



Monrovia City Council

Monrovia Community Center Renovation Library Enhancement Project

Study Session | September 7, 2021

Study Session Overview

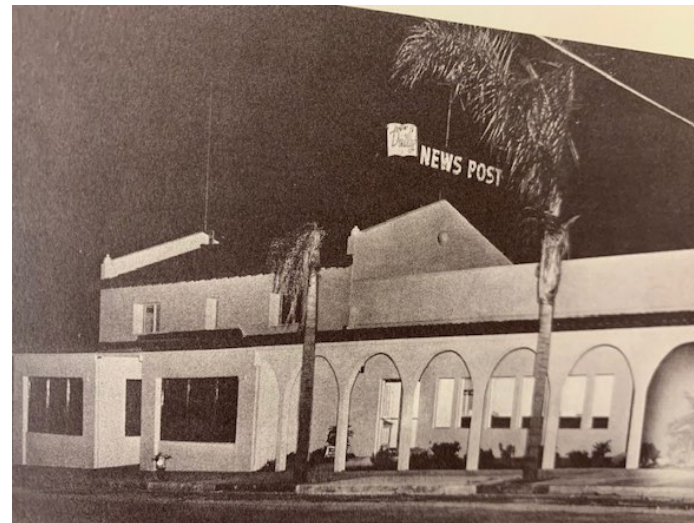
- The two separate projects will be presented separately
 - Monrovia Community Center Renovation
 - Library Enhancement Project
- Presentation Overview
 - Background on the project
 - Work completed to date / Current status of the project
 - Next steps for the project
- Included on tonight's City Council Agenda, staff has provided recommendations for your consideration to enter into architectural design contracts to continue to move these project forward



Monrovia Community Center Renovations

BACKGROUND

- In 1975, the City purchased the then, News Post for \$155,000
- The City Used Economic Development funds to complete the renovations which were estimated \$500,000
- The Monrovia Community Center opened in 1977



Monrovia Community Center Renovations

BACKGROUND

- In 2015, the City contemplated renovating the Community Center as a part of a separate development in Old Town
- As a result of that discussion, in 2016 City Council directed staff to work with the Community Services Commission to engage in a long-term programming needs assessment of the Monrovia Community Center
- Goal was to determine if the Community Center was meeting the community needs
 - Commission toured several neighboring facilities
 - Reviewed the current conditions of the Community Center
 - Participated in Community Meetings
 - Conducted a Community Survey on the public perception of the Community Center
 - 215 Respondents to the survey
 - 50% stated the Center does not meet the needs of the community



Monrovia Community Center Renovations

BACKGROUND

- Staff studied the Community Center options through 2017 in conjunction with the development of the City-Wide Park Master Plan
- In April 2018, City Council Adopted the Park Master Plan
- In October 2018, the Community Service Commission officially concluded that the current facility does not meet the needs of the community – the amount of space seems adequate but the building needs to be updated
- In August 2019, City Council authorized a contract with Undisclosable, Inc. to begin a feasibility / concept design study of the Community Center
 - Staff began working with the consultant to begin:
 - Program and Space Analysis
 - Building Mass and Façade Survey
 - Conduct a Seismic Study
 - Develop As-builts for the existing facility



Monrovia Community Center Renovations

BACKGROUND

- March 2020, progress slowed as we entered the pandemic and staffs focus shifted to responding to COVID-19
- At that same time, Undisclosable was experiencing significant changes to their leadership, as one of the Principals was separating from the company
- With the contract ending in December 2020, staff made the decision to allow the contract to expire with the plan of re-engaging the consultant when the pandemic subsided and Undisclosable was better positioned to continue with the project



Monrovia Community Center Renovations

WHERE ARE WE NOW

- Following the Program and Space Analysis, it is staffs belief that while the building certainly needs to be updated, the current footprint of the Community Center is sufficient to meet the current and future needs for the community
 - Limited requests for a larger space
 - Ability to meet the needs of most renters
- Seismic study concluded that a complete seismic retrofit for the building would not be required, assuming the planned improvements to the building would not require a major renovation of the buildings structure (such as adding a second floor)
- As-builts of the current building have been completed and provided to the City



