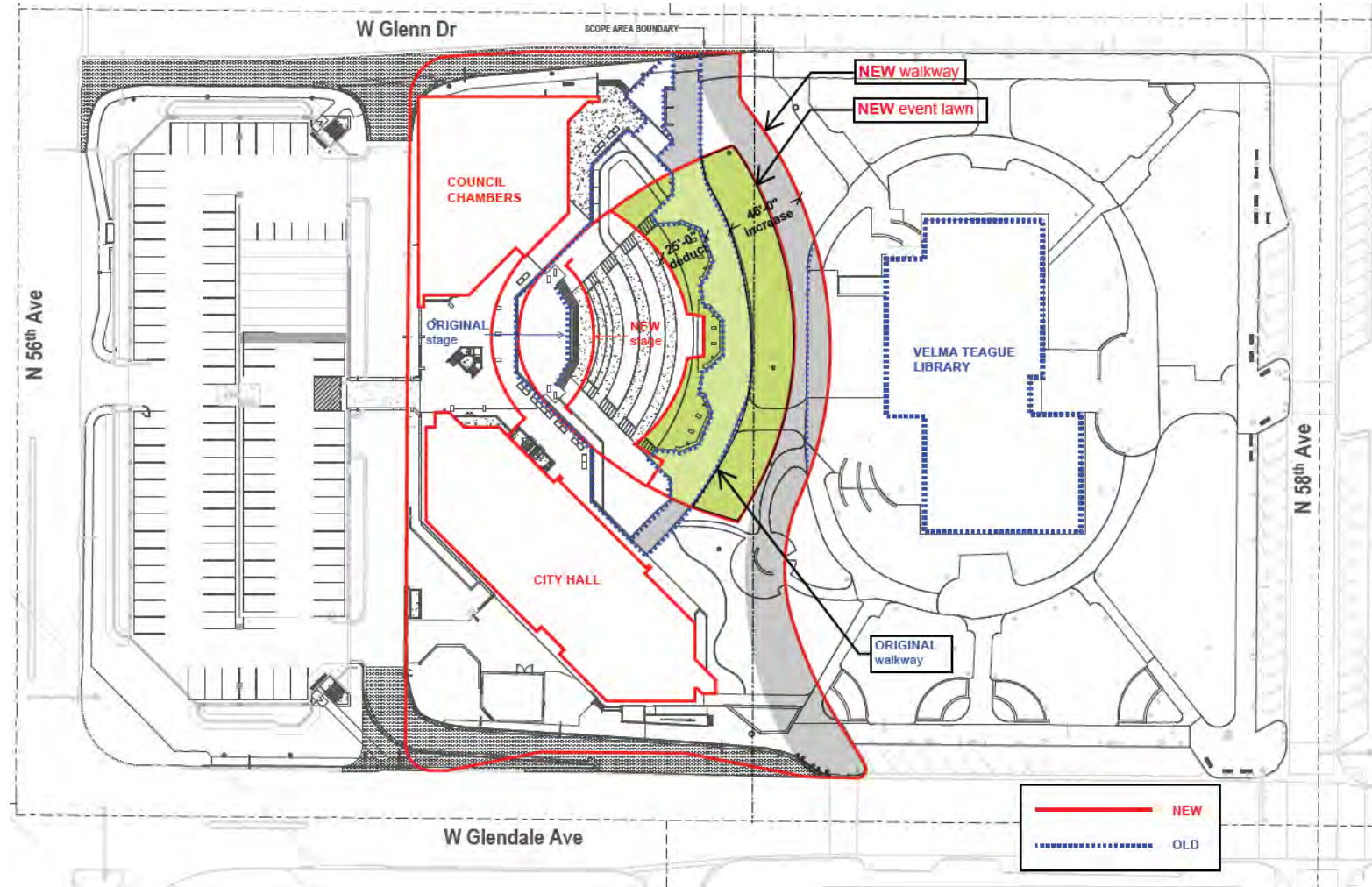
# Option 4 - Relocate to Promenade

- \$7.89 million (estimate)
- 12,000 SF City-owned facility available now
- Shorter construction timeline
- Cost advantages:
  - Construction is already mobilized
  - Can achieve economies of scale
  - Lower cost can be funded now without bond election
- Opens up Murphy Park
- Project could be done in conjunction with Downtown Campus Remodel
- Includes \$1.5 million for Park Renovation & \$500,000 for demolition and asbestos remediation





