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Mendocino County Library

UKIAH LIBRARY BUDGET SCENARIOS
BOARD OF SUPERVISORS MEETING

APRIL 22, 2025



I. ABOUT US

II. CONTEMPORARY LIBRARY TRENDS

A. HISTORIC PRECEDENTS

B. PROGRAMMING

C. CIVIC PRESENCE

III. BUDGET SCENARIOS

An aerial photograph of a rugged, mountainous landscape. A river winds through the valley, and a small town is visible in the upper right corner. The overall tone is dark and moody, with a greenish-brown color palette.

I. ABOUT US



- 15 LIBRARY PROJECTS
- FROM MOUNTAINS TO THE SEA
- FROM 2,000SF TO 40,000SF
- CLIENTS INCLUDE SONOMA COUNTY



LIVE OAK LIBRARY



North Fork
Library

NORTH FORK LIBRARY



LA SELVA BEACH LIBRARY



PICKLEWEED LIBRARY



BOULDER CREEK LIBRARY



CAMPBELL LIBRARY



THE CAROLYN MILLER READING ROOM

FRIENDS OF MICK ROYCE AND THE GARFIELD PARK LIBRARY

GARFIELD PARK LIBRARY



SANTA CRUZ MIXED USE LIBRARY



BRANCIFORTE LIBRARY



HEARN LIBRARY

An aerial photograph of a rugged, mountainous landscape. A river flows through the valley, and a small town is visible in the upper right corner. The terrain is covered in dense vegetation, with some cleared areas and roads visible.

II A. HISTORIC PRECEDENTS



Trinity College Library

| 1732

| Dublin, Ireland



Sainte-Geneviève Library | **1821** | **Paris, France**

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II B. PROGRAMMING: COLLECTIONS



Face Out Display

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Featured Collections



The background of the slide is a dark, textured aerial map. It shows a complex network of roads, rivers, and land parcels. The colors are muted greens, browns, and greys, giving it a topographical or satellite-like appearance. The text is overlaid on the lower-left portion of this map.

II B. PROGRAMMING: TECHNOLOGY







An aerial photograph of a rugged, mountainous landscape. The terrain is covered in dense green forest, with a winding river or stream visible in the upper right portion. The overall tone is dark and moody, with the text overlaid in the lower left.

II B. PROGRAMMING: MULTI-GENERATION



Family Areas



Teen Areas



Quiet Areas

The background of the slide is a dark, textured aerial photograph of a landscape. It shows a mix of green vegetation, brownish-yellow patches, and a winding river or road that cuts through the terrain. The overall tone is dark and moody.

II B. PROGRAMMING: FLEXIBILITY



Indoor/Outdoor Spaces



Mobile Shelving



Flexible Meeting Areas



Divisible Spaces

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II B. PROGRAMMING: DAYLIGHT & VIEWS



Desirable Views

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Visual Connectivity

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II B. PROGRAMMING: OUTDOOR SPACES



Courtyards/Outdoor Spaces



Courtyards/Outdoor Spaces

The background is a dark, textured aerial map of a mountainous region. A river or road winds through the landscape, and a small town is visible in the upper right corner. The overall color palette is dark green and brown.

II B. PROGRAMMING: SEATING



Comfortable Seating



Comfortable Seating

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An aerial photograph of a rugged, mountainous landscape. The terrain is covered in dense green forest, with a winding river visible in the upper right portion of the image. The overall tone is dark and moody, with the text overlaid in the lower left corner.

II B. PROGRAMMING: GATHERING



Community Meeting Rooms



Informal Meeting Spaces

An aerial photograph of a rugged, mountainous landscape. A river winds through the valley, and a small town is visible in the upper right corner. The overall tone is dark and moody.

II C. CIVIC PRESENCE



EASTHAM PUBLIC LIBRARY

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KEW GARDENS LIBRARY



LEDING LIBRARY



NOBO LIBRARY

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ATHERTON LIBRARY

An aerial photograph of a rugged, mountainous landscape. The terrain is covered in dense green forest, with a winding river or stream visible in the upper right portion of the image. The overall tone is dark and moody, with the green of the forest contrasting against the darker shadows of the mountains.

III. BUDGET SCENARIOS

KEY ASSUMPTION

- BUDGET SCENARIOS BASED ON **MARKET DATA**, NOT A SPECIFIC DESIGN CONCEPT.

SCENARIO A

3 YEARS ESCALATION

PURCHASE OF ADJACENT OR SIMILAR PROPERTY

DEMOLISH BUILDING ON PURCHASED PROPERTY

NEW 20,000SF LIBRARY ON PURCHASED PROPERTY

ABANDON EXISTING LIBRARY

SCENARIO A

Property Acquisition	\$1,295,000
Entitlements & Permits	\$436,325
Design, Planning and Management	\$3,955,382
Construction and Related Costs	\$30,463,050
Telephone and Data Systems	\$100,000
Furnishings, Fixtures and Equipment	\$772,500
Audio Visual and Security	\$65,000
Owner Costs	\$65,000
Project Contingency	\$1,484,589
TOTAL BUDGET	\$38,636,845

SCENARIO B

3 YEARS ESCALATION

PURCHASE CURRENT LIBRARY PROPERTY

DEMOLISH EXISTING LIBRARY BUILDING

NEW 20,000SF LIBRARY ON CURRENT PROPERTY

SCENARIO B

Property Acquisition	\$632,000
Entitlements & Permits	\$436,670
Design, Planning and Management	\$3,958,720
Construction and Related Costs	\$30,420,385
Telephone and Data Systems	\$100,000
Furnishings, Fixtures and Equipment	\$772,500
Audio Visual and Security	\$65,000
Owner Costs	\$105,000
Project Contingency	\$1,381,841
TOTAL BUDGET	\$37,872,116

KEY BUDGET TAKEAWAYS

- NEW 20,000SF LIBRARY IS +/- \$38M
- ESCALATION COSTS +/- \$2M/YR
- BUDGETS ARE APPLICABLE TO SIMILAR SITES

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QUESTIONS?