Monrovia Community Center Renovations

NEXT STEPS

- Pick up where we left off!
- Engage key stakeholders to provide input on the overall project
- Finalize concept designs to renovate the Community Center incorporating Council and community feedback
- Develop Space planning and Interior Design concepts along with high level Furniture concepts
- Further Study ongoing maintenance cost for the proposed renovations
- Seek possible grant funding to support the Engineering and Construction phase of the project
- Expected to have more complete Concept Designs and Estimated Construction Cost by early 2022





Questions / Discussion

Library Enhancement Project

BACKGROUND

- In October 2018, the City entered an agreement with Undisclosable, Inc. to study significant enhancements at the Library and Library Park
- The proposed improvements have been geared towards developing upgrades at the Library facility in line with priorities established in the Library Strategic Plan (adopted in 2017) and the Park Master Plan (adopted in 2018)
- The project scope included Concept Design Development, Construction Drawing, including Mechanical, Electrical, Plumbing, and Structural Designs as well as Construction Administration



Library Enhancement Project

BACKGROUND

- **Project Purpose:**
 - Develop unique places – especially for kids – at the Library
 - Enclose the outdoor area on the north and south wings of the building to take back the space for Library use
 - Address key security concerns at the Library
 - Enhance landscaping throughout Library Park
 - Install a Portland Loo restroom near the Library Park playground
 - Develop a Memorial Walk on the Library Park grounds
 - Connect existing historic features within the park



Library Enhancement Project

BACKGROUND

- Throughout 2019, staff worked with the consultant to complete a program needs assessment, space planning evaluation, and develop early concepts for the exterior
- Based on that study, some of the key programming needs included:
 - The need for a larger outdoor space for programs and events
 - A space where youth can be more active and create messy masterpieces
 - Create a space for children to explore music
 - More space for adult users to lounge with their devices and access Wi-Fi
 - More space for small group discussions or group work
 - More storage for staff and key stakeholders
 - And now more than ever, space outdoors where the community can enjoy the Park and the Library as well as our charming Old Town simultaneously



