

JAYSON
ARCHITECTURE

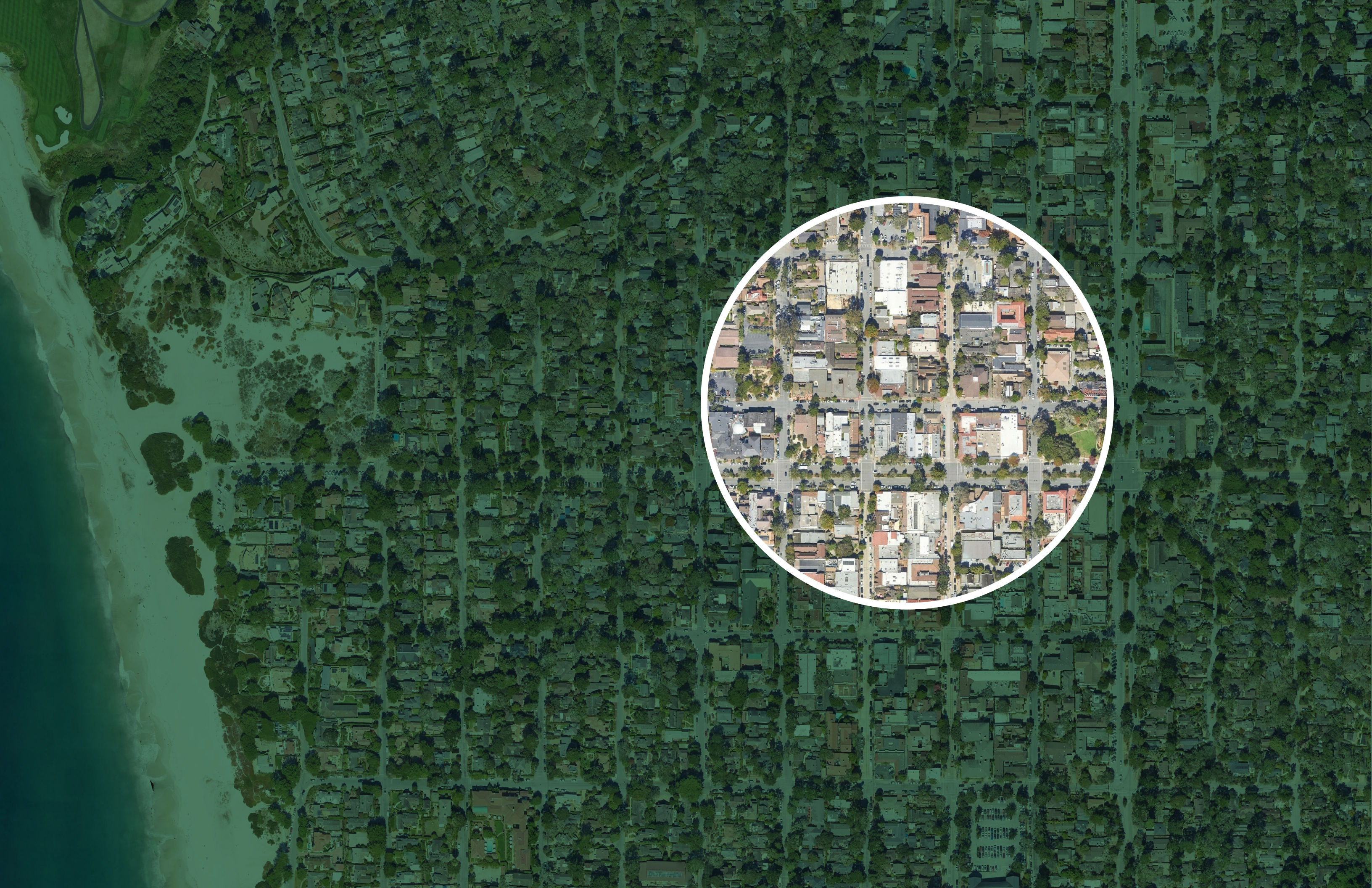
50 29th Street
San Francisco CA 94110
jaysonarch.com
415.317.0529



The City of Carmel-By-The-Sea

LIBRARY MASTER PLAN PROJECT
FINAL REPORT

August 25th, 2023



EXECUTIVE SUMMARY

On January 17th, 2023, Jayson Architecture was engaged by the City of Carmel-by-the-Sea to evaluate the renovation of two City library branches, the historic 7,300 square foot Harrison Memorial Library which was designed by notable California architect Bernard Maybeck, and the 6,300 square foot Park Branch Library. To support this effort, we engaged a team of engineering sub-consultants with expertise directly relevant to the scope of the project. This team included BASE Design Inc. for structural engineering, Alter Consulting Engineers for mechanical and plumbing engineering, and RIJA Inc. for electrical engineering. In addition to our engineering sub-consultant team, we also worked directly with TBD Consultants, a professional cost estimation firm, to evaluate our design approach and establish a budget for the project.

Our first task was to assess the condition of the existing facilities and their underlying infrastructure. We began this process by reviewing available existing documentation of the building, including the original 1927 construction drawings of the Harrison Memorial Library, the drawings of the addition completed in 1949, and drawings of subsequent renovations completed in 1974 and 1989. For the Park Branch Library, existing documentation was limited and incomplete. The only available drawings of the original 1971 construction documents for a bank were for the mechanical system. We reviewed these partial 1971 drawings along with drawings of the Library renovation completed in 1988.

After reviewing the existing documentation, we spent a day at the project sites with our engineering team methodically going through each space and area of the buildings and evaluating the condition of the facilities. Our findings are detailed in sections I of this report. Our primary takeaway from the building assessment is that the aging facilities are in need of significant upgrades, both to address deferred maintenance and deteriorated systems, as well as to update programmatic layouts to align with contemporary best practices for library services. Electrical systems are largely obsolete and will not support onsite photovoltaic arrays or all electric HVAC systems. The mechanical system for the Harrison Memorial library, while served by relatively new equipment, is dependent on gas and does not provide cooling. The mechanical system for the Park branch, while also in decent working condition, has some components that are reaching end of life. In addition to systems deficiencies, the materials and finishes are worn and damaged. Access compliance issues are present throughout both buildings, critically at the Harrison branch, which is without an accessible entrance or an elevator to serve the multiple building levels. The structural systems of both buildings are seismically deficient and not compliant with current codes, and seismic upgrades are recommended. In addition, primary utility service connections for electric service were also deemed to be inadequate for future uses, and the inclusion of photovoltaic systems.

With the assessment complete, we turned to an evaluation of the Library's programmatic and space need considerations. The proposed designs, detailed in Sections II and III of the report, make several key changes to the layouts of the Harrison and Park branch libraries. Importantly, we have proposed relocating the historical archives from the Park branch to the Harrison branch library, and locating it in the space currently occupied by the Reference and the Gathering Space. The historical archives are a more natural programmatic fit in the historic Harrison branch than at the Park branch where the primary programmatic use is the children's library. Two other significant programmatic shifts resulted from the relocation

of the historical archives. First, we have relocated the Gathering Place to the mezzanine of the Harrison branch, giving it a prominent location at the rear of the building looking out through the large arched window. And second, we have relocated the teen area from the basement of the Harrison branch into the Park branch, where space has been freed up by the relocation of the historical archives. In addition to the primary programmatic changes, we have proposed other smaller shifts in layout at the Harrison branch, while the Park Branch has been completely reconfigured to maximize available square footage.

With regards to the site and exterior of the two branches, the approach is very different. At the Harrison branch, special care was given to ensure that the historic exterior was not impacted in any significant way. The only noticeable changes are associated with the new accessible entrance at the rear of the building and elevator overrun, otherwise the exterior scope is limited to addressing deferred maintenance issues such as replacing rotting wood and damaged flashing, as well as repainting the exterior. At the Park branch we have recommended more significant changes and improvements. The existing basement space that is located under the parking lot will be reduced in size, and accessed solely from a new code-compliant stairway. Parking lots at the north and south sides of the building have been closed off and plaza and garden space added in their places. Lastly, the exterior cladding and windows of the building have been replaced updating the character of the building while remaining respectful of the neighborhood context.

Based on these design recommendations, we have established a recommended budget for this project. Working directly with TBD, a Conceptual Cost Estimate (see report Section IV) was created outlining all materials and labor required to complete the scope of work. A \$25 million construction budget target was established based on this exercise, approximately \$10 million for the Harrison branch and \$15 million for the Park branch. With the inclusion of 40% soft costs, a typical range for a public project of this scale, we recommend the City plan for a total project budget of approximately \$36 million for the baseline project. Additional improvements including photovoltaics and a custom decorative elevator could be included for a budget of \$42 million.

Jayson Architecture and our sub-consultant team have worked thoughtfully to deliver the best design approach to meet the needs of the City of Carmel-by-the-Sea for the revitalization of the Harrison and Park branch libraries. We have outlined functional, programmatic, and aesthetic improvements to be included for this project. As outlined in the 5-Year Capital Improvement Plan (Section IV) the next steps for the City will be to initiate the design and engineering process, starting with the Conceptual Design phase of work. Should the City choose to proceed with work as outlined in this schedule, both the Harrison and Park branch libraries would be completed at the end of 2026. This report is intended to serve as the foundation for the City to build on in the subsequent project phases.

Sincerely,



Abraham Jayson | Architect | LEED AP BD+C
Principal, Jayson Architecture

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TEAM

We have assembled a team of engineering sub-consultants with deep expertise in the design of public buildings and libraries. Each member of the team has worked with Jayson Architecture on multiple library projects throughout the Bay Area. Together, we have taken a design approach with an eye towards cost efficiency, while maintaining an appropriate level of robust quality and functionality to appropriately serve these incredibly important civic facilities for decades into the future.



Architect

Jayson Architecture
 50 29th Street
 San Francisco, CA 94110
www.jaysonarch.com
 (415) 317-0529



Structural Engineer

BASE Design Inc.
 582 Market Street, Suite 1402
 San Francisco, CA 94104
www.basedesigninc.com
 (415) 466-2997



Mechanical Engineer

Alter Consulting Engineers
 1624 Franklin Street, Suite 1300
 Oakland CA, 94612
www.alterengineers.com
 (510) 876-2591



Electrical Engineer

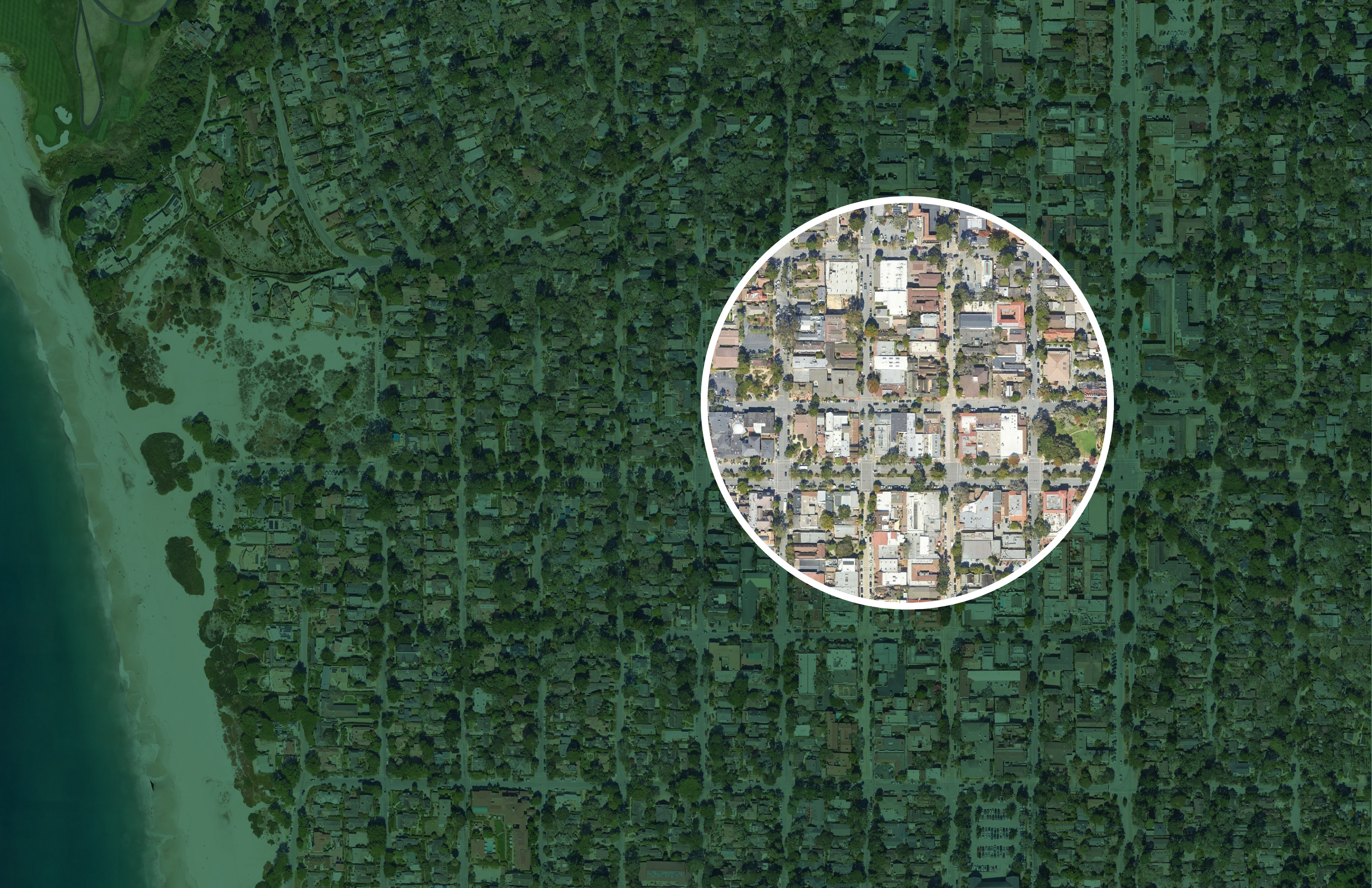
RIJA Inc.
 1620 Montgomery Street, Suite 250
 San Francisco, CA 94111
www.rijainc.com
 (415) 730-7994



Cost Estimator

TBD Consultants
 2063 Grant Road
 Los Altos, CA 94024
www.tbdconsultants.com
 (415) 981-9430

SITE ASSESSMENT |.





SITE ASSESSMENT

Harrison Memorial Library

The following report summarizes the visual and document assessment performed by the architecture and engineering team of the Harrison Memorial Library.

The existing conditions reported, and system descriptions are based on the team's site walk and review of available project data. While existing conditions documentation was provided by the City for the branch, as is typical for a building of this age, information on systems was incomplete and not comprehensive. Where this was the case, our team relied on past experience with similar building types and made reasonable assumptions based on our professional expertise.

The Harrison Memorial Library is located at the northeast corner of Ocean and Lincoln Streets. It was designed by Architect Bernard Maybeck. The building was completed in 1928 and designated as a historical property in 2005. The building has been expanded once and undergone numerous renovations. Documented history of the existing building includes:

- 1928: Building construction, designed by Architect Bernard Maybeck
- 1949: Building addition, designed by Robert R. Jones Architect
- 1965: Remodel to lower floor, by Comstock Architect
- 1974: Seismic upgrades
- 1976: Interior remodel, plans by Keeble & Rhoda, Architects
- 1981: Seismic upgrades to floor system
- 1985: Computer room addition
- 1989: Interior remodel, by Flescher + Foster, Architects.
- 1995: Computer room air conditioner replacement
- 1998: Structural analysis, by Flescher + Floster
- 1999: Circulation desk upgraded
- 2000: Building Reroofed
- 2001: JM Electrical installed ground wire system for phone
- 2002: Sewer lateral replacement
- 2012: Fire system permit
- 2014/2015: New HVAC furnaces installed
- 2016: One new furnace supply fan
- 2018: One new furnace ignition
- 2021: New heat pump domestic water heater installed

ARCHITECTURAL ASSESSMENT

Harrison Memorial Library

The exterior of the Harrison Memorial Library shows signs of deterioration typical of a public library that has undergone multiple small renovations over the years, but has never undergone a wholistic architectural upgrade. The exterior of the building is in need of new paint, and exposed wood shows signs of weather exposure and mild non-structural deterioration. The clay tile roofing appears to be in generally adequate condition, with no issues of water intrusion noted by City staff. A small portion of roofing tiles appeared to be out of alignment and/or damaged, and may require replacement. Roof eaves lack uniform flashing and gutters, resulting in elevated levels of wood deterioration at the roof edges. Drainage at depressed walkways and lightwells along the perimeter of the building appeared to be functional, but the location and configuration leaves these locations vulnerable to future intrusion. In addition, a buildup of trash, debris and leaves was observed. The original wood windows are intact, but show sign of deterioration, particularly in locations where the paint has peeled and left the natural wood surface exposed. Due to the historic designation of the exterior of the library, any exterior improvements should be limited to rehabilitation of the original construction or limited careful upgrades that will improve the exterior envelope without a significant impact on the exterior aesthetic character.

The interior of the Harrison Memorial also shows signs of deterioration typical of a public library that has undergone multiple small renovations over the years, but has never undergone a wholistic architectural upgrade. Finishes subject to regular wear and tear, such as carpeting and resilient flooring show significant damage and deterioration. Countertops are not level and are damaged due to ongoing use and water exposure, and the restroom tile is cracked and in need of replacement. The lighting is of poor quality throughout, primarily provided by surface mounted fluorescent fixtures. Surface mounted conduit is visible on walls and ceilings in all spaces, negatively impacting the appearance of the interiors. Acoustic ceiling tiles are worn, dingy, and hanging out of alignment in many locations. Interior wood surfaces need to be refinished and/or painted where appropriate. In addition, the ceiling height under the mezzanine is substandard and not appropriate for a primary public space in a library. The furniture upholstery and finishes are inconsistent, lacking a cohesive aesthetic and material palette, although several original Maybeck tables remain and should be refinished and restored for continued use. Based on our site evaluation we recommend a comprehensive replacement of interior flooring, finishes, lighting, and furniture to address maintenance issues, functionality, and aesthetics.



Architectural Figure 1: Existing Library - Exterior



Architectural Figure 1: Existing Library - Interior

ACCESSIBILITY ASSESSMENT

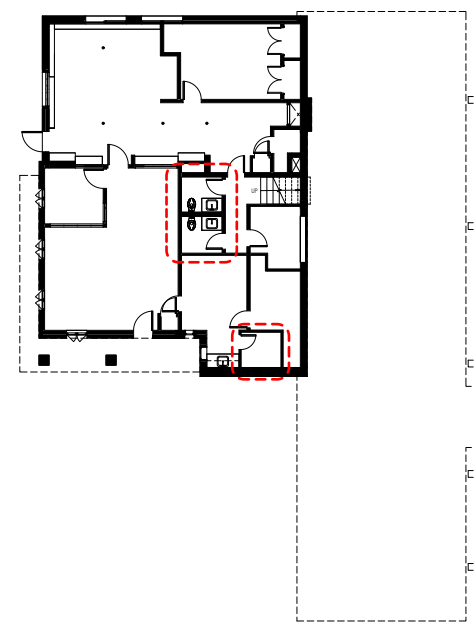
Harrison Memorial Library

A complete CASp report was prepared by William M. Holl, AIA and Kasavan Architects for the City of Carmel-by-the-Sea, dated September 28, 2018, outlining code compliance deficiencies at the Harrison Memorial Library in detail. Instead, our assessment highlights non-compliant elements of the building that play an important role in the renovation and improvement of the library.

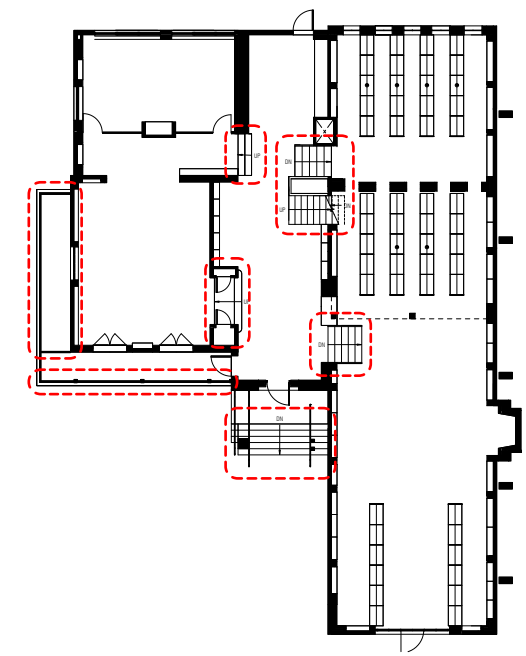
First, the primary entrance was observed to be inaccessible from the public sidewalk with several elevation changes along the stone path and stairs leading up to the entry door. Upon entering the building there are several elevation changes within the library, splitting the building between full and half levels, as well as an intermediate level along the west wing of the library. These multiple levels are an immediate accessibility compliance issue without the presence of a passenger elevator providing direct access to each floor level.

Located in the basement level, the existing restrooms are also in need of a comprehensive accessibility update to meet code requirements. These deficiencies include restroom fixtures, accessories, accessory mounting heights, and turning areas.

The existing stairs were also observed to be non-compliant, as well as each associated handrail. Lastly, both interior and exterior guardrails were observed to be non-compliant. At the exterior, the balcony along the southwest corner of the library is well below the required minimum height, with its baluster spacing also failing to meet code requirements. And at the interior, the baluster spacing of the mezzanine guardrail is also non-compliant.



Accessibility Figure 1: Existing Library - Basement Level



Accessibility Figure 2: Existing Library - Main Level

STRUCTURAL ASSESSMENT

Harrison Memorial Library

INTRODUCTION

The purpose of this study is to perform a structural survey of Harrison Memorial Library in Carmel by the Sea, CA. The survey includes visual examination of as-built conditions. This process identifies apparent decay, weakening of existing structural materials (where visible), seismic deficiencies, and the impact of proposed future remodel work. The assessment is based on BASE Design's professional experience and knowledge with comparable construction. A site visit was conducted on February 24, 2023, to observe existing conditions. The site visit did not include removal of existing finishes. Therefore, verification of structural conditions hidden by architectural finishes or existing grade were not performed. The building is a multi-level wood framed building, originally built in 1927. A library expansion was added in 1949. The addition is a wood framed construction.

Gravity Load Carrying System

Roof:

- (Reading Room) 1x8 T&G (tongue & groove) wood decking over 2x4 joists spaced at 16" O.C.. Joists are supported by 6x6 purlins over trusses.
- (Children's Room) 1x8 T&G (tongue & groove) wood decking over 4x6 rafters at 32" O.C.
- (Northwest Room) 1x6 T&G (tongue & groove) wood decking over 2x wood trusses at 16" O.C.

Floor:

- 1x wood decking over 4x10 beams at 24" and 2x8 joists at 16" O.C. at stack room. Steel wide flange and wood beams supported by 3" pipe columns.

Walls:

- 2x wood stud at 16" O.C. and 8" concrete basement walls.

Foundation:

- 9" deep x 20" wide, conventional concrete wall foundations.
- 4" thick concrete slab on grade basement floor.

Lateral Load Carrying System:

- Diagonal sheathing.

List of Available Documents

- Drawing prepared by B.R. Maybeck dated 1/31/27.
- Drawings prepared by Robert R. Jones, dated 7/29/49.
- Drawings prepared by Howard G. Carter, dated 1/23/74

Site Visit

BASE Design visited the site on February 24, 2023. The main purpose of the site visit was to gather the following data and to evaluate the physical conditions of the structures:

1. Type and materials of building and foundation construction.
2. Type of construction of roofs, floors, and walls.
3. Type of finishes.
4. Presence and frequency of shear panels.
5. Visible cracks in superstructure and foundation.
6. Decay of structural elements.

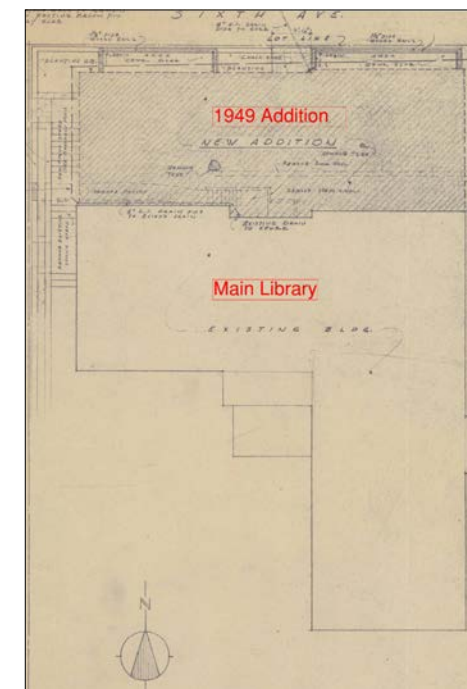
During the site visit, the building was examined for evidence of weather decay, cracking or settlement. Finishes were not removed and therefore, identification of structural conditions hidden by architectural finishes or below existing grade was not performed.

Site Observation

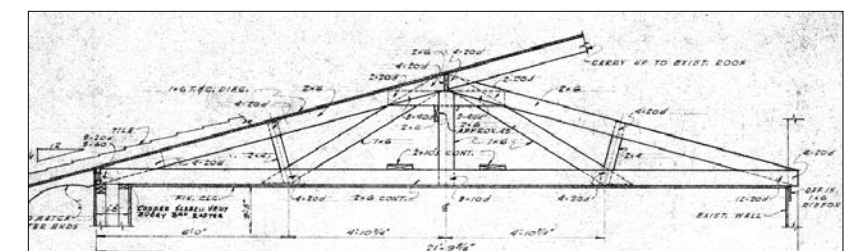
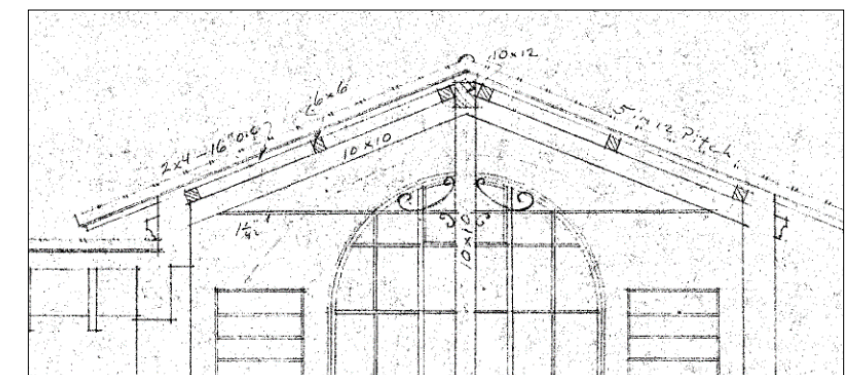
The existing building appeared to be in relatively good condition. There were no major signs of deterioration observed.

RECOMMENDATIONS

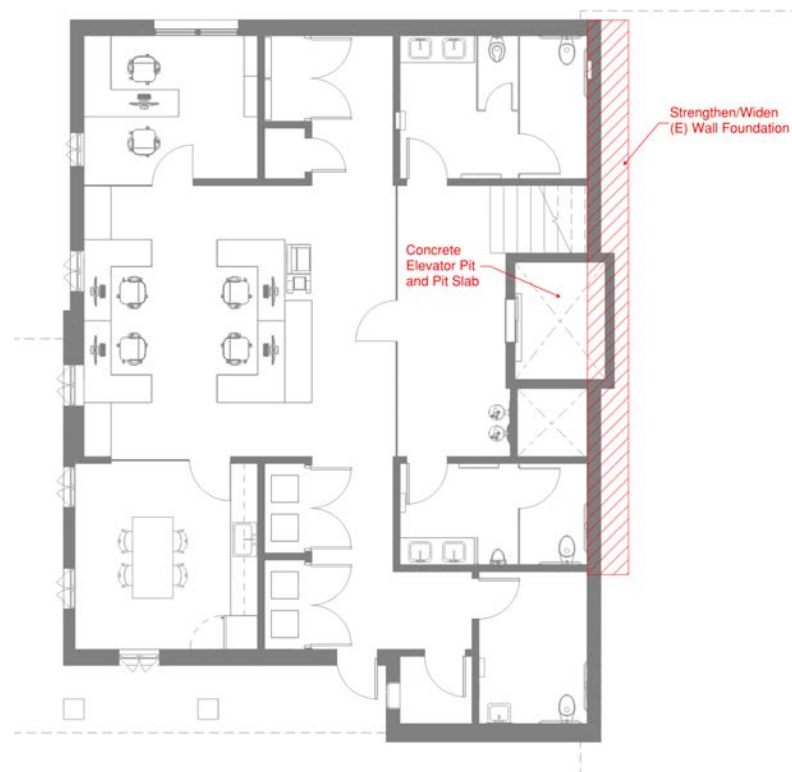
The original building was built in 1927 and expanded in 1949. 1974 upgrades included dryrot repairs and improvements to the building's lateral resistance with the addition of rectangular concrete columns along the east wall. It is reported that the building also underwent seismic upgrades in 1981; however, there are no record drawings available for the 1981 seismic upgrade work. Proposed renovations will require alterations to both gravity and lateral elements of the existing building. We recommend implementing voluntary seismic upgrades as part of any future renovation work.



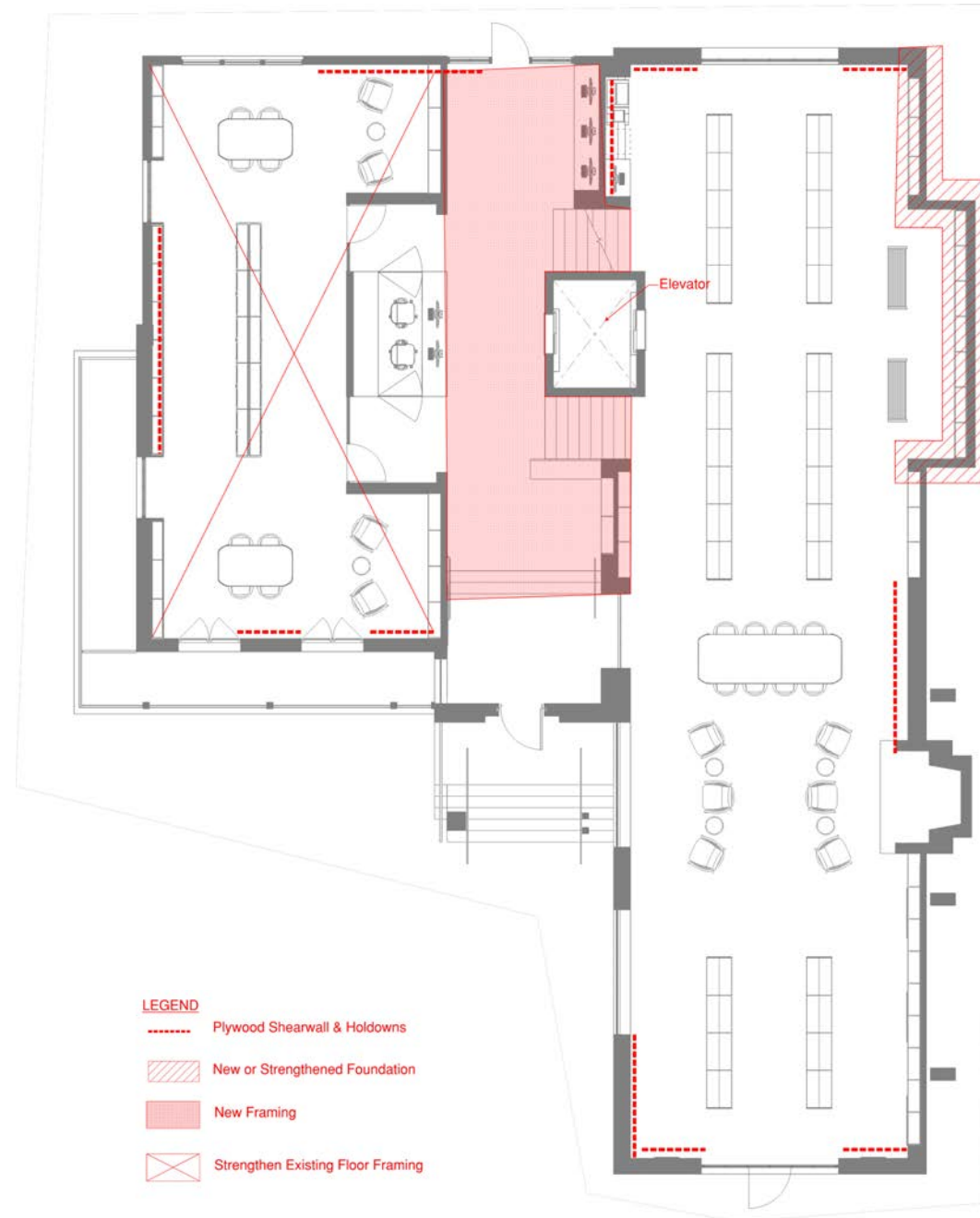
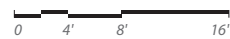
Structural Figure 1: Building Plan



Structural Figure 2: Building Section – Existing Framing

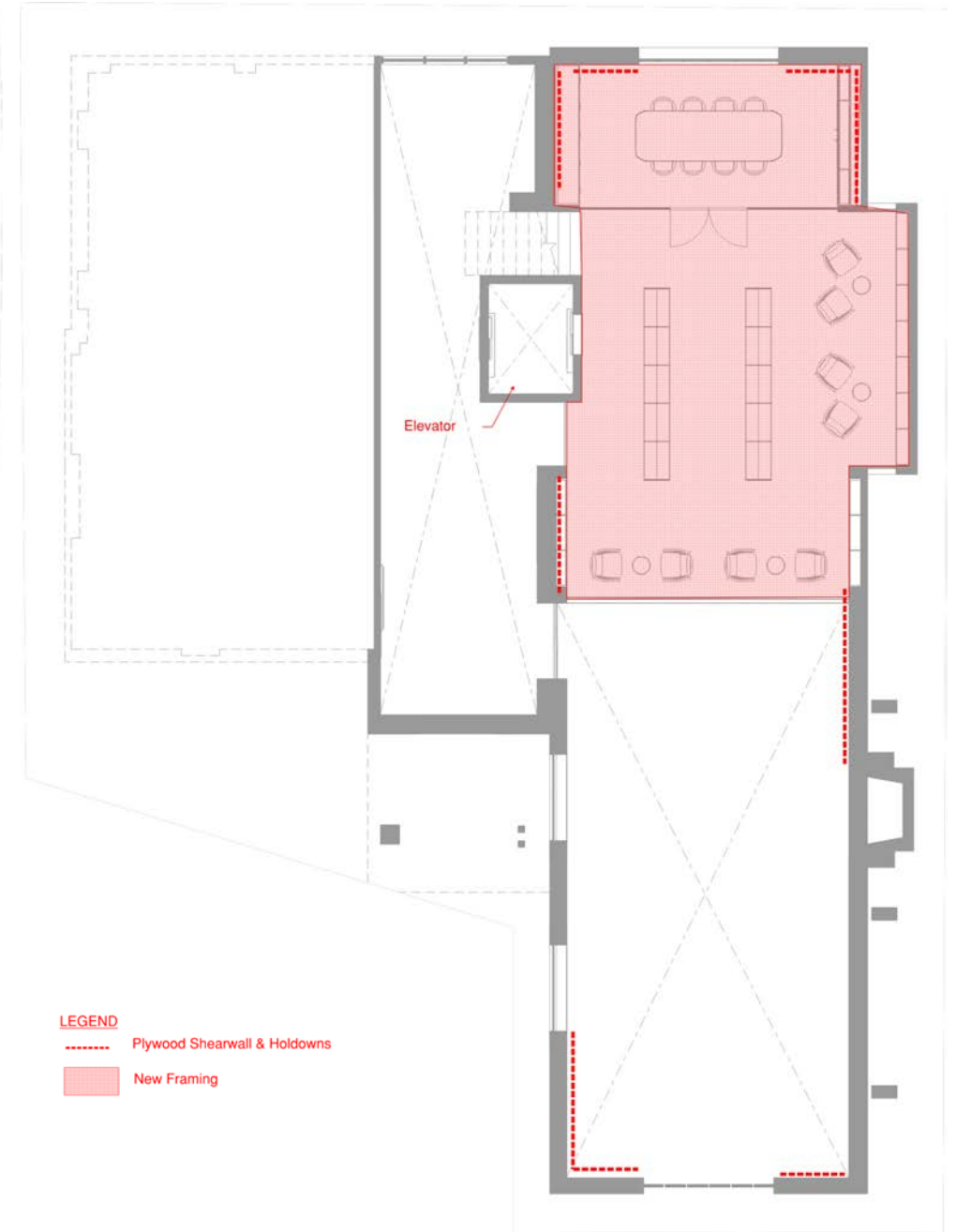


Structural Figure 3: Proposed Basement Plan



- LEGEND**
- Plywood Shearwall & Holdowns
 - ▨ New or Strengthened Foundation
 - New Framing
 - ▨ X Strengthen Existing Floor Framing

Structural Figure 4: Proposed Main Floor Plan



- LEGEND**
- Plywood Shearwall & Holdowns
 - New Framing

Structural Figure 5: Proposed Mezzanine Floor Plan

MECHANICAL ASSESSMENT

Harrison Memorial Library

INTRODUCTION

The Harrison Memorial Library is heated and ventilated by two furnace air handling units. These furnaces are located within the building's basement furnace room. Each furnace is provided with a two-stage, gas-fired furnace and two speed supply fan:

Furnace F-1: Carrier 58CTW-135-22

- High Heating Capacity: 107,000 BTU/HR
- Low Heating Capacity: 70,000 BTU/HR
- High Airflow @ 1.0inWC: 1,615 CFM
- Low Airflow @ 1.0inWC: 1,475 CFM
- Efficiency (AFUE): 80%
- Power: 115V / 13.0amp MUA / 20amp MCOP

Furnace F-2: Carrier 58CTW-135-22

- High Heating Capacity: 107,000 BTU/HR
- Low Heating Capacity: 70,000 BTU/HR
- High Airflow @ 1.0inWC: 1,615 CFM
- Low Airflow @ 1.0inWC: 1,475 CFM
- Efficiency (AFUE): 80%
- Power: 115V / MUA: 13.0A / MOCP: 20A

The existing furnaces appear new. Based on a review of available project materials, it is believed that the furnaces were installed between 2014 and 2015. Furnaces appear to be well operating and maintained; furnaces should have at least 10 years of useful life remaining. A maintenance log within the building's furnace room indicates the furnaces are regularly inspected and serviced.

Each furnace discharges air into a common discharge plenum. From the common plenum, flexible ductwork is routed to building risers. In new construction, the use of flexible ductwork is not permitted. Flexible ductwork does not allow for smooth, low energy, air distribution. Existing duct work within the furnace mechanical room should be modified to eliminate use of flexible ductwork. From the furnace mechanical room, air is distributed through the building's existing duct network. Ductwork is routed above ceiling areas that air accessible by way of ceiling tiles and above ceiling area that are inaccessible due to plaster ceiling conditions.

In addition to the two gas-fired furnaces, the building is also provided with a one-to-one split system. This split system is dedicated to the buildings computer IDF room. The split system provides cooling for the room computer and server equipment. The split system includes an outdoor condensing unit and an indoor wall hung fan coil unit. The outdoor condensing unit is located at just below grade on Ocean Street; the indoor fan coil unit is located in the computer IDF room. Refrigerant piping and low voltage power run between the units. Piping and low voltage power are routed below the ceiling, exposed visually to the occupants. The condensing unit and fan coil unit appear to be operating sufficiently. If reused, only the condensing unit and the fan coil unit should be reused, not the existing piping.

CU-1 / FCU-1: Mitsubishi

- Condensing Unit Model Number: PKA-A24KA7 (assumed)

- Fan Coil Unit Model Number: PUY-A24NHA7 (assumed)
- High Airflow: 775 CFM
- Low Airflow: 635 CFM
- Efficiency (EER/SEER): 12.2 / 21.4
- Power: 208V / MCA: 19.0A / MOCP: 26A

Restrooms are exhausted by dedicated ceiling mounted exhaust fans located within restrooms. Based on a visual inspection restroom exhaust fans appear to have been replaced within the last 10 years.

RECOMMENDATIONS

The Basis of Design heating ventilation and air conditioning (HVAC) system, proposed for the renovation of the Harrison Memorial Library, is a variable refrigerant volume (VRF) system – similar to a Daikin VRV-S systems. Locate heat pumps in the Side Yard area, as indicated on the site plan.

Heat Pumps

Provide (qty.3) single zone variable refrigerant volume (VRF) heat pumps – similar to a Daikin VRV-S Heat Pump (HP-1, HP-2, and HP-3). Outdoor heat pumps will source heating and cooling from the outdoor air. These heat pumps will distribute refrigerant from the outdoor units to indoor fan coil unit recessed in the building. Indoor fan coil units will provide ventilated and conditioned air to all regularly occupied area of the building.

Basement Fan Coil Units:

On the basement level, within the area designated "Mechanical" provide (qty.2) 100% Outdoor Air VRF fan coil units, similar to a Daikin" 4-Ton 100% Outdoor Air Processing Unit". Each 100% outdoor air unit (FCU-1, and FCU-2) conditions and ventilates a different area of the building. Configure each unit in a vertical position. Provide a ducted connection between intake of each unit to a common outdoor air intake louver. Route the conditioned discharge air of both units into the basement ceiling space. FCU-1 sources heated and cooled refrigerant from HP-1. FCU-2 sources heated and cooled refrigerant from HP-2.

- FCU-1:
 - On the basement level FCU-1 provides conditioned ventilation air to the Office, Staff Room, and Staff Workroom. Conditioned air is supplied from overhead ceiling diffusers. Provide fully custom, factory painted, ceiling diffusers matching the character of the existing building.
- FCU-2:
 - Supply ductwork from FCU-2 shall be routed to Level 1. Route ductwork up from the basement level to Level 1 through risers recessed within the walls. On Level 1, FCU-2 supplies air to the Adult Collection Area, Lobby, Self Check OPAC, New Books and Holds Area. Air is supplied into these Level 1 room through linear slot wall diffusers. Provide linear slot diffusers with (qty.2) 1" linear slots. Provide fully custom, factory painted, linear supply diffusers matching the character of the existing building.

On the basement level provide a separate branch of FCU-2's distribution ductwork up to Level 1. On Level 1, at this location, FCU-2 provides conditioned ventilation air to the Local History Room. Air is supplied into the Local History Room through linear slot wall diffusers. Provide single 1" slot linear supply diffusers. Provide fully custom, factory painted, linear supply diffusers matching the character of the existing building. FCU-2 sources heated and cooled refrigerant from HP-2.

- **Level 1 Fan Coil Units:**
On Level-1, in the ceiling space above the lobby provide (qty.2) ducted VRF fan coil units, similar to a Daikin "2 Ton MSP Concealed Ducted Unit". Each recirculating unit (FCU-3 and FCU-4) conditions a different area of the building. Suspend each unit in the ceiling space above the lobby. Box out each fan coil unit in an acoustical enclosure. Provide an acoustical intake silencer on the return of each fan coil unit. FCU-3 and FCU-4 source heated and cooled refrigerant from HP-3.
- **FCU-3:**
FCU-3 supplies conditioned air to the Mezzanine's Gathering Space. Transfer grilles within the Gathering Space allow for return air transfer into the Mezzanine. Provide a ceiling return grill in the Level 1 Lobby ceiling. Route return air back FCU-3's intake silencer.
- **FCU-4:**
FCU-4 supplies conditioned air to the Level 1 Adult Collection area and the Mezzanine's Mezzanine Area. Supply air into the Level 1 Adult Collection Area utilizing a linear slot diffuser. Route ductwork from FCU-4 to linear slot diffusers recessed in the ceiling area just below the Mezzanines balcony. Provide single 1" slot linear supply diffusers. Provide fully custom, factory painted, linear supply diffusers matching the character of the existing building. In addition, FCU-4 supplies conditioned air from the Level 1 Lobby ceiling area to the Mezzanine. Route ductwork up from Level 1 through risers recessed within the wall. On Level 2, FCU- 4 supplies air to the Mezzanine. Air is supplied into this room through linear slot wall diffusers. Provide linear slot diffusers with (qty.2) 1" linear slots. Provide fully custom, factory painted, linear supply diffusers matching the character of the existing building.

