

NEW LIBRARY FACILITY

Conceptual Design

City Council Study Session

February 13, 2025



PALM DESERT



MITTAL

LIBRARY PLANNING

June 2023:

- City Council voted to form a Library Taskforce

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- Community-driven Strategic Framework
- Vision for future growth
- Service and Operating models
- Future Building Program

Sense of Belonging

The residents have a strong sense of belonging in Palm Desert and appreciate the work the city has been doing to improve quality of life for all.

Request for Economic Development Support

Some residents expressed their aspirations that the library would further support their economic and career development.

More Resources for Youth and Family Development

The community is looking forward to having more spaces and resources for youth and family to learn, play, hang out and grow.

Pride in Arts & Culture

The community is proud of the arts and culture investments the city has put in place and continues to enhance.

Create Collective Impact for & by the Community

There was a request for more opportunities that bring the city, community organizations and individuals together to work collectively to address the local needs.

Talent and Commitment

Palm Desert is a community full of talented, passionate people motivated to contribute their skills and knowledge to create a stronger Palm Desert.

Support Literacies in Vibrant Forms

The community looks forward to exploring new technology, innovative resources, programs, and diverse collections that can support all types of 21st-century learning skills they need.

Center of the Valley

The central location of the Valley presents Palm Desert with a significant opportunity to serve as the catalyst and connector for the entire region.

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- City Council voted to withdraw from the Riverside County Library System, with the City assuming self-operations of its library beginning July 1, 2024
- City staff presented site goals and options to the Library Taskforce

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February 2024:

- Withdrawal agreement with County of Riverside. Included transfer of \$4M to the City for construction or improvement of the Palm Desert Library
- Entered new 5-year lease with COD

PROJECT SITE

September 2023



SITE GOALS:

- City-owned property
- Support a comparable size building as the existing Library (22,000sf building)
- Identify first location and plan for an additional site

Option 1: Renovate and continue to use a portion of COD's building

Option 2: Construct a new facility on the vacant site across Fred Waring Drive

Option 3: Renovate the soon-to-be vacated Sheriff Substation

Option 4: Demolish the soon-to-be vacated **Sheriff Substation** and construct a new facility

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Option 4

Pros:

- City-owned
- Location
- Ideal lot size
- Existing access from Fred Waring & San Pablo
- Safe Pedestrian traffic
- Existing utilities and parking spaces will offset construction costs
- New vs. Renovated

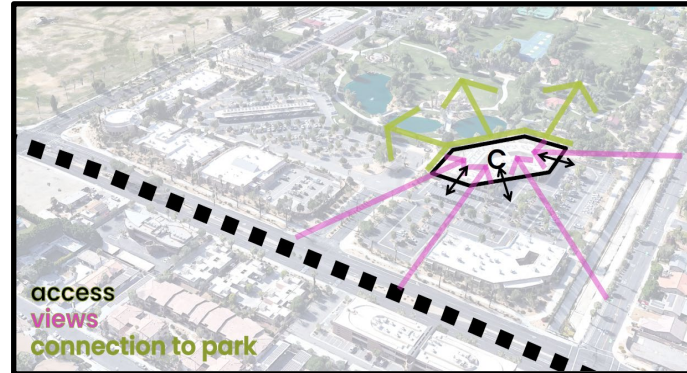
Cons:

- Include cost for demolition in Construction budget

PROJECT SITE

March 2024:

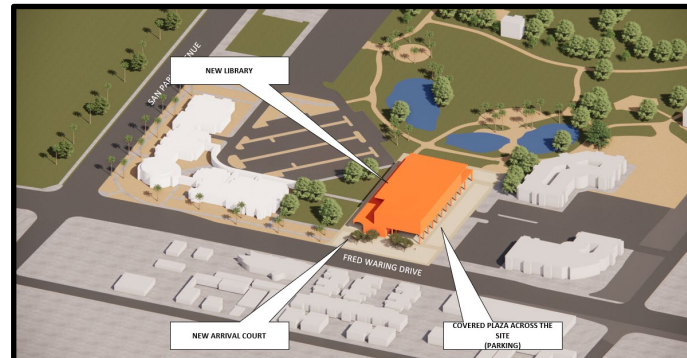
- Architecture firms recommended alternative site
 - Connection to the Civic Center Park
 - Pedestrian Safety
 - Road noise nuisance
- Richärd Kennedy Architects awarded contract for Conceptual Design Services of new Library on **Sheriff Substation** site