Library Enhancement Project

BACKGROUND

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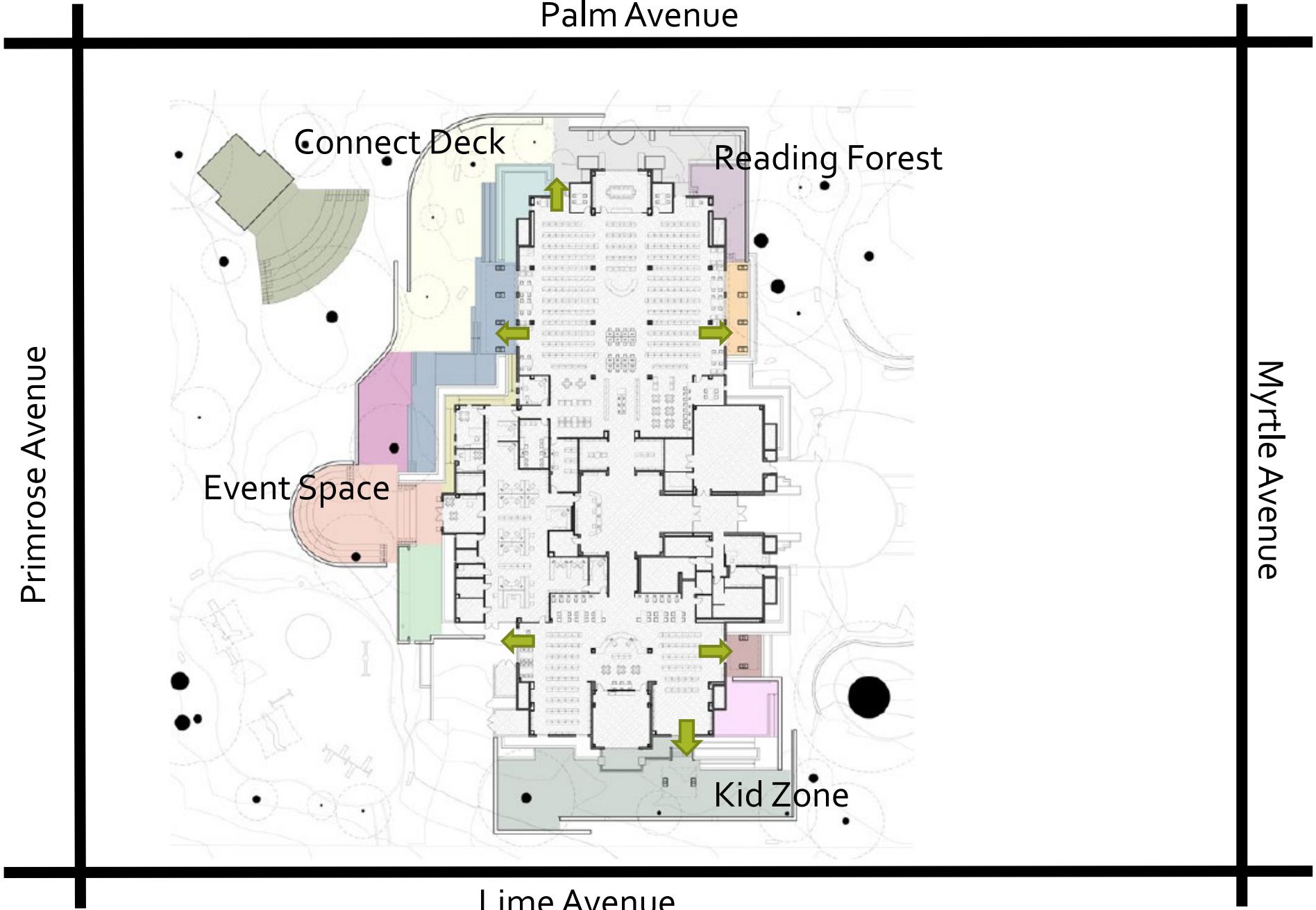
Library Enhancement Project

WHERE WE ARE NOW

- Significant time and planning has been invested in developing thoughtful spaces to meet the community need
- We have conducted engagement with key stakeholders – Library Board, Library Foundation, Monrovia Reads, Friends of the Library, Community Services Commission
- We have developed circulation plans for the flow of traffic and identified more connections to the outdoors
- We have reviewed initial Furnishings and Lighting recommendations with the Consultant
- The consultant has begun preliminary construction drawings
- Utilities for the Portland Loo on the west side of Library Park have been stubbed in
- Tree Health Assessment was conducted to ensure none of the planned work would jeopardize the health of the existing trees (October 2017; Carlberg Associates)