Window Actuators

In addition to the VRF conditioning systems, the building shall be provided with a mechanically actuated glazing system, similar to a Window Master system. Actuated glazing shall be limited to the skylights above Level 1 Lobby. Skylights shall be electronically actuated by a common HVAC / skylight control system. Provide contact sensors within the skylight frame. The HVAC system shall command skylights open/closed based on outdoor air conditions.

Exhaust Fans

Each Basement restroom and the janitors closet shall be provided with a dedicated ceiling recessed exhaust fan (qty.4). Route ductwork in the basement ceiling exhaust fans to exterior wall discharge louvers located in the areaway outside of the Level 1 Staff Room.

Relief Hood

The building shall maintain a positive pressure relationship to the outdoors. On the roof, adjacent to the elevator provide a barometric relief hood. Set the relief hood to 0.1inWC. Provide a wall mounted exhaust grille in the lobby ceiling, duct from the exhaust grille to the barometric relief hood.

IT/Electrical Room Cooling

The building's Basement Telecom and Electrical rooms shall each be provided with a dedicated cooling only split system, similar to a Samsung Split System. Provide (qty.2) Samsung Outdoor Units, AC-1 and AC-2, in the equipment yard adjacent to the buildings heating and cooling heat pumps. Above the door in the Telecom and Electrical room provide wall hung fan coil units, FCU-5 and FCU-6. Route refrigerant from each fan coil unit to its respective outdoor AC units. Route condensate from all (qty.6) fan coil units to the mop sink located in the basement's Janitors room. FCU-1, FCU-2, FCU-5, and FCU-6 shall be provided with integrated condensate pumps.

Provide a central building management system which integrates all the HVAC equipment identified in the equipment list below. The integrator shall provide remote scheduling, metering, and automatic fault detection diagnostics.

HVAC EQUIPMENT LIST:

Heat Pumps:

- HP-1: Daikin RXYMQ48PVJU
- HP-2: Daikin RXYMQ48PVJU
- HP-3: Daikin RXYMQ48PVJU, with 2-Port Adaptor

Fan Coil Units:

- FCU-1: Daikin FXMQ48MFVJU
- FCU-2: Daikin FXMQ48MFVJU
- FCU-3: Daikin FXSQ24TAVJU
- FCU-4: Daikin FXSQ24TAVJU

Building Management System:

- BMS: Honeywell Niagra N4

Window Actuator:

- Lobby Skylights: Window Master

Exhaust Fans:

- EF-1: Panasonic FV-30VQ3
- EF-2: Panasonic FV-30VQ3
- EF-3: Panasonic FV-30VQ3
- EF-4: Panasonic FV-30VQ3

Relief Hood:

- HD-1: Greenheck WRH 2'x2'x2'

IT/Electrical Cooling:

- AC-1: Samsung AC018BNADCH/AA
- AC-2: Samsung AC018BNADCH/AA
- FCU-3: Samsung AC018BXADCH/AA
- FCU-4 Samsung AC018BXADCH/AA

PLUMBING ASSESSMENT

Harrison Memorial Library

PLUMBING ASSESSMENT INTRODUCTION

The following Plumbing services are provided to the building:

Domestic Cold Water

- 1" water meter in vault at north of building
- 1-1/2" water line connected directly downstream to serve new flushometers in Basement Restrooms during 1998 Renovation.
- Irrigation backflow preventer at west of site (within planter)

Domestic Hot Water

- A heat pump water heater was installed relatively recently (nameplate indicates unit manufactured Dec 2022) in Mechanical Room. No circulation pump or expansion tank. Condensate and T&P relief piping routed to floor drain in middle of the room.

Natural Gas

- Meter and Seismic Shutoff valve installed at the building South Installed in 1998 (per 2013 Facilities Report Assessment)
- Gas currently serves furnace only (appears that water heater used to be fed by natural gas but no longer)

Sanitary Sewer

- Sewer lateral replaced in 2002 (per 2013 Facilities Report Assessment)

Storm

- Gutters and downspouts that are routed to grade and terminate below grade piping that (presumably) connects to the site storm system.

Fire Protection

- Sprinklered as part of 1976 renovation. Appears that entire building is sprinklered: 4" fire service with 2" sprinkler drain at north of building.
- Fire Department Connection located on north of building.
- Sprinkler types consist of upright, concealed, and pendant type with cages for protection at sprinklers at low ceilings in the Basement.

The building includes the following groups of fixtures:

(2) Adjacent Restrooms (open to the public)

- Renovated in 1989 to bring a larger water line (1-1/2") presumably to support flushometer toilets
- Wall-hung (back outlet) flushometer toilet
- Vitreous china lavatory basin with lever faucet

(1) Staff Restroom

- Wall-hung (back outlet) gravity flush toilet
- Small vanity with integrated bowl and a lever-type faucet

(1) Staff Break Room

- Small stainless steel top-mount sink with manual goose neck faucet

(1) Janitor Closet

- Floor-mount mop sink with manual hot/cold faucets with integrated vacuum breaker

RECOMMENDATIONS

The Basis of Design proposed for the renovation of the Harrison Memorial Library, includes providing new plumbing systems and fixtures to serve the basement restrooms and janitor's room.

Domestic Cold Water (CW)

The new programming requires approximately 50gpm at 50-60psi to serve the (6) new flushometer toilets and sink fixtures. The existing site is served by a 1-1/2" cold water main and 1" meter. The existing CW service will be required to be upgraded to meet the new demands with a 2" CW point of connection. A new upsized meter will need to be provided and coordinated with the water utility company.

Domestic Hot Water (HW)

The existing heat pump water heater can be reused to serve the new lavatories and janitor's sink fixtures. Hot water piping will be replaced with new. A recirculation pump and expansion tank shall be provided as a part of a complete hot water recirculation system to avoid hot water losses.

Natural Gas (G)

Natural gas system shall be demolished and capped back to the meter as the new building systems will not require gas connections. Gas meter removal shall be coordinated with gas meter company.

Sanitary Waste & Vents

It is recommended that the sewer lateral be scoped as a part of the new construction scope. This scoping survey would include a marked up sketch of existing invert elevations to confirm that the new fixtures can be routed by gravity.

Pending the results of the video scope and the condition of the existing sewer lateral, the sewer lateral may need to be replaced between the building and the main in the street if the condition is unacceptable. The cost estimate should

include a video scope survey report and an “add-alternate” price for replacement of the sewer lateral.

Existing waste and vent connections shall be extended to serve new restroom fixture locations. Existing invert elevation is likely constrained therefore assume 4” waste branches to be able to route at 1% slope. All new plumbing fixtures shall be provided with new vents. Vents shall connect and tie into existing vents-through-roof. New penetrations through the roof shall be avoided.

Storm Drainage

No new scope is required for the storm drain system.

Plumbing Fixtures

All new plumbing fixtures shall be provided as required on architectural plans.

Fire Protection

The entire existing building appears to have sprinklers installed throughout. Storage will be limited to shelving no taller than 8 ft which represents a Light Hazard Classification throughout the building. All sprinkler branches will have to be modified to suit the new architectural layout with new sprinkler heads throughout.

PLUMBING EQUIPMENT LIST:

- (1) 2” Meter (by Water District)
- (1) 2” CW POC
- (1) Sanitary sewer video scope & report
- (1) 4” SS POC
- (1) 20-gallon thermal expansion tank
- (1) ½ HP HW recirculating pump with aquastat & timer
- Plumbing Fixtures (per Arch Plans)
- +Add alternate: sewer lateral replacement.

ELECTRICAL ASSESSMENT

Harrison Memorial Library

A site visit was performed February 4, 2023 during open hours to survey and evaluate the existing electrical systems for adequacy and feasibility of re-use and/or needs for system upgrades for the planned renovation at Harrison Memorial Library.

- The existing service size is 400Amp, 240/120V, 1phase, 3wire. Given the planned renovation, which is understood to include adding substantial load additions such as elevator and potential electrification of the building, we anticipate an electrical service will be required.
- The electrical distribution equipment appears to be from the original construction. While equipment appears to be maintained, the equipment is beyond manufacturers recommended life. For the building renovation, we recommend complete replacement of the distribution system.
- The facility utilizes a variety of lamp types, we recommend standardizing lamp types or utilize LED lighting to limit stock of various lamp types.

EXISTING CONDITIONS

Utility Service

Existing electrical service is 400Amps, 240/120V, 1phase, 3wire. Service appears to be derived from an underground secondary utility network originating on Lincoln Street. Service terminates in an outdoor service enclosure located on an exterior wall of the library.

The service enclosure has the following breakers:

- 400Amp – Main circuit breaker
- 200Amp – Panel A located in the computer/network room
- 200Amp – Panel Q located inside the library adjacent to library stacks
- 50Amp – Labeled as 220v at eaves
- 20Amp – Fire Alarm

Building Distribution

- The main switchboard serves various branch panels located throughout the building. Feeder breakers are as follows:
 1. Panel A and associated downstream distribution appears to be a newer installation. Panel B is connected to
 2. Panel A via shunt trip circuit breaker.
- Branch panels do not have physical space for additional circuit breakers to be added.
- Mechanical equipment located at the ground floor and is served from Panel A.
- All building distribution equipment appears to be from original construction.
- Improvements to the branch circuit distribution was observed. For these improvements, devices such as switches, outlets and raceways is done via surface mount raceway, which is no longer in business.

- A newer Panel was added to the distribution system to serve the telecommunications room, complete with rack mounted UPS, servers, switches, etc.

Lighting and Lighting Control System

- Enclosed rooms such as offices and conference rooms are controlled via on-off toggle switches. A few rooms were retrofitted with occupancy sensors.
- Library stacks are manually controlled on-off via toggle switches. Library stacks are controlled via zones.
- Emergency lighting via bug eyes and combo exit sign bug eye fixtures.

Fire Alarm System

- There is an existing fire alarm control panel that appears to be in very good condition. The fire alarm system provides monitoring of the fire sprinkler system and provides area detection via smoke detectors.
- System consists of manual pull stations, smoke detectors, flow switch, and tamper switch. Notification devices consist of strobes and speaker/strobes.

Low Voltage Systems

- A new telecommunication room was added, with dedicated panel and HVAC system. All connectivity originates from this room.
- Connectivity is via hard wire data drops and wifi.

RECOMMENDATIONS

Utility Service

For pricing purposes, include an electrical service upgrade which will provide sufficient capacity for the elevator addition and HVAC improvements. New service shall be 400Amp, 208/120V, 3phase 4wire. Assume PG&E will allow for a UCD transformer (Underground Commercial Distribution Transformer) located below the sidewalk. Note PG&E will require approval and a 'Special Facility' agreement to allow this type of transformer. Otherwise, if PG&E does not approve the UCD transformer, then a pad mount transformer will be required within the property lines.

Building Distribution

A new 400Amp switchboard/meter/main shall be provided outdoor. The main breaker will be set at 300Amp to allow for PV interconnection. Refer to section C below.

The switchboard shall have feeder breakers as follows:

- Elevator, 150Amp 3phase
- PV Interconnection breaker, 80Amp 3phase
- Dedicated panel 42circuit panel, 150Amp 3phase for general lighting and plug loads
- Dedicated panel 42circuit panel, 60Amp 3phase for server room. Panel will be connected to a shunt trip breaker via EPO.
- Dedicated panel 42circuit panel, 100Amp 3phase panel for HVAC and Domestic Hot Water system

Circuit design will not exceed a maximum of 1,600 volt amperes per 20 ampere, 120 volt circuit for general areas. Branch

circuit design for computer rooms, offices, and administration will not exceed a maximum of 720 volt amperes per 20 ampere, 120 volt circuit. Motors of 1/2 horsepower and larger will be served at 208 volt service, 3 phase, 3 wire + ground. Motors less than 1/2 horsepower will be served at 120 volt service, 1 phase, 2 wire + ground. Surge Protective Devices and Power Conditioners will be specified and installed on all electrical service equipment feeding computer, server, and sensitive electronic equipment loads. All multi-wire branch circuits will be installed with dedicated neutrals. Highly loaded, 20-amp, continuous electrical loads, such as circulation lighting and servers, will have increased wire sizes (i.e.: from #12 to #10) in order to reduce power loss in the wiring.

Separate wires in conduit will be provided for each of the following loads:

Elevators

- 208V, 3 phase, 3 wire + ground, 60 hertz.

Mechanical and Plumbing Systems

- 208V, 3 phase, 3 wire + ground, 60 hertz.
- 208V, 1 phase, 2 wire + ground, 60 hertz.
- 120V, 1 phase, 2 wire + ground, 60 hertz.

Lighting

- 120V, 1 phase, 2 wire + ground, 60 hertz.

General Purpose Receptacles

- 120V, 1 phase, 2 wire + ground, 60 hertz.

Computer Equipment Areas

- 120V, 1 phase, 2 wire + ground, 60 hertz.

Head-ends for Signal Systems (i.e.: BMS, Security, Fire Alarm, Lighting Controls, etc.)

- 120V, 1 phase, 2 wire + ground, 60 hertz.

Floor boxes, similar to Legrand Evolution 4-gang boxes shall be located as follows:

- Qty 3 – Mezzanine Level
- Qty 6 – Main Level
- Qty 2 – Basement Level, provide 'on-grade' type box.

Photovoltaic System

An addressable lighting control system will have the ability for granular control and monitoring of each luminaire and Provide a 22kW PV system on roof complete with (1) string inverters (Solar Edge SE17.3KUS or equivalent) with DC optimizer and Hi-efficiency solar panels (Rec Alpha Pure R series, 400W). Refer to cut sheets.

Lighting and Lighting Control System

Refer to Lighting Exhibits and Cut Sheets for description and qualitative representation of light fixtures. Custom colors and finishes on select fixtures such as the stack mounted luminaires is expected. Lighting quality, including uniformity, foot-candles, and color rendering will be per IES (Illuminating Engineering Society) recommendations.

The lighting control system will be an addressable control system that will have the ability for granular control and monitoring of each luminaire and associated lighting control device, load monitoring, and automatic demand response

(ADR) capability. Addressable lighting controls will be Lutron Athena, with both wireless and wired components.

The addressable lighting control system will be controlled via application based controls, residing on a the cloud, which allows for seamless post occupancy support and integration with the building energy management systems. The lighting control head-end will have capability of control and monitoring of any space excluding electrical and mechanical rooms in a cluster by area or zone and set schedules/presets. Each luminaire or group of luminaires will be controlled and monitored by individually addressable drivers and/or interface devices.

The primary method of controlling interior luminaires while conserving energy in the building will be achieved through the use of occupancy sensors and manual override switches. These devices will be provided in offices, library stacks, support spaces, and storage rooms. Occupancy sensors will be set to "manual on/auto off" in offices and conference rooms; "auto on/auto off" for restrooms and support areas, "auto on/dim/auto off" for library stacks and public areas. Enclosed stairs will also include occupancy sensor controls to reduce the lighting within the stair (by a minimum of 50%) when it is not occupied. There will be no 24/7 emergency lighting. Emergency lighting will be controlled with other lights. Occupancy sensors that control stairs and emergency egress lighting will be bypassed to provide 100% illumination in the event of normal power failure. Additional photosensors will dim luminaires based on available daylighting.

Astronomical time clock controls, occupancy sensors, and/or photosensors will be provided for exterior, site, and landscape lighting applications via the lighting control system. Lighting will automatically turn on or off as appropriate throughout the course of the day. Photosensors will allow dimming based on scheduled times, occupancy sensor control overrides at night, and adjustment based on available daylight levels.

Daylight harvesting will be designed and specified to reduce energy where natural daylight occurs in sufficient levels. Spaces, receiving sufficient, natural sunlight from glazing, will be equipped with a dimmable lighting system to automatically adjust the amount of electric light against available and constantly fluctuating daylight. This continuously dimming system consists of photocells, daylight dimming control modules, and dimmable 0-10VDC electronic drivers for each space.

Fire Alarm System

Provide a new, code compliant addressable Fire Alarm system with voice evacuation

Low Voltage System

One telecommunication room shall be required for the project. Horizontal backbone shall include cable tray within the telecommunication room and exposed locations. J-hooks shall be used above drop ceilings and accessible/concealed locations.

Network drops for wifi will be provided. For pricing assume the following quantity for wifi:

- Qty 2 – Mezzanine
- Qty 4 – Main Level
- Qty 3 - Basement

ELECTRICAL EQUIPMENT

Switchboard

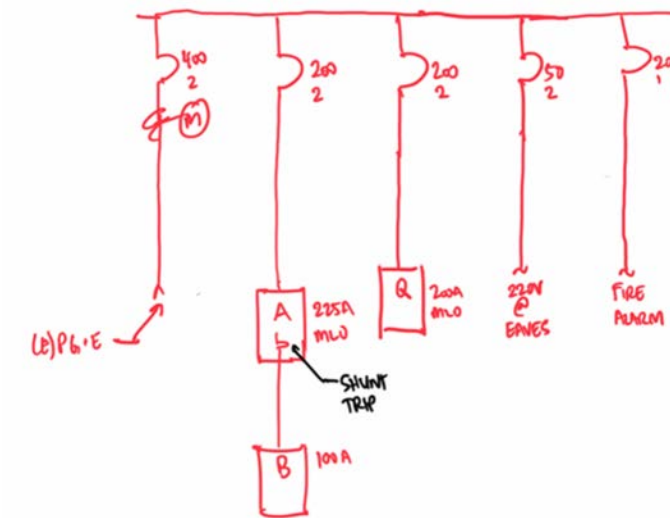
Switchboards will be completely assembled, indoor, free standing, with copper bus bars, full neutral bus, and separate copper ground bus. All bus work will be braced to withstand 36KAIC amperes RMS symmetrical. Short circuit values shall be revisited in future design phase to determine actual ratings for all equipment. Protective devices will be provided with approved barrier between sections and extended load terminals. Protective devices will consist of circuit breakers. Circuit breaker selection will utilize molded case type; be rated for application in their intended enclosure; include solid state tripping with adjustable long time, instantaneous, short time, and ground fault. Additional spare branch feeder breakers will be provided for future and spare capacity. Switchboard will be Eaton Cutler Hammer, Square D, GE, Siemens, or approved equal.

Panelboards

Panelboards shall have door-in-door construction with 42-poles, and copper bussing. Transient Voltage Surge Suppressors shall be used on all panelboards feeding all IT rooms (IDF, MDF, Site Cores, etc). For pricing purposes, 208/120V panelboard bus work will be braced to withstand 22kAIC amperes RMS symmetrical. Proposed: Square D, Eaton Cutler Hammer, or approved

Conduit and Wiring

Conductors will be copper, THHN or THWN-2, with PVC insulation; galvanized rigid steel (GRS) conduit in exterior or exposed interior work up to eight feet above finished floor, and for work embedded in concrete; rigid nonmetallic conduit (PVC) for all underground exterior work; electrical metallic tubing (EMT) for interior concealed work or above eight feet exposed; flexible metal conduit (Greenfield) for interior work in short lengths or liquid tight flexible metal conduit (Sealtight) wherever moisture may be present for the connection of recessed luminaires, motors, separate building structures and any vibrating equipment. MC Cable shall be used in accessible, concealed locations such as above drop ceilings. Where exposed and/or visible, rigid metallic conduits shall be used.



Electrical Figure 1 – Existing Harrison Library Single Line Diagram

SITE ASSESSMENT

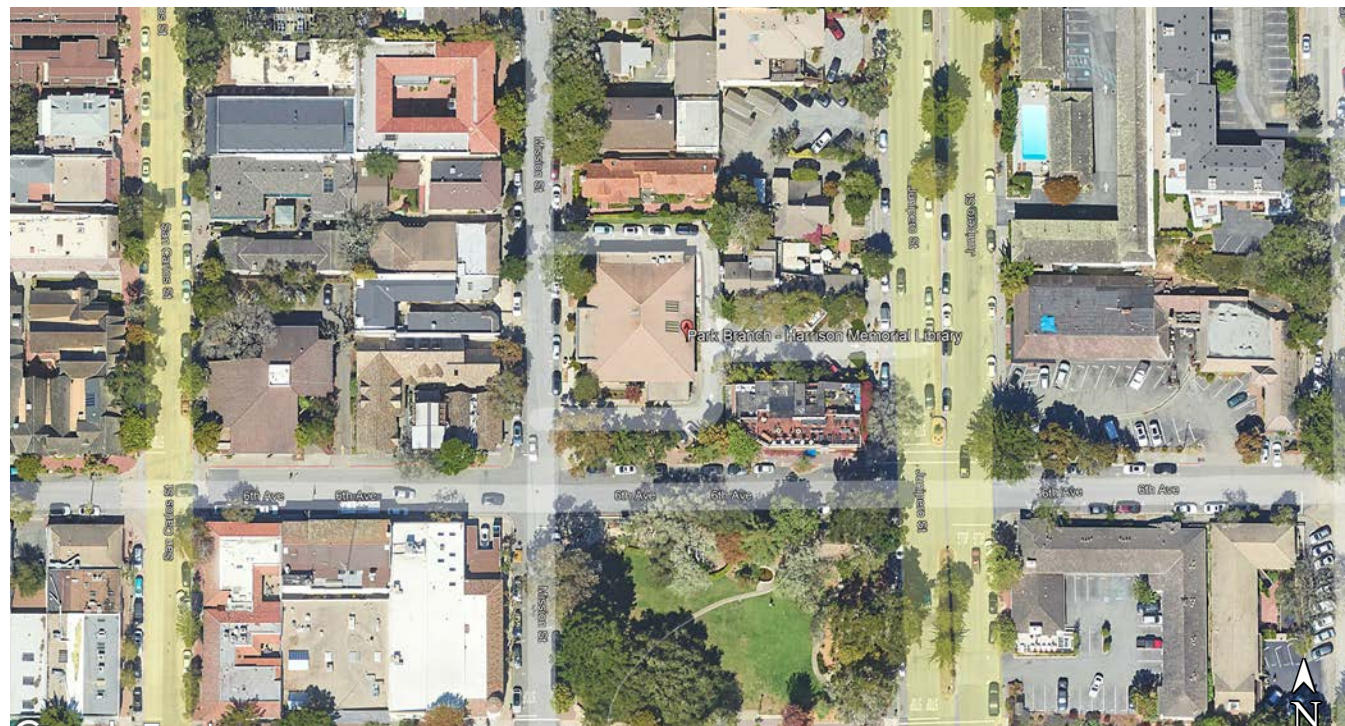
Park Branch Library

The following report summarizes the visual and document assessment performed by the architecture and engineering team of the Park Branch Library.

The existing conditions reported, and system descriptions are based on the team's site walk and review of available project data. While existing conditions documentation was provided by the City for the branch, as is typical for a building of this age, information on systems was incomplete and not comprehensive. Where this was the case, our team relied on past experience with similar building types and made reasonable assumptions based on our professional expertise.

The Park Library is located at the northeast corner of 6th and Mission. The one-story building with a partial basement is the renovated composite of several preceding structures. In 1971 the existing structures on the site were merged to form a branch bank for Crocker-Citizens National Bank. The bank renovation was designed by architect Olof Dahlstrand. The building conversion from a bank to a library was later completed in 1991 by Flescher + Foster Architects. Documented history of the existing building includes:

- 1971: Original Crocker-Citizens National Bank mechanical drawings
- 1988: Library renovation drawings by Hall Goodhue Haisley & Barker
- 1991: Library renovation drawings by Flescher + Foster Architects



Site Figure 1: Site Plan

ARCHITECTURAL ASSESSMENT

Park Branch Library

The exterior of the Park Branch Library appears to be in relatively decent shape given the age of the original structure, without any significant observable deficiencies that would result in envelope failure. That being said, the exterior is relatively worn, with faded paint and dated windows. The exterior materials are inconsistent, with a combination of stucco, stonework, and aluminum framed windows. A large portion of the exterior site is given over to substandard parking and vehicular circulation. Non-structural cracking was observed in exterior concrete slabs, ramps, and stairs, and ferrous handrails with deteriorated paint have resulted in rust stains at the post bases.

The interior entry lobby is in fairly good condition, however is a large space that is not easily utilized and lacking in clear organization and wayfinding. Interior finishes such as carpet, paint, and ceiling tiles are worn and somewhat dilapidated. Lighting is of poor quality, served by recessed fluorescent fixtures throughout. In the children's area, paint colors are extremely dated, and finishes and upholstery are garish and inconsistent. Staff areas are generally worn and in need of new finishes.

Of particular note is the subgrade basement space, which extends from underneath the library to a larger series of rooms under the parking lot. Served by noncompliant stairs, the space shows significant signs of repeated water intrusion, and seriously damaged finishes.

Based on our site evaluation we recommend a comprehensive replacement of interior flooring, finishes, lighting, and furniture to address maintenance issues, functionality, and aesthetics. In addition, we recommend the exterior siding and windows are replaced with new siding and code compliant glazing, to provide both a newly sealed code compliant envelope as well as a revitalized appearance.



Architectural Figure 3: Existing Library - Exterior



Architectural Figure 4: Existing Library - Interior

ACCESSIBILITY ASSESSMENT

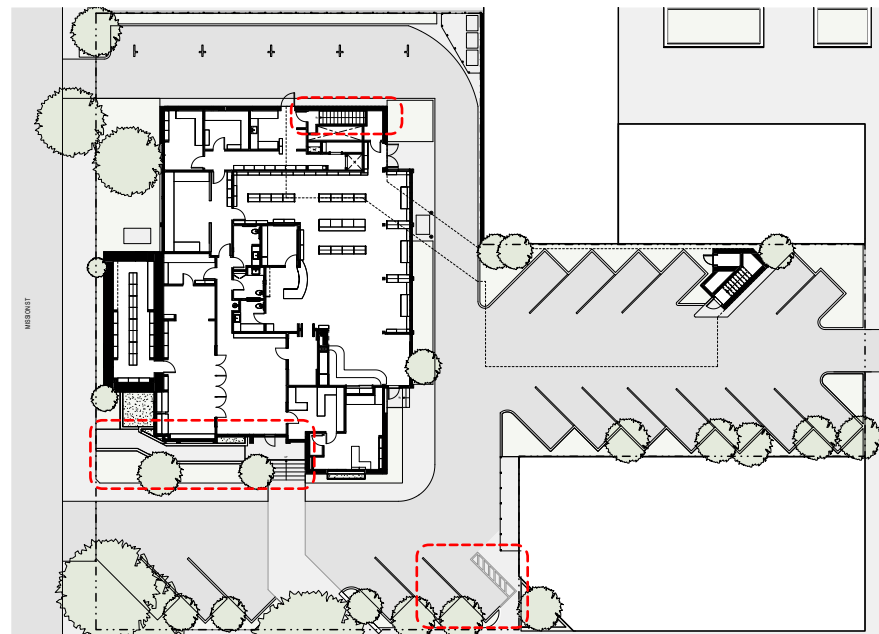
Park Branch Library

A complete CAsp report was prepared by William M. Holl, AIA and Kasavan Architects for the City of Carmel-by-the-Sea, dated September 28, 2018, detailing code compliance deficiencies at several municipal buildings, including the Park Branch Library. Our assessment highlights non-compliant elements of the building that we determined to be a top priority for the renovation and improvement of the library.

At the main entry, several accessibility issues were observed at the main stair and ramp. At the onset, the sidewalk slopes at the bottom of the stairs do not meet the code-minimum cross slope requirements for an accessible landing. However, the stair treads and risers themselves meet code requirements. The adjacent concrete ramp, interrupted by an abrupt turn at the corner of the building with no intermediate landing, does not meet code requirements outlined in the California Building Code (CBC) Chapter 11B, section 405. And handrails for both stairs and ramp were observed to be non-compliant as well.

Another notable accessibility deficiency that was observed relates to the accessible parking. The accessible parking stall located along the main entry drive aisle falls short of code-required clearances for angled parking as outlined in CBC Chapter 11B, section 502. Further, a van accessible parking stall is not provided as required by CBC Chapter 11B, section 208.

The interior of the building had a limited number of notable deficiencies, with the stairs leading to the basement area and mechanical rooms were found to be non-compliant.



Accessible Figure 3: Existing Library - Main Level

STRUCTURAL ASSESSMENT

Park Branch Library

INTRODUCTION

The building is a one-story wood framed building, approximately 6,000 square feet, with a partial basement extending beyond the building footprint towards east parking lot. The building was originally built in 1971.

Gravity Load Carrying System

Roof:

- Wood sheathing on 2x10 wood joists spaced at 24" O.C.. Joists are supported by 4x14 wood beams and glulam beams. Beams are supported by wood and steel posts on the interior and concrete walls on the perimeter.

Walls:

- 2x wood stud at 16" O.C. and 8" concrete walls at stone veneer walls.

Foundation:

- Conventional concrete wall foundations.
- Concrete slab on grade basement floor.

Lateral Load Carrying System:

- Concrete walls.

List of Available Documents

- Drawing prepared by Hall Goodhue Haisley & Barker dated 1/26/88.

Site Visit

BASE Design visited the site on February 24, 2023. The main purpose of the site visit was to gather the following data and to evaluate the physical conditions of the structures.

1. Type and materials of building and foundation construction.
2. Type of construction at roofs, floors, and walls.
3. Type of finishes.
4. Presence and frequency of shear panels.
5. Visible cracks in superstructure and foundation.
6. Decay of structural elements.

During the site visit, the building was examined for evidence of weather decay, cracking or settlement. Finishes were not removed and therefore, identification of structural conditions hidden by architectural finishes or below existing grade was not performed.

Site Observations

The existing building appeared to be in relatively good condition. There were no major signs of deterioration observed. Due to limited availability of existing structural drawings, existing main structural elements could not be verified in field.

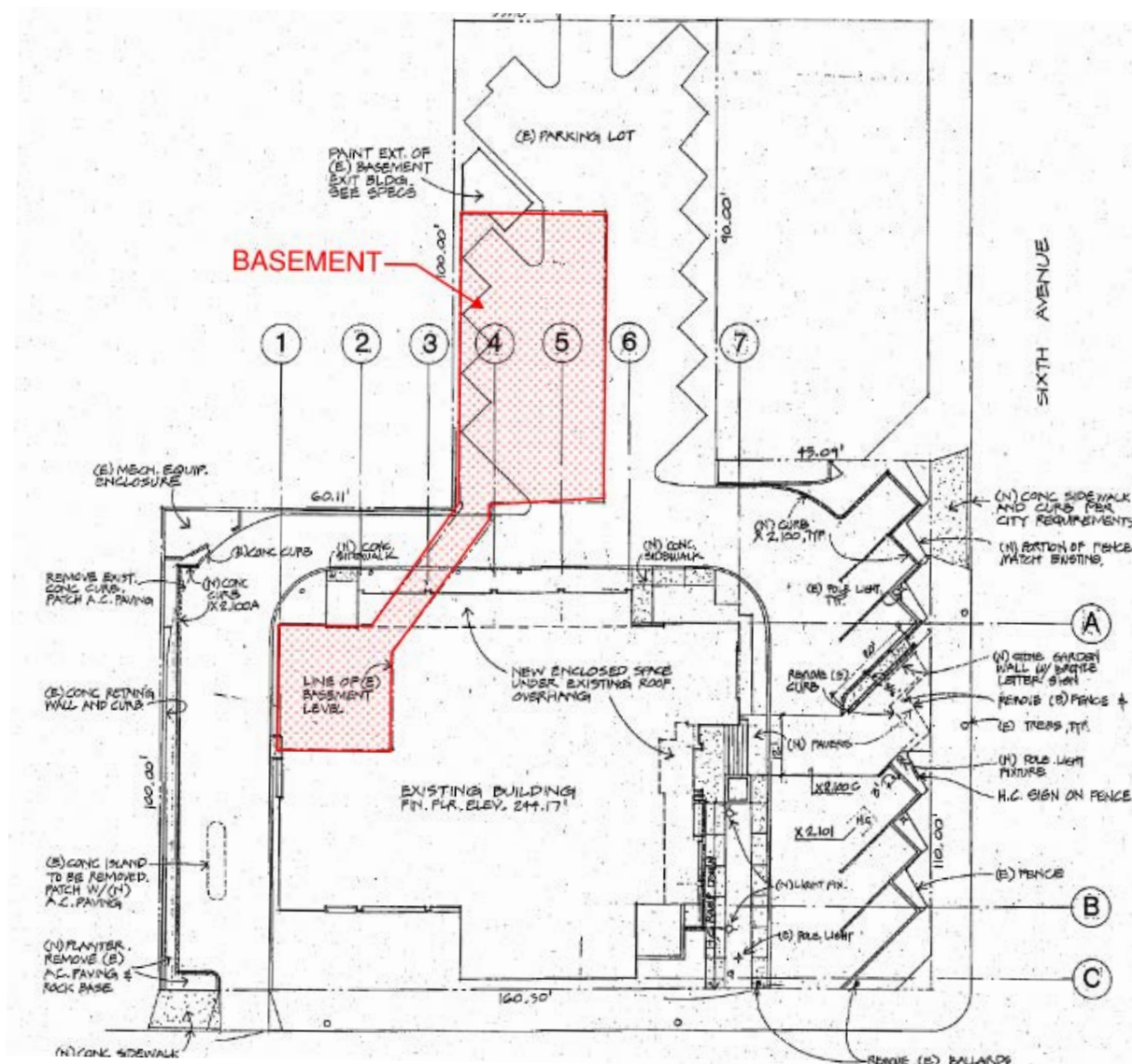
RECOMMENDATIONS

The original building was built in 1971. Since the original construction, it appears that there have not been any seismic upgrades to the building. Today's building codes are considerably more stringent with regard to seismic design than those in effect when the building was constructed. We recommend implementing seismic upgrades as part of any future renovation work.

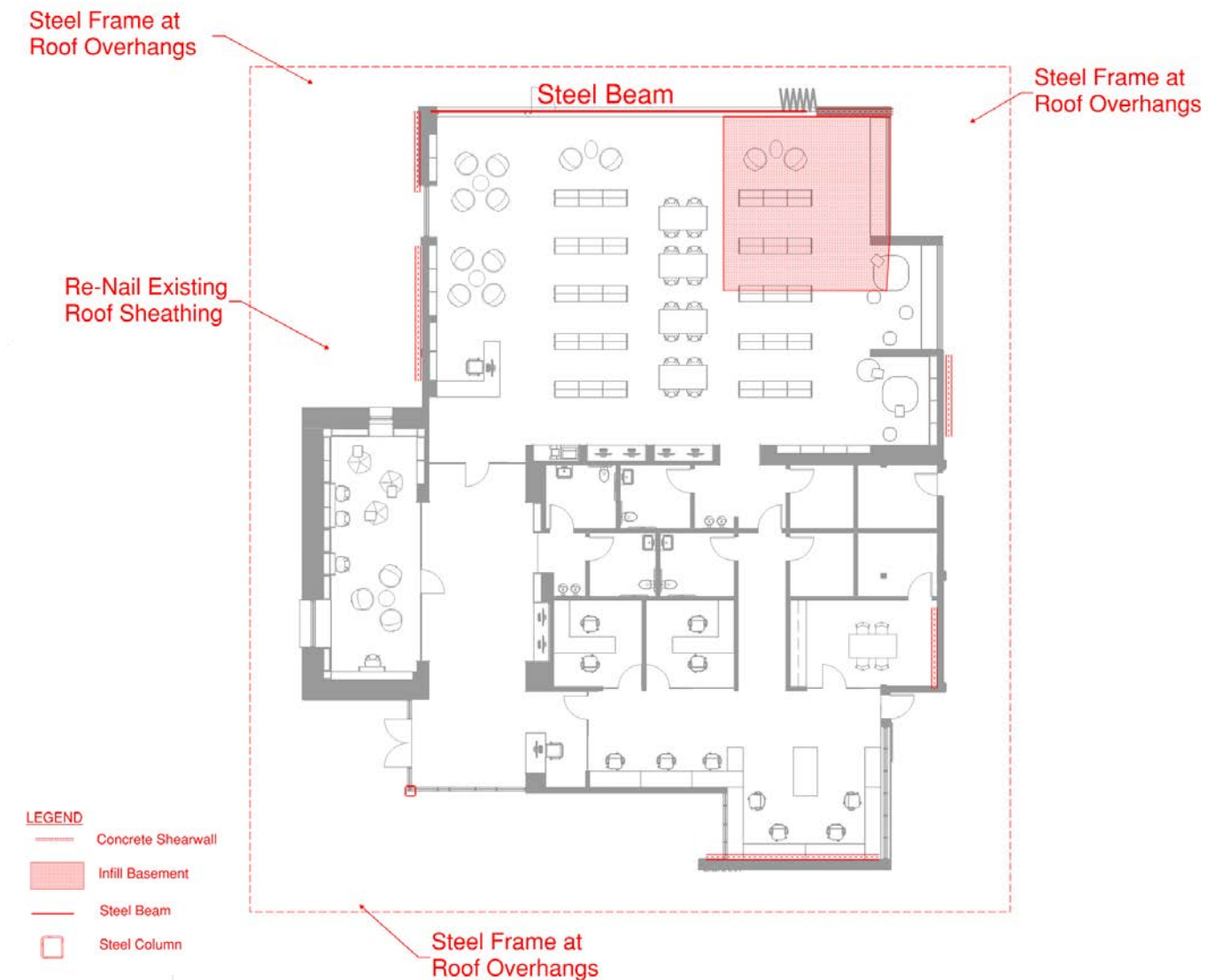
Proposed renovations will require alterations to both gravity and lateral elements of the existing building. New concrete shear walls and steel framing will be required.

This report includes a qualitative (visual) evaluation of an existing building. Obvious gravity or seismic deficiencies that are identified visually during our site visit or on available drawings are identified and documented in this report.

Users of this report are advised that deficiencies may exist in the structure that were not observed in this limited evaluation. Our services have consisted of providing professional opinions, conclusions, and recommendations based on generally accepted structural engineering principles and practices.



Structural Figure 6: Building Plan



Structural Figure 7: Server Room Condensing Unit

MECHANICAL ASSESSMENT

Park Branch Library

INTRODUCTION

The Park Branch Library is heated and ventilated by four forced air furnaces air handling units, and a central return air fan. The building's furnaces and central return fan are located within the building's mechanical room. Each furnace air handling unit is identical, further investigation of all model numbers will be required to confirm. Furnaces serving the Park Branch are lower capacity than those serving the Harrison Memorial Library, but the model family is similar.

Furnaces F-1 and F-2 serve dedicated risers, each are supply air into a dedicated duct riser above the unit. Furnaces F-3 and F-4 are twinned, the pair appear to operate as a single unit. Furnaces F-3 and F-4 discharge supply air into a common duct riser located above the units.

Furnace F-1: Carrier 58CTY-090

- High Heating Capacity: 71,000 BTU/HR
- Low Heating Capacity: 47,000 BTU/HR
- High Airflow @ 1.0inWC: 915 CFM
- Low Airflow @ 1.0inWC: 370 CFM
- Efficiency (AFUE): 80%
- Power: 115V / MUA: 10.2amp / MCOP: 20amp

Furnace F-3: Carrier 58CTY-090

- High Heating Capacity: 71,000 BTU/HR
- Low Heating Capacity: 47,000 BTU/HR
- High Airflow @ 1.0inWC: 915 CFM
- Low Airflow @ 1.0inWC: 370 CFM
- Efficiency (AFUE): 80%
- Power: 115V / MUA: 10.2amp / MCOP: 20amp

Furnace F-2: Carrier 58CTY-090

- High Heating Capacity: 71,000 BTU/HR
- Low Heating Capacity: 47,000 BTU/HR
- High Airflow @ 1.0inWC: 915 CFM
- Low Airflow @ 1.0inWC: 370 CFM
- Efficiency (AFUE): 80%
- Power: 115V / MUA: 10.2amp / MCOP: 20amp

Furnace F-4: Carrier 58CTY-090

- High Heating Capacity: 71,000 BTU/HR
- Low Heating Capacity: 47,000 BTU/HR
- High Airflow @ 1.0inWC: 915 CFM
- Low Airflow @ 1.0inWC: 370 CFM
- Efficiency (AFUE): 80%
- Power: 115V / MUA: 10.2amp / MCOP: 20amp

The existing furnaces appear to be in sufficient operating condition. Based on a review of available project materials, it is believed that the furnaces were installed within the last 10 years. Furnaces appear to be well operating and maintained; furnaces should have at least 10 years of useful life remaining. Each furnace discharges air into a ducted riser. Duct connections appear clean. All four furnaces sit above a common intake plenum. This plenum is used to mix return air with fresh air. This mixed air is sucked in by the furnaces, heated, and supplied to the occupied parts of the building. The plenum is a custom construction, originally built in 1971 when the building HVAC was originally constructed. The plenum has been retrofit to include actuated control dampers. These dampers are intended to modulate open and closed, allowing the unit to operate in mixed air mode, 100% recirculation mode, or 100% outdoor air mode. It is unclear



Structural Figure 8: Basement Entrance



Structural Figure 9: Basement

if these dampers still function as intended. Based on the age of the actuators, they are likely at the end of their useful life.

The furnace's mixed air plenum is fed air from two sources, an outdoor air connection and a return air connection. Outdoor air is fed directly from the outdoors, a duct connects the mixed air plenum to an outdoor intake louver on the building's exterior facade. Return air is ducted to the mixed air plenum from the buildings return air fan. The return air fan is located within the building's basement mechanical room. This fan draws return air from various points within the occupied portions of the building. Return air inlets are integrated into interior, with return air grills at the base of bench seating in some areas. The return air fans discharge is split into two air streams, one air stream is exhaust out the building, and the second air stream is sent to the furnace's mixed air plenum. A manual balancing damper is utilized to balance airflows at the divergence. Based on a visual inspection of the age, the return air fan is likely approaching the end of its useful life.

Air is supplied from the furnaces to the first floor and to the regularly occupied areas of the basement. The first floor ceiling is mostly accessible through accessible ceiling tile. Like the Harrison branch, the stacks and reading areas of the Park Branch Library are not mechanically cooled. Instead these spaces rely on outdoor air supplied from the furnaces and Carmel's cool coastal climate. And similar to the Harrison branch, the Park Branch Library's computer / IDF room has been provided with a dedicated system. The Park Branch computer room heating / cooling system consists of an outdoor pad mounted heat pump air handling unit and associated distribution ductwork. The heat pump air handling unit provides heating and cooling. Based on visual inspection this unit does not appear to be properly balanced. When operating the unit appears to be experiencing significant vibration. Improperly balanced equipment will shorten equipment's anticipated useful life. Due to the style, type, and assumed age the existing heat pump is not recommended for re-use.

Packaged Unit AHU-1: York B2HZ024A06A

- High Heating Capacity: 27,000 BTU/HR
- Cooling Heating Capacity: 24,000 BTU/HR
- Max External Static Pressure @ 0.5inWC
- Power: 208V / RLA: 17.6 / MCOP: 20amp MCOP

Supply air and return air are ducted from the outdoor unit into the building. Exterior ductwork has been coated for exterior application. Due to exposure, exterior ductwork is not recommended for reuse.

Restrooms are exhausted by dedicated ceiling mounted exhaust fans located within restrooms. Some of these exhaust fans appear original and are reaching the end of their useful life expectancy.

RECOMMENDATIONS

The Basis of Design HVAC system proposed for the renovation of the Park Branch Library is air source heat pumps serving indoor fan coil units and a radiant floor. Locate heat pumps, thermal storage tanks, and hydronic pumps within the Mechanical Enclosure, as indicated on the site plan.

Heat Pumps

Provide (qty.2) single zone variable refrigerant volume (VRF) heat pumps – similar to a Daikin VRV-S Heat Pumps (HP-1 and HP-2). These heat pumps shall provide heated or cooled refrigerant to indoor fan coil units.