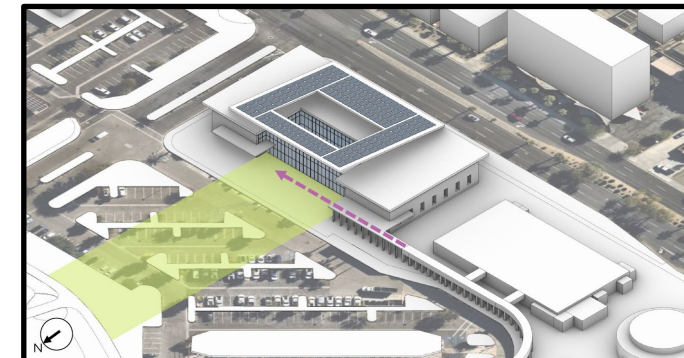
MSR Design



Richärd Kennedy Architects



Johnson Favaro



LPA

PROJECT SITE

Parkview Building

March 2024:

- City Council plans to demolish Parkview Office Building
- City Council directed staff to use that site for the new Library

April 2024:

- Richard Kennedy Architects scope of work amended for new Library on **Parkview Building** site

2 Concepts:

- \$20M “Low Option”
- \$30M “High Option”



LIBRARY PLANNING

July 2024:

- Library Taskforce was dissolved and Library Advisory Committee formed

December 2024:

- Library Advisory Committee voted to recommend presenting the conceptual design to the City Council

December 2024 - January 2025:

- Met with COD Administration to discuss feasibility of maintaining the City Library on the college campus. COD plans to repurpose the space at the end of the lease.