Palm Avenue



Connect Deck

Reading Forest

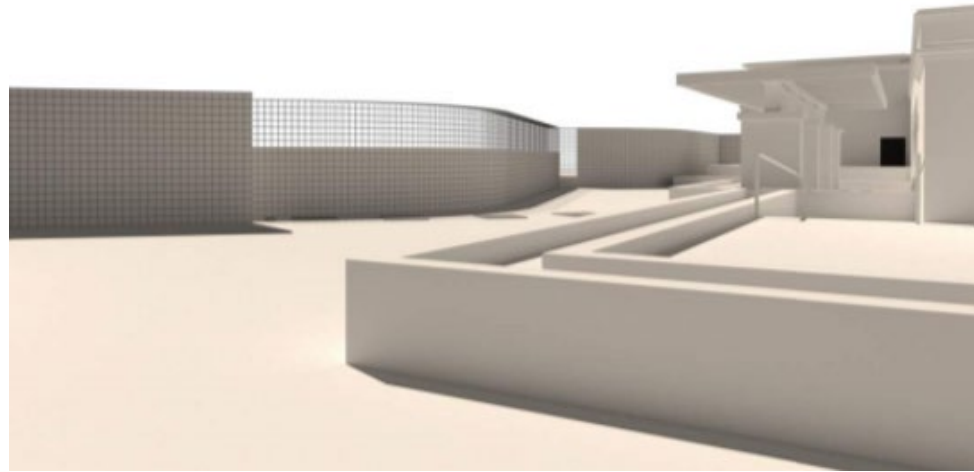
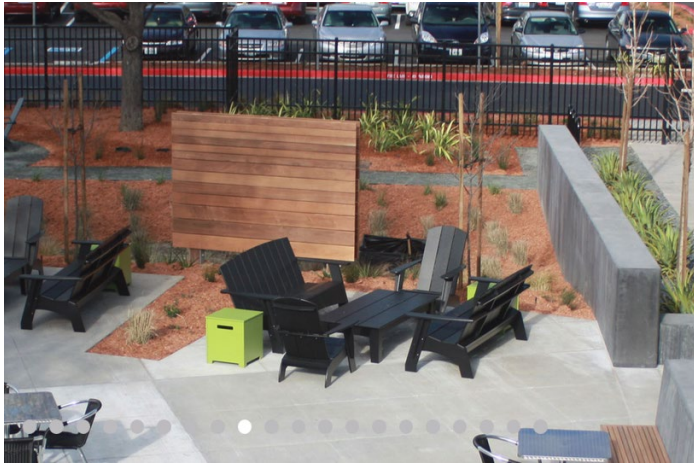
Event Space