Additionally, within the Mechanical Enclosure provide (qty.2) high temperature heat pumps, similar to Sanden CO2 heat pumps (HP-3 and HP-4). Provide (qty.2) 100-gallon thermal storage tanks (ST-1 and ST-2). ST-1 provides heating hot water to the buildings radiant floor. ST-2 provides domestic hot water to the building.

Radiant Heating

The wood flooring limited to the Children's Reading Room shall be provided with integrated radiant tubing, similar to a Warmboard product. Less than 2,400 square feet of Warmboard product anticipated. Provide radiant tubing within the Children's Rooms wood floor. Route radiant tubing to a common manifold in a wall. From the manifold provide a set of hot water supply and return pipes to the heating hot water storage tank ST-1. Provide a dedicated circulating pump to serve the heating hot water loop. The radiant wood floor shall be enabled whenever the building is occupied to maintain comfort and modulated by an IR thermostat.

Fan Coil Units

Within the building, above the Vestibule provide (qty.2) 100% Outdoor Air VRF fan coil units, similar to a Daikin" 4-Ton 100% Outdoor Air Processing Unit". Each 100% outdoor air unit (FCU-1, and FCU-2) conditions a different area of the building. Provide a ducted connection between intake of each unit to a dedicated mixing boxes. Provide (qty.2) modulating mixing boxes, similar to Mirco Metal Belimo Actuated 2,000 CFM Mixing Boxes (MXB-1 and MXB-2). MXB-1 serves FCU-1, located MXB-1 over the Storage Room. MXB-2 serves FCU-2. Locate MXB-2 over the Custodial Room. Provide a ducted connection between intake of each mixing box to a common outdoor air intake louver. Suspend each fan coil unit in the ceiling space above the Vestibule. Box out each fan coil unit in an acoustical enclosure. Provide an acoustical intake silencer on the return of each fan coil unit.

Mixing Box MXB-1

FCU-1 supplies heated and cooled air to the Children's room. Duct from the discharge of FCU-1 to side wall supply diffusers in the Children's room. MXB-1 serves FCU-1. MXB-1 requires three duct connections, outdoor air intake; return air intake; and mixed air discharge. Connect the mixed air discharge to FCU-1. Provide an intake silencer before connecting return ductwork to MXB-1. Route from the outdoor air intake to an outdoor air intake louver located above the Electrical Room.

Mixing Box MVB-2

FCU-2 supplies heated and cooled air to the Teen's Room, Lobby, Offices, Staff Workroom, and Staff Lounge. This FCU operates as a single zone and sources heated and cooled refrigerant from HP-2. In each zone served by FCU-2 provide linear slot diffusers with (qty.1) 1" linear slots.

Well integrate slot diffusers with architectural wood slot ceiling, aligning HVAC slots with architectural wood slots. Provide an open plenum return. MXB-2 serves FCU-2. MXB-2 requires three connections, outdoor air intake; return air intake; and mixed air discharge. Connect the mixed air discharge to FCU-2. Provide an intake silencer before connecting return ductwork to MXB-2. Route from the outdoor air intake to an outdoor air intake louver located above the Electrical Room.

Window Actuators

The building shall be provided with a mechanically actuated glazing system, similar to a Window Master system. Actuated

PLUMBING ASSESSMENT

Park Branch Library

INTRODUCTION

The following Plumbing services are provided to the building:

Domestic Cold Water

- 1-1/2" water meter in vault at south of building (along 6th Ave).
- 1" water line connected to main at the corridor beneath the parking lot.

Domestic Hot Water

- A tank-type electric water is installed on a shelf within the Janitor Closet on the Ground Floor. A circulation pump is included but no expansion tank. (The lack of expansion tank can result in high pressure spikes as a result of thermal expansion.) T&P relief piping and drain from pan routed to mop sink beneath unit.

Natural Gas

- Meter installed at the building North, routed below parking lot to serve backup generator and HVAC equipment.

Sanitary Sewer

- Sewer lateral at east of building beneath parking lot.
- 1988 Drawings indicate a 3" lateral size in ceiling of Basement.
- Drawings explicitly call out 1/8" slope minimum which suggests that the existing lateral is constrained by a shallow invert elevation. (1/8" per ft slope is only technically allowed by Plumbing Code for 4" pipes and larger.

Storm Water

- Gutters and downspouts that are routed to grade and terminate below grade piping that (presumably) connects to the site storm system.
- The basement has a history of flooding and moisture intrusion even though there have been several basement renovations intended to solve the problem. A sump pump and been installed to presumably prevent standing water but does not address the larger issue of moisture intrusion and resulting dampness.

Fire Protection

- Modifications and expansion of the sprinklers noted in 1988 Drawings that appear to bring the building is sprinklered: 3" fire service and fire department connection at south of building along 6th Ave. Enters basement to extend to rest of building.
- (What appears to be) a pre-action assembly is provided outside the building beside the outdoor HVAC unit. Not clear whether the system is still functional.
- Sprinkler types consist of upright, concealed, and pendant type with cages for protection at sprinklers at low ceilings in the Basement and stairwells.
- 1988 drawings indicate hydrant data: 118 psi static and 66 psi static.
- Drawings emphasize that system is sized for a Light Hazard Occupancy which limits the height of the stacks

glazing shall be limited to the skylights above the Lobby. Skylights shall be electronically actuated by a common HVAC / skylight control system. Provide contact sensors within the skylight frame. The HVAC system shall command skylights open/closed based on outdoor air conditions.

Additionally, provide contact sensors within the frame of the Operable Glass Wall frame. The building's HVAC control system shall disable use of FCU-1 when the sensors indicates the Operable Glass Wall is open.

Exhaust Fans

Each restroom, the janitors closet and the staff lounge shall be provided with a dedicated ceiling recess exhaust fan (qty.6). Route discharge ductwork to roof vent caps.

Relief Hood

The building shall maintain a positive pressure relationship to the outdoors. On the roof, above the lobby provide a barometric relief hood. Set the relief hood to 0.1inWC.

IT/Electrical Room Cooling

The building's Telecom and Electrical rooms shall each be provided with a dedicated cooling only split system, similar to a Daikin Split System. Provide (qty.2) Daikin Outdoor Units, AC-1 and AC-2, in the Mechanical Enclosure adjacent to the buildings heating and cooling heat pumps. Above the door in the Telecom and Electrical room provide wall hung fan coil units, FCU-3 and FCU-4. Route refrigerant from each fan coil unit to its respective outdoor AC units.

Route condensate from all (qty.2) fan coil units to the mop sink located in the Custodian's room.

Provide a central building management system which integrates all the HVAC equipment identified in the equipment list below. The integrator shall provide remote scheduling, metering, and automatic fault detection diagnostics.

HVAC EQUIPMENT LIST:

Storage Tanks:

ST-1: AO Smith, Outdoor Rated, 100 Gallon, Insulated
ST-2: AO Smith, Outdoor Rated, 100 Gallon, Insulated

Radiant:

Zone 1: 2,400 SQFT of Warmboard Product

Mixing Boxes:

MXB-1: MicroMetl VRF Mixing Box TOSH-CAR 6-8T
MXB-2: MicroMetl VRF Mixing Box TOSH-CAR 6-8T

Window Actuator:

Lobby Skylights: Window Master
Operable Glass Wall Frame Contact Sensor: Window Master

Relief Hood:

HD-1: Greenheck WRH 2'x2'x2'

Exhaust Fans:

EF-1: Panasonic FV-30VQ3
EF-2: Panasonic FV-30VQ3
EF-3: Panasonic FV-30VQ3
EF-4: Panasonic FV-30VQ3
EF-5: Panasonic FV-30VQ3
EF-6: Range Hood

Fan Coil Units:

FCU-1: Daikin FXMQ48MFVJU
FCU-2: Daikin FXMQ48MFVJU

IT/Electrical Cooling

AC-1: Samsung
AC018BNADCH/AA
AC-2: Samsung
AC018BNADCH/AA
FCU-3: Samsung
AC018BXADCH/AA
FCU-4 Samsung
AC018BXADCH/AA

Heat Pumps:

HP-1: Daikin RXYMQ48PVJU
HP-2: Daikin RXYMQ48PVJU
HP-3: Sanden SANCO2 v4
HP-4: Sanden SANCO2 v4

that are allowable by code. (likely constrained by the existing 3" service that is relatively small for a this type of building.)

The building includes the following groups of fixtures:

(3) Adjacent Restrooms at Ground Floor

- Floor-mount gravity flush toilet
- Drop-in vitreous china lavatory basin with manual faucet
- Drinking fountain and bottle filler (appear to be relatively new)

(1) Restroom Group in Basement underneath the parking lot (not in use)

- Floor-mount gravity flush toilets
- Wall mounted vitreous china lavatories with manual hot/cold faucets

(1) Staff Break Room

- Small stainless steel top-mount sink with manual goose faucet

(2) Janitor Closet (Ground floor and Basement)

- Floor mount mop sink with manual hot/cold faucets with integrated vacuum breaker

RECOMMENDATIONS

The Basis of Design proposed for the renovation of the Park Branch Library includes providing new plumbing systems and fixtures to serve the first-floor restrooms.

Domestic Cold Water (CW)

The new programming requires approximately 40gpm at 50-60psi to serve the (4) new flushometer toilets and sink fixtures. The existing site is served by a 1" cold water main and 1-1/2" meter. The existing CW main will be required to be upgraded to meet the new demands with a 2" CW point of connection. The existing 1-1/2" meter will be adequate to serve the new demands. The pipe shall be upsized at the existing point of connection location to the building.

Domestic Hot Water

The existing tank-type electric water heater shall be replaced by the heat pump water heaters serving the buildings radiant slab. As indicated in the HVAC section, (2) 4.5kW CO2 heat pumps, and (2) 100-gallon storage tanks will be provided to serve the combination heating hot water and domestic hot water systems. A recirculating hot water pump and expansion tank shall be provided for the domestic hot water system. The hot water equipment will be located in the mechanical area outdoors. Space for weather-proof enclosure shall be provided for the recirculating pump and expansion tank.

Heat pumps and tanks will be included as a part of the mechanical scope and cost.

Natural Gas (G)

Natural gas system serving the backup generator shall remain. All other natural gas connections and piping shall be demolished back to the main.

Sanitary Waste & Vents

It is recommended that the sewer lateral be scoped as a part of the new construction scope. Pending the results of the video scope and the condition of the existing sewer lateral, the sewer lateral may need to be replaced between the building and the main in the street if the condition is unacceptable. The cost estimate should include a video scope survey report and an "add-alternate" price for replacement of the sewer lateral. All plumbing fixtures shall connect to a new 4" sewer connection.

All new plumbing fixtures shall be provided with new vents. Vents shall connect and tie into existing vents-through-roof. New penetrations through roof shall be avoided.

Storm Drainage

(6) Floor drains and a sump pump shall be provided at the basement level to mitigate the flooding issues seen by the building. All floor drains shall be routed to the sump pump at 2% slope. Installation of the floor drains will include saw-cutting the existing slab. The sump pump shall be a 3' diameter, 12' deep, 5 HP duplex system and connect directly to the storm drain system. Because the new design includes severing the basement from the original building, a new storm drain point of connection will be required to discharge the sump pump into. A new 4" storm drain connection shall be provided and coordinated with civil and site design. An electrical connection for the sump pump including a disconnect and a panel shall be provided as part of the scope of work. The new electrical connection will need to be coordinated with the existing electrical service.

Plumbing Fixtures

All new plumbing fixtures shall be provided as required on architectural plans.

Fire Protection

The entire existing building appears to have sprinklers installed throughout. Storage will be limited to shelving no taller than 8 ft which represents a Light Hazard Classification throughout the building. All sprinkler branches will have to be modified to suit the new architectural layout with new sprinkler heads throughout.

PLUMBING EQUIPMENT LIST:

- Plumbing Fixtures: All new plumbing fixtures shall be provided as required on architectural plans.
- (1) 2" CW POC
- (1) Sanitary sewer video scope & report
- (1) 4" SS POC
- *HW Storage Tank specified in HVAC Equipment List
- *HW Heat Pumps specified in HVAC Equipment List
- (1) HW Expansion tank
- (1) HW Recirc Pump
- (6) 3" Floor drains
- (1) 3' Dia. x 12' Deep Fiberglass Sump basin
- (2) Sump pumps (duplex system) 2.5 HP each
- (1) Sump pump electrical control panel
- Plumbing Fixtures (per Arch Plans)
- Add Alternate: sewer lateral replacement

ELECTRICAL ASSESSMENT

Park Branch Library

A site visit was performed February 4, 2023 during open hours to survey and evaluate the existing electrical systems for adequacy and feasibility of re-use and/or needs for system upgrades for the planned renovation at Park Branch Library.

- The existing service size is 400Amp, 208/120V, 3phase, 4wire located in the basement. Given the extent of the planned renovation and age of the equipment, we recommend replacement
- The electrical distribution equipment appears to be from the original construction. While equipment appears to be maintained, the equipment is beyond manufacturers recommended life. For the building renovation, we recommend complete replacement of the distribution system.

EXISTING CONDITIONS

Utility Service

- Existing electrical service for the building is 400Amp, 120/208V, 3phase, 4wire. Based on record drawings, it appears service is derived from a PG&E secondary box located along 6th Avenue. If constructed today, PG&E will require that a 3phase service of this capacity will require a pad mount transformer within the property lines.
- The switchboard and branch panels appear to be in satisfactory working conditions. The below grade installation of the switchboard does not have a housekeeping pad and lacks a 'drip-loop' section that PG&E requires for below grade installations. A drip-loop section prevents potential water intrusion from the service conduits.

Building Distribution

The service enclosure has the following breakers:

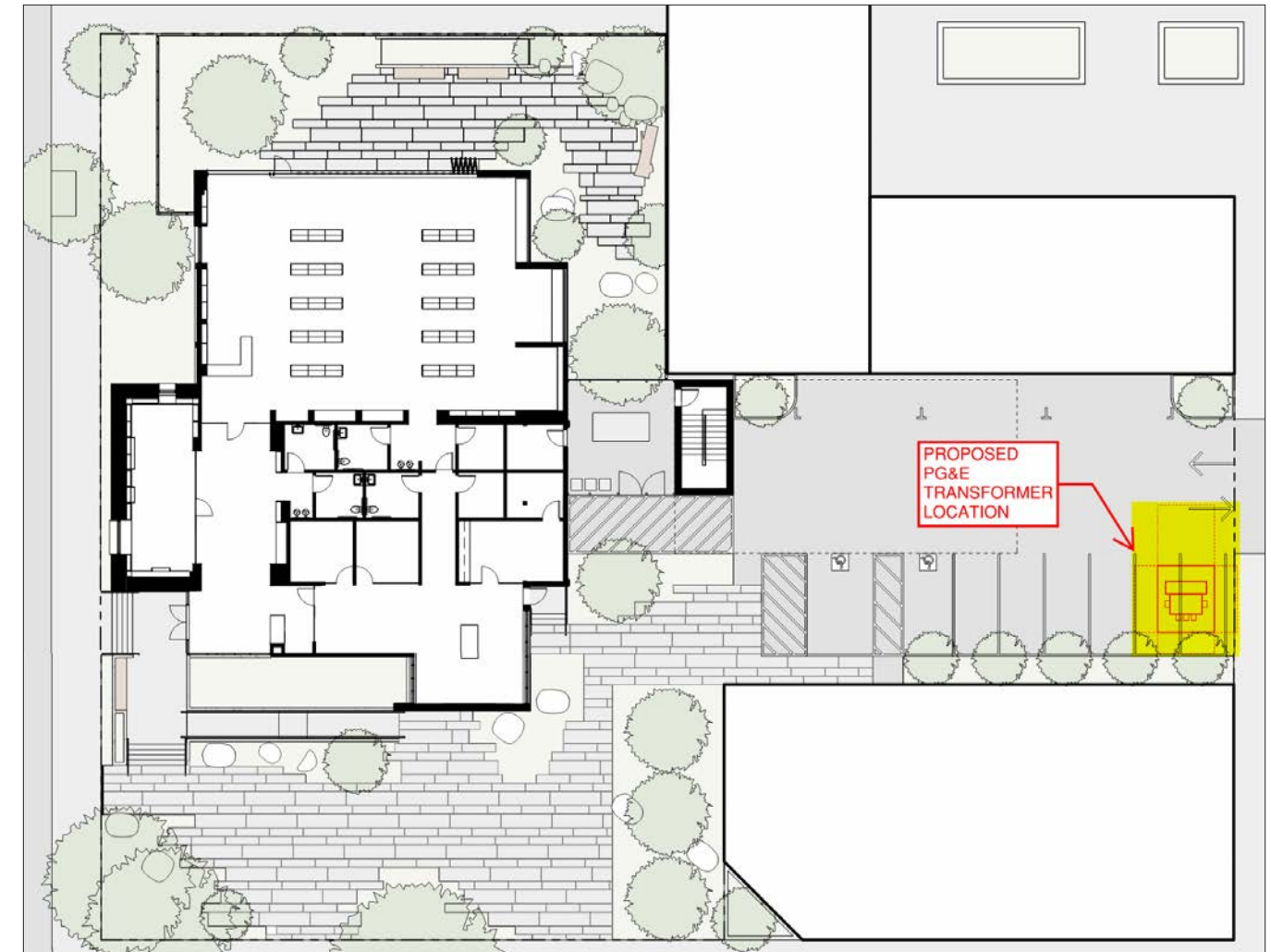
- 400Amp – Main circuit breaker with a surge protection device
- 150Amp – Panel A located in closet adjacent to office spaces
- 150Amp – Panel B
- 150Amp – Panel C (dedicated for mechanical equipment)
- 100Amp – Panel D located at the east end of the basement/tunnel

Park Branch Library panels also appear to be in satisfactory condition, but do not have many spares or spaces for adding circuits.

A 14kW natural gas generator was observed, and appears to have been installed May 2022. The generator is providing standby power for a sump pump.

Lighting and Lighting Control System

- Enclosed rooms such as offices and conference rooms are controlled via on-off toggle switches. A few rooms were retrofitted with occupancy sensors.
- Library stacks are manually controlled on-off via toggle switches. Library stacks are controlled via zones.



Electrical Figure 2 – Library Stacks and Panel

- Emergency lighting via bug eyes and combo exit sign bug eye fixtures.

Fire Alarm System

- There is an existing fire alarm control panel that appears to be in very good condition. The fire alarm system provides monitoring of the fire sprinkler system and provides area detection via smoke detectors.
- System consists of manual pull stations, smoke detectors, flow switch, and tamper switch. Notification devices consist of strobes and speaker/strobes.

Low Voltage Systems

- Telcom services terminate a telecom backboard located adjacent to the existing switchboard in the basement.
- Connectivity is via hard wire data drops and wifi.

RECOMMENDATIONS

Utility Service

Include an electrical service upgrade which will provide sufficient capacity for the planned improvements. New service shall be 600Amp, 208/120V, 3phase 4wire. Provide a new pad-mounted PG&E transformer, refer to Figure 6.

Building Distribution

A new 600Amp switchboard/meter/main shall be provided in a dedicated electrical room. The main breaker will be set at 500Amp to allow for PV interconnection. Refer to section C below.

- The switchboard shall have feeder breakers as follows:
- Lighting Panel, 100Amp 3phase
- Receptacle Panel, 225Amp 3phase
- Dedicated 100Amp 3phase panel for Network equipment
- PV Interconnection breaker, xxAmp 3phase
- 90Amp 1phase for existing generator connection

Circuit design will not exceed a maximum of 1,600 volt amperes per 20 ampere, 120 volt circuit for general areas. Branch circuit design for computer rooms, offices, and administration will not exceed a maximum of 720 volt amperes per 20 ampere, 120 volt circuit. Motors of 1/2 horsepower and larger will be served at 208 volt service, 3 phase, 3 wire + ground. Motors less than 1/2 horsepower will be served at 120 volt service, 1 phase, 2 wire + ground. Surge Protective Devices and Power Conditioners will be specified and installed on all electrical service equipment feeding computer, server, and sensitive electronic equipment loads. All multi-wire branch circuits will be installed with dedicated neutrals. Highly loaded, 20-amp, continuous electrical loads, such as circulation lighting and servers, will have increased wire sizes (i.e.: from #12 to #10) in order to reduce power loss in the wiring.

Separate wires in conduit will be provided for each of the following loads:

Elevators:

- 208V, 3 phase, 3 wire + ground, 60 hertz.

Mechanical and Plumbing Systems:

- 208V, 3 phase, 3 wire + ground, 60 hertz.
- 208V, 1 phase, 2 wire + ground, 60 hertz.
- 120V, 1 phase, 2 wire + ground, 60 hertz.

Lighting:

- 120V, 1 phase, 2 wire + ground, 60 hertz.

General Purpose Receptacles:

- 120V, 1 phase, 2 wire + ground, 60 hertz.

Computer Equipment Areas:

- 120V, 1 phase, 2 wire + ground, 60 hertz.

Head-ends for Signal Systems (i.e.: BMS, Security, Fire Alarm, Lighting Controls, etc.):

- 120V, 1 phase, 2 wire + ground, 60 hertz.

Floor boxes, similar to Legrand Evolution 4-gang boxes shall be located as follows:

Qty 3 – Mezzanine Level

Qty 6 – Main Level

Qty 2 – Basement Level, provide 'on-grade' type box

Photovoltaic System

Provide a 69kW PV system on roof complete with (4) string inverters (Solar Edge SE17.3KUS or equivalent) with DC optimizer and Hi-efficiency solar panels (Rec Alpha Pure R series, 400W). Refer to cut sheets.

Lightning and Lightning Control System

Refer to Lighting Exhibits and Cut Sheets for description and qualitative representation of light fixtures. Custom colors and finishes on select fixtures such as the stack mounted luminaires is expected. Lighting quality, including uniformity, foot-candles, and color rendering will be per IES (Illuminating Engineering Society) recommendations.

The lighting control system will be an addressable control system that will have the ability for granular control and monitoring of each luminaire and associated lighting control device, load monitoring, and automatic demand response (ADR) capability.

Addressable lighting controls will be Lutron Athena, with both wireless and wired components. The addressable lighting control system will be controlled via application based controls, residing on a the cloud, which allows for seamless post occupancy support and integration with the building energy management systems. The lighting control headend will have capability of control and monitoring of any space excluding electrical and mechanical rooms in a cluster by area or zone and set schedules/presets. Each luminaire or group of luminaires will be controlled and monitored by individually addressable drivers and/or interface devices.

The primary method of controlling interior luminaires while conserving energy in the building will be achieved through the use of occupancy sensors and manual override switches. These devices will be provided in offices, library stacks, support spaces, and storage rooms. Occupancy sensors will be set to "manual on/auto off" in offices and conference rooms; "auto on/auto off" for restrooms and support areas, "auto on/dim/auto off" for library stacks and public areas. Enclosed stairs will also include occupancy sensor controls to reduce the lighting within the stair (by a minimum of 50%) when it is not occupied. There will be no 24/7 emergency lighting. Emergency lighting will be controlled with other lights. Occupancy sensors that control stairs and emergency egress lighting will be bypassed to provide 100% illumination in the event of normal power failure. Additional photosensors will dim luminaires based on available daylighting.

Astronomical time clock controls, occupancy sensors, and/or photosensors will be provided for exterior, site, and landscape lighting applications via the lighting control system. Lighting will automatically turn on or off as appropriate throughout the course of the day. Photosensors will allow dimming based on scheduled times, occupancy sensor control overrides at night, and adjustment based on available daylight levels.

Daylight harvesting will be designed and specified to reduce energy where natural daylight occurs in sufficient levels. Spaces, receiving sufficient, natural sunlight from glazing, will be equipped with a dimmable lighting system to automatically adjust the amount of electric light against available and constantly fluctuating daylight. This continuously dimming system consists of photocells, daylight dimming control modules, and dimmable 0-10VDC electronic drivers for each space.

Fire Alarm System

Provide a new, code compliant addressable Fire Alarm system with voice evacuation.

Low Voltage Systems

One telecommunication room shall be required for the project. Horizontal backbone shall include cable tray within the telecommunication room and exposed locations. J-hooks shall be used above drop ceilings and accessible/concealed locations.

Network drops for wifi will be provided. For pricing assume Qty 8 network drops for WAPs

Switchboard

Switchboards will be completely assembled, indoor, free standing, with copper bus bars, full neutral bus, and separate copper ground bus. All bus work will be braced to withstand 36KAIC amperes RMS symmetrical. Short circuit values shall be revisited in future design phase to determine actual ratings for all equipment. Protective devices will be provided with approved barrier between sections and extended load terminals. Protective devices will consist of circuit breakers. Circuit breaker selection will utilize molded case type; be rated for application in their intended enclosure; include solid-state tripping with adjustable long time, instantaneous, short time, and ground fault. Additional spare branch feeder breakers will be provided for future and spare capacity. Switchboard will be Eaton Cutler Hammer, Square D, GE, Siemens, or approved equal.

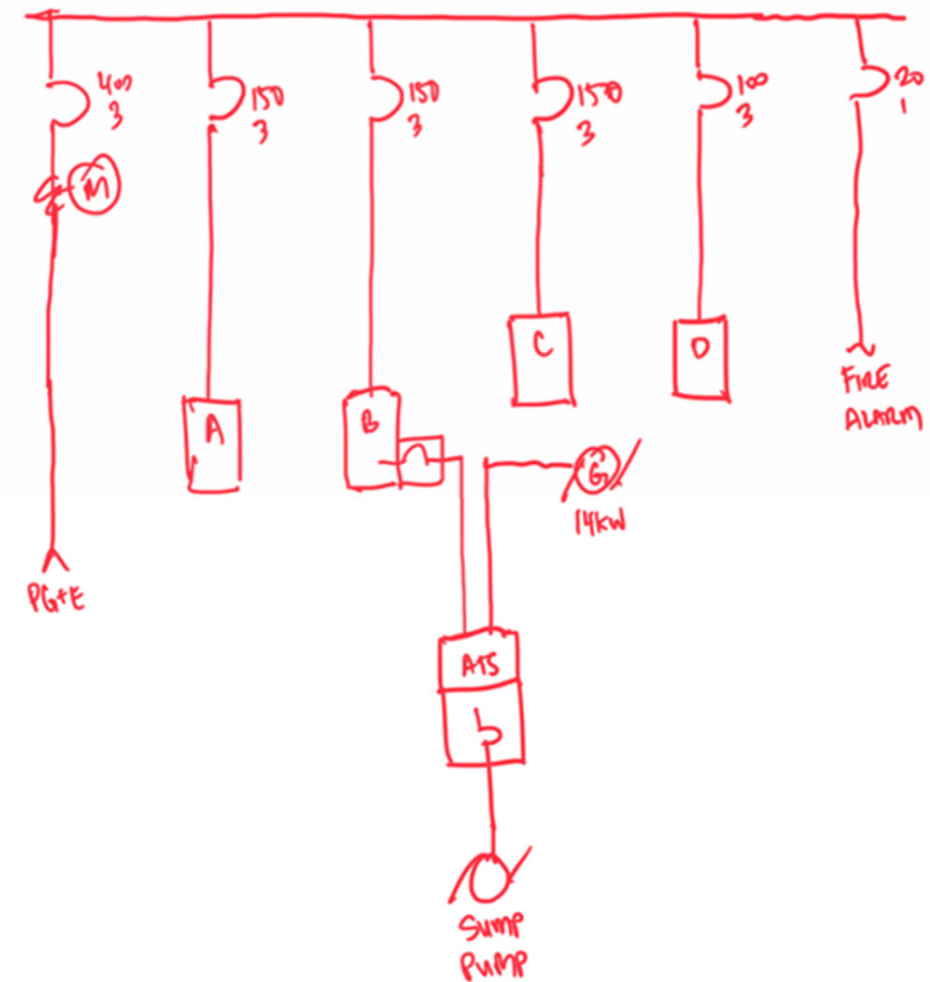
Panelboards

Panelboards shall have door-in-door construction with 42-poles, and copper bussing. Transient Voltage Surge Suppressors shall be used on all panelboards feeding all IT rooms (IDF, MDF, Site Cores, etc). For pricing purposes, 208/120V panelboard bus work will be braced to withstand 22kAIC amperes RMS symmetrical.

Proposed: Square D, Eaton Cutler Hammer, or approved.

Conduit and Wiring

Conductors will be copper, THHN or THWN-2, with PVC insulation; galvanized rigid steel (GRS) conduit in exterior or exposed interior work up to eight feet above finished floor, and for work embedded in concrete; rigid nonmetallic conduit (PVC) for all underground exterior work; electrical metallic tubing (EMT) for interior concealed work or above eight feet exposed; flexible metal conduit (Greenfield) for interior work in short lengths or liquid tight flexible metal conduit (Sealtight) wherever moisture may be present for the connection of recessed luminaires, motors, separate building structures and any vibrating equipment. MC Cable shall be used in accessible, concealed locations such as above drop ceilings. Where exposed and/or visible, rigid metallic conduits shall be used.



Electrical Figure 3 – Park Branch Library Single Line Diagram

HARRISON MEMORIAL LIBRARY CONCEPTUAL DESIGN II.





CONCEPTUAL DESIGN SUMMARY

Harrison Memorial Library

With such a prominent presence in the heart of Carmel-by-the-Sea and its storied history, our conceptual design for the Harrison Memorial Library required a careful and thoughtful approach. First, we evaluated the building and its surrounding site, observing its current conditions and public access from each street. We then looked at the existing library's program and space allocation, reviewing the relationships and adjacencies between the various library spaces.

At the conclusion of our initial project assessment, conversations with Carmel Public Library and the Carmel Public Library Foundation provided additional feedback as our design process was underway. Through those early discussions, key library programs from both the Harrison Memorial Library and the Park Branch Library were identified for potential relocation as we began to determine alternatives for more efficient programmatic layouts that also addressed the consolidation of the children and teen spaces, moving the teen reading area out of the Harrison Memorial Library basement and into the Park Branch Library, while moving the local history spaces from the Park Branch Library into the west wing of the Harrison Memorial Library. Finally, deficiencies with accessibility throughout the various floor levels were addressed through several strategies. By raising the entry lobby and mezzanine floor and placing the primary stairs with a new elevator in a centralized location, simplified and code compliant access to each library level is provided.

Programmatically, the Harrison Memorial Library has also been simplified by reorganizing the basement level exclusively for staff and support spaces, while the relocation of the Gathering Place to the mezzanine opens up the entirety of the west wing for the Local History Room, providing the historic collections a notable presence. The remainder of the library is largely left intact, receiving only fine-tuned touch ups to its finishes to help brighten up the large existing main areas such as the entry lobby and the main reading room. A key strategy for the improvement of these main spaces was the focus on the removal of paint from the existing wood beams and ceilings, re-staining the historic structure, and letting the exposed woodwork shine, providing a rich and warm atmosphere throughout the library. Simple and elegant cylindrical light fixtures replace the clunky and outdated fluorescent lights, lining the library ceilings and maintaining the grandeur of the exposed wood structure and ceilings.

Inspired by the beautiful and rugged coastline surrounding Carmel-by-the-Sea, with its fog-covered cliffs, sandy beaches, and vast landscape, our material palette selection captures the region's natural tones. Wood flooring in the main entrance lobby and warm carpet tones throughout the library reflect the wood and stone textures found along the coast. Interior walls are brightened up with a Venetian plaster finish, taking more cues from the nearby coastal cliffs. And accents of brass materials on light fixtures provide a spark within the spaces, while intricate custom wrought iron patterns wrap the feature elevator and continue as guardrails throughout the library.

SITE PLAN

- 1 ENTRY PLAZA
- 2 MAIN ENTRY
- 3 DRINKING FOUNTAINS
- 4 LIGHT WELL
- 5 SIDE YARD

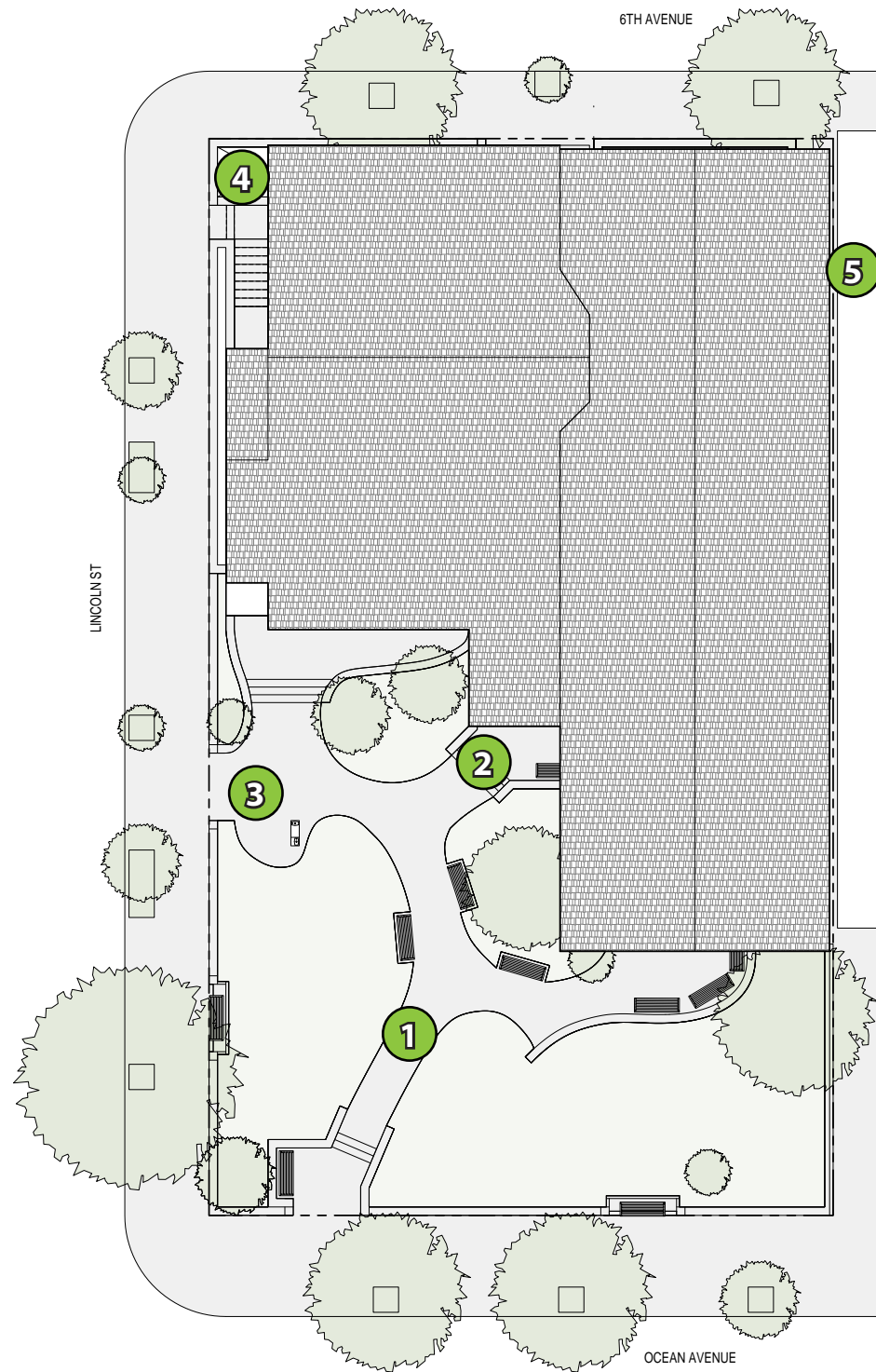


Figure A: Existing Site Plan

- 1 ENTRY PLAZA
- 2 MAIN ENTRY
- 3 DRINKING FOUNTAINS
- 4 LIGHT WELL
- 5 SIDE YARD
- 6 ADA ENTRY
- 7 OPERABLE SKYLIGHT
- 8 PHOTOVOLTAICS
- 9 ELEVATOR OVERRUN
- 10 ELECTRICAL SERVICE BELOW SIDEWALK

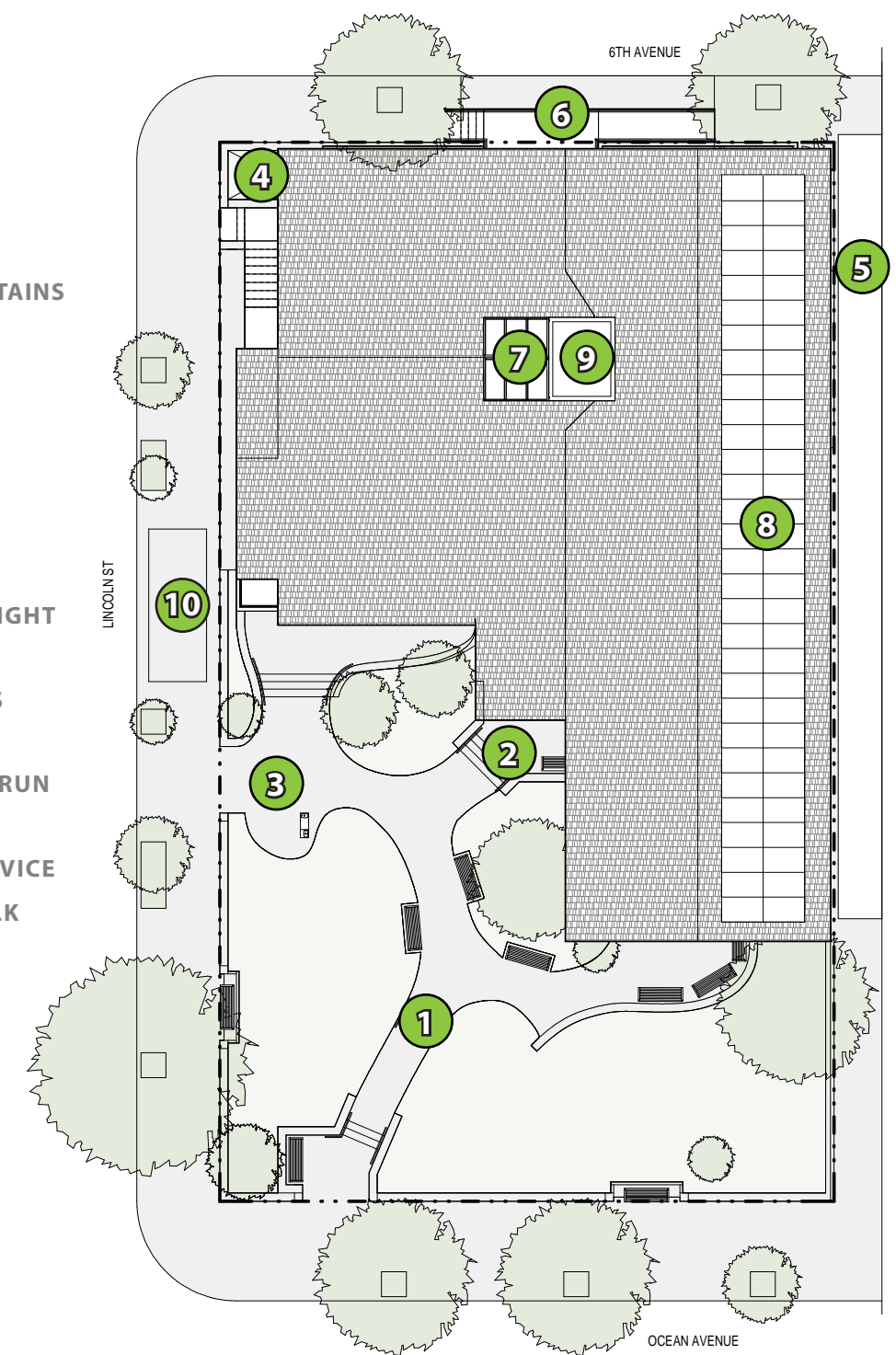
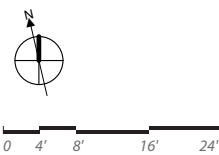


Figure B: Proposed Site Plan



BASEMENT LEVEL FLOOR PLAN

- 1 TEENS
- 2 STAFF WORKROOM
- 3 OFFICE
- 4 STAFF LOUNGE
- 5 IT
- 6 RESTROOM
- 7 STAFF RESTROOM
- 8 MECHANICAL
- 9 JANITOR
- 10 HALLWAY
- 11 STORAGE
- 12 CLOSET

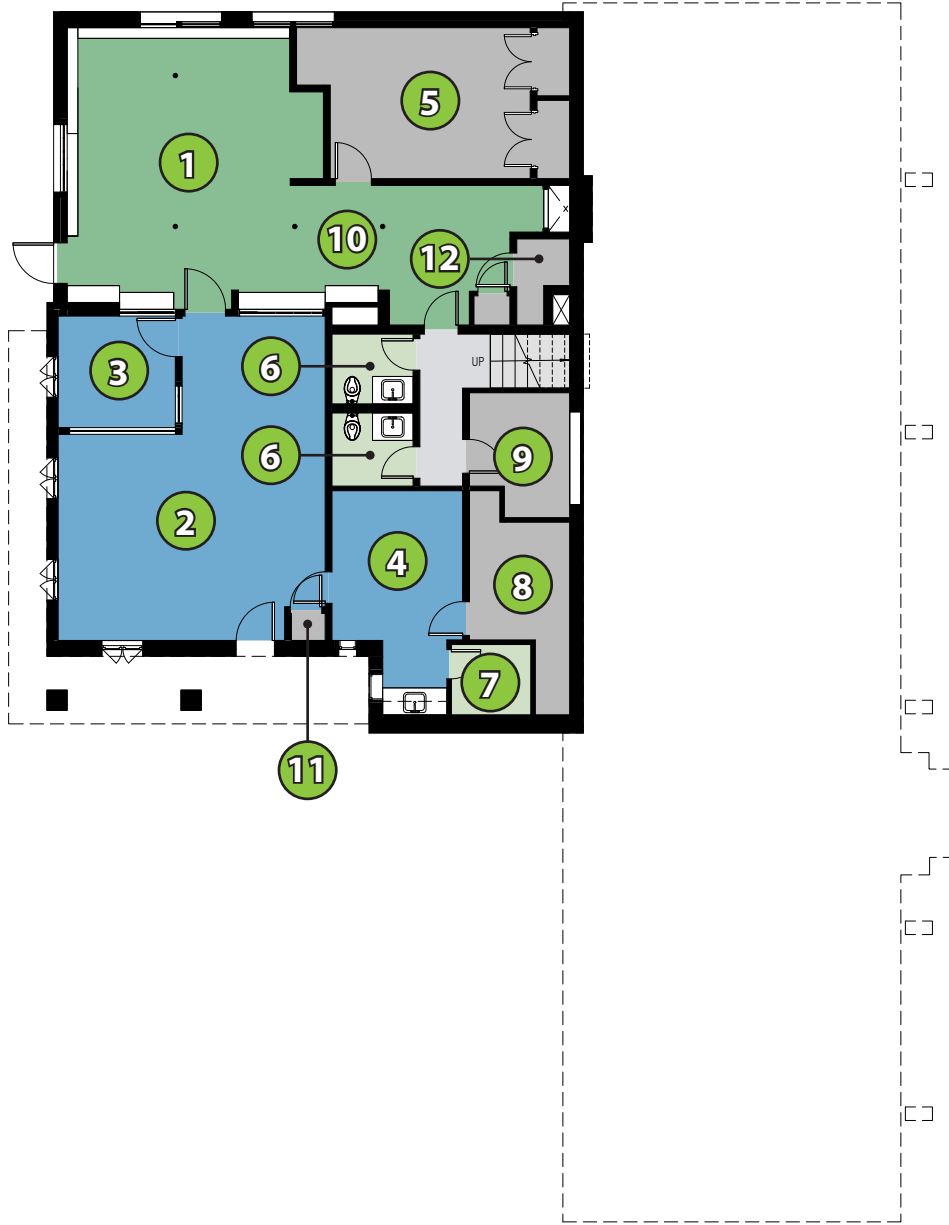


Figure C : Existing Program Plan Basement Level

- 1 LOBBY
- 2 STAFF WORKROOM
- 3 STAFF BREAKROOM
- 4 OFFICE
- 5 WOMEN'S RESTROOM
- 6 MEN'S RESTROOM
- 7 STAFF RESTROOM
- 8 HALLWAY
- 9 ELECTRICAL
- 10 STORAGE
- 11 TELECOM
- 12 MECHANICAL
- 13 JANITOR
- 14 ELEVATOR