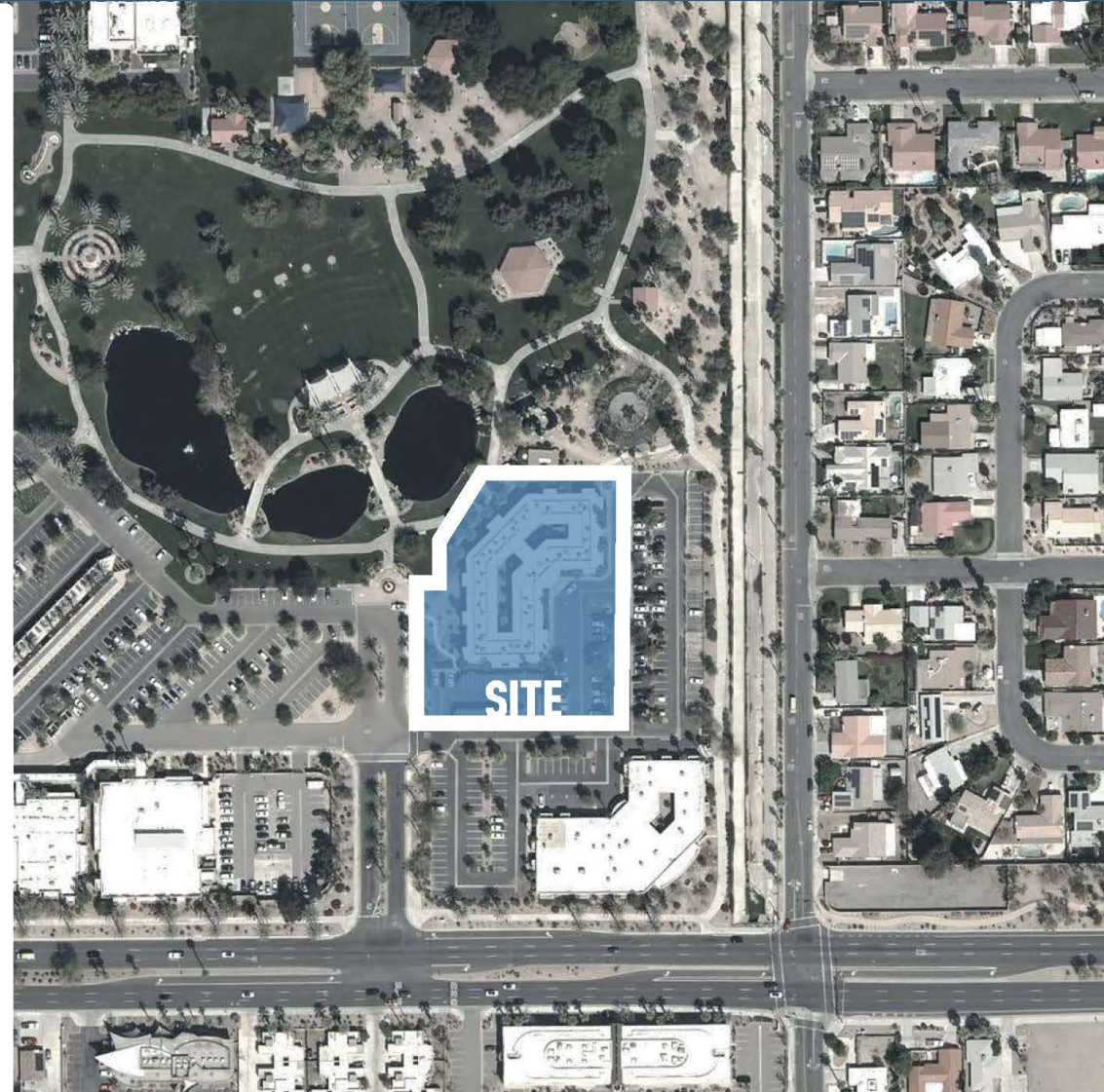
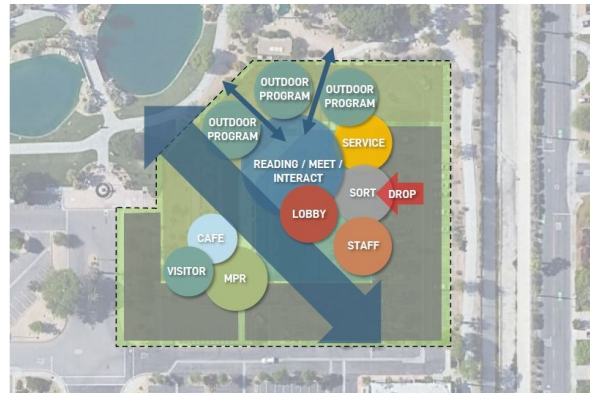
January 2025: Estimated Cost to Maintain COD Building

- \$2.3M for necessary HVAC and Plumbing upgrades, flooring replacement, interior paint, and roof repairs.
- Ongoing facility maintenance per 5-year cycle:
 - \$390K (5 yrs.)
 - \$510K (10 yrs.)
 - \$625K (15 yrs.)
 - \$625K (20 yrs.)

EXECUTIVE SUMMARY

In conjunction with the City of Palm Desert, the design team led by Richard Kennedy Architects engaged in a series of visioning and focus group meetings to develop the conceptual design for the new Palm Desert Municipal Library. This presentation illustrates a proposed overall concept for how the new Library can be realized in the Civic Center Park.

The vision for the Palm Desert Municipal Library is to create a dynamic and inclusive space that provides equal access to resources and technologies for all residents. This project aims to foster community participation and collaboration, advance educational outcomes, and maximize the return on the community's shared investment by creating safe, welcoming, and innovative spaces.



DESIGN PLAN

A conceptual plan was developed that represents a cohesive vision to address the objectives, space requirements, and functional needs for the new Palm Desert Municipal Library.