Kid Zone

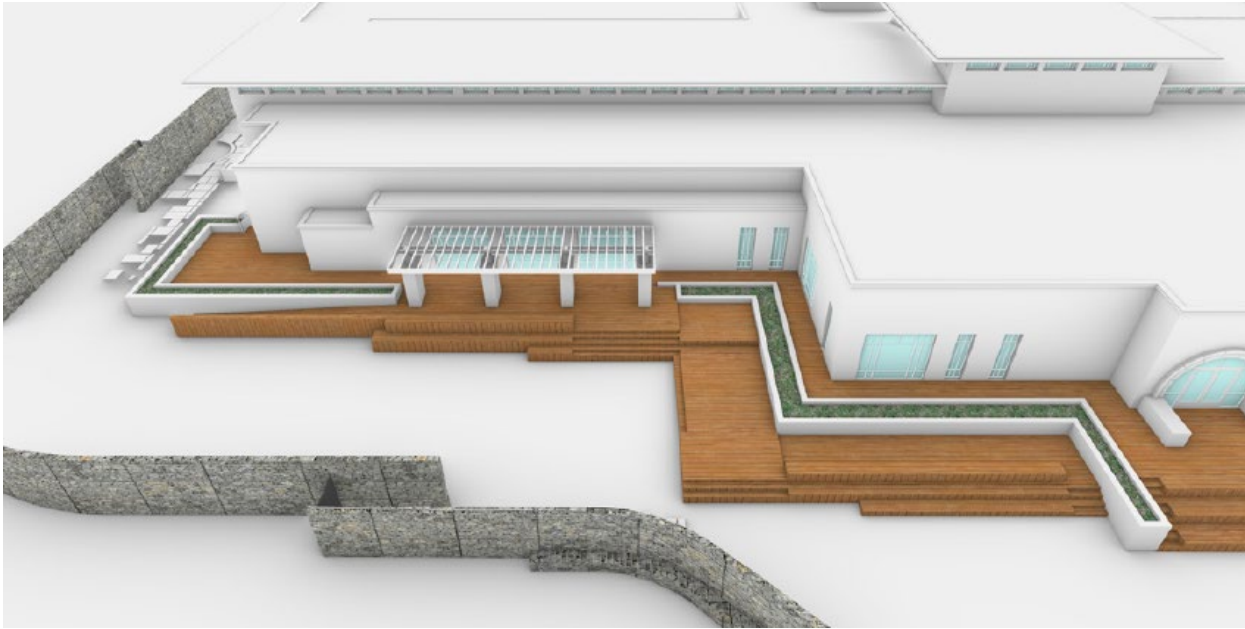
Primrose Avenue

Myrtle Avenue

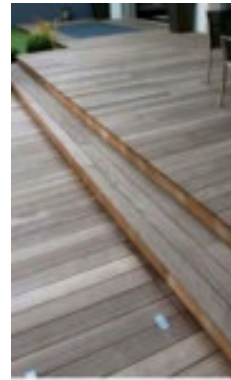
Lime Avenue

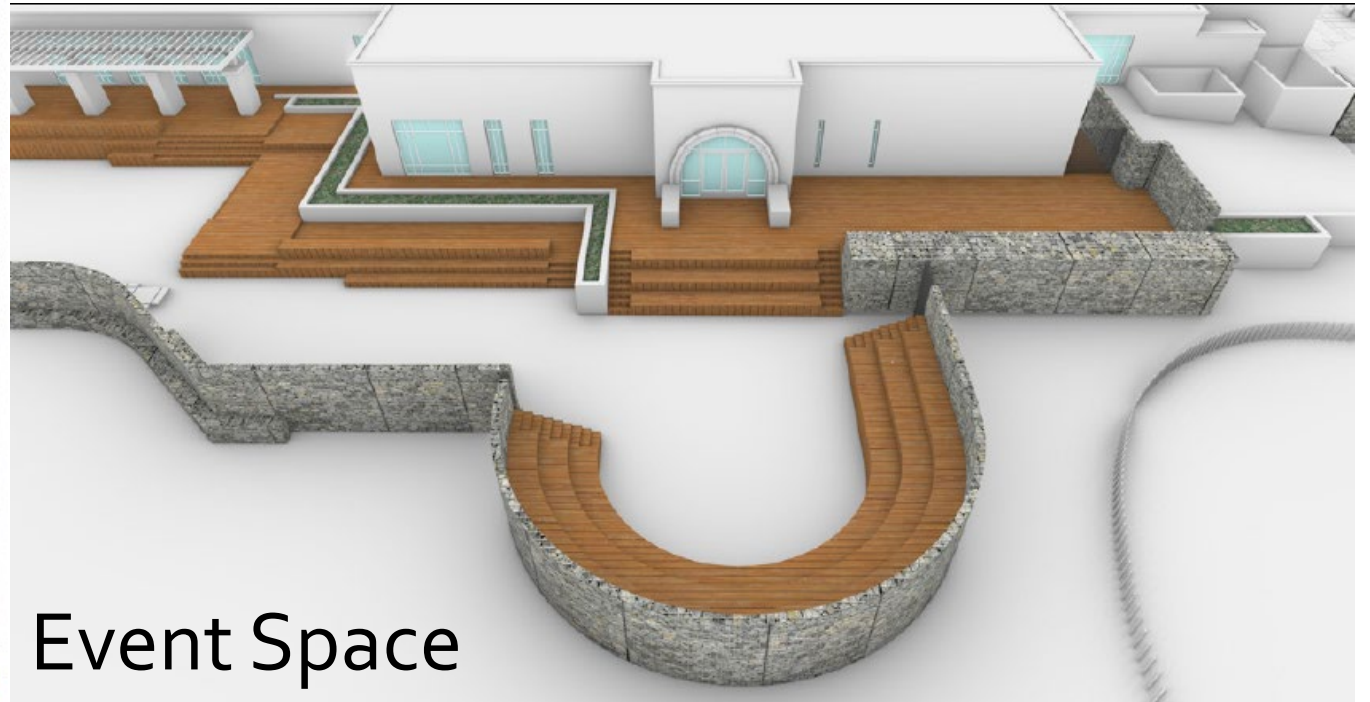


Reading Forest

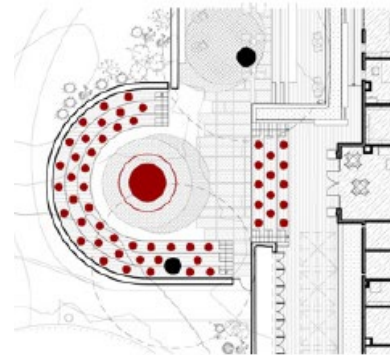


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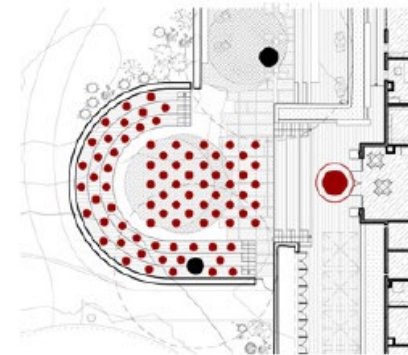




