

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: February 27, 2025

PREPARED BY: Ryan Lamb, Senior Project Manager

SUBJECT: APPROVE CONCEPTUAL DESIGN OF NEW LIBRARY FACILITY

RECOMMENDATION:

Approve the \$30 million conceptual design option for the New Library Facility.

BACKGROUND/ANALYSIS:

On October 12, 2023, the City Council voted to withdraw from the Riverside County Library System so that the City may operate it as a municipal library, effective July 1, 2024. The City began operating from the current facility on July 1, 2024 and has a 5-year lease with the Desert Community College District, which should be sufficient time to design and fully construct the new City library on city-owned land.

On March 28, 2024, Richard Kennedy Architects (RKA) was awarded the contract for Conceptual Design Services for a New Library Facility.

RKA developed two (2) conceptual designs for the project:

- \$20 million option based on the previously approved project budget
- \$30 million option based on anticipation of Measure G's passage, which would increase the project budget

Both options were presented to the Library Advisory Committee on November 7, 2024. The committee's feedback was incorporated into the design, and a revised version was presented on December 9, 2024. At that meeting, the committee voted unanimously to recommend presenting the conceptual designs to the City Council.

On February 13, 2025, the City Council hosted a Study Session to learn about the progress of a New Library Facility planned for the Civic Center campus. Staff presented site plans for both options, architecture for the proposed building, and discussed how the building would be used and integrated into the Civic Center. The facility is intended to provide:

- A new home for the Palm Desert Library
- Community space for public events and shared space for CVAG, Veterans Services, and Friends of the Library
- Visitor Center, Café, and Community Room with adjacent Demonstration Kitchen for a unique experience for visitors and residents

The conceptual design for the new facility was positively received by the City Council. City staff are proposing to move the \$30 million option forward to construction.

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\$20M Option	\$30M Option
Total Floor Area – 16,856 gsf	Total Floor Area – 25,892 gsf
Shared Spaces: <ul style="list-style-type: none"> • Veterans Services • Friends of the Library • CVAG Meetings 	Shared Spaces: <ul style="list-style-type: none"> • Veterans Services • Friends of the Library • CVAG Meetings • Special Programs “Green Room” • Maker Space • Visitor Center • Café • Demonstration Kitchen
Not Included: <ul style="list-style-type: none"> • Special Programs “Green Room” • Maker Space • Visitor Center • Café • Demonstration Kitchen 	

RKA is under contract for architectural services through the Schematic Design phase, which includes taking the project through entitlements. RKA will develop bridging documents in preparation for a Design-Build firm to complete Construction Documents and build the facility.

Legal Review:

This report has been reviewed by the City Attorney’s office.

Appointed Body Recommendation:

Library Advisory Committee - December 9, 2024: Recommend presenting conceptual design to City Council.

FINANCIAL IMPACT:

Funding sources have been identified and will be included in the FY 2025-26 Annual Budget Request and 5-Year CIP Plan. Current expenditures are being paid from the funds deposited by the County of Riverside as part of the transition.

Project - CFA00027 New Library Facility	Budget	Expenditures	Available Budget
*Funding Source: Capital Bond Funds (451)	\$20,000,000		
**Funding Source: Library Capital Project Funds (452)	\$4,000,000		
*Funding Source: Future Tfer from Measure G Funds (110)	\$6,000,000		
Conceptual Design (Richard Kennedy Architects)		\$642,865	
Traffic Study (HR Green)		\$67,570	
Cost Estimating (Anser Advisory)		\$20,620	

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Survey (TKE Engineering)		\$48,100	
Total Project Budget	\$30,000,000	\$779,155	\$29,220,845

**The \$20M in Bonds and \$6M in Measure G Funds will be requested as part of the FY 2025-26 Annual Budget Request*

***Capital Funds returned from County*

ATTACHMENTS:

1. New Library - Conceptual Design Presentation