ZONING FLOOR PLAN

Total Floor Area = 25,892 gsf

\$30M Budget “High Option”

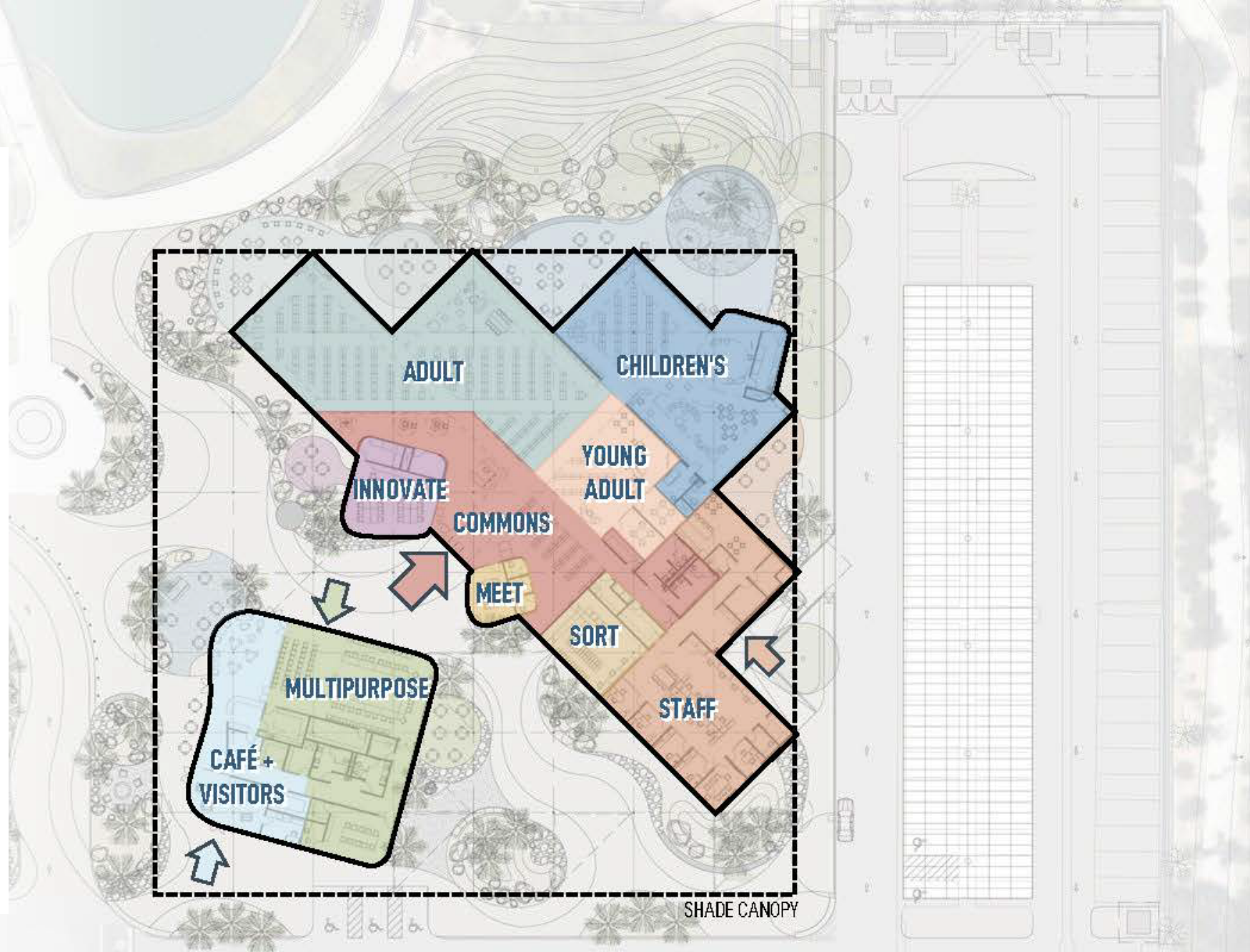
- Cost estimates reconciled with Architect’s estimator and Construction Manager

Shared Spaces:

- Veterans Services
- Friends of the Library
- CVAG Meetings
- Special Programs “Green Room”
- Maker Space

Additional Community Spaces:

- Visitor Center
- Café
- Demonstration Kitchen



ZONING FLOOR PLAN

Total Floor Area = 16,856 gsf

\$20M Budget “Low Option”