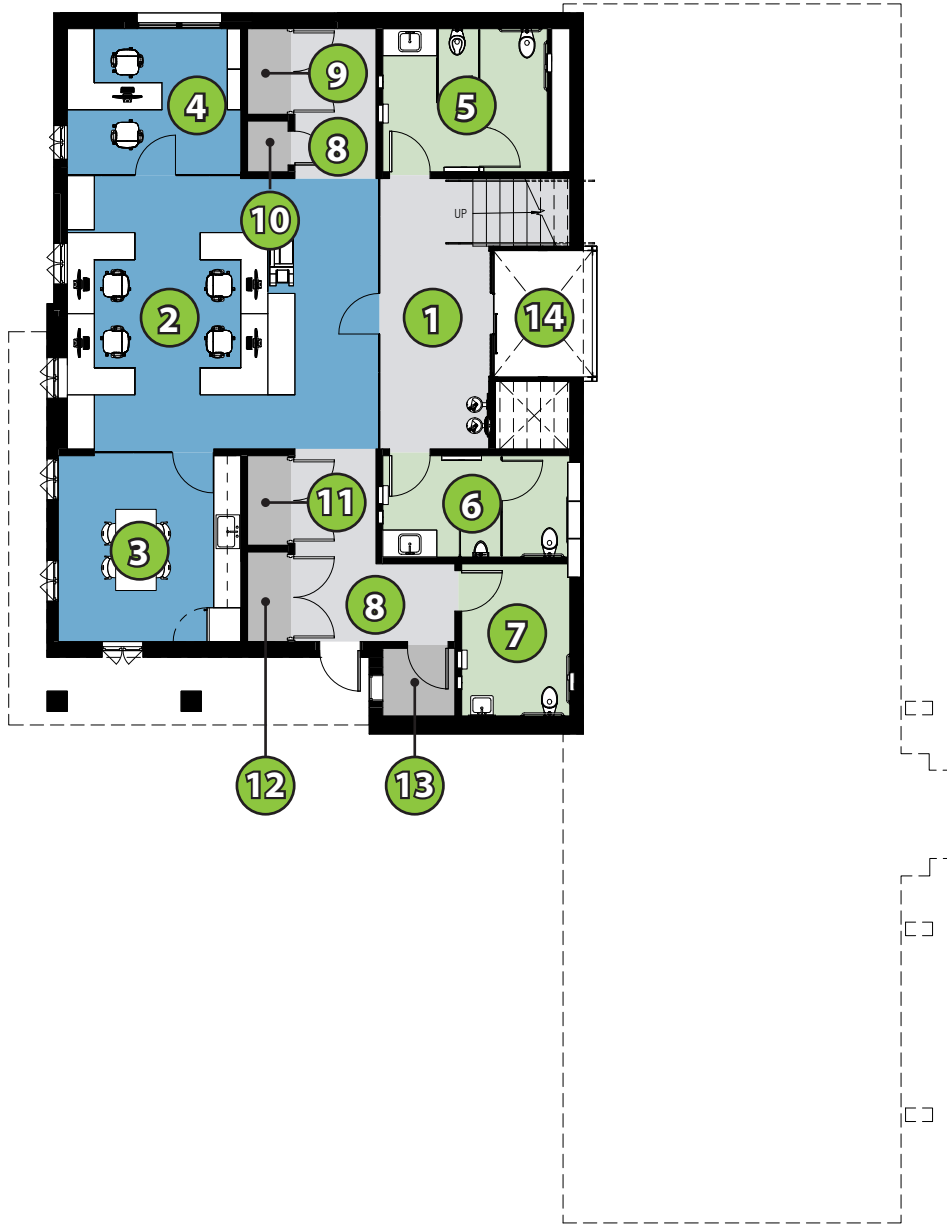
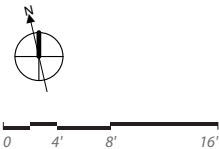


Figure D: Proposed Program Plan Basement Level



MAIN LEVEL FLOOR PLAN



Figure E: Existing Program Plan Main Level

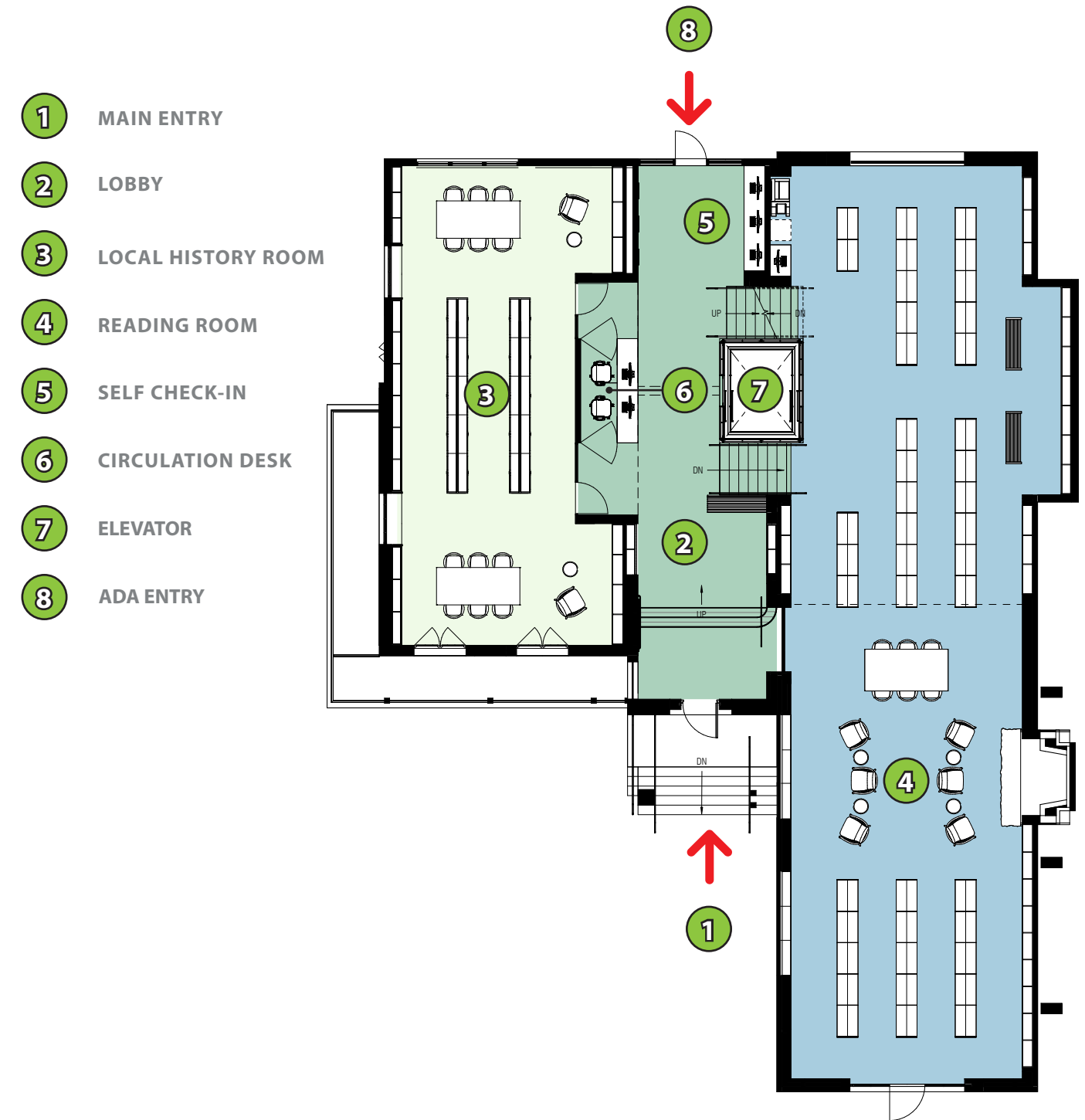
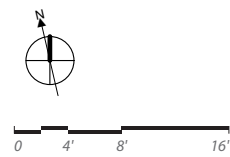


Figure F: Proposed Program Plan Main Level



BASEMENT LEVEL PLAN

- ① MEZZANINE
- ② OPEN TO BELOW

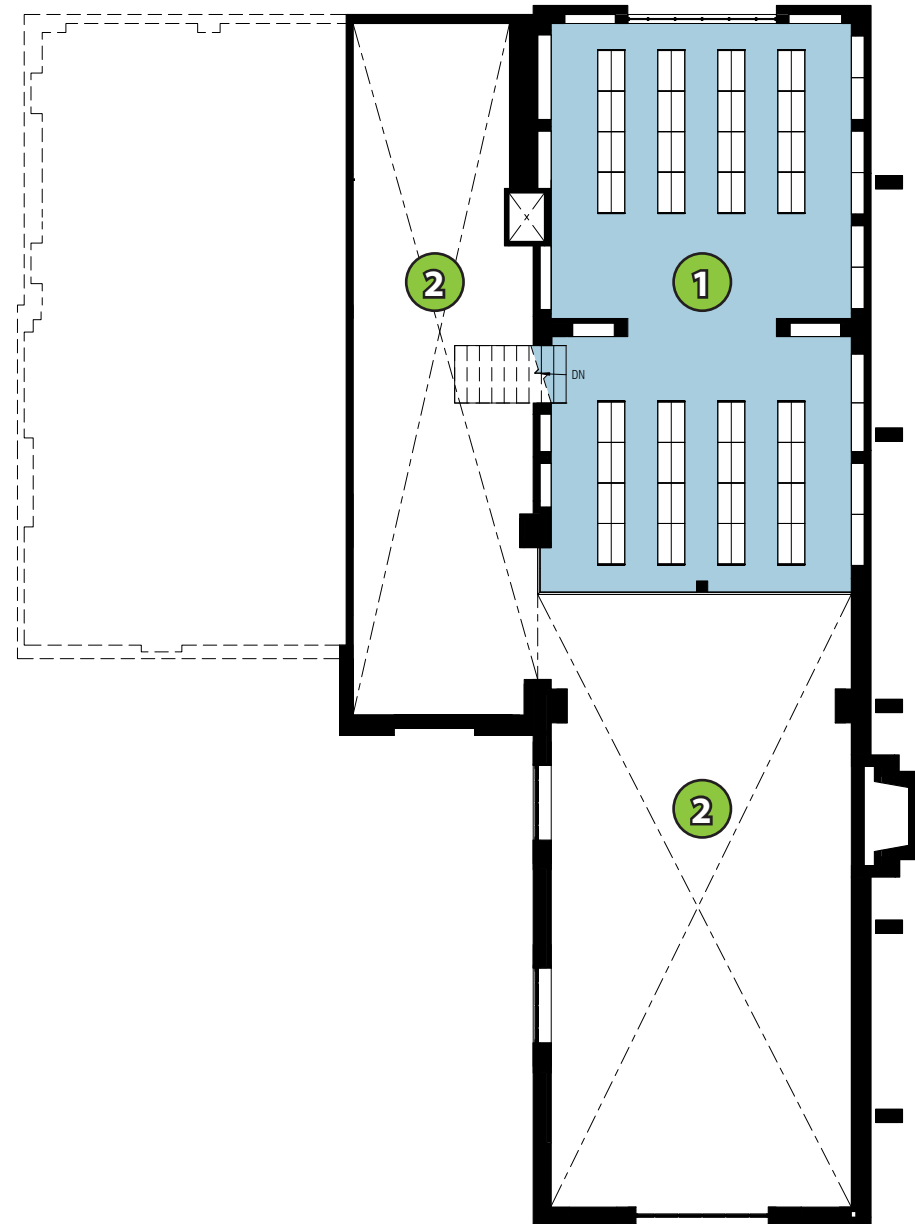


Figure G: Existing Program Plan Mezzanine Level

- ① MEZZANINE
- ② GATHERING SPACE
- ③ ELEVATOR
- ④ OPEN TO BELOW

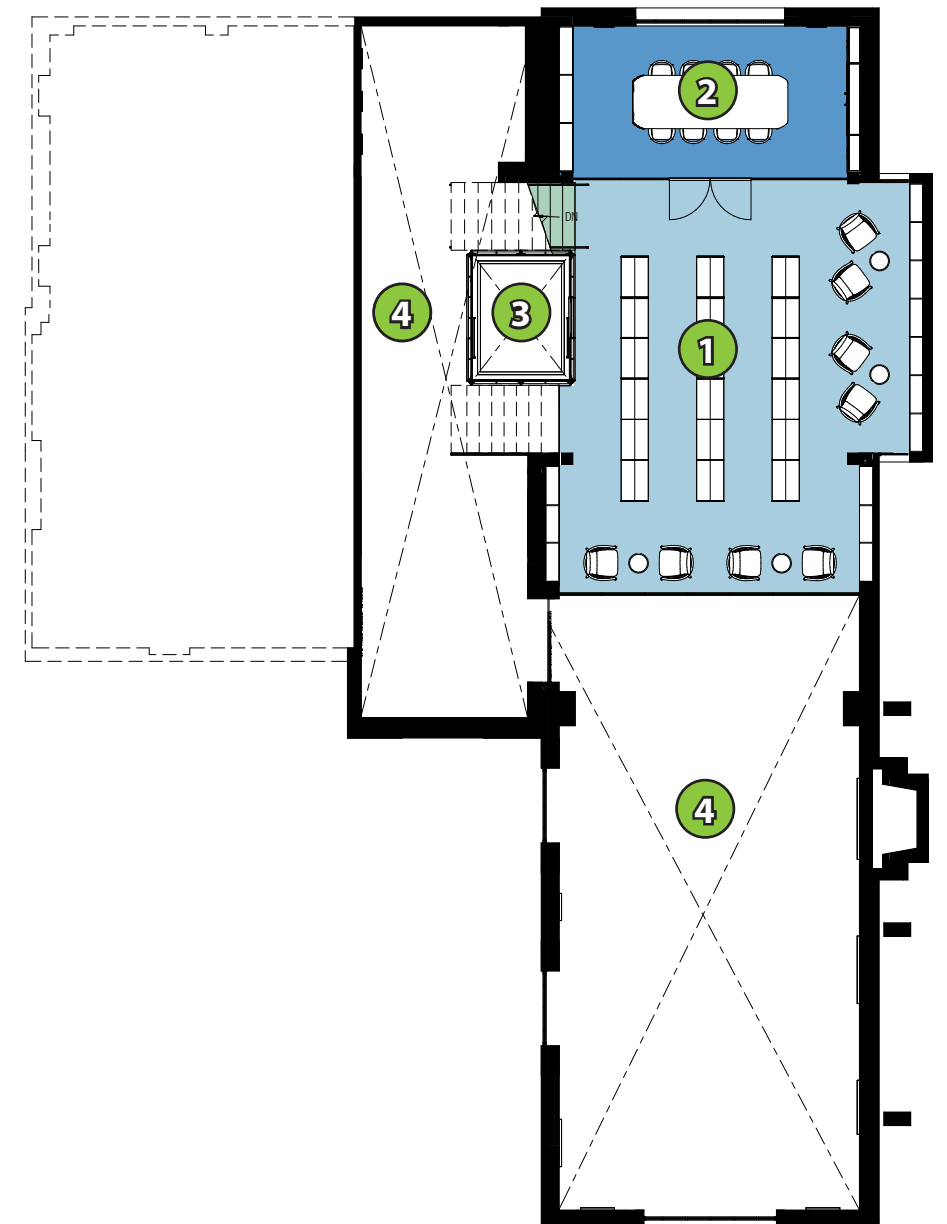
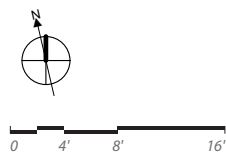


Figure H: Proposed Program Mezzanine Level



INSPIRATION IMAGES



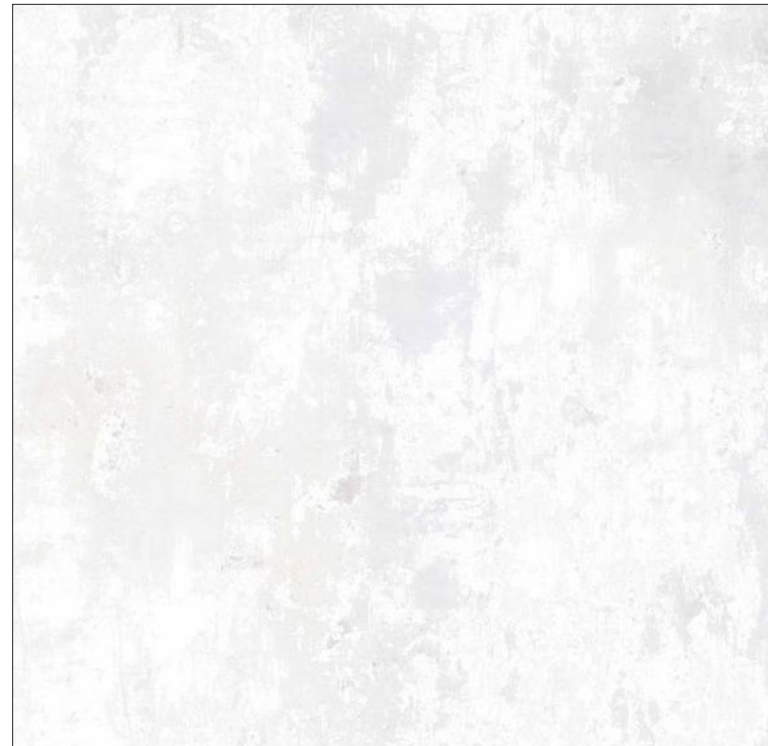
MATERIALS



Redwood



Carpet Inlay



Venetian Plaster



Wrought Iron



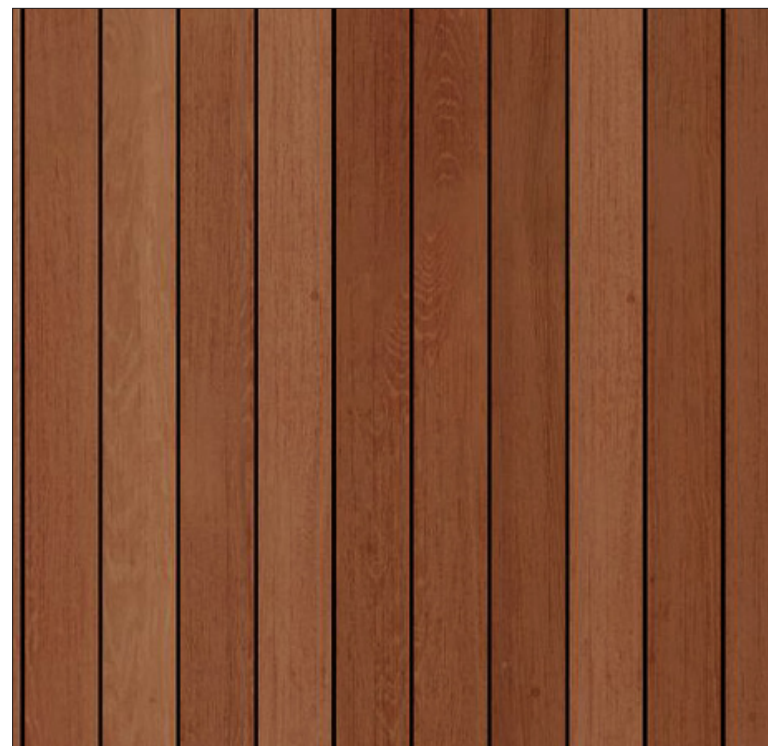
Brass



Carpet



Wood Floor



Redwood Boards



Textile

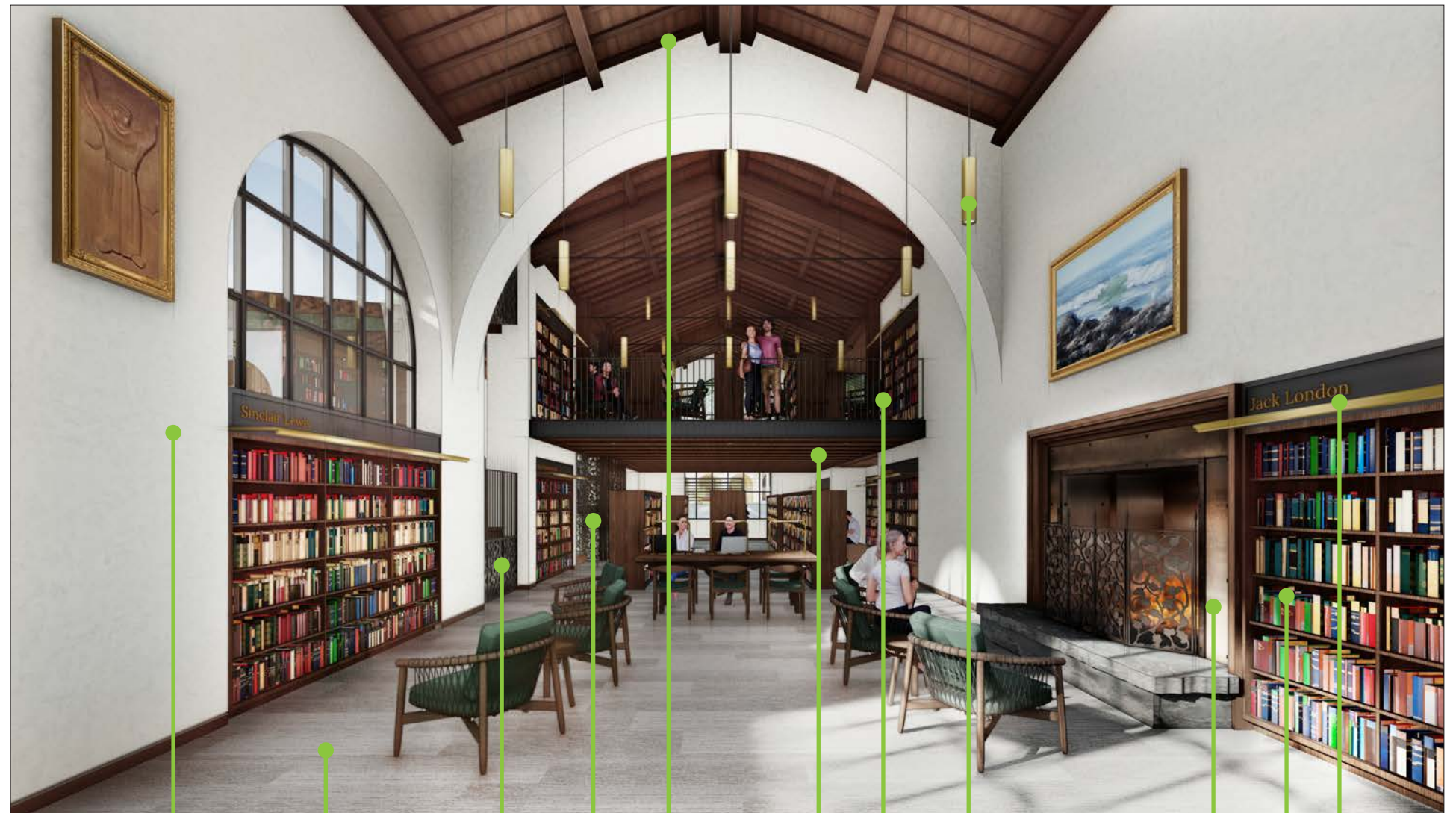
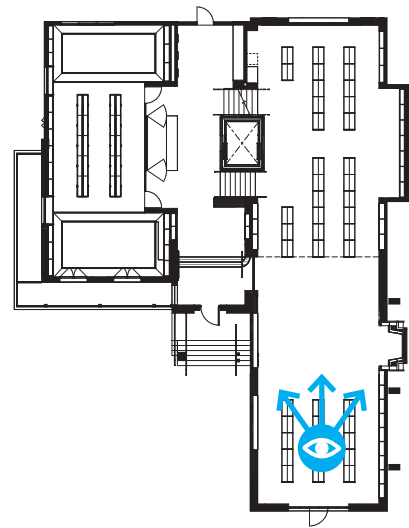


Antique Bronze

VISUALIZATIONS

View of Main Reading Room

- 1 VENETIAN PLASTER FINISH
- 2 CARPET TILE FLOORING
- 3 BRASS PENDANTS
- 4 REDWOOD SOFFIT
- 5 METAL FIREPLACE WITH STONE BASE AND WROUGHT IRON SCREEN
- 6 WROUGHT IRON ELEVATOR
- 7 CUSTOM BRONZE RAILING
- 8 WALNUT SHELVING
- 9 REDWOOD CEILING WITH PURLINS
- 10 WROUGHT IRON PANEL
- 11 BRASS SIGNAGE



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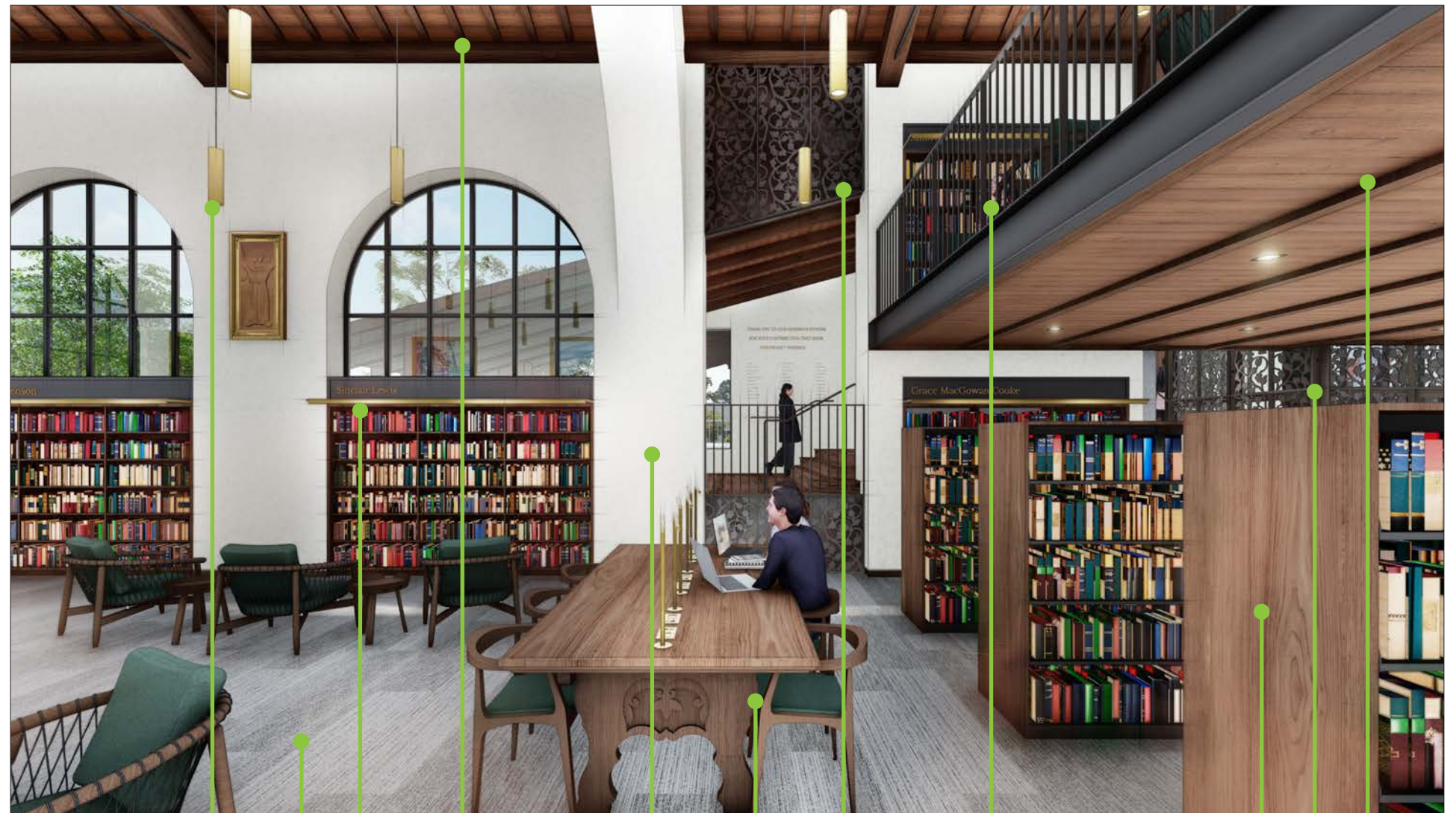
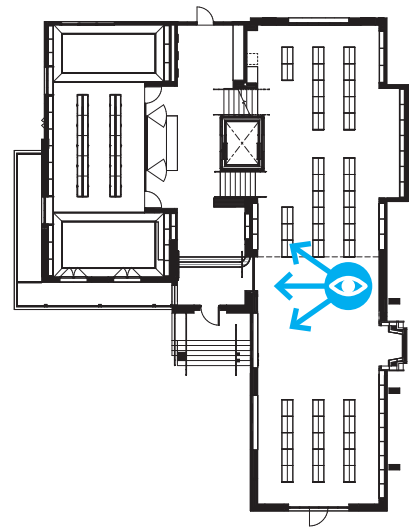
Figure 2: Rendering - View of Main Reading Room



VISUALIZATIONS

View of Main Reading Room Towards Lobby

- 1 VENETIAN PLASTER FINISH
- 2 CARPET TILE FLOORING
- 3 BRASS PENDANTS
- 4 REDWOOD SOFFIT
- 5 BRASS SIGNAGE
- 6 WROUGHT IRON ELEVATOR
- 7 CUSTOM BRONZE RAILING
- 8 WALNUT SHELVING
- 9 REDWOOD CEILING WITH PURLINS
- 10 WROUGHT IRON PANEL
- 11 ORIGINAL MAYBECK TABLES



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Figure 3: Rendering - View of Main Reading Room Towards Lobby



VISUALIZATIONS

View from Main Entry

- 1 WOOD FLOOR
- 2 DONOR RECOGNITION WALL
- 3 VENETIAN PLASTER FINISH
- 4 AUTOMATED SKYLIGHT
- 5 WALNUT BENCH
- 6 WROUGHT IRON ELEVATOR
- 7 CUSTOM BRONZE RAILING
- 8 EXPOSED REDWOOD STRUCTURE
- 9 BRASS PENDANTS
- 10 REDWOOD CEILING WITH PURLINS
- 11 ORIGINAL DONOR RECOGNITION

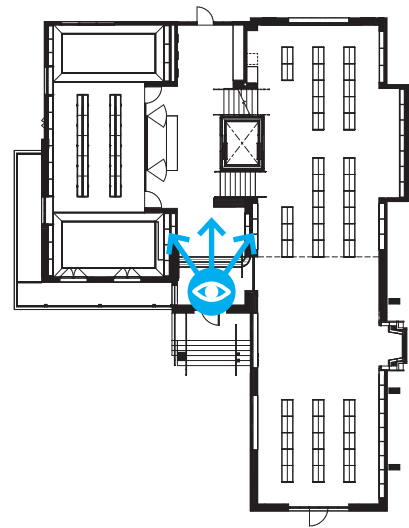


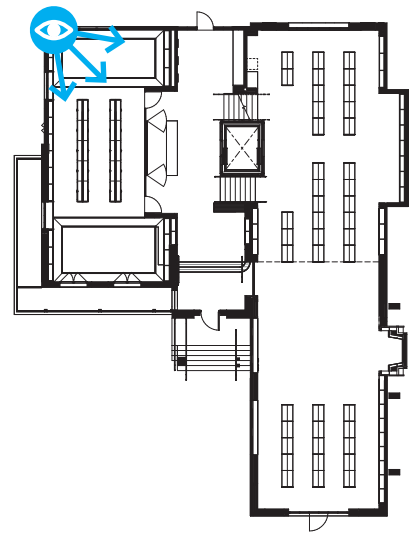
Figure 4: Rendering - View of Main Entry



VISUALIZATIONS

View of Local History Room from East

- 1 VENETIAN PLASTER FINISH
- 2 WOOD FLOORING
- 3 DECORATIVE IRON CHANDELIER
- 4 REDWOOD CEILING WITH PURLINS
- 5 PERSIAN CARPET
- 6 BRASS SIGNAGE
- 7 EXPOSED REDWOOD STRUCTURE
- 8 GLASS PARTITION
- 9 WALNUT SHELVING
- 10 ORIGINAL MAYBECK TABLES



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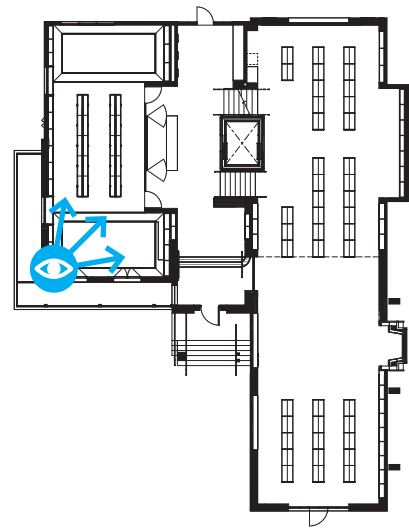
Figure 5: Rendering - View of Local History Room from East



VISUALIZATIONS

View of Local History Room from South

- 1 VENETIAN PLASTER FINISH
- 2 WOOD FLOORING
- 3 DECORATIVE IRON CHANDELIER
- 4 REDWOOD CEILING WITH PURLINS
- 5 PERSIAN CARPET
- 6 BRASS SIGNAGE
- 7 EXPOSED REDWOOD STRUCTURE
- 8 GLASS PARTITION
- 9 WALNUT SHELVING
- 10 ORIGINAL MAYBECK TABLES



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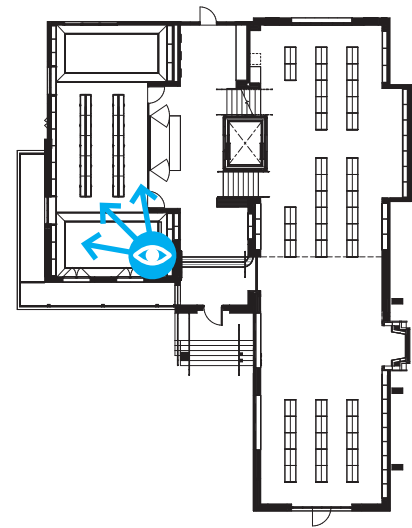
Figure 6: Rendering - View of Local History Room from South



VISUALIZATIONS

View of Local History Room from South

- 1 VENETIAN PLASTER FINISH
- 2 WOOD FLOORING
- 3 DECORATIVE IRON CHANDELIER
- 4 REDWOOD CEILING WITH PURLINS
- 5 WALNUT SHELVING
- 6 ORIGINAL MAYBECK TABLES
- 7 PERSIAN CARPET



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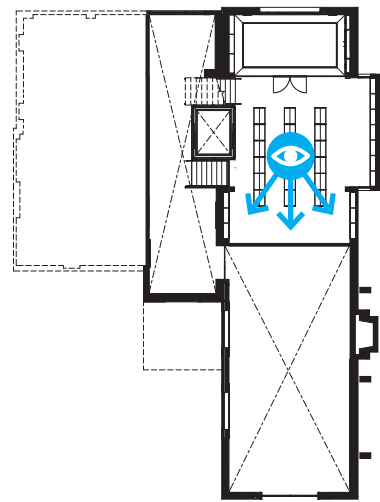
Figure 7: Rendering - View of Local history Room from South



VISUALIZATIONS

View from Mezzanine

- 1 VENETIAN PLASTER FINISH
- 2 WOOD FLOORING
- 3 BRASS PENDANTS
- 4 REDWOOD CEILING WITH PURLINS
- 5 BRASS SIGNAGE
- 6 WROUGHT IRON PANEL
- 7 CUSTOM BRONZE RAILING
- 8 WALNUT SHELVING



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Figure 8: Rendering - View from Mezzanine



VISUALIZATIONS

View of Gathering Place

- 1 VENETIAN PLASTER FINISH
- 2 WOOD FLOORING
- 3 BRASS PENDANTS
- 4 REDWOOD CEILING WITH PURLINS
- 5 REDWOOD VENEER
- 6 WALNUT SHELVING
- 7 GLASS PARTITION

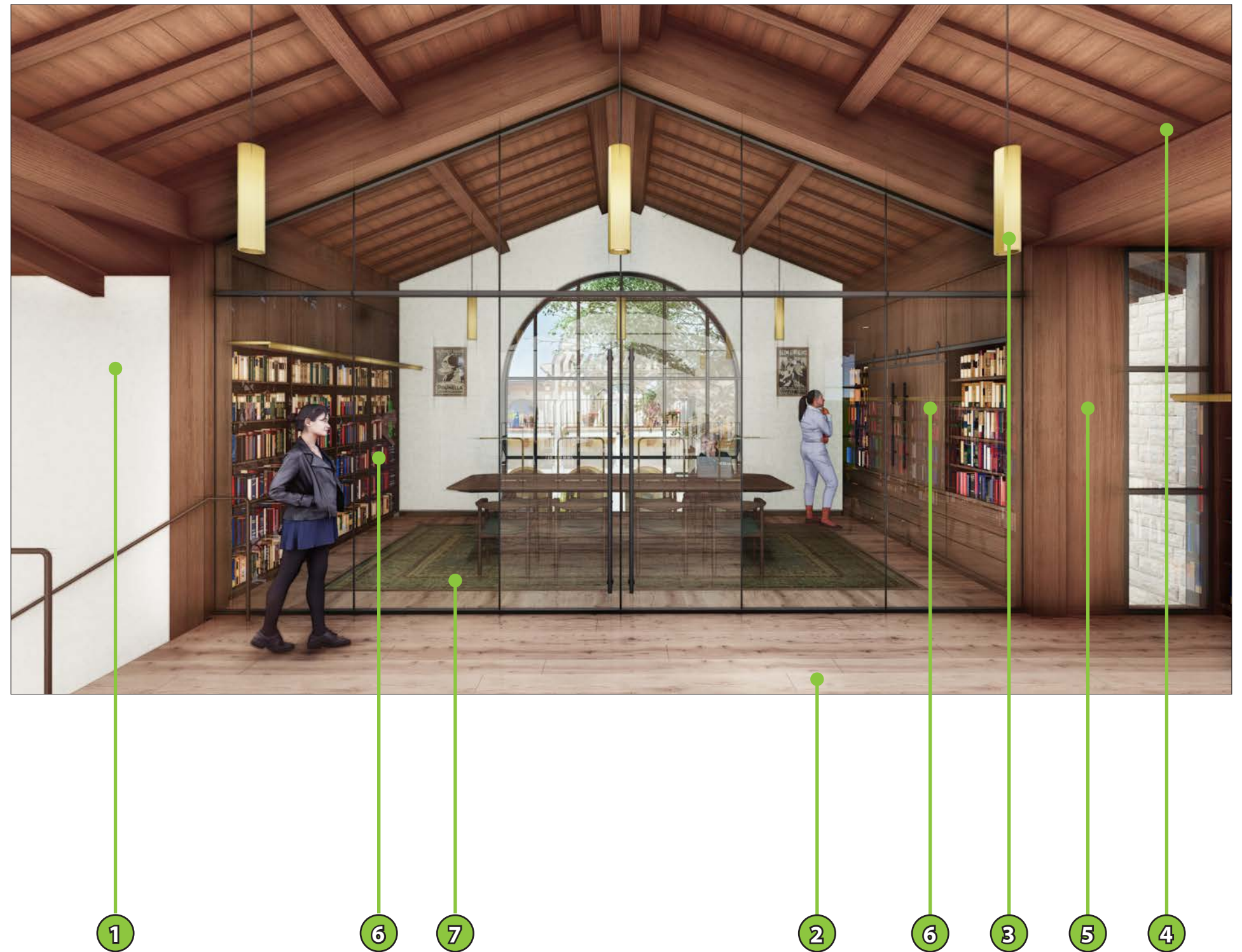
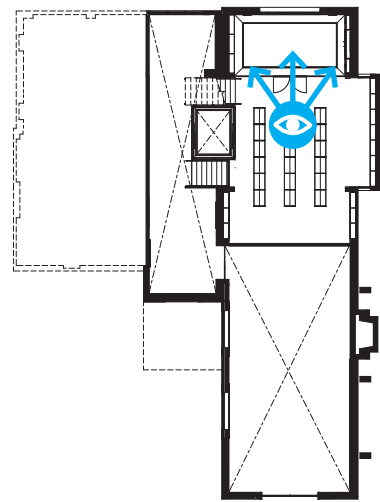
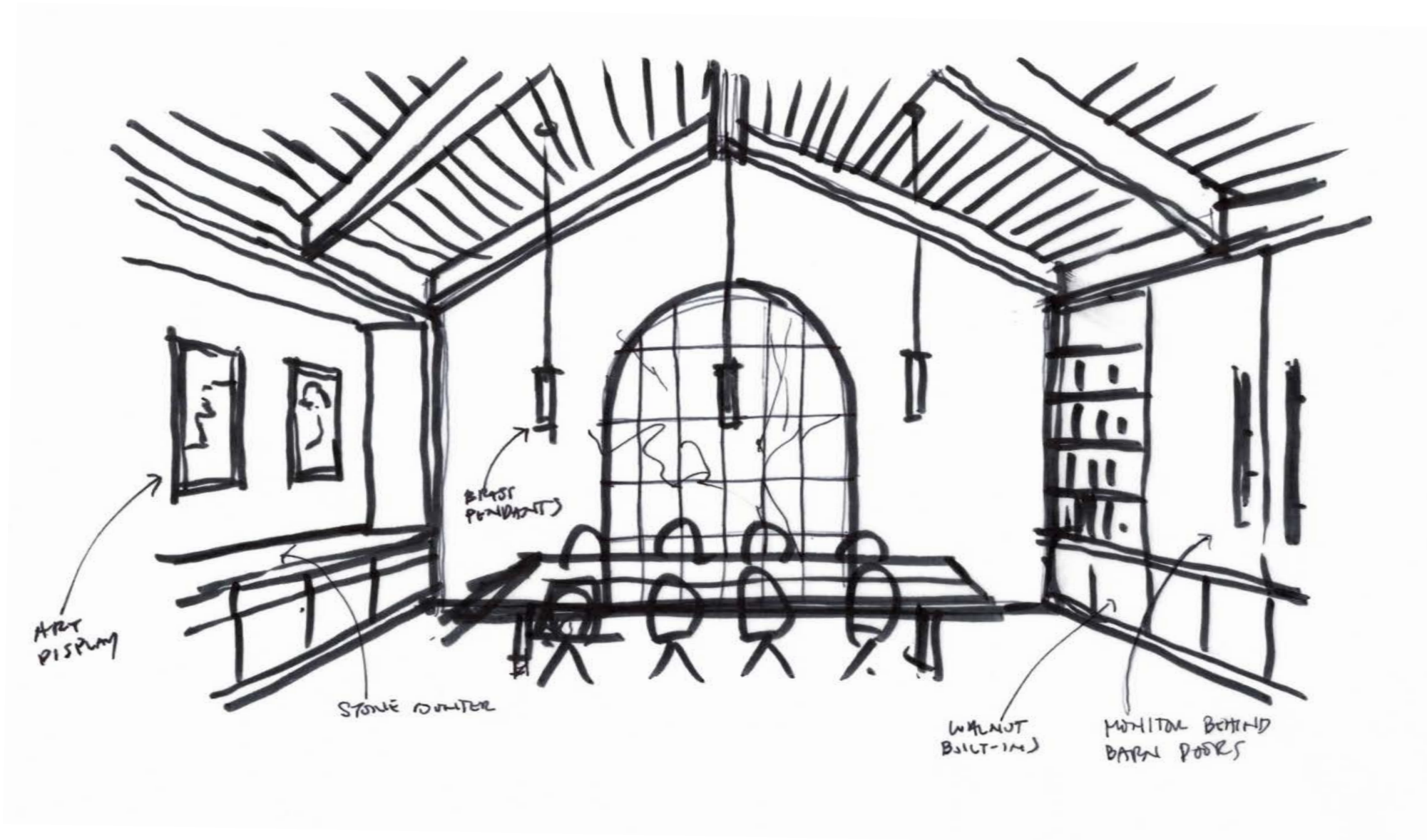
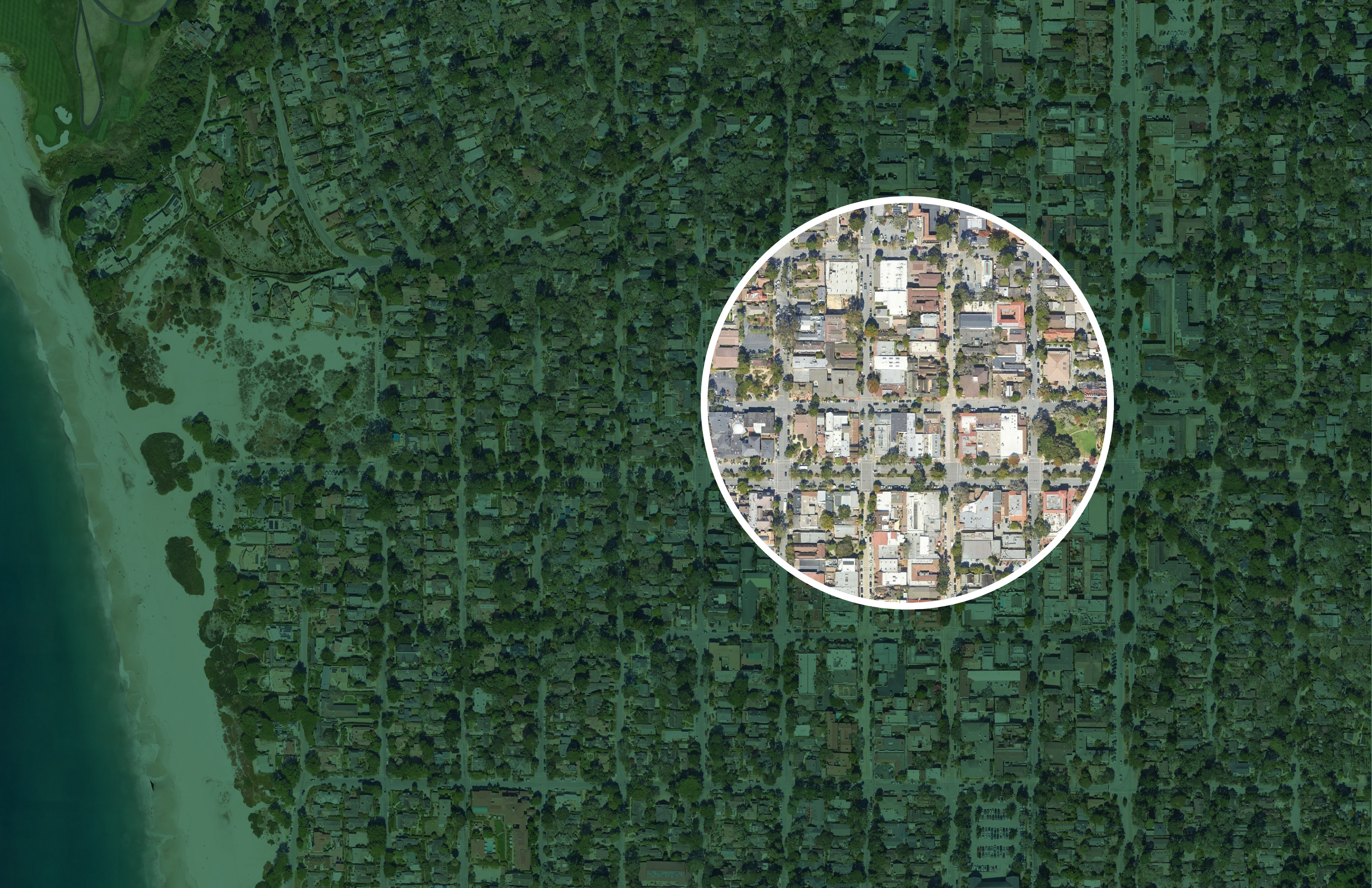


Figure 1: Rendering - View of Gathering Place





PARK BRANCH LIBRARY CONCEPTUAL DESIGN III.