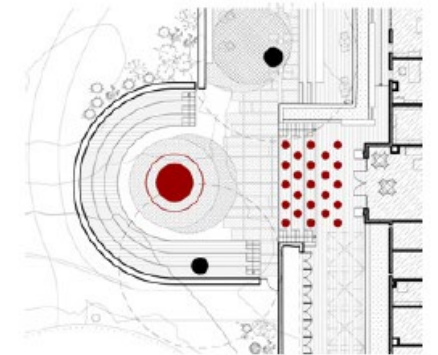
Event Space



360 DEGREE STAGE

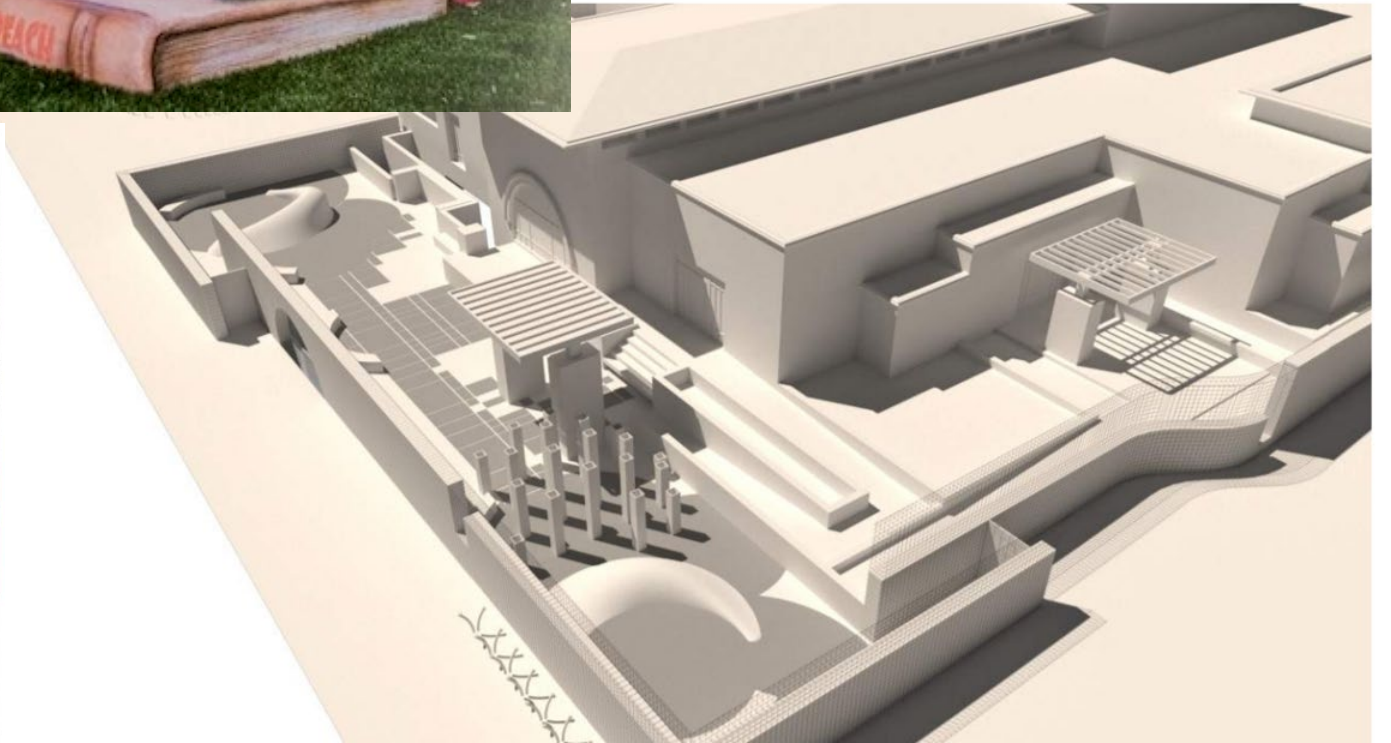
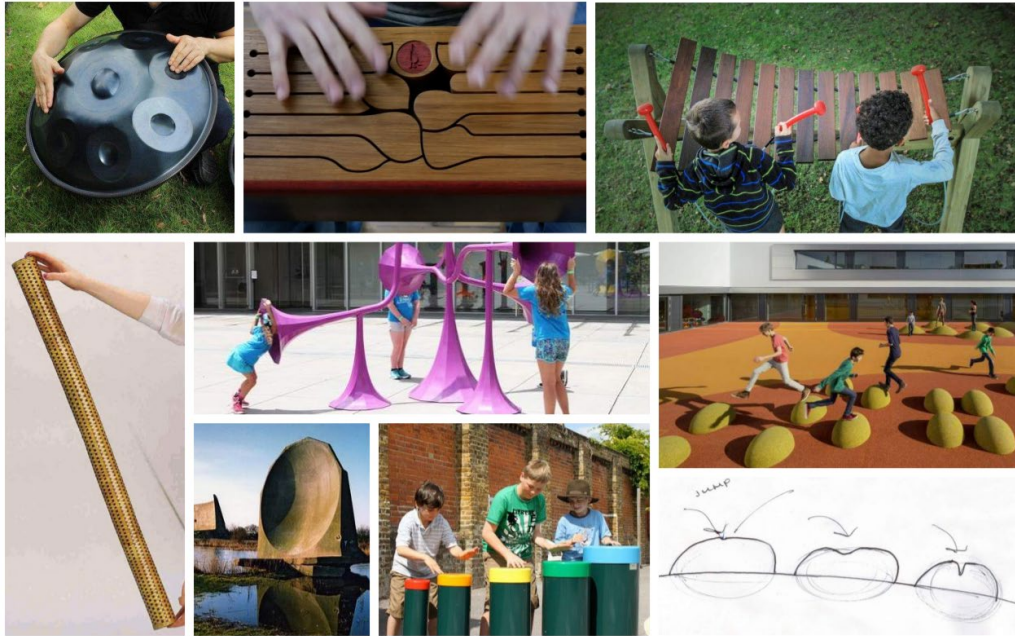


UPPER STAGE



LOWER STAGE

Kids Zone



Library Enhancement Project

NEXT STEPS

- Pick up where we left off!
- Engage key stakeholders to provide input on the overall project
- Work through design options related to the exterior perimeter
- Finalize concept designs incorporating Council and community feedback
- Further Study ongoing maintenance costs for the enhanced program areas
- Complete the construction drawings (MEP / STR) for the Library Enhancement
- Seek possible grant funding to support the construction phase of the project
- Once fully funded, move into the construction bidding process





Questions / Discussion