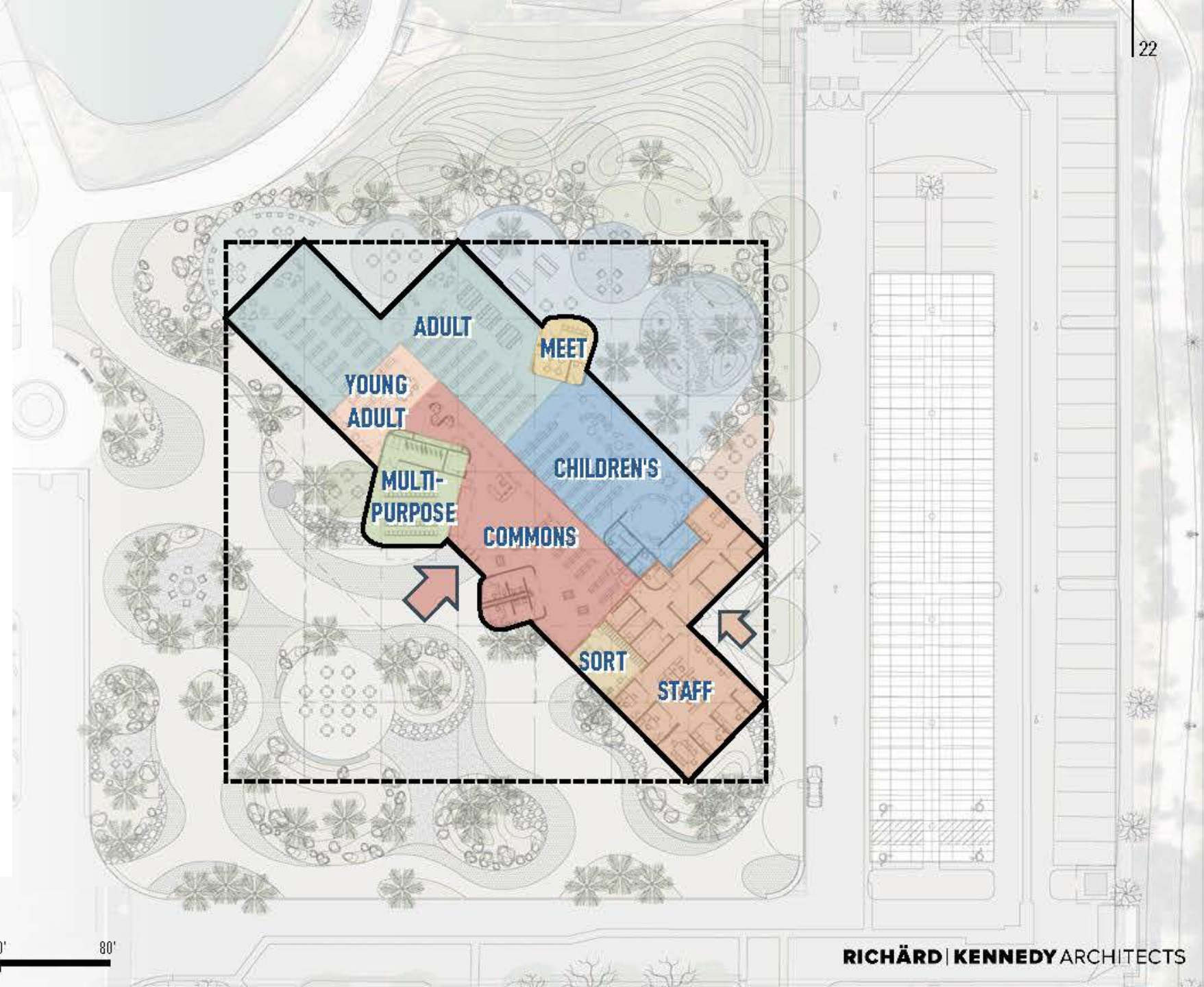
➤ Cost estimates reconciled with Architect’s estimator and Construction Manager

Shared spaces:

- Veterans Services
- Friends of the Library
- CVAG Meetings
 - Will require book stack augmentation to enlarge the Multipurpose space

Not Included:

- Special Programs “Green Room”
- Demonstration Kitchen
- Maker Space
- Visitor Center (Visitor Desk in Library)
- Café
- Demonstration Kitchen



SHADE CANOPY

NATIVE PALM GROVE CONCEPT

The building concept is defined by (3) main architectural elements inspired by regional palm groves – the 'palm tree canopy' shade screen providing shade for all outdoor program areas, the lower volume 'boulder' forms highlighting key program areas, and the 'riverbed' surface materials and planting approach that defines major pathways through the site and building.