CONCEPTUAL DESIGN SUMMARY

Park Branch Library

Located only several blocks from the Harrison Memorial Library, the concept design for the Park Branch Library involved a more considerable renovation. As with the Harrison branch, we evaluated the existing building and site, reviewing its presence and adjacent context. Although similar to the Harrison branch with its street corner placement, the Park Branch is situated on a quieter stretch of streets in Carmel-by-the-Sea and directly adjacent to one of the City's parks, Devendorf Park.

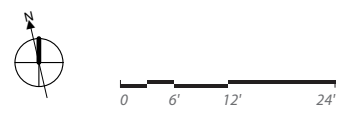
Meetings with the Carmel Public Library and the Carmel Public Library Foundation provided direction during the early stages of our design process. The relocation of the teen's room from the Harrison branch to the Park branch was identified as one of the main programmatic solutions to achieve a more efficient layout for the library. Another key design decision was the reduction of access and use to the miscellaneous basement spaces that had gone largely unused throughout the years of library operation. As we learned about the City's plans to potentially close off the adjacent streets and reclaim it for pedestrian use, an entry plaza was determined as a desirable approach in establishing a well-defined entry sequence for the library.

The program of the Park Branch Library is greatly simplified by consolidating both youth program spaces under the same roof. With only staff and support spaces making up the remainder of the Park branch, the repositioning of the entry lobby to its more centralized location and its redefined exterior approach seamlessly ties the library together, revitalizing the Park branch as a modern-day library. Although the building footprint is left untouched, its exterior is completely reimaged with new wood siding in shou sugi ban finish that clads each elevation. The redefined entry is enclosed in tall glass windows that provide transparency upon your approach. Built-in seating elements also line the exterior entryway, as well as the plaza spaces below. A new roof overhang extends above the entryway, creating a shelter at the building's front door and further emphasizing the new entry. The existing roof itself is replaced with a new metal roof, and the roof form at the northern side has been changed from a hip to a gable form. Several linear skylights are introduced to bring in additional daylight. On the building's interior, the rooms are completely reorganized. With the children's room as the primary reading room, exposed wood beams and wood slat ceilings with large pendant fixtures define the bright nature of the space, as natural light spills in from the large skylight above. Additionally, the children's area is able to expand onto a new outdoor patio space, replacing the existing driveway with planting areas, pavers, and fun outdoor furniture. This new children's patio is defined by a wood fence along the perimeter of the site that matches the new wood siding of the building's exterior.

Similar to the Harrison branch, our material palette was inspired by the coastline near Carmel-by-the-Sea. From the exterior stone pavers to the warm carpet tones, to the light wood finishes and blue tones, the design of the library takes its cues from its natural surroundings. And as a direct nod to the adjacent buildings, the shou sugi ban wood finish of the exterior embodies the charm of the worn wood finishes found throughout the city.

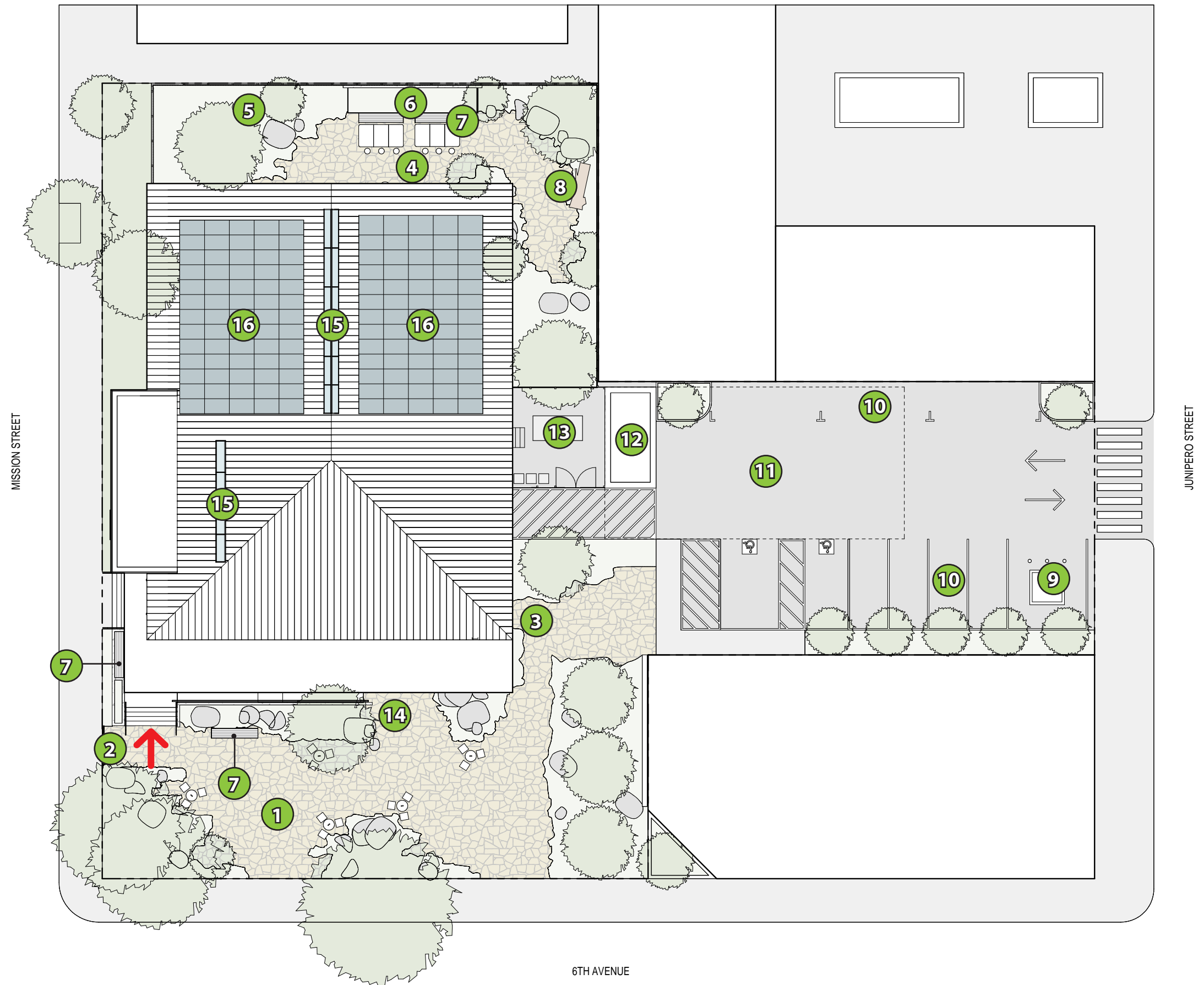
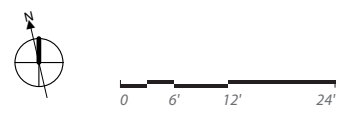
SITE PLAN

- 1** PARKING
- 2** MAIN ENTRY
- 3** REAR ENTRY
- 4** STAFF ENTRY
- 5** BASEMENT ENTRY
- 6** MECHANICAL
- 7** RAMP



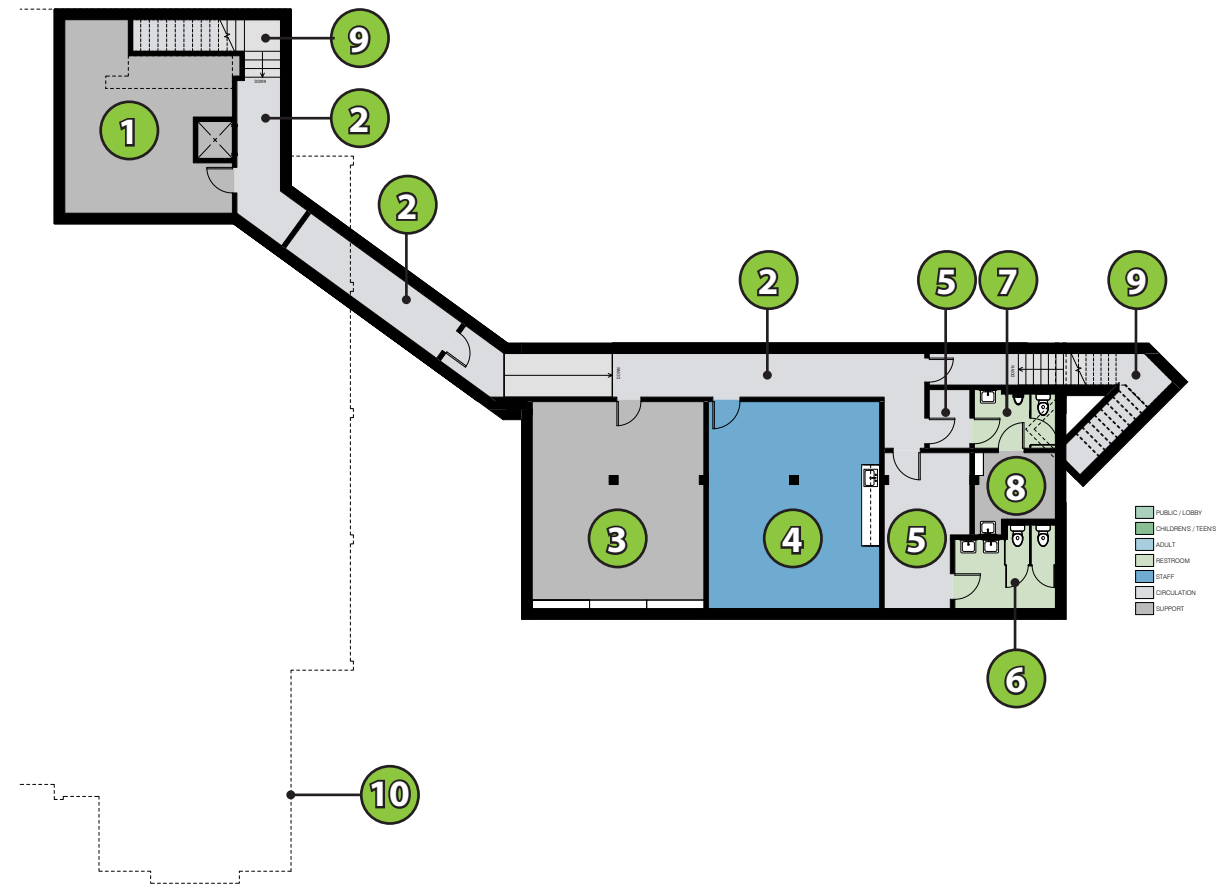
SITE PLAN

- 1** ENTRY PLAZA
- 2** MAIN ENTRY
- 3** STAFF ENTRY
- 4** CHILDREN'S PATIO
- 5** GARDEN
- 6** PLANTER
- 7** INTEGRATED BENCHES
- 8** DECORATIVE LOG
- 9** ELECTRICAL SERVICE
- 10** PARKING
- 11** STORAGE BELOW
- 12** STAIR TO STORAGE
- 13** MECHANICAL AND TRASH ENCLOSURE
- 14** RAMP
- 15** OPERABLE SKYLIGHT
- 16** PHOTOVOLTAIC ARRAY



BASEMENT LEVEL PLAN

- 1 MECHANICAL ROOM
- 2 CORRIDOR
- 3 STORAGE
- 4 STAFF LOUNGE
- 5 VESTIBULE
- 6 WOMEN'S RESTROOM
- 7 MEN'S RESTROOM
- 8 PUMP
- 9 STAIR
- 10 LIBRARY ABOVE



- 1 STAIR TO BASEMENT
- 2 BASEMENT STORAGE

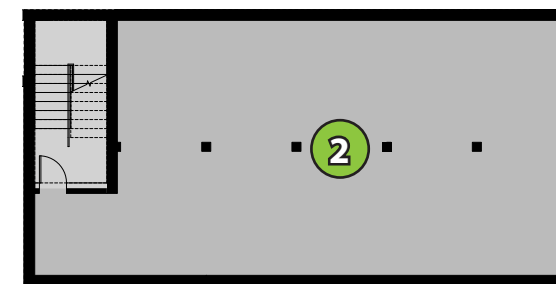
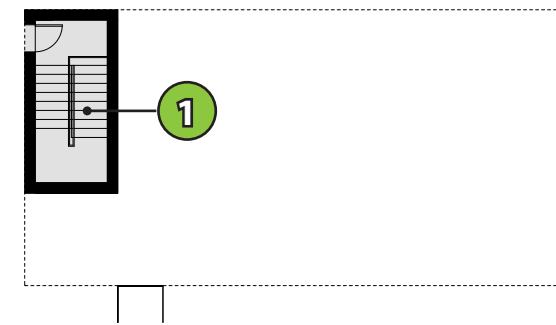


Figure K: Existing Program Plan Basement Level

Figure L: Proposed Program Plan Basement Level

0 6' 12' 24'

MAIN LEVEL FLOOR PLAN

- 1 MAIN ENTRY
- 2 STAFF ENTRY
- 3 HISTORY STORAGE
- 4 FOYER
- 5 VESTIBULE
- 6 LOCAL HISTORY ROOM
- 7 HISTORY WORKROOM
- 8 STORAGE
- 9 OFFICE
- 10 STORY TIME
- 11 TOILET
- 12 TECHNICAL SERVICES
- 13 CHILDREN'S READING ROOM
- 14 JANITOR
- 15 KITCHEN BREAKROOM
- 16 STAIR



Figure M: Existing Program Plan Main Level

- 1 MAIN ENTRY
- 2 STAFF ENTRY
- 3 LOBBY
- 4 TEENS
- 5 CHILDREN'S READING ROOM
- 6 RESTROOM
- 7 STORAGE
- 8 CUSTODIAL
- 9 OFFICE
- 10 STAFF WORKROOM
- 11 STAFF LOUNGE
- 12 ELECTRICAL
- 13 TELECOM
- 14 STORYTIME
- 15 OPERABLE GLASS WALL

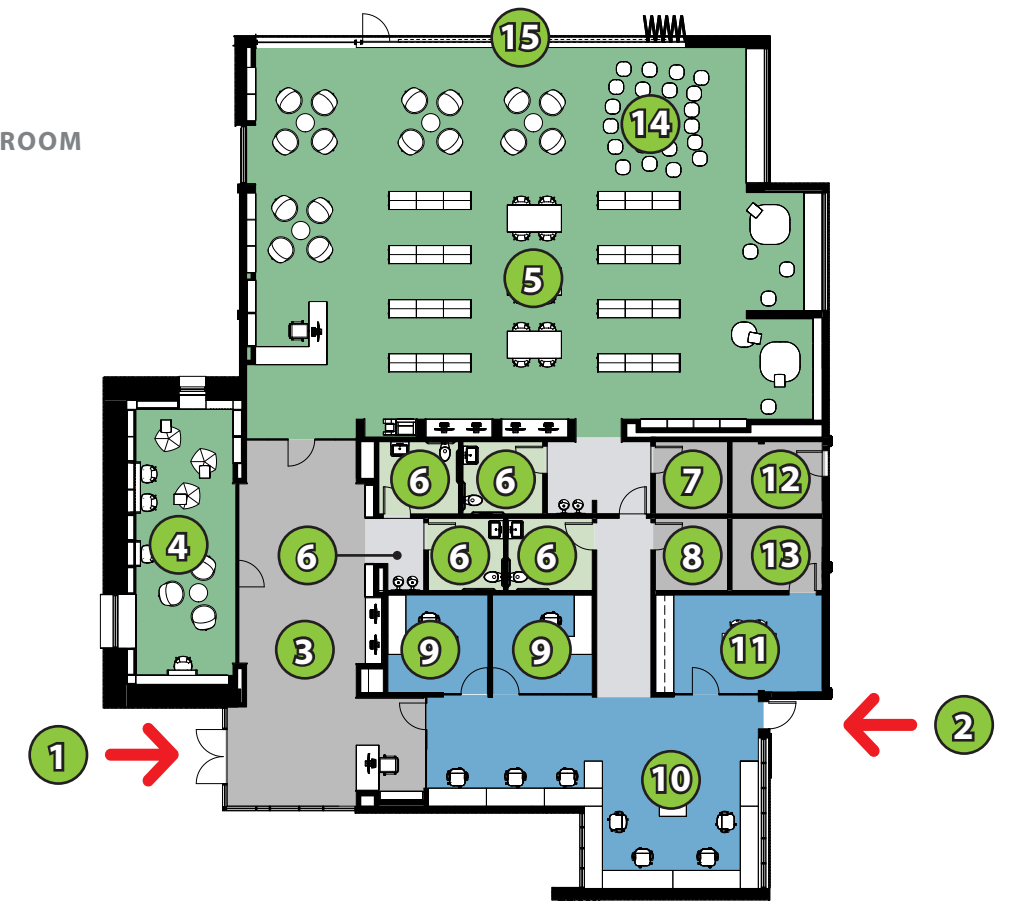
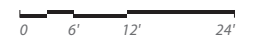
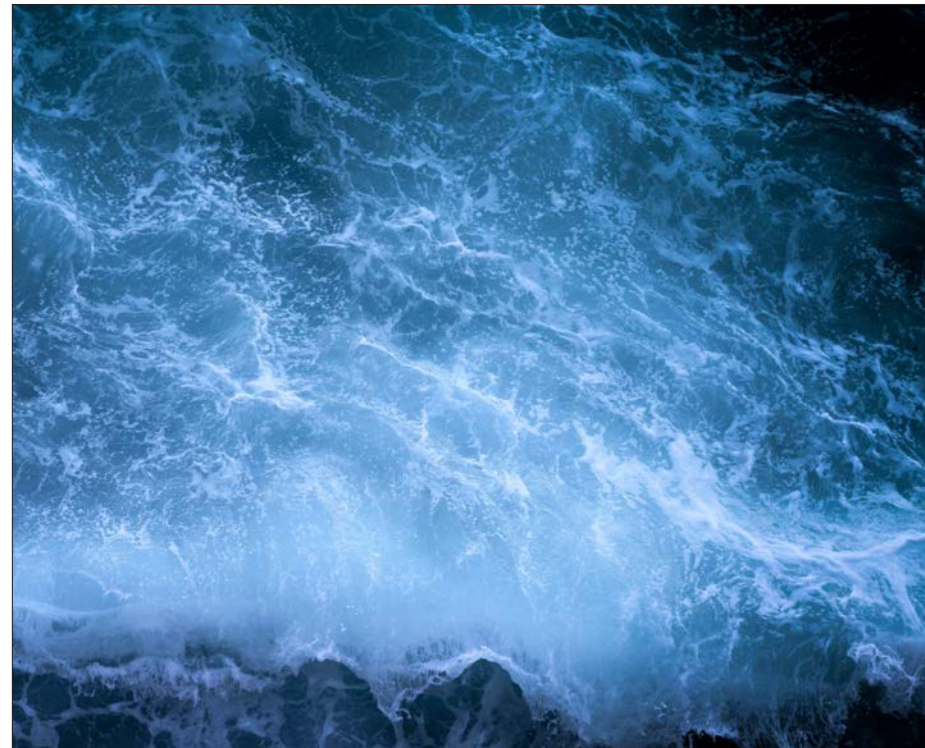
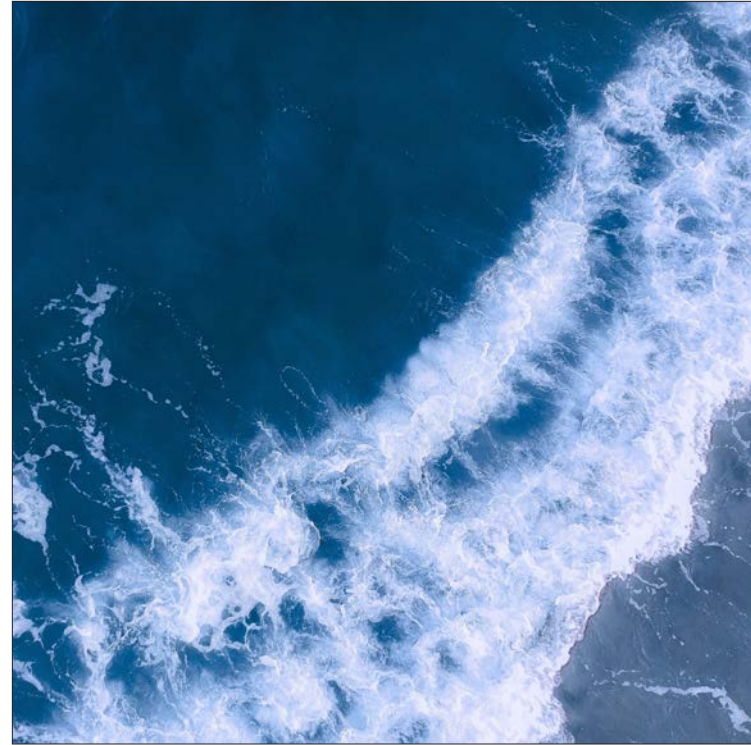


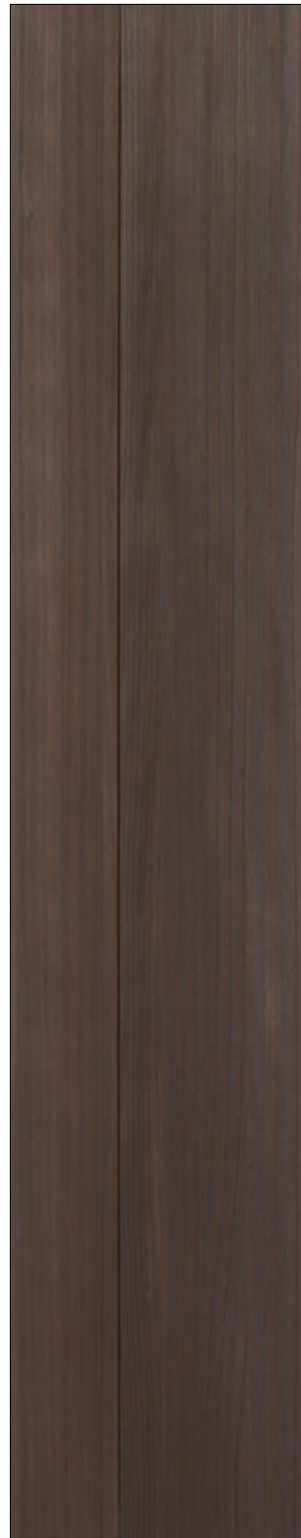
Figure N: Proposed Program Main Level



INSPIRATION IMAGES



MATERIALS - EXTERIOR



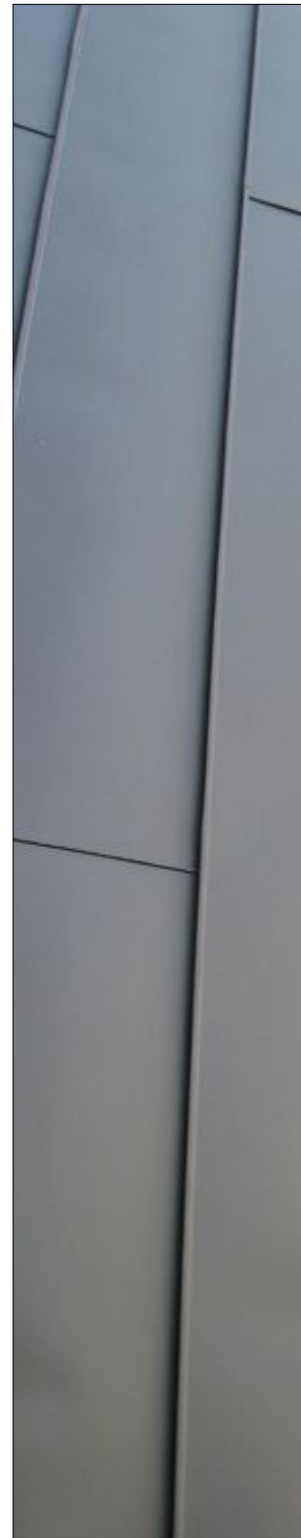
Shou Sugi Ban



Carmel Flagstone



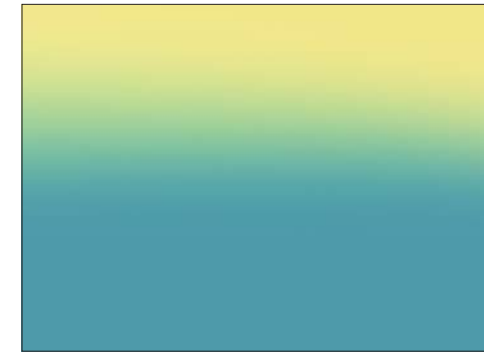
Red Cedar



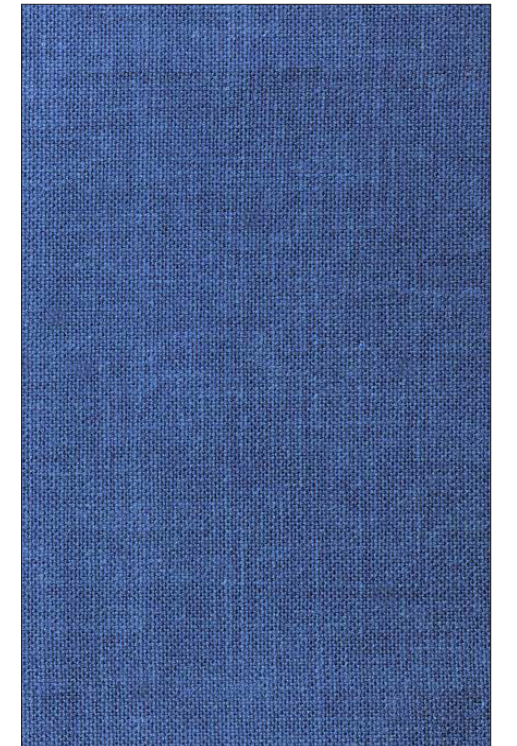
Zinc Roof



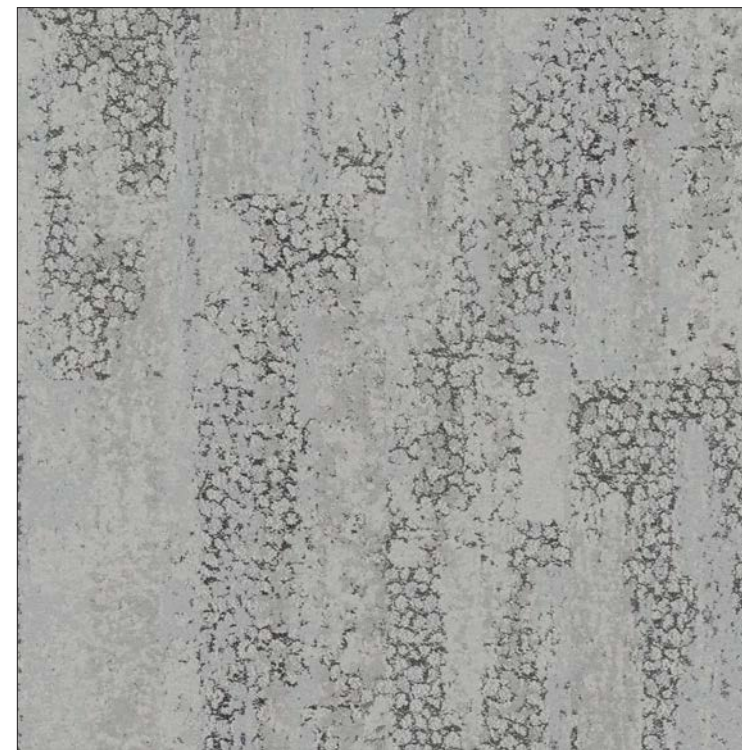
Wood Ceilings



Gradient Wall Graphics



Textile



Carpet Tiles



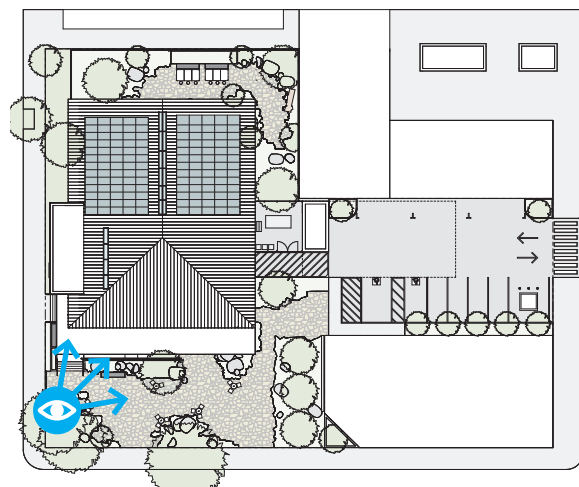
Wood Flooring

MATERIALS - INTERIOR

VISUALIZATIONS

View from Plaza

- 1 BOARD-FORM CONCRETE PLANTER
- 2 FLAGSTONE PAVERS
- 3 BRONZE SIGNAGE
- 4 BRONZE HANDRAILS
- 5 BENCH WITH WOOD SEATING
- 6 SHOU SUGI BAN FACADE
- 7 WOOD SOFFIT
- 8 STEEL STOREFRONT
- 9 METAL ROOF EDGE
- 10 BOULDERS



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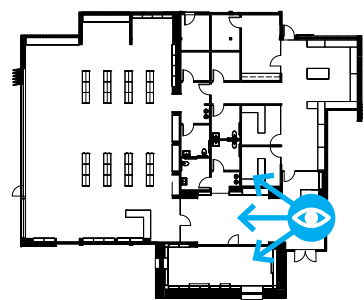
Figure 9: Rendering - View from Plaza



VISUALIZATIONS

View of Lobby from Main Entrance

- 1 WOOD FLOOR
- 2 GLASS PARTITION WITH GRAPHIC
- 3 PAINTED GYPSUM BOARD
- 4 GLASS PARTITION
- 5 WOOD SLAT CEILING
- 6 SOLID WOOD SURROUND
- 7 FROSTED GLASS PARTITION
- 8 QUARTZ COUNTERTOP
- 9 WOOD LETTERING
- 10 PAINTED WOOD SHELVING
- 11 AUTOMATED SKYLIGHT



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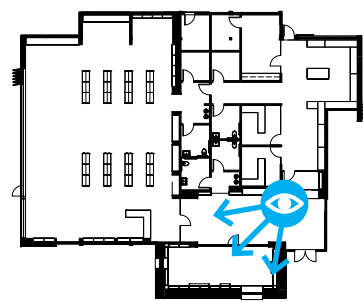
Figure 10: Rendering - View from Main Entrance



VISUALIZATIONS

View of Entry to Teens Room

- 1 WOOD FLOOR
- 2 GLASS PARTITION WITH GRAPHIC
- 3 GLASS PARTITION
- 4 WOOD SLAT CEILING
- 5 SOLID WOOD SURROUND
- 6 WOOD LETTERING



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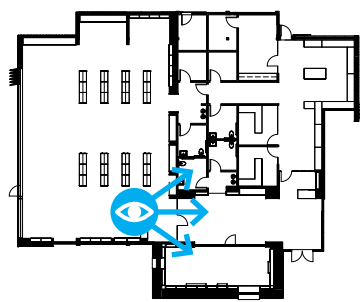
Figure 11: Rendering - View of Entry to Teens Room



VISUALIZATIONS

View of Teens Room

- 1 CARPET TILE FLOORING
- 2 GLASS PARTITION WITH GRAPHIC
- 3 PAINTED GYPSUM BOARD
- 4 WOOD SLAT CEILING
- 5 SOLID WOOD SURROUND
- 6 PAINTED WOOD SHELVING
- 7 PERFORATED WOOD PANELS
- 8 GRADIENT WALLPAPER
- 9 WOOD STUDY COUNTER



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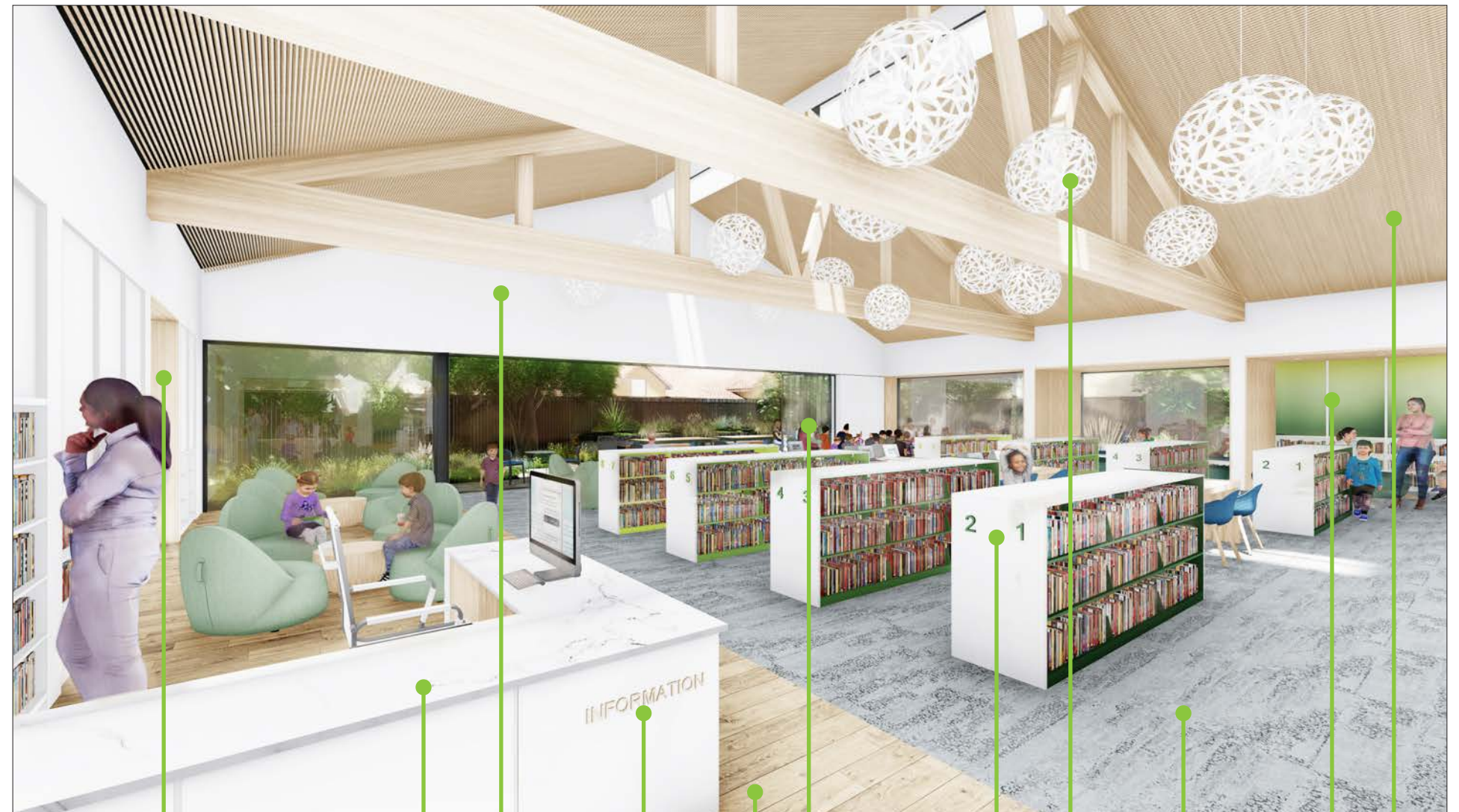
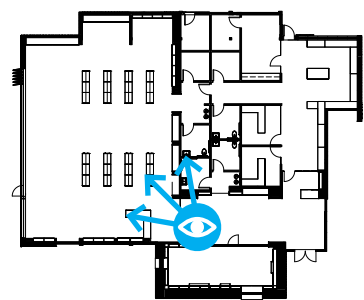
Figure 12: Rendering - View of Teens Room



VISUALIZATIONS

View from Entry to Children's Room

- 1 WOOD FLOOR
- 2 CARPET TILE FLOORING
- 3 PAINTED GYPSUM BOARD
- 4 OPERABLE GLASS STOREFRONT
- 5 WOOD SLAT CEILING
- 6 SOLID WOOD SURROUND
- 7 QUARTZ COUNTERTOP
- 8 WOOD LETTERING
- 9 CANTILEVER METAL SHELVING
- 10 GRADIENT WALLPAPER
- 11 FEATURE LIGHTING



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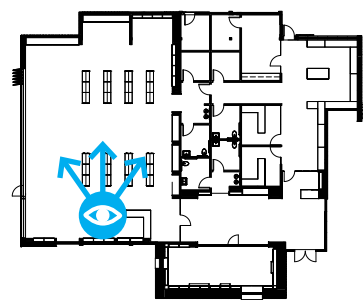
Figure 13: Rendering - View from Entry to Children's Room



VISUALIZATIONS

View across Children's Room

- 1 CARPET TILE FLOORING
- 2 PAINTED GYPSUM BOARD
- 3 OPERABLE STEEL STOREFRONT
- 4 WOOD SLAT CEILING
- 5 SOLID WOOD SURROUND
- 6 QUARTZ COUNTERTOP
- 7 PAINTED WOOD SHELVING
- 8 GRADIENT WALLPAPER
- 9 FEATURE LIGHTING
- 10 CANTILEVER METAL SHELVING



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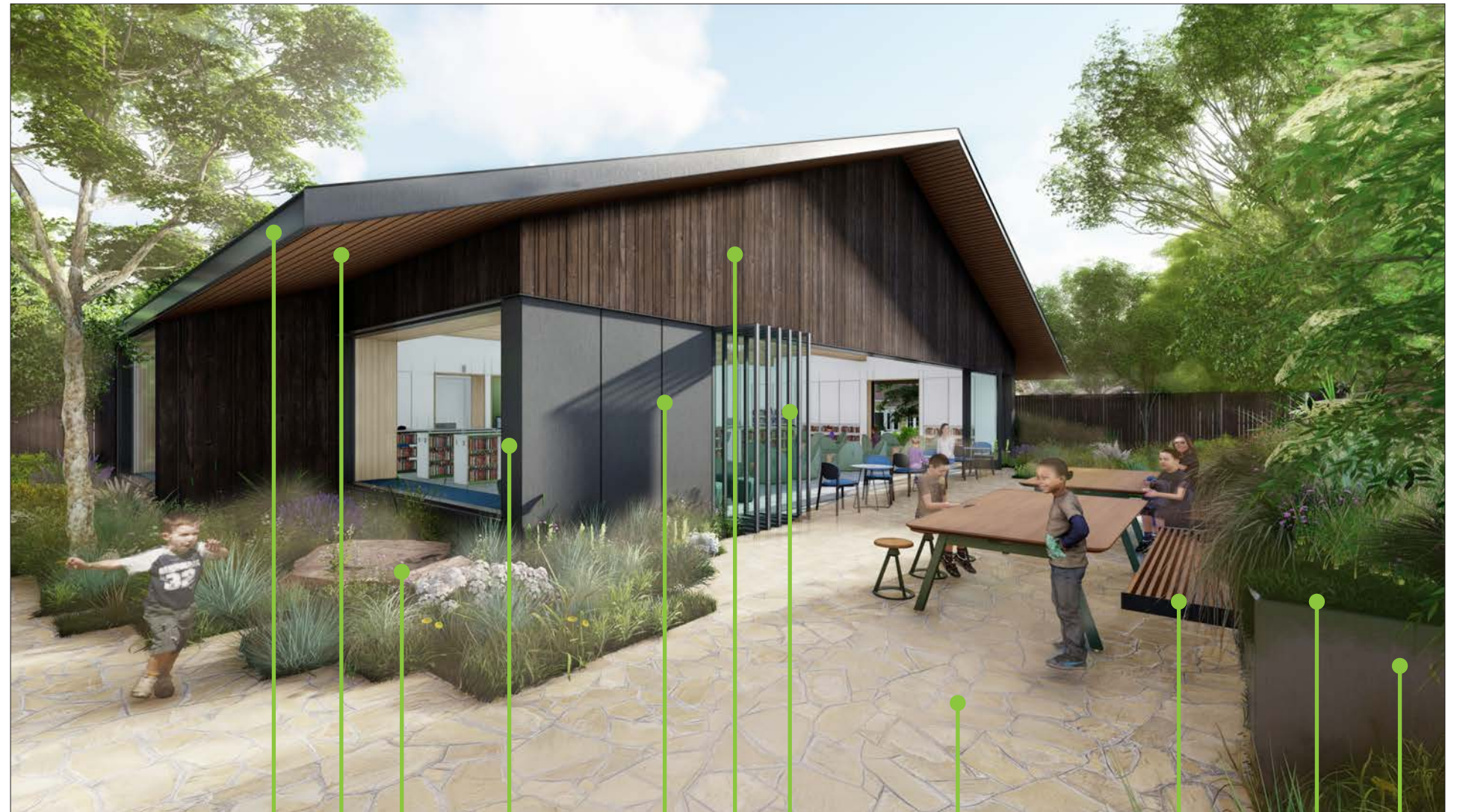
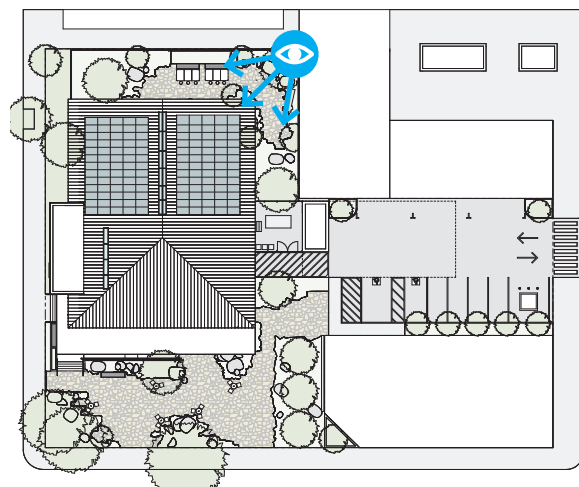
Figure 14: Rendering - View across Children's Room