# DCRP Amphitheater Project



# Improved Parking

## Adjacent On-Street



## Attached Covered Parking





# Improved Street Access





# Improved ADA Accessibility





# Outdoor Programming Space

Covered/fenced patio



Full Length Promenade





# Open Space Concept & Infrastructure

Rectangular open shell



Fiber, plumbing, electrical





# Tree-Lined Street & All Glass Storefront



Better natural light

Improved walkability





# Home of the Glendale History Walk



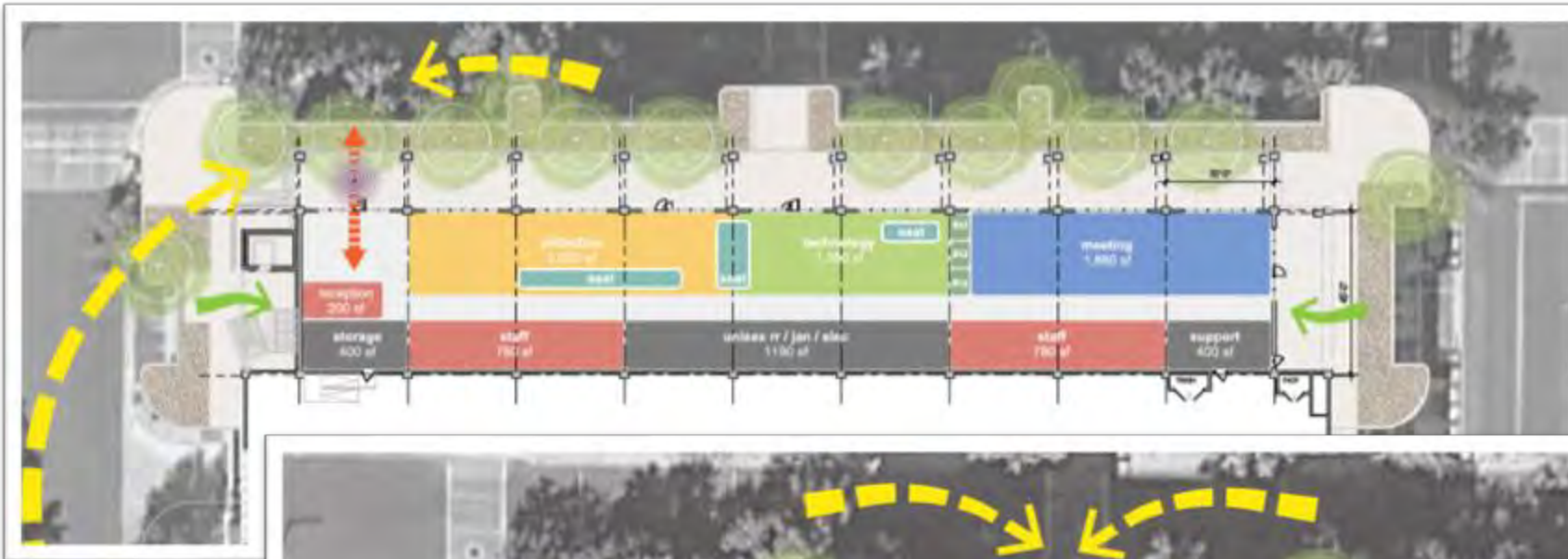
The story of Glendale  
through mosaic art

Incorporating rich history of  
Velma Teague can revitalize  
underutilized asset