SHADE

PATTERN:

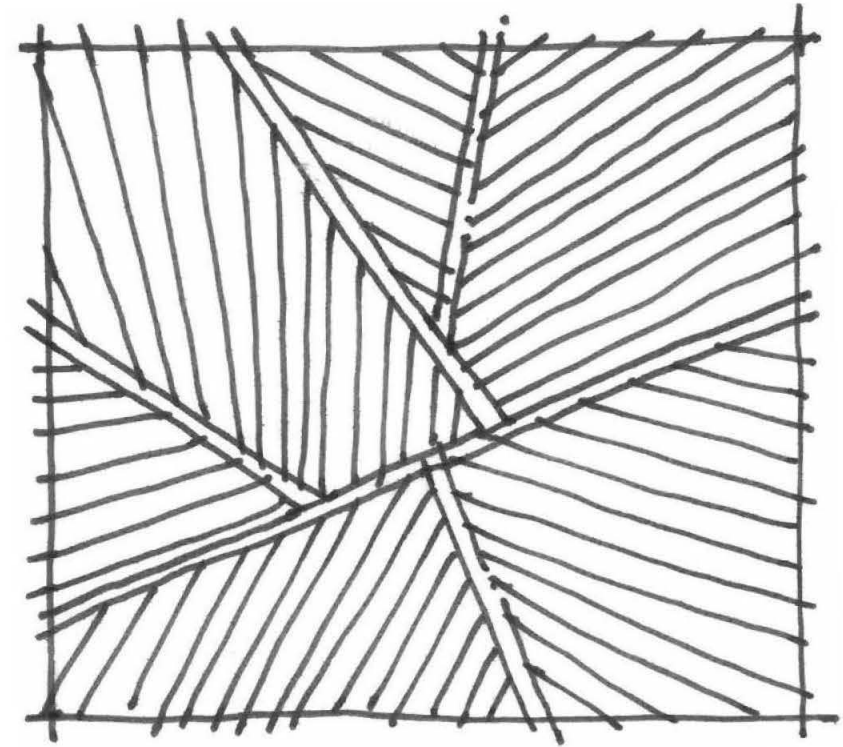
Like the natural canopies of the palm groves, the dense interconnected fronds block much of the sunlight creating a cooler, shaded environment below.



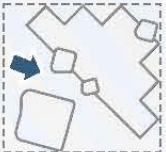
Inspiration



Literal



Abstraction



BREEZEWAY

Main entry (center), multipurpose space (right)

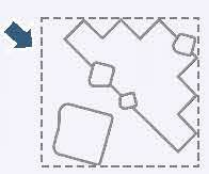




INTERIOR

Approach at service desk into library stacks with views to the park





PARK VIEW

Dusk view from park toward northwest corner



PROJECT BUDGET

Library	Description	451	452	110	TOTAL*
451 – Capital Improvement Bond Proceeds		\$20,000,000			\$20,000,000
452 – Library Capital Project Fund	Contribution from County		\$4,000,000		\$4,000,000
110 - Future Measure G Revenue				\$6,000,000	\$6,000,000
Total Project Funds Available					\$30,000,000
Less: Contracts/Expenditures					
Conceptual Design (Richard Kennedy Architects)			(\$642,865)		
Traffic Study (HR Green)			(\$67,570)		
Cost Estimating (Anser Advisory)			(\$20,620)		
Survey (TKE Engineering)			(\$48,100)		
Total Contracts/Expenditures					(\$779,155)
Balance Available*					\$29,220,845

**The \$20M in Bonds and \$6M in Measure G Funds will be appropriated with the 2025-26 Annual Budget Request*

NEXT STEPS

- Conceptual Design Approval – Feb. 27, 2025
- Schematic Design Phase (Q1 2025 – Q2 2025)
 - Entitlements
 - Planning Commission
 - Architectural Review Commission
- Design-Build
 - Design Development & Construction Documents Phase (Q2 2025 – Q4 2025)
 - Demolition of Parkview Building (Q1 2026)
 - New Construction (estimated completion – Q4 2027)

NEXT STEPS

Questions?