VISUALIZATIONS

View from Children's Garden

- 1 SHOU SUGI BAN FACADE
- 2 METAL PANELS
- 3 WOOD SOFFIT
- 4 FLAGSTONE PAVERS
- 5 WOOD BENCH
- 6 BOARD-FORM CONCRETE PLANTER
- 7 STEEL PLANTER
- 8 OPERABLE GLASS STOREFRONT
- 9 STEEL WINDOW
- 10 METAL ROOF EDGE
- 11 BOULDERS



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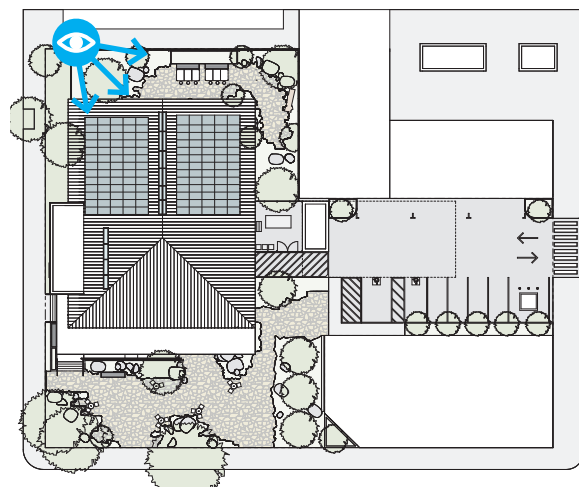
Figure 15: Rendering - View Children's Garden



VISUALIZATIONS

View into Children's Room

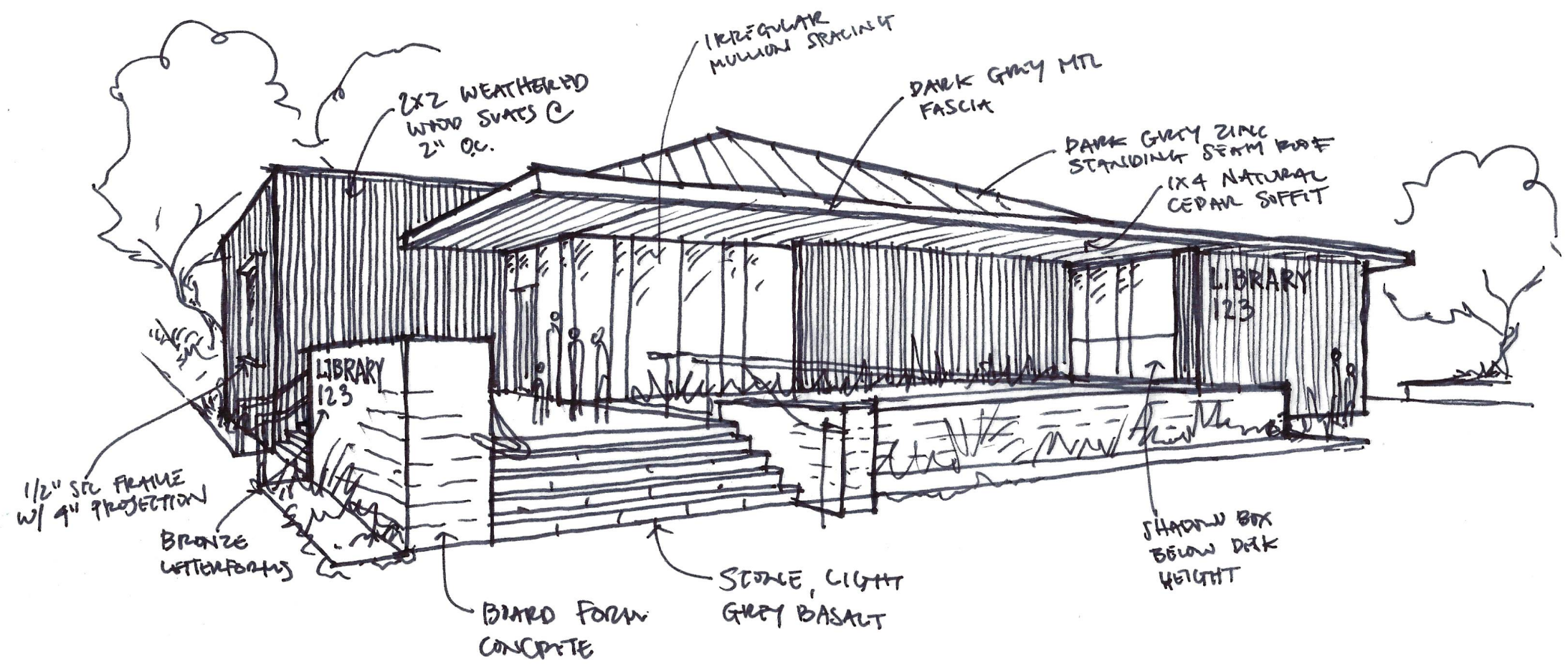
- 1 SHOU SUGI BAN FACADE
- 2 METAL PANELS
- 3 WOOD SOFFIT
- 4 FLAGSTONE PAVERS
- 5 OPERABLE GLASS STOREFRONT
- 6 STEEL WINDOW
- 7 METAL ROOF EDGE
- 8 BOULDERS
- 9 SHOU SUGI BAN FENCE



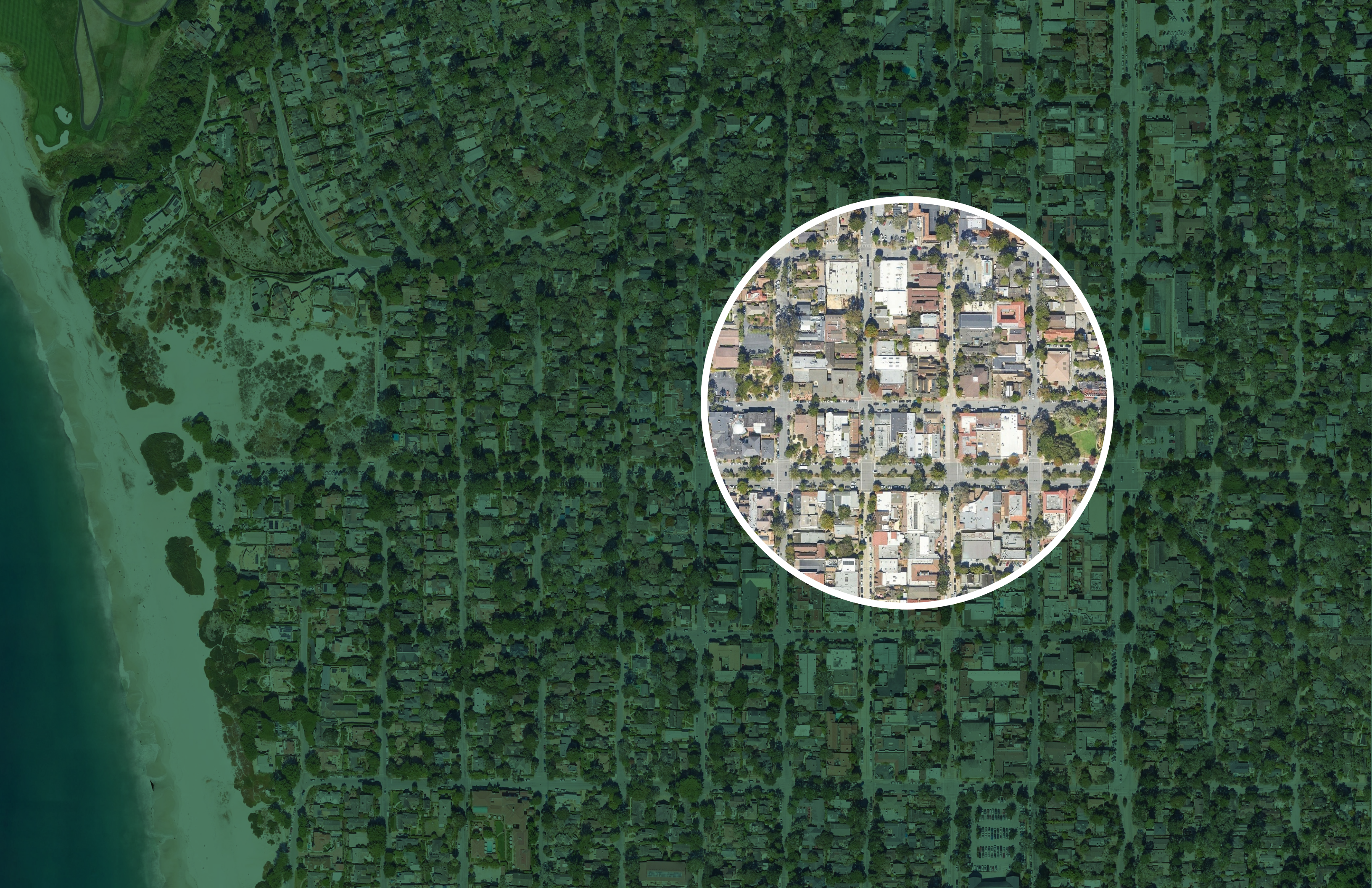
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Figure 16: Rendering - View into Children's Room





BUDGET AND SCHEDULE IV.





BUDGET & SCHEDULE SUMMARY

The estimate for the Harrison and Park Branch has two main elements, hard costs and soft costs. The hard costs make up a bulk of the estimated budget and consist of the materials and labor required to build the project. The soft costs consist of other project costs including consultant fees, furniture, contingencies, and other costs.

In addition to the hard and soft costs for each project, we have broken out several budget alternates for items that we have identified as premium improvements that will add significant value to the design and performance of each building, however are not required by code or critical functional considerations. We have estimated these separately and provided a separate project budget for the project if these alternates are included.

The Harrison Memorial Library hard costs, excluding alternates, are estimated at \$10,262,344. The Park Branch Library hard costs, excluding alternates are estimated at \$15,122,497. While the square footage of each branch is comparable, the Park Branch is more expensive due to two factors, the underground basement space, and the significantly larger amount of site improvements. Combined, total hard costs for the project, not including alternates, are \$25,384,840. This includes \$3,452,965 in escalation costs, to account for anticipated year over year increases in the cost of materials and labor at a rate of 6% per year, which is in line with historical data for annual construction cost increases for the region. If the project was built today, the cost of the project would be \$21,931,875. The project as estimated assumes a relatively high quality of materials, products, and labor, including custom elements throughout the design of each branch.

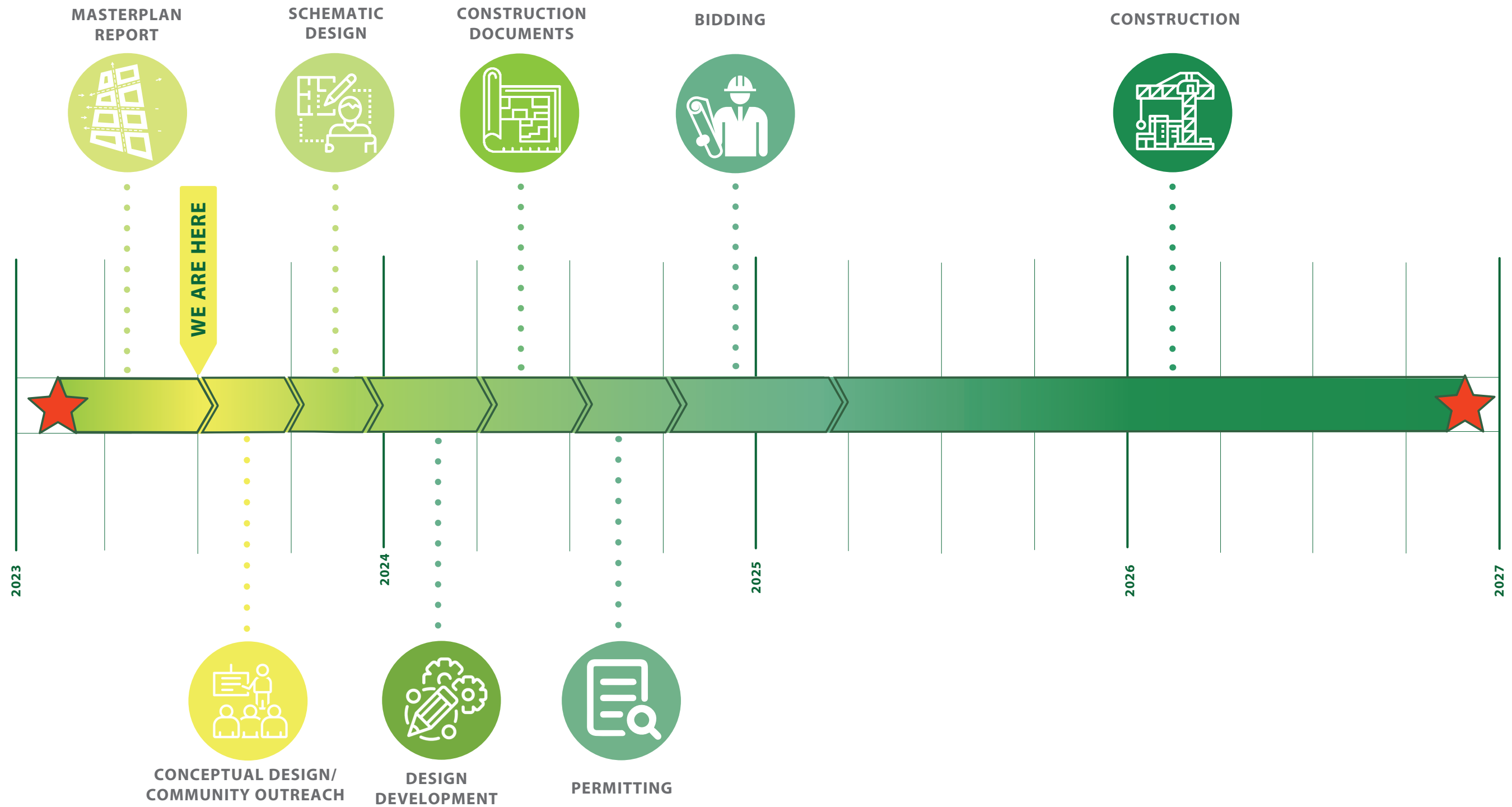
Soft costs are detailed in this section of the report, and cumulatively add another \$7,491,921 to the project, bringing the total estimated project cost to \$35,415,245. Soft costs add approximately 40% to the hard costs, and represent approximately 21% of the total project cost. This is in line for industry standards for a public bid project of this scale and type, located in this region.

The alternates identified for each project include the custom glass and wrought iron elevator and Venetian plaster at the Harrison Memorial Library, photovoltaic systems at both branches, and the cost of escalation if the branches were built in two phases, with the Park branch not starting construction until the Harrison branch was completed. These alternates increase the estimated hard costs by \$4,567,704. With soft costs included, the total estimated budget is increased to \$41,489,332.

The schedule is structured to prioritize momentum, and minimize the impacts of cost escalation due to an extended duration in the planning phase. Design and engineering follows directly after the conclusion of this master plan phase, and the project begins construction in 2025 and is completed by the end of 2026.

While the budget and schedule will be refined in future phases, this estimate provides a basis for future decision making regarding project scope, schedule, and budget.

5-YEAR CAPITAL IMPROVEMENT PLAN



PROJECT BUDGET

BASE BUDGET

Construction Cost, base	\$25,384,840
10% Construction Contingency	\$2,538,484

13% Architecture & Engineering Fees	\$3,300,029
Furniture @ \$65/sf	\$905,190
Building Permit Fees	\$294,259
Planning Permit Fees	\$16,546
Utility Fees Allowance @ 2% of Construction	\$507,697
Testing & Inspections @ 0.75% of Construction	\$190,386
Telecom @ \$18/sf	\$250,668
AV & Security @ \$18/sf	\$250,668
Survey Allowance	\$50,000.00
Hazardous Material Consultant Allowance	\$30,000.00
Construction Management @ 3% of Construction	\$761,545
Public Art @ 1% of Construction	\$253,848
Temporary Library Lease	-
Temporary Library Build Out	-
Temporary Library Soft Costs @ 40% of Build Out	-
10% Soft Costs Contingency	\$681,083.71
Total Soft Costs	\$7,491,921

Total Project Budget **\$35,415,245**

BUDGET WITH ALTERNATES

Construction Cost, base + Alternates	\$29,952,544
10% Construction Contingency	\$2,995,254

13% Architecture & Engineering Fees	\$3,893,831
Furniture @ \$65/sf	\$905,190
Building Permit Fees	\$346,331
Planning Permit Fees	\$16,546
Utility Fees Allowance @ 2% of Construction	\$599,051
Testing & Inspections @ 0.75% of Construction	\$224,644
Telecom @ \$18/sf	\$250,668
AV & Security @ \$18/sf	\$250,668
Survey Allowance	\$50,000.00
Hazardous Material Consultant Allowance	\$30,000.00
Construction Management @ 3% of Construction	\$898,576
Public Art @ 1% of Construction	\$299,525
Temporary Library Lease	-
Temporary Library Build Out	-
Temporary Library Soft Costs @ 40% of Build Out	-
10% Soft Costs Contingency	\$776,503.04
Total Soft Costs	\$8,541,533

Total Project Budget **\$41,489,332**

*Excluded: Legal, financing, moving, storage, internal staff costs

COST ESTIMATE

CARMEL LIBRARIES

Harrison Memorial Library & Park Branch Library
Carmel, California

Conceptual Cost Plan

Report Prepared for:

Jayson Architecture

July 10, 2023

more value, less risk

www.tbdconsultants.com



TBD Consultants
(415) 981 9430

CARMEL LIBRARIES
Harrison Memorial Library & Park Branch Library
Carmel, California



Conceptual Cost Plan
July 10, 2023

BASIS OF ESTIMATE

REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

Document

- Conceptual design package

PROJECT DESCRIPTION

The scope of work includes the renovation of two libraries in Carmel, California.

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

Site Requirements	5.0%
Jobsite Management	12.0%
Phasing	0.0%

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

Insurance & Bonding	2.5%
Fee (G.C. Profit)	6.0%

Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design Contingency	17.5%
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The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency	0.0%	<i>Excluded - Carried separately by Owner</i>
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The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduced, but should not be eliminated.

Bidding Contingency	<i>Excluded</i>
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Given the volatile bidding market, we recommend a review of bidding conditions prior to bid date. Depending on prevailing conditions, it may be prudent to include a bidding contingency.



BASIS OF ESTIMATE

Owner's Contingency *Excluded*

An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, bidding conditions, claims and delays.

CONSTRUCTION SCHEDULE

Harrison Memorial			
Construction Start Date	Mar-2025	Construction End Date	Sep-2026
Mid-date of Construction	Dec-2025	Construction Duration	17 months
Escalation Period	29 months	Escalation End Date	Construction Mid-Point
Park Branch Memorial			
Construction Start Date	Mar-2025	Construction End Date	Sep-2026
Mid-date of Construction	Dec-2025	Construction Duration	17 months
Escalation Period	29 months	Escalation End Date	Construction Mid-Point

ESCALATION

Escalation is included to the anticipated midpoint of construction, Dec 2025.

Escalation: 15.74% Harrison Memorial

	Annual Rate	Project Rate	Cummulative	
2023	6.00%	3.50%	3.50%	June to December
2024	6.00%	6.00%	9.71%	Full year
2025	5.50%	5.50%	15.74%	Full year
2026	5.00%	0.00%	N/A	
2027	5.00%			

Escalation: 15.74% Park Branch

	Annual Rate	Project Rate	Cummulative	
2023	6.00%	3.50%	3.50%	June to December
2024	6.00%	6.00%	9.71%	Full year
2025	5.50%	5.50%	15.74%	Full year
2026	5.00%	0.00%	N/A	
2027	5.00%	0.00%	N/A	
2028	5.00%	0.00%	N/A	

This calculation does not account for adverse bidding conditions and a separate Bid Contingency should be carried if there are limited qualified bidders or if a market research study indicates.

EXCLUSIONS

- Land acquisition, feasibility studies, financing costs and all other owner costs
- All professional fees and insurance
- Site surveys, existing condition reports and soils investigation costs
- Items identified in the design as Not In Contract [NIC]
- Hazardous materials investigations and abatement
- Utility company back charges, including work required off-site and utilities rates
- Work to City streets and sidewalks
- Items defined as Vendor / Owner supplied and Vendor / Owner installed
- Permits
- Owners contingency
- Overtime, 2nd shift and lost productivity premiums
- Design Fees
- PG & E Fees
- Sustainability Fees (LEED)
- Furniture, fixtures and equipment (FF&E)



KEY CRITERIA

AREA TABULATION

	ENCLOSED AREAS	COVERED AREAS	GROSS AREA	COMMENTS
HARRISON MEMORIAL LIBRARY				
Basement	1,976 SF			
Main Level	4,240 SF			
Mezzanine	1,250 SF			
Subtotal	7,466 SF	0 SF		
HARRISON MEMORIAL LIBRARY - GSF Incl. 50% Covered Area			7,466 GSF	

	ENCLOSED AREAS	COVERED AREAS	GROSS AREA	COMMENTS
PARK BRANCH LIBRARY				
Basement	1,850 SF			
Level 01	6,460 SF			
Subtotal	8,310 SF	0 SF		
PARK BRANCH LIBRARY - GSF Incl. 50% Covered Area			8,310 GSF	

SITWORK

HARRISON MEMORIAL LIBRARY	9,700 SF	Including building footprint
PARK BRANCH LIBRARY	22,600 SF	Including building footprint



EXECUTIVE SUMMARY

	GSF	\$ / SF	TOTAL	COMMENTS
HARRISON MEMORIAL LIBRARY				
BUILDING	7,466 GSF	\$1,139.24	8,505,533	
SITWORK			360,879	
SUBTOTAL			8,866,411	today's dollars
ESCALATION TO DECEMBER 2025			1,395,932	
TOTAL CONSTRUCTION COST, HARRISON MEMORIAL LIBRARY			10,262,344	
PARK BRANCH LIBRARY				
BUILDING	8,310 GSF	\$1,249.91	10,386,761	
SITWORK			2,678,703	
SUBTOTAL			13,065,463	today's dollars
ESCALATION TO DECEMBER 2025			2,057,033	
TOTAL CONSTRUCTION COST, PARK BRANCH LIBRARY			15,122,497	
CARMEL LIBRARIES - HARRISON MEMORIAL + PARK BRANCH LIBRARY				
CONSTRUCTION COSTS - BOTH LIBRARIES			21,931,875	today's dollars
ESCALATION TO DECEMBER 2025			3,452,965	
TOTAL CONSTRUCTION COST	15,776 GSF	\$1,609.08	25,384,840	escalated

ALTERNATES

	4,567,704	
HARRISON MEMORIAL ALTERNATE #1 - GLASS ELEVATOR	2,010,270	
HARRISON MEMORIAL ALTERNATE #2 VENETIAN PLASTER	474,098	
HARRISON MEMORIAL ALTERNATE #3 PV	208,900	
PARK BRANCH ALTERNATE #4 PV	655,185	
PHASED CONSTRUCTION	1,219,251	Park Library midpoint July 2027



HARRISON MEMORIAL LIBRARY - UNIFORMAT II SUMMARY

GSF : 7,466

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	4.4%	261,050	\$34.97	
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE	4.4%	261,050	\$34.97	
10 SUPERSTRUCTURE	7.0%	417,004	\$55.85	
20 EXTERIOR ENCLOSURE	7.5%	447,530	\$59.94	
30 ROOFING	2.1%	123,905	\$16.60	
B SHELL	16.6%	988,439	\$132.39	
10 INTERIOR CONSTRUCTION	17.9%	1,064,464	\$142.57	
20 STAIRS	1.7%	100,000	\$13.39	
30 INTERIOR FINISHES	11.5%	681,892	\$91.33	
C INTERIORS	31.1%	1,846,356	\$247.30	
10 CONVEYING	7.7%	456,600	\$61.16	
20 PLUMBING	3.0%	178,040	\$23.85	
30 HVAC	7.0%	416,994	\$55.85	
40 FIRE PROTECTION	0.6%	37,330	\$5.00	
50 ELECTRICAL	12.7%	753,643	\$100.94	
D SERVICES	31.0%	1,842,607	\$246.80	
10 EQUIPMENT	5.3%	314,000	\$42.06	
20 FURNISHINGS	0.3%	19,900	\$2.67	
E EQUIPMENT + FURNISHINGS	5.6%	333,900	\$44.72	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	7.2%	429,922	\$57.58	
F SPECIAL CONSTRUCTION + DEMOLITION	7.2%	429,922	\$57.58	
10 SITE PREPARATION	0.2%	9,940	\$1.33	
20 SITE IMPROVEMENTS	2.0%	117,475	\$15.73	
30 SITE MECHANICAL UTILITIES	1.3%	74,525	\$9.98	
40 SITE ELECTRICAL UTILITIES	0.7%	40,000	\$5.36	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	4.1%	241,940	\$32.41	
DIRECT COSTS		5,944,214	\$796.17	
SITE REQUIREMENTS	5.0%	297,211	\$39.81	
JOBSITE MANAGEMENT	12.0%	713,306	\$95.54	
PHASING				none
ESTIMATE SUB-TOTAL		6,954,730	\$931.52	
INSURANCE + BONDING	2.5%	173,868	\$23.29	
FEE	6.0%	417,284	\$55.89	
ESTIMATE SUB-TOTAL		7,545,882	\$1,010.70	
DESIGN CONTINGENCY	17.5%	1,320,529	\$176.87	
CONSTRUCTION CONTINGENCY				excluded, by Owner
ESTIMATE SUB-TOTAL		8,866,411	\$1,187.57	
ESCALATION	15.7%	1,395,932	\$186.97	
ESTIMATE TOTAL		10,262,344	\$1,374.54	total add-ons 72.64%



HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL

GSF : 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Foundations					
3							
4		Strengthen existing wall foundation	90	LF			basement: grid 5, from A to F; main level grid 7 from A to E.5
5		Remove and replace slab on grade as needed	270	SF	150.00	40,500	
6		Strengthen existing footing, incl required excavation, dowel into ex etc	90	LF	850.00	76,500	
7		Allow for shoring and bracing as needed	1	LS	25,000.00	25,000	
8		Patch waterproofing as required	1	LS	6,750.00	6,750	
9		New elevator pit	1	EA	65,000.00	65,000	
10		Infill recessed basement slab	98	SF	50.00	4,900	staff restroom
11		Miscellaneous foundations work allowance	4,240	SF	10.00	42,400	
12		Dryrot and termite repairs					excluded
13							
14							
15		FOUNDATIONS				261,050	\$34.97 / SF
16							
17		Basement Construction					See Foundations
18							
19							
20		BASEMENT CONSTRUCTION					
21							
22		Superstructure					
23							
24		Wood construction					
25		New plywood shear wall at existing walls, installed from inside, incl hold-downs	1,815	SF	15.00	27,225	assume single layer plywood
26		Strengthen existing floor framing, main level	1,075	SF	20.00	21,500	local history room
27		New floor framing & deck	1,547	SF	80.00	123,760	
28		Strengthen existing balcony at history room	140	SF	100.00	14,000	
29		Allow for miscellaneous bracing and shoring	7,466	SF	3.50	26,131	
30		Elevator steel	1	LS	35,000.00	35,000	allowance
31		Elevator overrun	1	LS	35,000.00	35,000	allowance
32		Miscellaneous demolition for structural work	7,466	SF	8.00	59,728	
33		Miscellaneous structural work, connections etc	7,466	SF	10.00	74,660	
34		Dryrot and termite repairs					excluded
35							
36							
37		SUPERSTRUCTURE				417,004	\$55.85 / SF
38							
39		Exterior Enclosure					
40							
41		Exterior wall infill	1,000	SF	200.00	200,000	
42		New thermally broken steel windows	40	SF	215.00	8,600	
43		New thermally broken steel storefront entrance, main level entrance	95	SF	225.00	21,375	
44		New thermally broken steel storefront	76	SF	225.00	17,100	
45		Exterior entrance doors, single	1	EA	8,500.00	8,500	
46		Allow for miscellaneous façade modifications at new windows and wall infills, as needed	1,211	SF	25.00	30,275	allow for minimal cut and patch
47		Existing façade to remain	1	LS	15,000.00	15,000	allow for minimal cut and patch
48		Paint exterior soffit, joists and beams	1,140	SF	7.00	7,980	
49		Elevator overrun, solid wall	216	SF	200.00	43,200	
50		Extend balcony railing to code height	61	LF	500.00	30,500	
51		Miscellaneous exterior wall improvements	1	LS	65,000.00	65,000	
52							
53							
54		EXTERIOR ENCLOSURE				447,530	\$59.94 / SF
55							
56		Roofing					
57							
58		New automated skylight	80	SF	500.00	40,000	
59		Elevator overrun roofing, clay tile	80	SF	50.00	4,000	
60		Cut, patch, repair around area of work	1	LS	5,000.00	5,000	
61		Misc flashing and sheetmetal, copper	5,340	SF	5.00	26,700	



HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL

GSF : 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
62		Existing roofing - patch as needed	5,180	SF	3.50	18,130	allowance
63		New copper gutters and downspouts	401	LF	75.00	30,075	
64							
65							
66		ROOFING				123,905	\$16.60 / SF
67							
68		Interior Construction					
69							
70		Interior partitions					
71		New partitions	2,740	SF	32.00	87,680	
72		New furring walls	1,500	SF	18.00	27,000	
73		New furring walls at perimeter wall - remove and replace, protect existing to remain as needed	7,910	SF	10.00	79,100	allowance
74							
75		Interior glazing					
76		Frameless glass partitions	476	SF	150.00	71,400	
77		Frameless glass partitions, frosted	160	SF	165.00	26,400	
78		Custom fire rated glass elevator shaft					incl with Conveying
79		Allow for misc glazing, clearstory etc	1	LS	25,000.00	25,000	
80							
81		Interior doors					
82		Frameless glass doors, single	4	EA	5,500.00	22,000	
83		Frameless glass doors, double	1	PR	8,500.00	8,500	
84		Frameless glass doors, frosted, single	1	EA	6,000.00	6,000	
85		HM doors and frames, single	3	EA	4,000.00	12,000	
86		HM doors and frames, double	3	PR	6,000.00	18,000	
87		Wood doors and frames, single	2	EA	5,500.00	11,000	
88		Specialty hardware allowance	1	LS	10,000.00	10,000	
89							
90		Millwork					
91		Built in solid walnut shelving	225	LF	1,250.00	281,250	
92		Solid walnut lower cabs with quartz countertop	34	LF	1,300.00	44,200	
93		Plam upper and lower cabs with quartz countertop	12	LF	1,350.00	16,200	sink separate in plumbing
94		Vanity	8	LF	550.00	4,400	
95		New fireplace mantle base, custom carved stone	9	LF	750.00	6,750	
96		Circulation desk with quartz countertop & solid redwood lower cabs	10	LF	2,500.00	25,000	
97		Solid wood bench with walnut boards	15	LF	950.00	14,250	
98							
99		Specialties					
100		Code signage	7,466	SF	0.50	3,733	
101		Directional signage & graphics	7,466	SF	1.50	11,199	
102		Corner guards and bumpers	7,466	SF	0.75	5,600	
103		Toilet partitions and accessories					
104		Standard	2	EA	5,400.00	10,800	
105		ADA	2	EA	5,800.00	11,600	
106		Staff restroom	1	EA	3,000.00	3,000	
107		Decorative custom wrought iron @ exterior of elevator hoist way					incl with Conveying
108		42" guardrail, custom bronze finish	39	LF	850.00	33,150	
109		Operable partitions					none
110							
111		Miscellaneous					
112		Misc metals	7,466	SF	5.00	37,330	
113		Allowance for custom wrought iron detailing	1	LS	25,000.00	25,000	
114		Rough blocking, backing	7,466	SF	1.50	11,199	
115		Miscellaneous rough and finish carpentry	7,466	SF	3.00	22,398	
116		Sealing and caulking	7,466	SF	2.50	18,665	
117		Interior development allowance	7,466	SF	10.00	74,660	
118							
119							
120		INTERIOR CONSTRUCTION				1,064,464	\$142.57 / SF
121							



HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL

GSF : 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
122		Stairs					
123							
124		New wood stairs, landing and custom bronze handrails					
125		Half flights between split levels	3	EA	30,000.00	90,000	5'4" height difference
126		Short flight at lobby	1	EA	10,000.00	10,000	
127							
128							
129		STAIRS				100,000	\$13.39 / SF
130							
131		Interior Finishes					
132							
133		Floor finishes					per schedule
134		Wood flooring	920	SF	55.00	50,600	
135		Tile	323	SF	50.00	16,150	
136		Carpet tile	5,020	SF	10.00	50,200	
137		Polish existing concrete slab	97	SF	10.00	970	
138							
139		Bases					per schedule
140		Rubber	1,041	LF	5.00	5,205	
141		1x4 solid redwood base	733	LF	25.00	18,325	
142		Tile	120	LF	50.00	6,000	
143							
144		Wall finishes					per schedule
145		Paint, level 3	4,300	SF	2.50	10,750	
146		Paint, level 4	1,840	SF	5.50	10,120	
147		Paint, level 5	5,570	SF	7.00	38,990	see alts for venetian plaster
148		Tile	1,250	SF	50.00	62,500	
149							
150		Ceiling finishes					per rcps
151		Painted gypsum board	323	SF	30.00	9,690	
152		Painted gypsum board ilo plaster	290	SF	30.00	8,700	see alts for venetian plaster
153		Exposed ceiling, paint	166	SF	3.50	581	
154		ACT, 2x4	964	SF	25.00	24,100	
155		T&G redwood soffit	1,297	SF	105.00	136,185	
156		T&G redwood with purlins	353	SF	105.00	37,065	
157		Strip paint off existing redwood beams, joists, decking, sandblast, refinish, stain and seal	2,940	SF	45.00	132,300	
158							
159		Miscellaneous					
160		Allowance for enhanced finishes, soffits and bulkheads	7,466	SF	3.50	26,131	
161		Additional wood trims, banding etc	7,466	SF	5.00	37,330	
162							
163							
164		INTERIOR FINISHES				681,892	\$91.33 / SF
165							
166		Conveying					
167							
168		Passenger elevator, cab upgrade	1	EA	300,000.00	300,000	3 stops
169		Bronze cladding to elevator shaft	1,080	SF	145.00	156,600	
170							
171							
172		CONVEYING				456,600	\$61.16 / SF
173							
174		Plumbing					
175							
176		Trade demolition					
177		Safe-off and demo plumbing fixture	5	EA	550.00	2,750	
178		Remove water heater, save for reinstall	1	EA	1,840.00	1,840	
179		Demo existing gas and cap	1	EA	2,500.00	2,500	
180		Misc. plumbing demo	7,466	SF	2.00	14,932	
181							
182		Plumbing fixtures					
183		Water closet	4	EA	3,300.00	13,200	
184		Urinal	1	EA	3,000.00	3,000	



HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL

GSF : 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
185		Lavatory	5	EA	2,875.00	14,375	
186		Drinking fountain	1	EA	6,500.00	6,500	
187		Breakroom sink	1	EA	3,000.00	3,000	
188		Mop sink	1	EA	4,000.00	4,000	
189							
190		Sanitary waste, vent and service pipework					
191		Rough-in and final connect sanitary waste, vent and service pipe, fittings, supports, valves, specialties and insulation	13	EA	4,500.00	58,500	
192		3" floor drain	3	EA	2,875.00	8,625	
193		Condensate drainage serving FCU's	4	EA	1,650.00	6,600	
194		Condensate drainage serving split AC units	2	EA	1,650.00	3,300	
195		Connect to existing domestic water, 2"	1	EA	1,005.00	1,005	
196		Connect to existing sanitary 4"	1	EA	1,310.00	1,310	
197		Video scope sewer line	1	EA	3,000.00	3,000	
198							
199		Plumbing equipment					
200		2" water meter (by water district)	1	EA	820.00	820	Install/connect only
201		Reinstall existing electric water heater	1	EA	2,960.00	2,960	
202		Expansion tank, 20 gallon	1	EA	850.00	850	
203		HW recirc pump, 1/2 hp, incl. aquastat and timer	1	EA	2,000.00	2,000	
204							
205		Roof drainage		NA			No work anticipated
206							
207		Natural gas		NA			No work anticipated
208							
209		Misc. plumbing requirements					
210		Site supervision, documentation, detailing, coordination, testing, startup, chlorination, seismic bracing, firestop, GC's and GR's	1	LS	15,506.70	15,507	
211		LEED premium	7,466	SF	1.00	7,466	
212							
213		PLUMBING				178,040	\$23.85 / SF
214							
215		HVAC					
216							
217		Trade demo					
218		Demo mechanical unit	1	EA	1,500.00	1,500	
219		Misc. HVAC demo	7,466	SF	3.00	22,398	
220							
221		HVAC equipment					
222		HP-1, -2, single zone, VRF, 4 ton	2	EA	12,000.00	24,000	
223		HP-3, 4 ton with 2port adapter	1	EA	13,000.00	13,000	
224		HD-1, relief hood, WRH 2x2x2	1	EA	2,500.00	2,500	
225		IT cooling, split AC units, 1.5 ton	2	EA	5,500.00	11,000	
226		EF-1 thru -4, panasonic FV-30VQ3	4	EA	875.00	3,500	
227		FCU-1,-2, 4 ton	2	EA	8,800.00	17,600	
228		FCU-3,-4, 2 ton	2	EA	4,400.00	8,800	
229							
230		Piping distribution, refrigerant pipework	810	LF	55.00	44,550	
231							
232		Air distribution	7,466	SF	14.00	104,524	
233							
234		Diffusers, registers, grilles, OA louvers	7,466	SF	5.00	37,330	
235							
236		Temperature controls					
237		Provide BMS serving new HVAC and plumbing equipment	7,466	SF	5.00	37,330	
238		Window actuator	1	LS	3,000.00	3,000	
239		Automated skylight	1	LS	5,000.00	5,000	
240		Weather station	1	LS	2,500.00	2,500	
241							
242		Testing and balancing	40	HRS	185.00	7,400	
243							
244		Misc. HVAC requirements					



HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL

GSF : 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
245		Site supervision, documentation, detailing, coordination, testing, startup, seismic bracing, firestop, GC's and GR's	1	LS	52,397.17	52,397	
246		LEED premium	7,466	SF	2.50	18,665	
247							
248		HVAC				416,994	\$55.85 / SF
249							
250		Fire Protection					
251							
252		Misc. rework and reconfiguration of existing fire sprinkler system to accommodate new layout	7,466	SF	5.00	37,330	
253							
254		FIRE PROTECTION				37,330	\$5.00 / SF
255							
256		Electrical					
257							
258		Trade demolition					
259		Safe-off, disconnect and remove existing panels, raceways and cabling	7,466	SF	4.00	29,864	
260							
261		Power distribution					
262		Main service panel, 400A, 208/120V, 3P, 4W	1	EA	19,200.00	19,200	
263		Elevator feeder, 150A	1	EA	15,625.00	15,625	
264		PV interconnection breaker, 80A	1	EA	2,200.00	2,200	
265		Distribution panel, 150A, 120/208V, 42 circuit	1	EA	6,750.00	6,750	
266		Distribution panel, 60A, 120/208V, 42 circuit, server room, shunt trip	1	EA	3,300.00	3,300	
267		Distribution panel, 100A, 120/208V, 42 circuit, HVAC and DHW equip	1	EA	4,500.00	4,500	
268		Misc. feeders, conduit and cabling	7,466	SF	5.00	37,330	
269							
270		Machine and equipment power					
271		HP-1, -2, power connection	2	EA	3,500.00	7,000	
272		HP-3, power connection	1	EA	3,500.00	3,500	
273		Split AC power connections	2	EA	2,875.00	5,750	
274		Exhaust fan power connections	4	EA	950.00	3,800	
275		FCU power connections	4	EA	1,225.00	4,900	
276		DHW recirc pump	1	EA	1,200.00	1,200	
277		Disconnect/reconnect electric water heater	1	EA	2,875.00	2,875	
278							
279		Convenience power					
280		Duplex receptacles, conduit and wiring, terminations	7,466	SF	8.00	59,728	
281		Floor boxes	11	EA	485.00	5,335	
282							
283		Lighting and controls					
284		Misc. lighting, lighting controls, conduit and wiring	7,466	SF	45.00	335,970	
285							
286		Telecom and security					
287		Misc. tele data outlets, WAP outlets, raceways and structured cabling	7,466	SF	9.00	67,194	
288		Data in floor boxes	11	EA	485.00	5,335	
289		Data drops 2 mezz, 4 main, 3 basement	9	EA	525.00	4,725	
290		Security allowance	7,466	SF	3.00	22,398	
291							
292		Fire alarm					
293		Misc. rework/reconfiguration of existing FA system	7,466	SF	3.00	22,398	
294							
295		Photovoltaics					
296		PV array, wiring, raceways, inverter, and panel supports, 22kw	22	KW			see alternates
297							
298		Misc. electrical requirements					



HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL

GSF : 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
299		Site supervision, documentation, detailing, coordination, testing, startup, seismic bracing, firestop, GC's and GR's	1	LS	64,101.30	64,101	
300		LEED premium	7,466	SF	2.50	18,665	
301							
302		ELECTRICAL				753,643	\$100.94 / SF
303							
304		Equipment					
305							
306		56" tall shelving solid redwood end panels & canopies, stacks	120	LF	2,000.00	240,000	
307		56" tall shelving with custom wood doors & bronze screens, stacks	19	LF	3,500.00	66,500	
308							
309		Projection screen, allow	1	EA	7,500.00	7,500	
310		Automated material handling system, AMHS					excluded
311		Book theft detection					excluded
312		Book drops					excluded
313							
314							
315		EQUIPMENT				314,000	\$42.06 / SF
316							
317		Furnishings					
318							
319		Window blinds at new glazing	211	SF	28.00	5,908	
320		Blinds to interior glazing	636	SF	22.00	13,992	
321		Blinds at skylights					assume none
322							
323							
324		FURNISHINGS				19,900	\$2.67 / SF
325							
326		Special Construction					no work
327							
328							
329		SPECIAL CONSTRUCTION					
330							
331		Selective Building Demolition					
332							
333		Building demolition					
334		Demo exterior walls	99	LF	50.00	4,950	
335		Demo roof structure for skylights & elev overrun	160	SF	55.00	8,800	
336		Demo concrete pavement	254	SF	5.50	1,397	
337		Demo ext windows	35	LF	50.00	1,750	
338		Demo casework	242	LF	25.00	6,050	
339		Demo interior windows	29	LF	30.00	870	
340		Demo partitions	510	LF	30.00	15,300	
341		Demo doors, per leaf	23	EA	250.00	5,750	
342		Demo stairs	7	EA	2,500.00	17,500	
343		Demo columns	16	EA	1,500.00	24,000	
344		Demo dumbwaiter, shaft & equipment	1	EA	8,500.00	8,500	
345		Demo restroom fixtures, finishes, accessories	120	SF	30.00	3,600	
346		Demo existing floor for new elev & demo lobby floor	701	SF	55.00	38,555	
347		Demo stacks	253	LF	35.00	8,855	
348		Demo fireplace mantle base	2	EA	1,000.00	2,000	
349		Demo glass partitions	17	LF	30.00	510	
350		Demo metal guardrail	25	LF	45.00	1,125	
351		Demo archway above	11	LF	30.00	330	
352		Demo mezz floor and slab edge	1,020	SF	55.00	56,100	
353		Demo all interior finishes, remove paint, fixtures etc	7,466	SF	12.00	89,592	
354		Miscellaneous demolition allowance	7,466	SF	8.00	59,728	
355		Structural demolition allowance	7,466	SF	10.00	74,660	
356		MEP demolition allowance					see trades



HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL

GSF : 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
357							
358		Hazardous materials abatement					excluded
359							
360							
361		SELECTIVE BUILDING DEMOLITION				429,922	\$57.58 / SF
362							
363		Site Preparation					
364							
365		Demo tree	1	EA	1,500.00	1,500	
366		Demo planting area	10	SF	25.00	250	
367		Miscellaneous site demo, protection	5,460	SF	1.50	8,190	
368							
369							
370		SITE PREPARATION				9,940	\$1.33 / SF
371							
372		Site Improvements					
373							
374		New accessible stone ramp & landing	100	SF	295.00	29,500	
375		New stone stairs	15	SF	295.00	4,425	
376		New bronze railings to above	60	LF	850.00	51,000	
377		New sidewalks	120	SF	30.00	3,600	
378		Allow for new curbs	30	LF	55.00	1,650	
379		Miscellaneous sitework allowance - minimal	5,460	SF	5.00	27,300	
380							
381							
382		SITE IMPROVEMENTS				117,475	\$15.73 / SF
383							
384		Site Mechanical Utilities					
385							
386		Connect to existing utilities within 5' of building	1	LS	15,000.00	15,000	
387							
388		Site drainage improvements allowance	1	LS	25,000.00	25,000	
389							
390		Scope existing sewer lateral to determine viability of reuse	1	LS	2,650.00	2,650	
391		Replace sewer later to POC in street	75	LF	175.00	13,125	
392		Sawcut/patch roadway	150	SF	65.00	9,750	
393		Trench plating, traffic control	1	LS	5,000.00	5,000	
394		Connect to existing	1	LS	4,000.00	4,000	
395							
396		SITE MECHANICAL UTILITIES				74,525	\$9.98 / SF
397							
398		Site Electrical Utilities					
399							
400		Site power distribution allowance	1	LS	15,000.00	15,000	
401							
402		Site lighting improvements allowance	1	LS	25,000.00	25,000	
403							
404		SITE ELECTRICAL UTILITIES				40,000	\$5.36 / SF
405							
406		Other Site Construction					no work
407							
408							
409		OTHER SITE CONSTRUCTION					



PARK BRANCH LIBRARY - UNIFORMAT II SUMMARY

GSF : 7,466

SECTION	%	TOTAL	\$/SF	COMMENTS
10 FOUNDATIONS	2.1%	184,800	\$24.75	
20 BASEMENT CONSTRUCTION	3.2%	284,000	\$38.04	
A SUBSTRUCTURE	5.4%	468,800	\$62.79	
10 SUPERSTRUCTURE	6.3%	548,415	\$73.45	
20 EXTERIOR ENCLOSURE	13.9%	1,218,295	\$163.18	
30 ROOFING	6.6%	578,740	\$77.52	
B SHELL	26.8%	2,345,450	\$314.15	
10 INTERIOR CONSTRUCTION	10.4%	911,008	\$122.02	
20 STAIRS	0.5%	45,000	\$6.03	
30 INTERIOR FINISHES	9.2%	806,970	\$108.09	
C INTERIORS	20.1%	1,762,978	\$236.13	
10 CONVEYING				
20 PLUMBING	2.6%	231,282	\$30.98	
30 HVAC	6.0%	522,596	\$70.00	
40 FIRE PROTECTION	0.5%	41,550	\$5.57	
50 ELECTRICAL	10.9%	958,471	\$128.38	
D SERVICES	20.0%	1,753,898	\$234.92	
10 EQUIPMENT	1.9%	166,750	\$22.33	
20 FURNISHINGS	0.5%	45,000	\$6.03	
E EQUIPMENT + FURNISHINGS	2.4%	211,750	\$28.36	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	4.8%	420,610	\$56.34	
F SPECIAL CONSTRUCTION + DEMOLITION	4.8%	420,610	\$56.34	
10 SITE PREPARATION	2.1%	183,165	\$24.53	
20 SITE IMPROVEMENTS	17.1%	1,498,164	\$200.66	
30 SITE MECHANICAL UTILITIES	0.9%	74,525	\$9.98	
40 SITE ELECTRICAL UTILITIES	0.5%	40,000	\$5.36	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	20.5%	1,795,854	\$240.54	
DIRECT COSTS		8,759,339	\$1,173.23	
SITE REQUIREMENTS	5.0%	437,967	\$58.66	
JOBSITE MANAGEMENT	12.0%	1,051,121	\$140.79	
PHASING				
ESTIMATE SUB-TOTAL		10,248,427	\$1,372.68	
INSURANCE + BONDING	2.5%	256,211	\$34.32	
FEE	6.0%	614,906	\$82.36	
ESTIMATE SUB-TOTAL		11,119,543	\$1,489.36	
DESIGN CONTINGENCY	17.5%	1,945,920	\$260.64	
CONSTRUCTION CONTINGENCY				excluded, by Owner
ESTIMATE SUB-TOTAL		13,065,463	\$1,750.00	
ESCALATION	15.7%	2,057,033	\$275.52	
ESTIMATE TOTAL		15,122,497	\$2,025.52	total add-ons 72.64%



PARK BRANCH LIBRARY - ESTIMATE DETAIL

GSF : 8,310

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Foundations					
3							
4		Allow for footings (strengthened or new) at new concrete shearwalls	74	LF	850.00	62,900	
5		Allow for shoring and bracing as needed	1	LS	20,000.00	20,000	
6		Patch waterproofing as required	1	LS	5,000.00	5,000	
7		Miscellaneous foundations work allowance	6,460	SF	15.00	96,900	
8		Dryrot and termite repairs					excluded
9							
10							
11		FOUNDATIONS				184,800	\$22.24 / SF
12							
13		Basement Construction					
14							
15		Basement - abandon in place partial basement, seal and infill slabs and walls where needed	850	SF	250.00	212,500	pending further detailing
16		New basement wall infill, concrete, with xypex	144	SF	125.00	18,000	
17		Allow for excavation, shoring & support, etc as needed for new basement walls	1	LS	10,000.00	10,000	
18		New interior concrete walls with xypex	348	SF	125.00	43,500	
19		Dryrot and termite repairs					excluded
20							
21							
22		BASEMENT CONSTRUCTION				284,000	\$34.18 / SF
23							
24		Superstructure					
25							
26		New concrete shear walls	888	SF	125.00	111,000	
27		New concrete walls exterior at stairs	696	SF	125.00	87,000	
28		New steel beams	48	LF	500.00	24,000	
29		New steel column	1	EA	6,000.00	6,000	
30		Miscellaneous structural steel	1	LS	15,000.00	15,000	
31		Allowance for structure at exit stairs	203	SF	65.00	13,195	
32		New roof structure at gable roof extension	1,748	SF	65.00	113,620	
33		Infill floor at shaft	124	SF	100.00	12,400	
34		Interface with existing, protect	8,310	SF	5.00	41,550	
35		Miscellaneous structural work, shoring/bracing, connections etc	8,310	SF	15.00	124,650	
36		Dryrot and termite repairs					excluded
37							
38							
39		SUPERSTRUCTURE				548,415	\$65.99 / SF
40							
41		Exterior Enclosure					
42							
43		New aluminum wall panel over existing exterior walls to match storefront	230	SF	90.00	20,700	
44		Western red cedar rainscreen	420	SF	95.00	39,900	
45		New western red cedar over existing exterior walls	750	SF	95.00	71,250	
46		New western red cedar at new walls	2,041	SF	95.00	193,895	
47		New wall infills	1,301	SF	60.00	78,060	excl finishes
48							
49		Exterior glazing, 9'ht					
50		Thermally broken steel storefront	561	SF	225.00	126,225	
51		Thermally broken steel storefront window	248	SF	215.00	53,320	
52		Nanawall operable storefront	333	SF	375.00	124,875	
53		1/2" painted aluminum surrounds at windows	5	EA	5,500.00	27,500	
54							
55		Exterior doors, frames and hardware					
56		Glass entry exterior doors, single	1	EA	8,500.00	8,500	
57		Glass entry exterior doors, double	1	EA	15,000.00	15,000	
58		HM exterior doors, single	3	EA	4,000.00	12,000	
59		HM exterior doors, double	1	EA	6,800.00	6,800	



PARK BRANCH LIBRARY - ESTIMATE DETAIL

GSF : 8,310

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
60		Specialty hardware allowance	1	LS	10,000.00	10,000	
61							
62		Soffit - t&g western red cedar	962	SF	95.00	91,390	
63		Entry canopy - wood soffit, pvc roofing, structural support	900	SF	180.00	162,000	
64		Exterior bronze signage	2	LOC	20,000.00	40,000	
65		Mech enclosure 7' ht tall wester red cedar, support	266	SF	170.00	45,220	
66		Allow for miscellaneous façade modifications at new windows and wall infills, as needed	4,583	SF	20.00	91,660	allow for minimal cut and patch
67							
68							
69		EXTERIOR ENCLOSURE				1,218,295	\$146.61 / SF
70							
71		Roofing					
72							
73		New zinc standing seam roofing over existing framing	6,394	SF	60.00	383,640	
74		New pvc roofing over new/existing framing	685	SF	28.00	19,180	
75		New automated skylight	123	SF	500.00	61,500	
76		New fixed skylight	50	SF	250.00	12,500	
77		Misc flashing and sheetmetal, copper	7,252	SF	10.00	72,520	
78		New copper gutters and downspouts	392	LF	75.00	29,400	
79							
80							
81		ROOFING				578,740	\$69.64 / SF
82							
83		Interior Construction					
84							
85		Interior partitions					
86		New partitions	3,504	SF	32.00	112,128	
87		New furring walls	1,344	SF	18.00	24,192	
88		New furring walls at perimeter wall - remove and replace, protect existing to remain as needed	2,532	SF	10.00	25,320	allowance
89							
90		Interior glazing					
91		Frameless glass partitions	342	SF	150.00	51,300	
92		Frameless glass partitions, frosted	80	SF	165.00	13,200	
93		Frameless glass partitions, with custom graphic interlayer	170	SF	225.00	38,250	
94		Allow for misc glazing, clearstory etc	1	LS	10,000.00	10,000	
95							
96		Interior doors					
97		Frameless galss doors, single	4	EA	5,500.00	22,000	
98		Frameless galss doors, with custom graphic interlayer, single	1	EA	7,000.00	7,000	
99		Frameless galss doors, frosted, single	1	EA	6,000.00	6,000	
100		HM doors and frames, single	1	EA	4,000.00	4,000	
101		Wood doors and frames, single	8	EA	5,500.00	44,000	
102		Specialty hardware allowance	1	LS	8,500.00	8,500	
103							
104		Millwork					
105		Painted wood built-in shelving, 56" tall	60	LF	1,250.00	75,000	
106		Painted wood built-in shelving 42" tall	38	LF	1,000.00	38,000	
107		Solid birch countertop	12	LF	650.00	7,800	
108		Built-in upholstered seating with painted shelving below	37	LF	1,500.00	55,500	
109		Circulation desk with quartz countertop & painted wood lower cabs	20	LF	2,500.00	50,000	
110		Painted lower cabs with quartz countertop	23	LF	1,000.00	23,000	
111		1-1/2" solid maple wood surround	123	LF	175.00	21,525	
112		Vertical solid maple 1x2 wood slats at 1.5" oc with black acoustic fabric backer	32	LF	1,250.00	40,000	
113							
114		Specialties					
115		Code signage	8,310	SF	0.50	4,155	



PARK BRANCH LIBRARY - ESTIMATE DETAIL

GSF : 8,310

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
116		Directional signage & graphics	8,310	SF	1.50	12,465	
117		Corner guards and bumpers	8,310	SF	0.75	6,233	
118		Single restroom accessories	4	EA	3,000.00	12,000	
119		Operable interior partitions					none
120							
121		Miscellaneous					
122		Misc metals	8,310	SF	3.50	29,085	
123		Rough blocking, backing	8,310	SF	1.50	12,465	
124		Miscellaneous rough and finish carpentry	8,310	SF	6.50	54,015	
125		Sealing and caulking	8,310	SF	2.50	20,775	
126		Interior development allowance	8,310	SF	10.00	83,100	
127							
128							
129		INTERIOR CONSTRUCTION				911,008	\$109.63 / SF
130							
131		Stairs					
132							
133		Exit stairs, metal prefab, railings	1	FLT	45,000.00	45,000	
134							
135							
136		STAIRS				45,000	\$5.42 / SF
137							
138		Interior Finishes					per schedule
139							
140		Floor finishes					
141		Xypex surface treatment to existing concrete slab	1,604	SF	5.00	8,020	
142		Wood floors, children's, including warmboard subfloor	528	SF	75.00	39,600	warmboard with hvac
143		Wood floors	713	SF	55.00	39,215	
144		Carpet tile	3,539	SF	10.00	35,390	
145		Plywood underlayer at carpet in childrens'	2,072	SF	10.00	20,720	
146		Tile	284	SF	50.00	14,200	
147		Polish existing concrete slab	224	SF	10.00	2,240	
148		None	527	SF			
149							
150		Bases					
151		Rubber	288	LF	5.00	1,440	
152		1x4 solid redwood base	483	LF	25.00	12,075	
153		Tile	136	LF	50.00	6,800	
154							
155		Wall finishes					
156		Paint, level 3	1,340	SF	2.50	3,350	
157		Paint, level 4	1,314	SF	5.50	7,227	
158		Paint, level 5	2,138	SF	7.00	14,966	
159		Tile	1,200	SF	50.00	60,000	
160		Xypex surface treatment to existing concrete walls	2,260	SF	5.00	11,300	
161							
162		Ceiling finishes					
163		Painted gypsum board, level 4	284	SF	30.00	8,520	
164		Painted gypsum board, level 5	139	SF	35.00	4,865	
165		Exposed ceiling, paint	432	SF	3.50	1,512	
166		ACT, 2x4	1,185	SF	25.00	29,625	
167		1x2 solid maple acoustic wood slats at 1.5"	3,657	SF	100.00	365,700	
168		Xypex surface treatment, basement	1,604	SF	5.00	8,020	
169							
170		Miscellaneous					
171		Allowance for enhanced finishes, soffits and bulkheads	8,310	SF	5.00	41,550	
172		Additional wood trims, banding etc	8,310	SF	8.50	70,635	
173							
174							
175		INTERIOR FINISHES				806,970	\$97.11 / SF
176							
177		Conveying					none



PARK BRANCH LIBRARY - ESTIMATE DETAIL

GSF : 8,310

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
178							
179							
180		CONVEYING					
181							
182		Plumbing					
183							
184		Trade demolition					
185		Safe-off and demo plumbing fixture	17	EA	550.00	9,350	
186		Demo existing sump pump, infill slab depression	1	EA	5,000.00	5,000	
187		Misc. plumbing demo	8,310	SF	2.00	16,620	
188							
189		Plumbing fixtures					
190		Water closet	4	EA	3,300.00	13,200	
191		Lavatory	4	EA	2,875.00	11,500	
192		Drinking fountain	2	EA	6,500.00	13,000	
193		Breakroom sink	1	EA	3,000.00	3,000	
194		Mop sink (allow)	1	EA	4,000.00	4,000	
195							
196		Sanitary waste, vent and service pipework					
197		Rough-in and final connect sanitary waste, vent and service pipe, fittings, supports, valves, specialties and insulation	12	EA	4,500.00	54,000	
198		3" floor drain	10	EA	2,875.00	28,750	
199		Condensate drainage serving FCU's	4	EA	1,650.00	6,600	
200		Condensate drainage serving split AC units	2	EA	1,650.00	3,300	
201		Connect to existing domestic water, 2"	1	EA	1,005.00	1,005	
202		Connect to existing sanitary 4"	1	EA	1,310.00	1,310	
203		Video scope sewer line	1	EA	3,000.00	3,000	
204							
205		Plumbing equipment					
206		2" water meter (by water district)	1	EA	820.00	820	Install/connect only
207		Expansion tank, 20 gallon	1	EA	850.00	850	
208		HW recirc pump, 1/2 hp, incl. aquastat and timer	1	EA	2,000.00	2,000	
209		Heat pump water heater, (2) 4.5kW CO2 heat pumps, (2) 100 gallon storage		NA			See HVAC
210		Domestic water storage tank, 100 Gallon, insulated	1	EA	4,500.00	4,500	
211		Sump basin, 3' dia x 12' deep	1	EA	9,396.40	9,396	
212		Sump pump, duplex, 2.5hp each	1	EA	8,500.00	8,500	
213		Sump pump control panel	1	EA	3,000.00	3,000	
214							
215		Roof drainage		NA			No work anticipated
216							
217		Natural gas		NA			No work anticipated
218							
219		Misc. plumbing requirements					
220		Site supervision, documentation, detailing, coordination, testing, startup, chlorination, seismic bracing, firestop, GC's and GR's	1	LS	20,270.14	20,270	
221		LEED premium	8,310	SF	1.00	8,310	
222							
223		PLUMBING				231,282	\$27.83 / SF
224							
225		HVAC					
226							
227		Trade demo					
228		Demo mechanical unit	2	EA	1,500.00	3,000	
229		Misc. HVAC demo	8,310	SF	3.00	24,930	
230		Safe-off, demo and remove boiler, furnace and AHU from basement	1	LS	7,560.00	7,560	
231							
232		HVAC equipment					
233		HP-1, -2, single zone, VRF, 4 ton	2	EA	12,000.00	24,000	
234		HP-3, -4 CO2 type	2	EA	7,595.00	15,190	
235		HD-1, relief hood, WRH 2x2x2	1	EA	2,500.00	2,500	



PARK BRANCH LIBRARY - ESTIMATE DETAIL

GSF : 8,310

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
236		IT cooling, split AC units, 1.5 ton	2	EA	5,500.00	11,000	
237		EF-1 thru -5, panasonic FV-30VQ3	5	EA	875.00	4,375	
238		EF-6, range hood exhaust	1	EA	1,100.00	1,100	
239		FCU-1,-2, 4 ton	2	EA	8,800.00	17,600	
240		FCU-3,-4, 2 ton	2	EA	4,400.00	8,800	
241		Mixing boxes	2	EA	2,299.00	4,598	
242		Radiant pump, 2hp	1	EA	3,250.00	3,250	
243							
244		Piping distribution, refrigerant pipework	900	LF	55.00	49,500	
245							
246		Radiant pex tubing and manifolds	2,400	SF	25.00	60,000	
247							
248		Air distribution	8,310	SF	11.20	93,072	
249							
250		Diffusers, registers, grilles and OA louvers	8,310	SF	5.00	41,550	
251							
252		Temperature controls					
253		Provide BMS serving new HVAC and plumbing equipment	8,310	SF	5.00	41,550	
254		Window actuator	1	LS	3,000.00	3,000	
255		Automated skylight	1	LS	5,000.00	5,000	
256		Weather Station	1	LS	2,500.00	2,500	
257							
258		Testing and balancing	60	HRS	185.00	11,100	
259							
260		Misc. HVAC requirements					
261		Site supervision, documentation, detailing, coordination, testing, startup, seismic bracing, firestop, GC's and GR's	1	LS	66,645.65	66,646	
262		LEED premium	8,310	SF	2.50	20,775	
263							
264		HVAC				522,596	\$62.89 / SF
265							
266		Fire Protection					
267							
268		Misc. rework and reconfiguration of existing fire sprinkler system to accommodate new layout	8,310	SF	5.00	41,550	
269							
270		FIRE PROTECTION				41,550	\$5.00 / SF
271							
272		Electrical					
273							
274		Trade demolition					
275		Safe-off, disconnect and remove existing panels, raceways and cabling	8,310	SF	4.00	33,240	
276		Safe off and remove transformer	1	EA	3,000.00	3,000	
277		Safe off and remove electrical equipment	3	EA	2,000.00	6,000	
278							
279		Power distribution					
280		PG&E pad mounted transformer, by PG&E, include primary and secondary feeders and terminations		NA			By PG&E
281		Primary and secondary raceways	1	LS	82,500.00	82,500	
282		Concrete pad serving TX	1	LS	10,000.00	10,000	
283		Main service panel, 600A, 208/120V, 3P, 4W	1	EA	28,800.00	28,800	
284		Elevator feeder, 150A	1	EA	15,625.00	15,625	
285		PV interconnection breaker, 80A	1	EA	2,200.00	2,200	
286		Distribution panel, 225A, 120/208V, 42 circuit	1	EA	10,125.00	10,125	
287		Generator connection, 90A, 1P	1	EA	3,300.00	3,300	
288		Distribution panel, 60A, 120/208V, 42 circuit, server room, shunt trip	1	EA	3,300.00	3,300	
289		Distribution panel, 100A, 120/208V, 42 circuit, HVAC and DHW equip	2	EA	4,500.00	9,000	
290		Misc. feeders, conduit and cabling	8,310	SF	5.00	41,550	
291							
292		Machine and equipment power					
293		HP-1, -2, power connection	2	EA	3,500.00	7,000	



PARK BRANCH LIBRARY - ESTIMATE DETAIL

GSF : 8,310

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
294		HP-3, power connection	1	EA	3,500.00	3,500	
295		Split AC power connections	2	EA	2,875.00	5,750	
296		Exhaust fan power connections	4	EA	950.00	3,800	
297		FCU power connections	4	EA	1,225.00	4,900	
298		DHW recirc pump	1	EA	1,200.00	1,200	
299		Roller shade power connection	5	EA	775.00	3,875	
300		Radiant pump power connection	1	EA	2,000.00	2,000	
301							
302		Convenience power					
303		Duplex receptacles, conduit and wiring, terminations	8,310	SF	8.00	66,480	
304		Floor boxes	11	EA	485.00	5,335	
305							
306		Lighting and controls					
307		32" dia. decorative pendant, David Trubridge FLO-1000	8	EA	2,332.00	18,656	
308		40" dia. decorative pendant, David Trubridge FLO-1000	7	EA	2,710.00	18,970	
309		Recessed can light, LED	34	EA	585.00	19,890	
310		Surface light, 18-3/4" dia., ramos&bassols, vibia duo-4870	4	EA	6,752.80	27,011	
311		Surface light, 31" dia., ramos&bassols, vibia duo-4872	3	EA	10,015.84	30,048	
312		Recessed can light, LED, outdoor	16	EA	885.00	14,160	
313		Misc. lighting, lighting controls, conduit and wiring	8,310	SF	30.00	249,300	
314							
315		Telecom and security					
316		Misc. tele data outlets, WAP outlets, raceways and structured cabling	8,310	SF	9.00	74,790	
317		Data in floor boxes	11	EA	485.00	5,335	
318		Data drops, 8 total serving WAP's	8	EA	525.00	4,200	
319		Security allowance	8,310	SF	3.00	24,930	
320							
321		Fire alarm					
322		Misc. rework/reconfiguration of existing FA system	8,310	SF	3.00	24,930	
323							
324		Photovoltaics					
325		PV array, wiring, raceways, inverter, and panel supports, 69kw	69	KW			see alternates
326							
327		Misc. electrical requirements					
328		Site supervision, documentation, detailing, coordination, testing, startup, seismic bracing, firestop, GC's and GR's	1	LS	72,995.97	72,996	
329		LEED premium	8,310	SF	2.50	20,775	
330							
331		ELECTRICAL				958,471	\$115.34 / SF
332							
333		Equipment					
334							
335		42" tall cantilever metal with painted wood end panels, canopies, stacks	91	LF	1,750.00	159,250	
336							
337		Projection screen, allow	1	EA	7,500.00	7,500	
338		Automated material handling system, AMHS					excluded
339		Book theft detection					excluded
340		Book drops					excluded
341							
342							
343		EQUIPMENT				166,750	\$20.07 / SF
344							
345		Furnishings					
346							
347		Window blinds at new glazing	1,142	SF	28.00	31,976	
348		Blinds to interior glazing	592	SF	22.00	13,024	



PARK BRANCH LIBRARY - ESTIMATE DETAIL

GSF : 8,310

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
349							
350							
351		FURNISHINGS				45,000	\$5.42 / SF
352							
353		Special Construction					
354							
355							
356		SPECIAL CONSTRUCTION					
357							
358		Selective Building Demolition					
359							
360		Building demolition					
361		Demo roof to substructure	1,734	SF	15.00	26,010	
362		Demo roof shingles	6,178	SF	5.00	30,890	
363		Demo partitions, interior glazing	832	LF	30.00	24,960	
364		Demo casework, shelving, millwork etc	506	LF	25.00	12,650	
365		Demo doors, per leaf	41	EA	250.00	10,250	
366		Demo stairs, interior	1	EA	8,500.00	8,500	
367		Demo restroom fixtures, finishes, accessories	390	SF	30.00	11,700	
368		Demo interior ramps	60	SF	50.00	3,000	
369		Demo sump pit, infill pit	1	EA	3,500.00	3,500	
370		Demo exterior windows	150	LF	50.00	7,500	
371		Demo stacks	100	LF	35.00	3,500	
372		Demo exterior walls	111	LF	50.00	5,550	
373		Infill floor at shaft	124	SF			See Superstructure
374		Infill basement	850	SF			See Superstructure
375		Demo all interior finishes, remove paint, fixtures etc	8,050	SF	12.00	96,600	
376		Miscellaneous demolition allowance	8,050	SF	8.00	64,400	
377		Structural demolition allowance	8,050	SF	12.00	96,600	
378		MEP demolition allowance	1	LS	15,000.00	15,000	premium at basement equipment demo
379							
380		Hazardoud materials abatement					excluded
381							
382							
383		SELECTIVE BUILDING DEMOLITION				420,610	\$50.61 / SF
384							
385		Site Preparation					
386							
387		Demo tree	17	EA	1,000.00	17,000	
388		Demo planting area	2,383	SF	5.00	11,915	
389		Demo planters	26	LF	30.00	780	
390		Demo site walls	25	LF	35.00	875	
391		Demo driveway, parking incl striping	10,005	SF	5.00	50,025	
392		Demo sidewalk	1,042	SF	5.00	5,210	
393		Demo pavers	657	SF	5.00	3,285	
394		Demo ramp, landings and handrails	178	SF	25.00	4,450	
395		Demo curbs	665	LF	20.00	13,300	
396		Demo fence	211	LF	15.00	3,165	
397		Demo stairs	3	EA	2,500.00	7,500	
398		Demo bollards	2	EA	550.00	1,100	
399		Allowance for misc site clear and grub, protect existing to remain	16,140	SF	2.00	32,280	
400							
401		Allowance for erosion control, misc grading	16,140	SF	2.00	32,280	
402							
403							
404		SITE PREPARATION				183,165	\$22.04 / SF
405							
406		Site Improvements					
407							
408		Paving					
409		New sidewalk	235	SF	30.00	7,050	
410		Stone pavers	4,006	SF	80.00	320,480	



PARK BRANCH LIBRARY - ESTIMATE DETAIL

GSF : 8,310

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
411		New asphalt surface lot	4,772	SF	10.00	47,720	
412		Allow for curbs	410	LF	55.00	22,550	
413							
414		Site improvements & landscaping					
415		New stone stairs	103	SF	295.00	30,385	
416		New stone ramp & landing	513	SF	295.00	151,335	
417		Ramp and stair railings, custom bronze	109	LF	850.00	92,650	
418		Planting areas	4,729	SF	20.00	94,580	
419		Planting at concrete planters	353	SF	85.00	30,005	soil, planting allowance
420		Concrete planter walls, 78", board form finish	121	LF	715.00	86,515	
421		Planting at corten steel planters	135	SF	68.00	9,180	soil, planting allowance
422		Corten steel planter walls, 32"	65	LF	135.00	8,775	
423		Concrete site wall with board form finish	103	LF	380.00	39,140	
424		New trees	18	EA	1,800.00	32,400	
425		New specimen tree, 72" box	2	EA	3,500.00	7,000	
426		Existing trees to remain, protect	7	EA	350.00	2,450	
427		Site boulders	29	EA	800.00	23,200	
428		Redwood log, sanded smooth	1	EA	800.00	800	
429		Built-in bench, with western red cedar boards	38	LF	950.00	36,100	
430		7" tall fence, western red cedar north	1,302	SF	70.00	91,140	
431		32.5" soil infill	2,870	SF	25.00	71,750	
432		Retaining wall at soil infill soil perimeter	314	LF	380.00	119,320	
433		Irrigation	5,217	SF	7.00	36,519	
434		Irrigation at new trees	20	EA	400.00	8,000	
435							
436		Miscellaneous sitework allowance	16,140	SF	8.00	129,120	
437							
438							
439		SITE IMPROVEMENTS				1,498,164	\$180.28 / SF
440							
441		Site Mechanical Utilities					
442							
443		Connect to existing utilities within 5' of buiding	1	LS	15,000.00	15,000	
444							
445		Site drainage improvements allowance	1	LS	25,000.00	25,000	
446							
447		Scope existing sewer lateral to determine viability of reuse	1	LS	2,650.00	2,650	
448		Replace sewer later to POC in street	75	LF	175.00	13,125	
449		Sawcut/patch roadway	150	SF	65.00	9,750	
450		Trench plating, traffic control	1	LS	5,000.00	5,000	
451		Connect to existing	1	LS	4,000.00	4,000	
452							
453		SITE MECHANICAL UTILITIES				74,525	\$8.97 / SF
454							
455		Site Electrical Utilities					
456							
457		Site power distribution allowance	1	LS	15,000.00	15,000	
458							
459		Site lighting improvements allowance	1	LS	25,000.00	25,000	
460							
461		SITE ELECTRICAL UTILITIES				40,000	\$4.81 / SF
462							
463		Other Site Construction					
464							
465							
466		OTHER SITE CONSTRUCTION					



ALTERNATES DETAIL

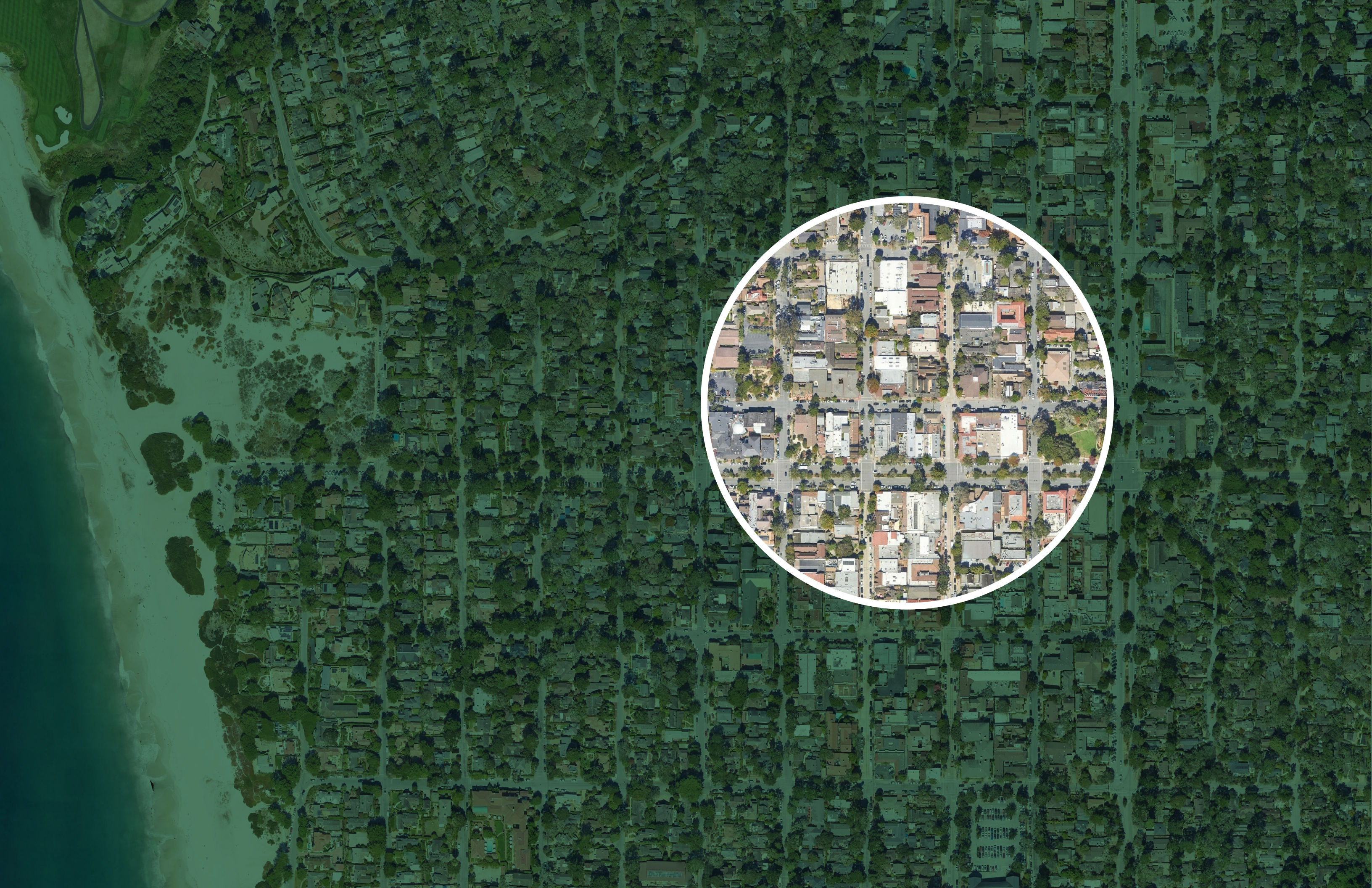
REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>HARRISON MEMORIAL ALTERNATE #1 - GLASS ELEVATOR</u>					
3							
4		Deduct					
5		Elevator steel	-1	LS	35,000.00	-35,000	
6		Passenger elevator	-1	EA	300,000.00	-300,000	
7		Bronze panel cladding on shaft base	-1,080	SF	145.00	-156,600	
8							
9		Add					
10		Elevator steel, custom AESS	1	LS	75,000.00	75,000	
11		Passenger elevator, custom glass cab with custom decorative wrought iron interior	1	EA	825,000.00	825,000	
12		Custom fire rated glass elevator shaft	1,080	SF	450.00	486,000	
13		Decorative custom wrought iron @ exterior of elevator hoist way	1,080	SF	250.00	270,000	
14							
15		Subtotal				1,164,400	
16							
17		Markups	72.6%			845,870	
18							
19							
20		HARRISON MEMORIAL ALTERNATE #1 - GLASS ELEVATOR				2,010,270	
21							
22		<u>HARRISON MEMORIAL ALTERNATE #2 VENETIAN PLASTER</u>					
23							
24		Deduct					
25		Wall finish					
26		Venetian plaster	-5,570	SF	7.00	-38,990	
27		Ceiling finishes					
28		Venetian plaster	-290	SF	30.00	-8,700	
29							
30		Add					
31		Wall finish					
32		Venetian plaster	5,570	SF	55.00	306,350	
33		Ceiling finishes					
34		Venetian plaster	290	SF	55.00	15,950	
35							
36							
37		Subtotal				274,610	
38							
39		Markups	72.6%			199,488	
40							
41							
42		HARRISON MEMORIAL ALTERNATE #2 VENETIAN PLASTER				474,098	
43							
44		<u>HARRISON MEMORIAL ALTERNATE #3 PV</u>					
45							
46		Add					
47		PV array, wiring, raceways, inverter, and panel supports, 22kw	22	KW	5,500.00	121,000	
48							
49							
50		Subtotal				121,000	
51							
52		Markups	72.6%			87,900	
53							
54							
55		HARRISON MEMORIAL ALTERNATE #3 PV				208,900	
56							
57		<u>PARK BRANCH ALTERNATE #4 PV</u>					
58							
59		Add					
60		PV array, wiring, raceways, inverter, and panel supports, 69kw	69	KW	5,500.00	379,500	
61							



ALTERNATES DETAIL

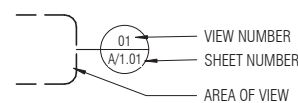
REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
62							
63		Subtotal				379,500	
64							
65		Markups	72.6%			275,685	
66							
67							
68		PARK BRANCH ALTERNATE #4 PV				655,185	

COST ESTIMATE DRAWINGS V.



SYMBOLS

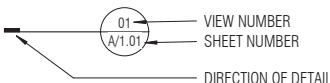
CALLOUT



WORK POINT (PLAN)



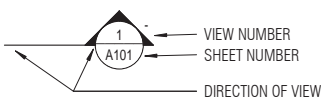
DETAIL SECTION



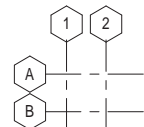
DATUM LEVEL



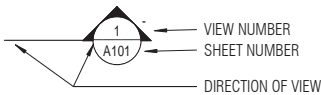
WALL SECTION



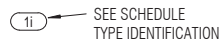
GRID LINES



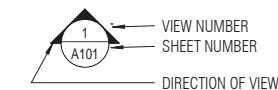
BUILDING SECTION



EQUIPMENT MARK



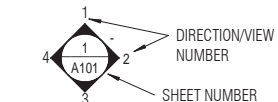
EXTERIOR ELEVATION



KEY NOTE MARK



INTERIOR ELEVATION



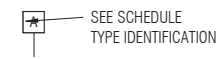
ROOM IDENTIFICATION



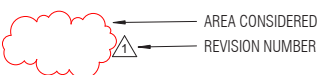
PROPERTY LINE



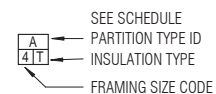
WALL TYPE (EXTERIOR)



REVISION MARK



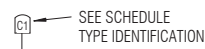
PARTITION TYPE



NORTH ARROW



GENERIC TAG



DOOR MARK



WINDOW MARK



GENERAL NOTES

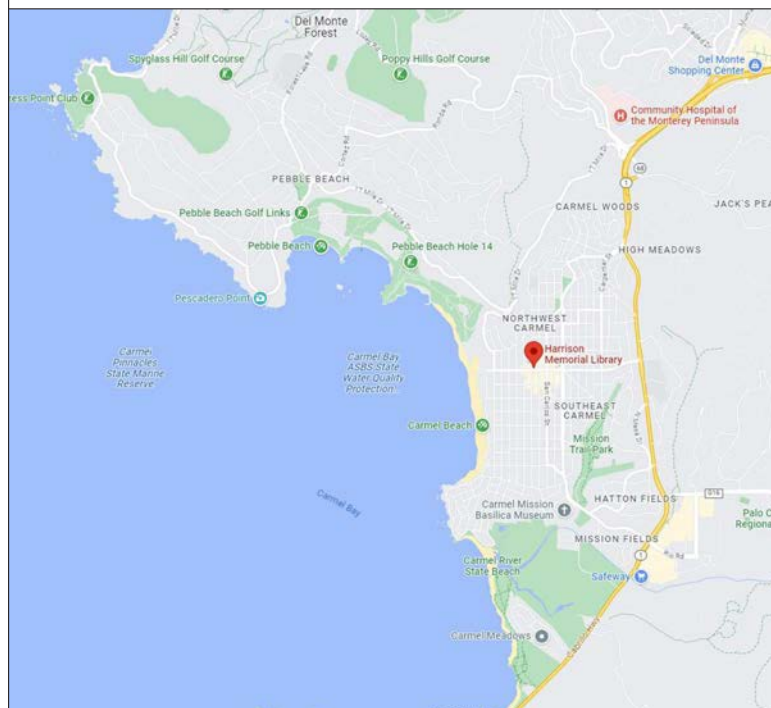
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
- ALL WORK SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE 2019 CALIFORNIA BUILDING CODE AND ALL APPLICABLE CODES AND ORDINANCES.
- INFORMATION CONTAINED WITHIN THESE DOCUMENTS SHALL NOT BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE APPLICABLE CODES.
- CONTRACTOR SHALL EXAMINE THE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WHICH MAY BE FOUND PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE w/ THE (E) BLDG CONDITIONS. ANY VARIATIONS AND DISCREPANCIES THAT ARISE IN THIS REVIEW ARE TO BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
- THE CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO VISIT AND INSPECT THE SITE PRIOR TO CONSTRUCTION OR ORDERING ANY MATERIALS.
- ALL DETAILS, SCHEDULES, ADDENDA AND SPECIFICATIONS BOUND SEPARATELY ARE A PART OF THE CONTRACT DOCUMENTS.
- ITEMS MARKED "NIC" ARE NOT IN CONTRACT. SUCH ITEMS ARE INCLUDED IN THE DOCUMENTS WHEN CONTRACTOR'S COORDINATION IS REQUIRED OR FOR CLARIFICATION OF PROJECT LIMITS.
- DIMENSIONS:
 - IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE DRAWINGS.
 - ALL DIMENSIONS ARE TO THE ROUGH OPENING, UON.
 - ALL DIMENSIONS TO STUD WALLS ARE TO THE FACE OF STUD, UON.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISHED FACE OF CEILING, UON.
 - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR AND ALL SUBCONTRACTORS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - COORDINATE WITH EQUIPMENT CONTRACTORS FOR ROUGH-IN DIMENSIONS AND TEMPLATES.
 - ALL DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE STRICTLY MAINTAINED. "CLEAR" MEANS DIMENSION FROM FACE OF FINISH TO FACE OF FINISH OR OBJECT.
 - ALL DIMENSIONS NOTED "VERIFY" OR "VIF" ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE REQUIRED DIMENSIONS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UON.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- ALL WORK IS UNDERSTOOD TO BE (N) UNLESS NOTED AS (E).
- THE CONTRACTOR SHALL MEET w/ THE ARCHITECT PRIOR TO THE START OF DEMOLITION TO NOTE WHAT ITEMS, IF ANY, ARE TO BE SALVAGED OR REUSED.
- THE DRAWINGS INDICATE THE GENERAL EXTENT OF (N) CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMO AND (N) WORK NECESSARY FOR A FINISHED JOB, IN ACCORDANCE w/ THE INTENTIONS OF THE CONTRACT DOCUMENTS, IS INCLUDED REGARDLESS OF WHETHER SHOWN IN THE CONTRACT DOCUMENTS.
- (E) BUILDING DOCUMENTATION IS BASED ON "AS-BUILT" DRAWINGS AND OBSERVATIONAL SITE INVESTIGATIONS. ACTUAL BUILT CONDITIONS MAY VARY. CONTRACTOR IS TO USE CAUTION IN DEMOLITION, AND IS TO NOTIFY ARCHITECT IMMEDIATELY IF ANY VARIATIONS OR DISCREPANCIES ARE UNCOVERED.
- PROTECT ALL (E) BUILDING AND SITE CONDITIONS TO REMAIN, INCLUDING BUT NOT LIMITED TO WALLS, PAVING, AND LANDSCAPING.