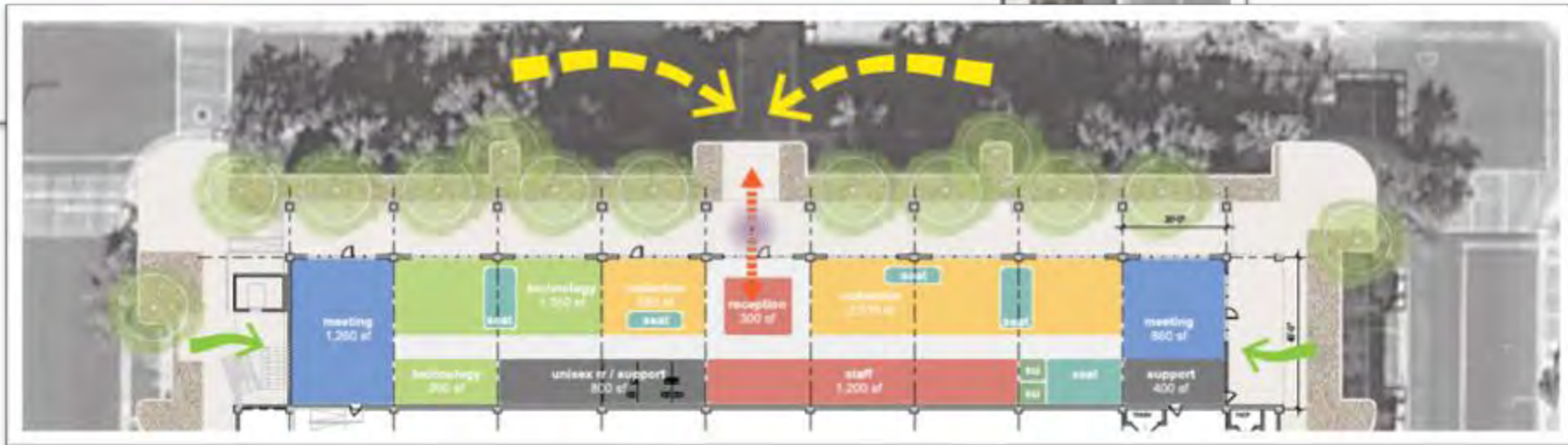




# Positive Fit Assessment



Facility would meet space needs





# Summary of Options & Probable Cost

City of Glendale  
 Engineering Department  
 Project Budget Worksheet

	<b>Option 0</b>	<b>Option 1</b>	<b>Option 3</b>	<b>Option 4*</b>
	<b>Maintain Existing</b>	<b>Renovate Existing</b>	<b>New Build in Park</b>	<b>Promenade TI</b>
	<b>15,500 SF</b>	<b>15,500 SF</b>	<b>12,000 SF</b>	<b>12,000 SF</b>
<b>2024 Dollars</b>	\$ 5,003,527	\$ 12,962,539	\$ 13,169,426	\$ 7,895,701
<b>2028 Dollars (17.4% escalation)</b>		\$ 2,255,482	\$ 2,291,480	
<b>Maintenance Needed before 2028**</b>		\$ 2,435,000	\$ 2,435,000	
<b>Total Estimate of Probable Cost</b>	<b>\$ 5,003,527</b>	<b>\$ 17,653,020</b>	<b>\$ 17,895,906</b>	<b>\$ 7,895,701</b>
<b>Project Year</b>	<b>2024-25</b>	<b>2027-28</b>	<b>2027-28</b>	<b>2024-25</b>

\* Includes \$500,000 for demolition and asbestos remediation of VTL and \$1,500,000 for increased park scope

\*\* HVAC, electrical, and roof only



# Community Meeting

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- 20 attendees
- Few acknowledged being regular VTL patrons
- Majority sentiment to keep VTL in Murphy Park:
  - Always been a library there
  - Preserve Glendale's history
  - Promenade is not a good location



# Community Meeting Exercise

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- Top five priorities:
  - Outdoor gathering space (17%)
  - Meeting Rooms (11%)
  - Arts & cultural exhibits (9%)
  - Computer lab (9%)
  - 1-1 Assistance (9%)



# Public Comment Summary

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- 20 unduplicated public comments
  - 14 unduplicated comment cards
  - 2 unduplicated emails from residents
  - 2 unduplicated phone calls
  - 2 unduplicated VTL comment cards
- Results:
  - 18 requesting to leave VTL in place
  - 1 neutral
  - 1 supportive of relocation



# Library Advisory Board October 9<sup>th</sup>

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- Citizens comments – 4 speakers in opposition of moving VTL at start of meeting
- Board discussion:
  - Concern about success of future bond election
  - Desire to ensure a safe space for patrons
  - Acknowledged attachment to the building
  - Desire to meet community needs
  - Request to commemorate VTL in Murphy Park
- Supported staff recommendation (Option 4)



# Staff Recommendation – Option 4

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## **Velma Teague Library:**

- Addresses the community's needs now
- Creates flexible adaptable space
- Improves amenities makes VTL an attraction
- Consider – Velma Teague Library & Learning Center

## **Murphy Park:**

- Staff recommends returning VTL space to park
- Does not increase amphitheater
- No plans for other commercial buildings



## Questions/Consensus

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- Staff is seeking consensus direction from Council regarding the staff recommendation