DESIGN-BUILD DEFERRED SUBMITTALS

THE DESIGN INTENT AND PERFORMANCE CRITERIA FOR THE FOLLOWING ITEMS IS SHOWN AND NOTED ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DESIGN DOCUMENTATION, IF REQUIRED, FOR CITY APPROVAL PRIOR TO CONSTRUCTION. BIDS SHALL INCLUDE REQUIRED DESIGN, DOCUMENTATION AND INSTALLATION OF A COMPLETE OPERATING SYSTEM THAT SATISFIES THE SPECIFIED PERFORMANCE CRITERIA AND MEETS ALL APPLICABLE CODES.

- FIRE ALARM SYSTEM
- ALUMINUM STOREFRONT SYSTEMS

VICINITY MAP



PROJECT DESCRIPTION

- PARTIAL DEMOLITION AND RENOVATION OF EXISTING LIBRARY
- NO CHANGE IN USE

PROJECT DATA

BUILDING & PLANNING CODE DATA

- PLANNING CODE EDITION: 2021 SANTA CRUZ MUNICIPAL CODE
- BUILDING CODE EDITION: 2021 CALIFORNIA BUILDING CODE
- 2021 CALIFORNIA MECHANICAL CODE
- 2021 CALIFORNIA ELECTRICAL CODE
- 2021 CALIFORNIA PLUMBING CODE

- OCCUPANCY CLASS: A3
- BUILDING TYPE: TYPE III-B
- SQUARE FOOTAGE: 7,466 SF
- NUMBER STORIES: 3 + MEZZANINE
- FULLY SPRINKLERED
- FULL FIRE ALARM SYSTEM

ALTERNATES

- ALTERNATE #1 - GLASS ELEVATOR
- ALTERNATE #2 VENETIAN PLASTER
- ALTERNATE #3 PHOTOVOLTAIC PHASED CONSTRUCTION (SEE COST ESTIMATE)

CONTACT INFORMATION

OWNER:
CITY OF CARMEL-BY-THE-SEA

CONTACT:
ASHLEY WRIGHT

P.O. Box 800
Carmel-by-the-Sea, CA 93921

awright@ci.carmel.ca.us
831-624-1366

ARCHITECT:
JAYSON ARCHITECTURE

CONTACT:
ABRAHAM JAYSON

50 29th Street
San Francisco, CA 94110

abe@jaysonarch.com
415-317-0529

STRUCTURAL ENGINEER:
BASE DESIGN

CONTACT:
GOKHAN AKALAN

582 Market Street #1402
San Francisco, CA 94104

Gokhan@BASEdesigninc.com
415-466-2977

MECHANICAL ENGINEER:
ALTER CONSULTING ENGINEERS

CONTACT:
SHANNON ALLISON

1624 Franklin Street, Suite 1300
Oakland, CA 94612

shannon@alterengineers.com
510-406-8535

ELECTRICAL ENGINEER:
RJA

CONTACT:
RAY JUACHON

620 Montgomery Street, Suite 250
San Francisco, CA 94111

raya@rijainc.com
415-730-7994

SHEET INDEX

INDEX - GENERAL

- G0.00 COVER SHEET
- G0.01 SHEET INDEX & GENERAL NOTES

INDEX - ARCHITECTURAL

- A1.10 DEMO SITE PLAN
- A1.20 DEMO FLOOR PLAN - BASEMENT
- A1.21 DEMO FLOOR PLAN - MAIN FLOOR
- A1.22 DEMO FLOOR PLAN - MEZZANINE
- A2.10 SITE PLAN
- A2.20 FLOOR PLAN - BASEMENT
- A2.21 FLOOR PLAN - MAIN FLOOR
- A2.22 FLOOR PLAN - MEZZANINE
- A2.31 REFLECTED CEILING PLAN - BASEMENT
- A2.32 REFLECTED CEILING PLAN - MAIN FLOOR
- A2.33 REFLECTED CEILING PLAN - MEZZANINE
- A9.30 ROOM FINISH SCHEDULE

INDEX - STRUCTURAL

*SEE STRUCTURAL NARRATIVE

INDEX - MECHANICAL

*SEE MECHANICAL NARRATIVE

INDEX - PLUMBING

*SEE PLUMBING NARRATIVE

INDEX - ELECTRICAL

*SEE ELECTRICAL NARRATIVE

JAYSON ARCHITECTURE

50 29th Street
San Francisco CA 94110
jaysonarch.com
415.317.0529

OWNER

CITY OF CARMEL-BY-THE-SEA

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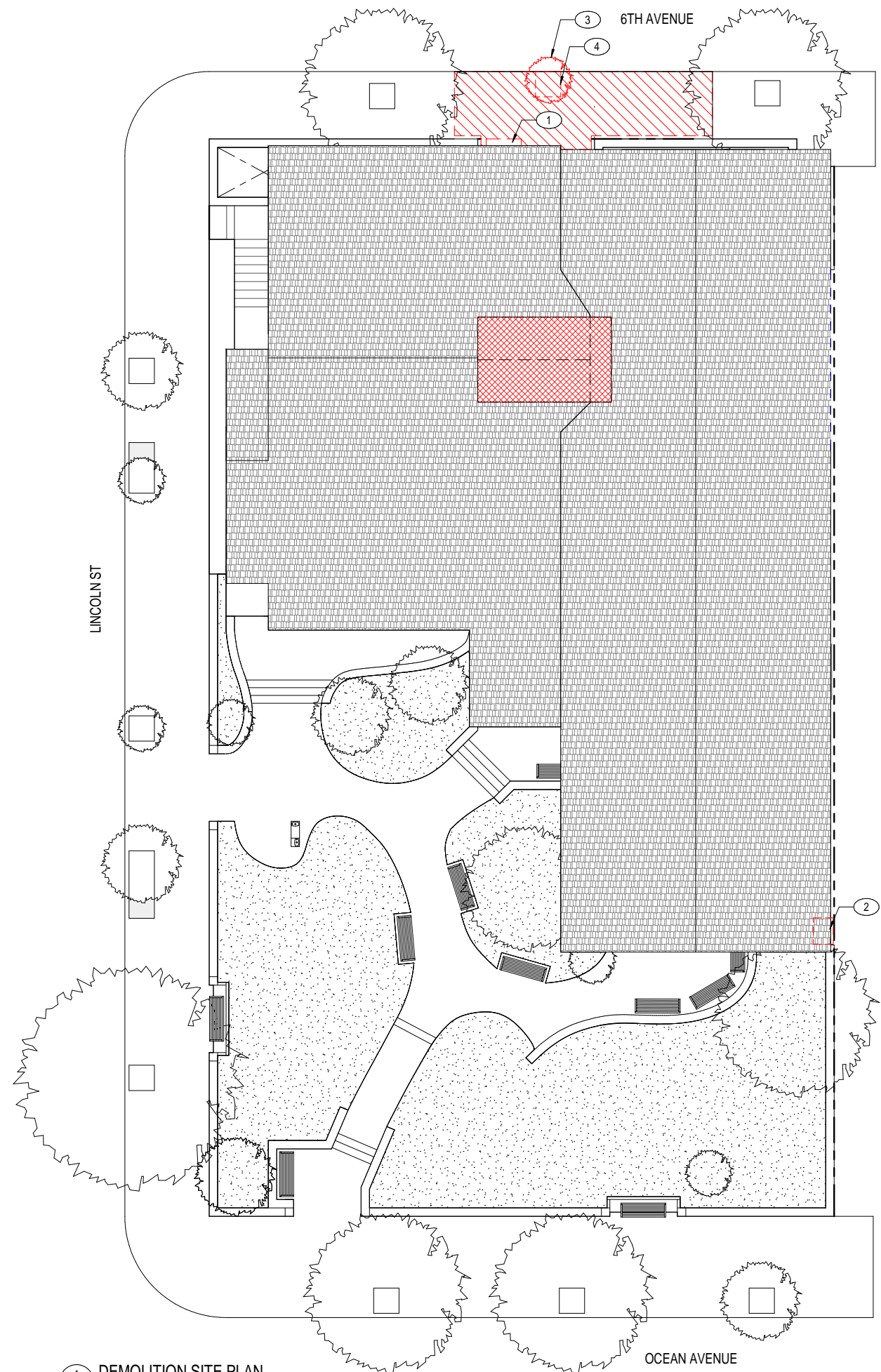
MASTER PLAN

SHEET TITLE
SHEET INDEX & GENERAL NOTES

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	12" = 1'-0"
JOB NO.	2023-01

SHEET NUMBER
G0.01



1 DEMOLITION SITE PLAN
A1.10 1/8" = 1'-0"






GENERAL NOTES

1. DEMO ALL (E) SITE LIGHTING, SEE ELECTRICAL NARRATIVE FOR SITE DEMO INFORMATION AND ADDITIONAL SITE IMPROVEMENTS
2. SEE MECHANICAL NARRATIVE FOR SITE DEMO INFORMATION
3. SEE STRUCTURAL NARRATIVE FOR SITE DEMO INFORMATION

KEY NOTES

- 1 DEMO (E) WALL
- 2 DEMO (E) MECHANICAL UNITS, SEE MECHANICAL NARRATIVE
- 3 DEMO (E) TREE
- 4 DEMO (E) PLANTING AREA

LEGEND

-  (E) WALL TO BE DEMOLISHED
-  DEMO (E) ROOF STRUCTURE
-  DEMO (E) CONC PAVEMENT
-  (E) PLANTING AREA TO REMAIN
-  PROPERTY LINE

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SHEET TITLE
DEMO SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER

A1.10

GENERAL NOTES

1. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION
5. DEMO ALL (E) INTERIOR WALL FINISHES
6. DEMO ALL (E) INTERIOR WALL PARTITIONS
7. DEMO ALL (E) FLOOR FINISHES
8. DEMO ALL (E) CASEWORK
9. DEMO ALL (E) INTERIOR DOORS
10. DEMO (E) FLOOR FINISHES
11. REMOVE ALL (E) CEILING, FIXTURES, CONDUIT & ELECTRICAL EQUIPMENT
12. REMOVE PAINT ON ALL (E) EXPOSED CEILINGS & BEAMS

KEY NOTES

- ① DEMO (E) WALL
- ② DEMO (E) WINDOW
- ③ DEMO (E) STAIR, HANDRAILS, LANDINGS
- ④ DEMO (E) COLUMN
- ⑤ DEMO (E) MEZZANINE FLOOR & SLAB EDGE
- ⑥ DEMO (E) GLASS PARTITION & DOORS
- ⑦ DEMO (E) RESTROOM FIXTURES, FINISHES & ACCESSORIES
- ⑧ DEMO (E) CASEWORK
- ⑨ DEMO (E) STACKS
- ⑩ DEMO (E) METAL GUARDRAIL
- ⑪ DEMO (E) FIREPLACE MANTLE BASE
- ⑫ DEMO (E) FLOOR FOR (N) RAISED LOBBY FLOOR
- ⑬ DEMO (E) DUMBWAITER, SHAFT & EQUIPMENT
- ⑭ DEMO (E) ARCHWAY ABOVE

LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- DEMO (E) FLOOR FOR (N) ELEVATOR & DEMO (E) LOBBY FLOOR, SEE STRUCTURAL NARRATIVE

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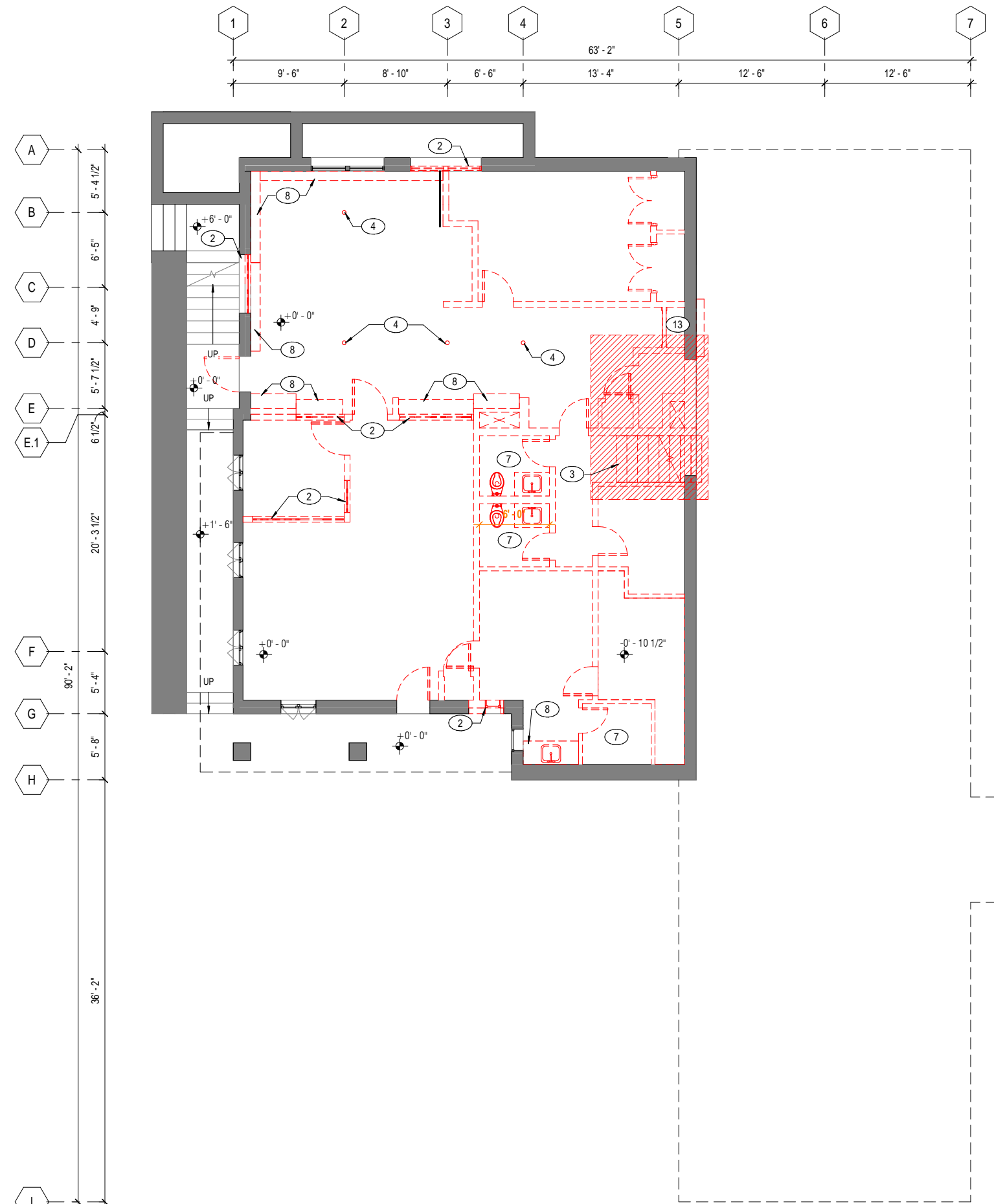
SHEET TITLE
**DEMO FLOOR PLAN -
BASEMENT**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER

A1.20



1 DEMOLITION PLAN - BASEMENT LEVEL
A1.20 3/16" = 1'-0"

GENERAL NOTES

1. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION
5. DEMO ALL (E) INTERIOR WALL PARTITIONS
6. DEMO ALL (E) FLOOR FINISHES
7. DEMO ALL (E) CASEWORK
8. DEMO ALL (E) INTERIOR DOORS
9. DEMO ALL (E) CEILING, FIXTURES, CONDUIT & ELECTRICAL EQUIPMENT
10. DEMO (E) FLOOR FINISHES
11. REMOVE ALL (E) CEILING, FIXTURES, CONDUIT & ELECTRICAL EQUIPMENT
12. REMOVE PAINT ON ALL (E) EXPOSED CEILINGS & BEAMS

KEY NOTES

- ① DEMO (E) WALL
- ② DEMO (E) WINDOW
- ③ DEMO (E) STAIR, HANDRAILS, LANDINGS
- ④ DEMO (E) COLUMN
- ⑤ DEMO (E) MEZZANINE FLOOR & SLAB EDGE
- ⑥ DEMO (E) GLASS PARTITION & DOORS
- ⑦ DEMO (E) RESTROOM FIXTURES, FINISHES & ACCESSORIES
- ⑧ DEMO (E) CASEWORK
- ⑨ DEMO (E) STACKS
- ⑩ DEMO (E) METAL GUARDRAIL
- ⑪ DEMO (E) FIREPLACE MANTLE BASE
- ⑫ DEMO (E) FLOOR FOR (N) RAISED LOBBY FLOOR
- ⑬ DEMO (E) DUMBWAITER, SHAFT & EQUIPMENT
- ⑭ DEMO (E) ARCHWAY ABOVE

LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- DEMO (E) FLOOR FOR (N) ELEVATOR & DEMO (E) LOBBY FLOOR, SEE STRUCTURAL NARRATIVE

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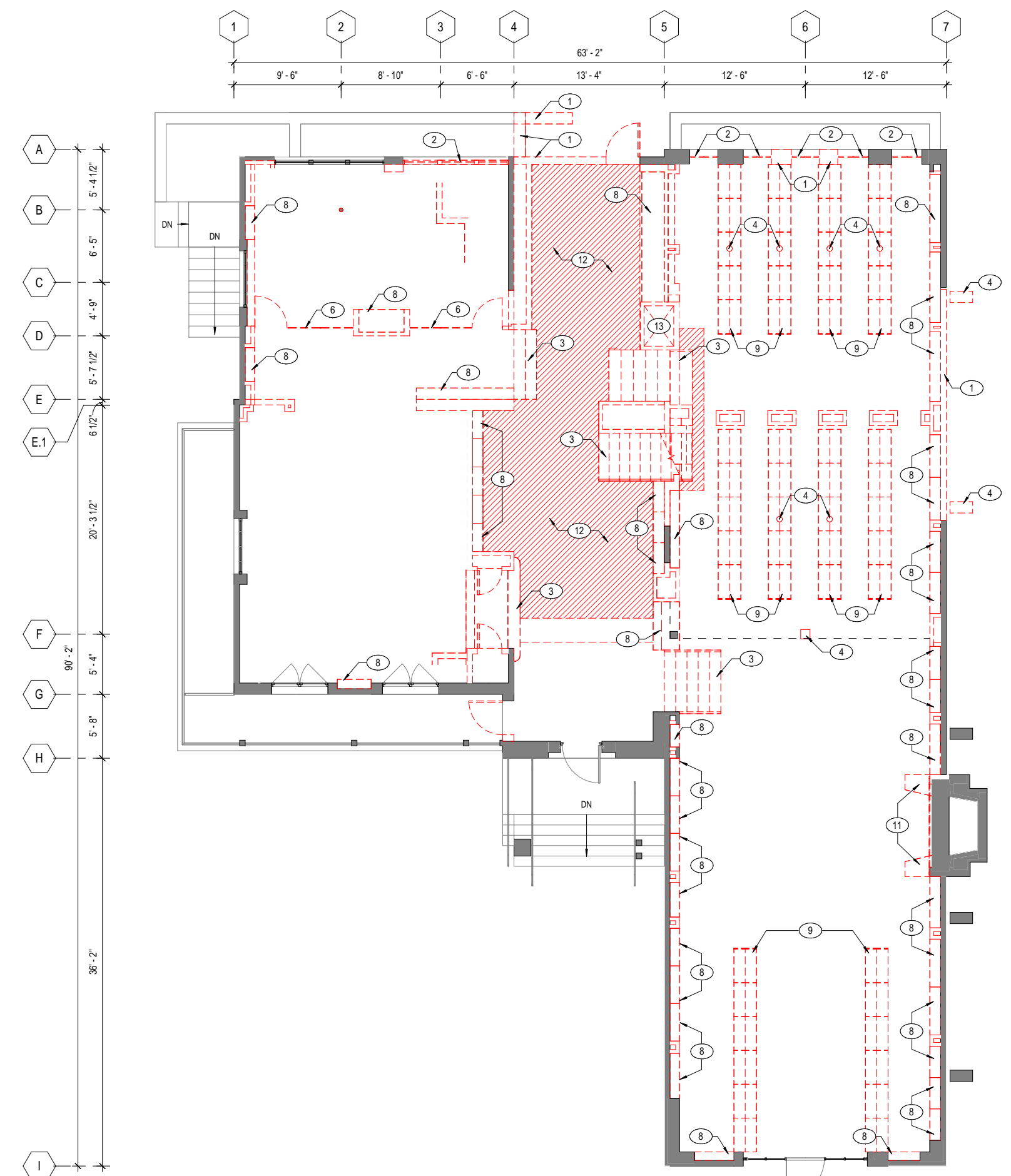
SHEET TITLE
**DEMO FLOOR PLAN -
MAIN FLOOR**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER

A1.21



1
A1.21 DEMOLITION PLAN - MAIN LEVEL
3/16" = 1'-0"

GENERAL NOTES

1. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION
5. DEMO ALL (E) INTERIOR WALL FINISHES
6. DEMO ALL (E) INTERIOR WALL PARTITIONS
7. DEMO ALL (E) FLOOR FINISHES
8. DEMO ALL (E) CASEWORK
9. DEMO ALL (E) INTERIOR DOORS
10. DEMO (E) FLOOR FINISHES
11. REMOVE ALL (E) CEILING, FIXTURES, CONDUIT & ELECTRICAL EQUIPMENT
12. REMOVE PAINT ON ALL (E) EXPOSED CEILINGS & BEAMS

KEY NOTES

- 1 DEMO (E) WALL
- 2 DEMO (E) WINDOW
- 3 DEMO (E) STAIR, HANDRAILS, LANDINGS
- 4 DEMO (E) COLUMN
- 5 DEMO (E) MEZZANINE FLOOR & SLAB EDGE
- 6 DEMO (E) GLASS PARTITION & DOORS
- 7 DEMO (E) RESTROOM FIXTURES, FINISHES & ACCESSORIES
- 8 DEMO (E) CASEWORK
- 9 DEMO (E) STACKS
- 10 DEMO (E) METAL GUARDRAIL
- 11 DEMO (E) FIREPLACE MANTLE BASE
- 12 DEMO (E) FLOOR FOR (N) RAISED LOBBY FLOOR
- 13 DEMO (E) DUMBWAITER, SHAFT & EQUIPMENT
- 14 DEMO (E) ARCHWAY ABOVE

LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- DEMO (E) FLOOR FOR (N) ELEVATOR & DEMO (E) LOBBY FLOOR, SEE STRUCTURAL NARRATIVE

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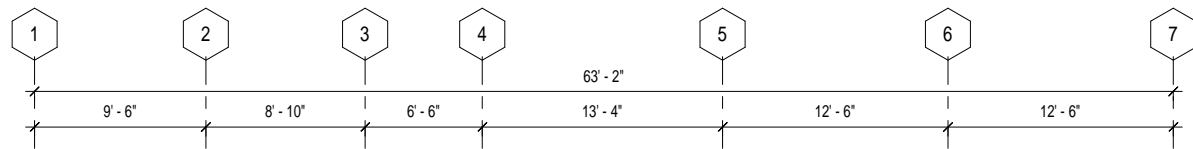
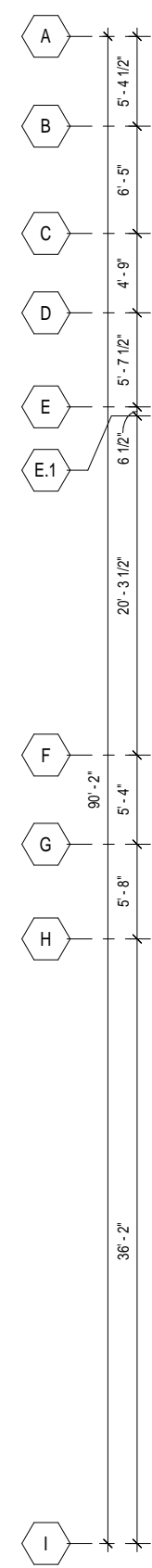
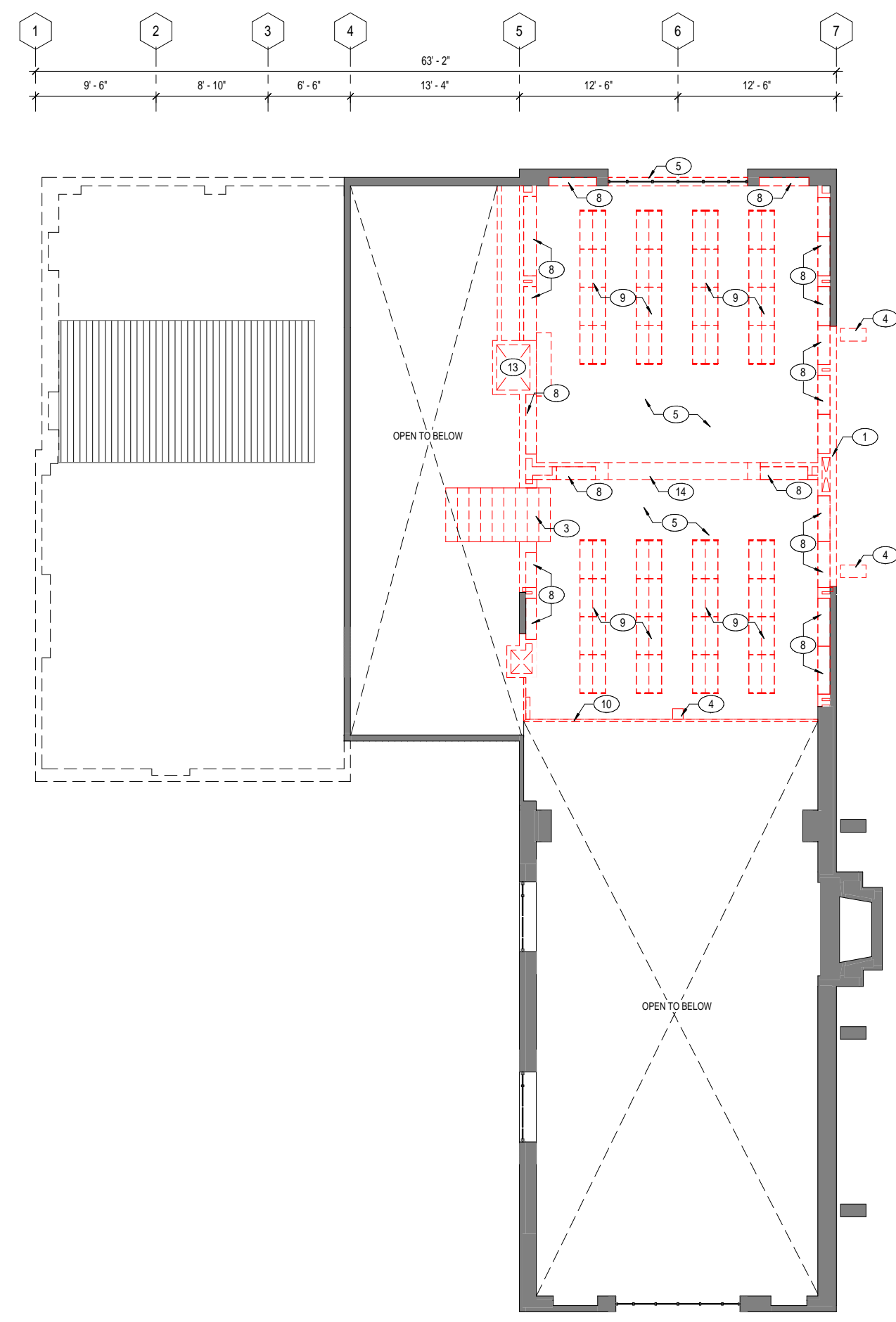
MASTER PLAN

SHEET TITLE
**DEMO FLOOR PLAN -
MEZZANINE**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A1.22



1
A1.22
DEMOLITION PLAN - MEZZANINE
3/16" = 1'-0"

GENERAL NOTES

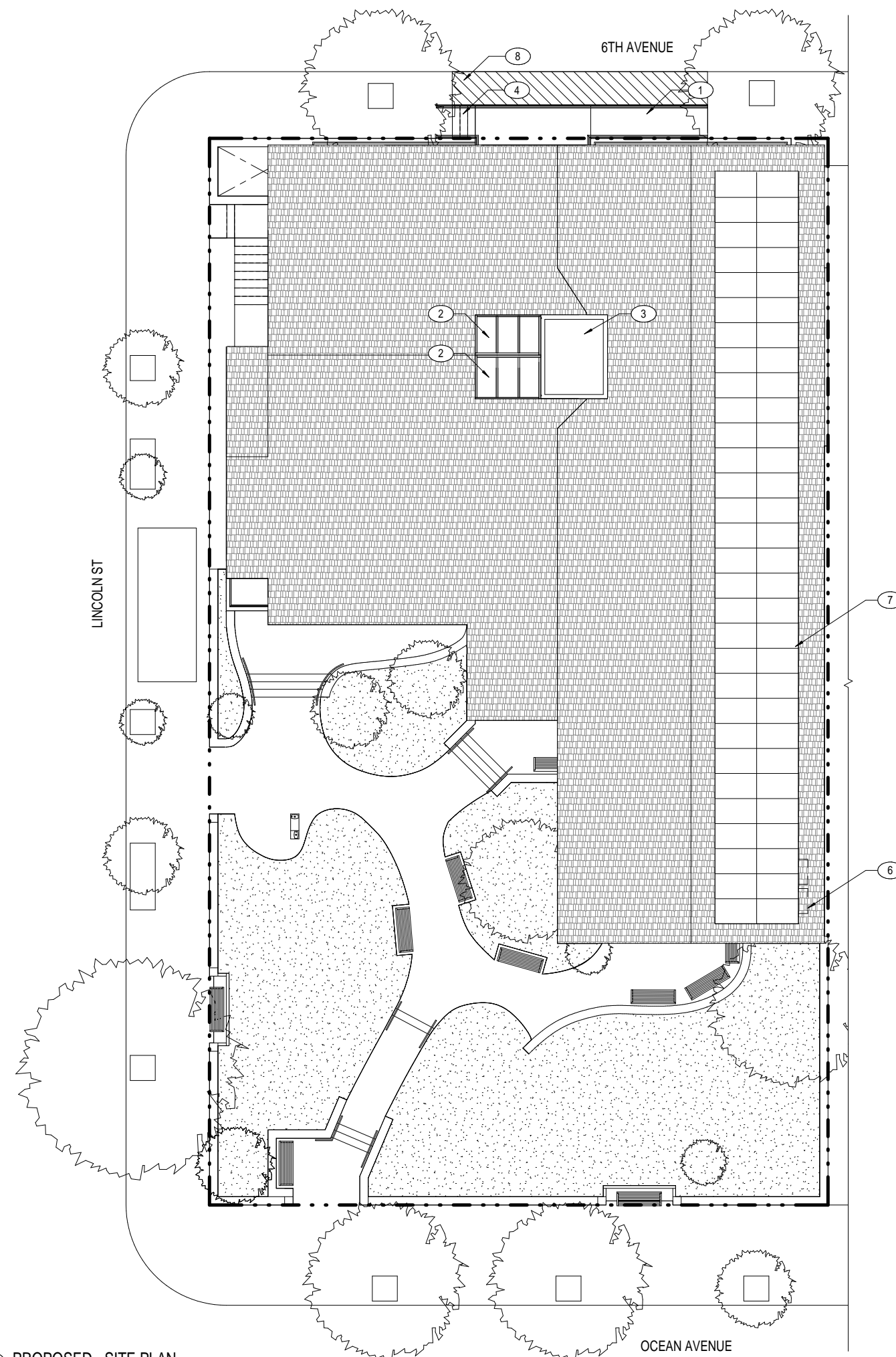
1. PROVIDE ALLOWANCE FOR PATCHING OF (E) EXTERIOR STUCCO, (E) CLAY TILE ROOFING, (N) COPPER FLASHING, GUTTER & DOWNSPOUTS, (E) WOOD TRIM & STRUCTURE
2. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
5. SITE IMPROVEMENTS LIMITED TO NEW RAMP AND STAIR TO PROVIDE ADA ACCESS AT NORTH ENTRANCE
6. PAINT EXTERIOR:
 - 1 FIELD COLOR @ (E) WALLS
 - 4 ACCENT COLORS @ COLUMNS, BEAMS, SOFFITS, EAVES & TRIM

KEY NOTES

- 1 (N) ACCESSIBLE STONE RAMP, BRONZE HANDRAILS & LANDING
- 2 (N) AUTOMATED SKYLIGHT, SED, SMD
- 3 ELEVATOR ROOF OVERRUN
- 4 (N) STONE STAIR, BRONZE HANDRAILS, & LANDING
- 5 MECHANICAL ENCLOSURE BELOW ROOF @ GROUND LEVEL, SEE MECHANICAL NARRATIVE
- 6 PV ARRAY, SED
- 7 (N) CONC SIDEWALK

LEGEND

- (E) PLANTING AREA TO REMAIN
- (N) CONC SIDEWALK



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SHEET TITLE
SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

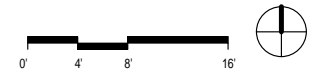
DATE 08/25/2023

SCALE 1/8" = 1'-0"

JOB NO. 2023-01

SHEET NUMBER

A2.10



08/25/2023 5:31:08 PM




GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR WALL, FLOOR, & CEILING FINISHES

KEY NOTES

- 1 (N) THERMALLY BROKEN STEEL STOREFRONT, MATCH (E) ARCHED WINDOW
- 2 (N) THERMALLY BROKEN STEEL STOREFRONT ENTRANCE DOOR
- 3 (N) THERMALLY BROKEN STEEL WINDOW TO MATCH STOREFRONT
- 4 (N) WOOD STAIR, LANDING & CUSTOM BRONZE HANDRAILS
- 5 ACCESSIBLE STONE RAMP, LANDING & CUSTOM BRONZE RAILINGS
- 6 FRAMELESS GLASS PARTITION & DOOR
- 7 BUILT-IN SOLID WALNUT CASEWORK SHELVING
- 8 PLAM UPPER & LOWER CABINETS W/ QUARTZ COUNTERTOP & SSTL SINK
- 9 56" TALL SHELVING SOLID REDWOOD END PANELS & CANOPIES
- 10 56" TALL SHELVING W/ CUSTOM SOLID WD DOORS & BRONZE SCREENS
- 11 CIRCULATION DESK W / QUARTZ COUNTERTOP & SOLID REDWOOD LOWER CABINETS
- 12 SOLID WD BENCH W/ WALNUT BOARDS
- 13 SOLID WALNUT LOWER CABINETS, W/ QUARTZ COUNTERTOP
- 14 HI - LOW DRINKING FOUNTAIN, SEE PLUMBING NARRATIVE
- 15 ACCESSIBLE RESTROOMS AS SHOWN
- 16 (N) FIREPLACE MANTLE BASE, STONE
- 17 42" GUARDRAIL, CUSTOM BRONZE FINISH
- 18 CUSTOM GLASS ELEVATOR CAB W/ CUSTOM DECORATIVE WROUGHT IRON INTERIOR
- 19 DECORATIVE CUSTOM WROUGHT IRON @ EXTERIOR OF HOISTWAY
- 20 CUSTOM FIRE RATED GLASS HOISTWAY
- 21 PROVIDE ALLOWANCE FOR CUSTOM AESS @ ELEVATOR HOISTWAY STRUCTURE & RAILS
PTD HM DOOR & FRAME
- 22 WD DOOR & FRAME W/ CLEAR FINISH
- 23 FRAMELESS GLASS PARTITION & DOOR, FROSTED
- 24 REPAIR/STRENGTHEN BALCONY AND RAILING. EXTEND RAILING TO CODE COMPLIANT HEIGHT
- 25 WOOD BORDER

LEGEND

-  NEW WALL
-  EXISTING WALL
-  INFILL (E) RECESSED FLOOR FOR (N) FLOOR FINISH

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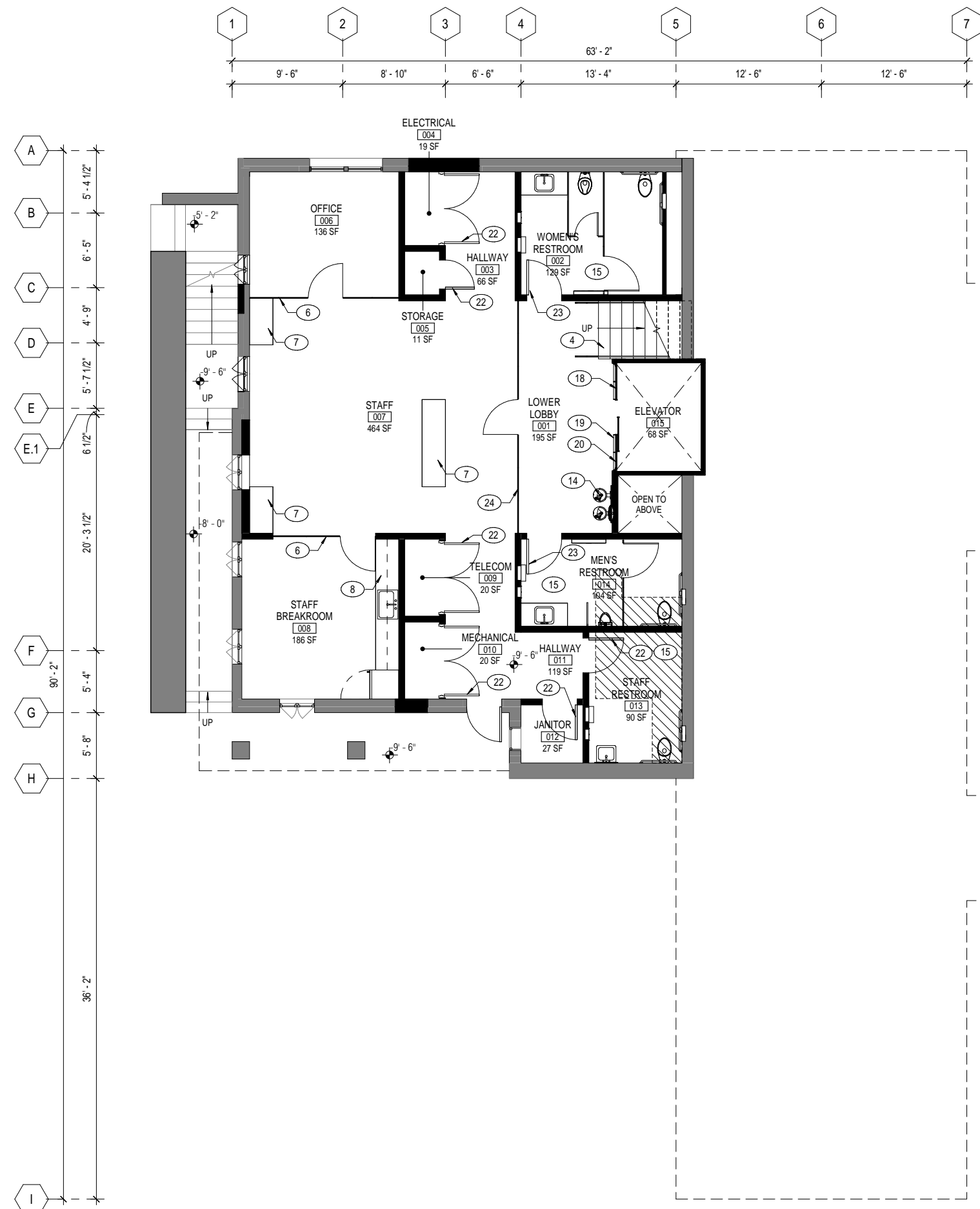
SHEET TITLE
FLOOR PLAN -
BASEMENT

REVISIONS		
NO.	DATE	DESCRIPTION

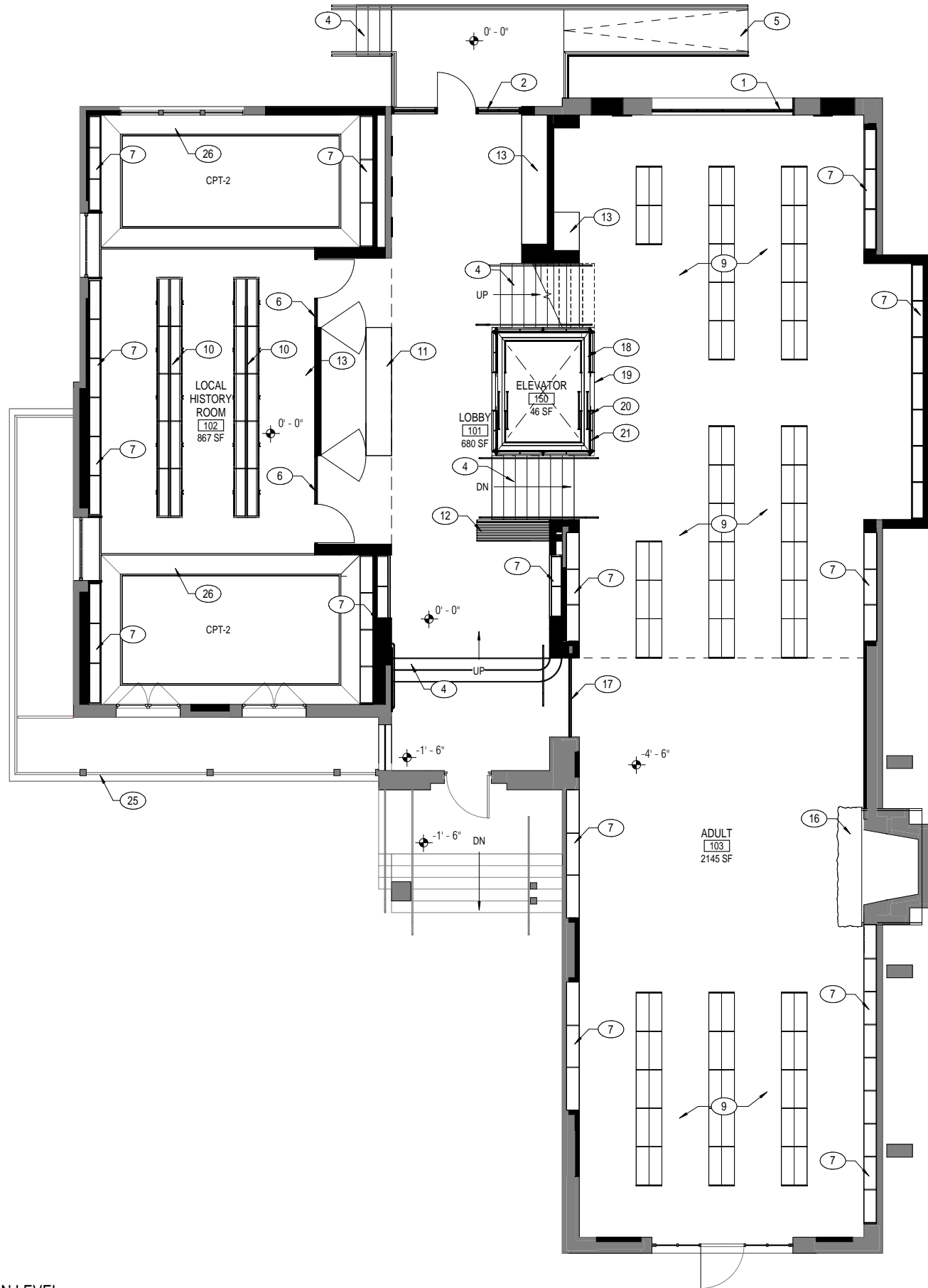
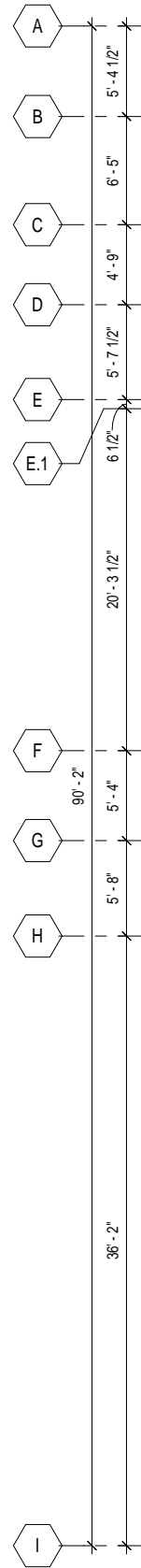
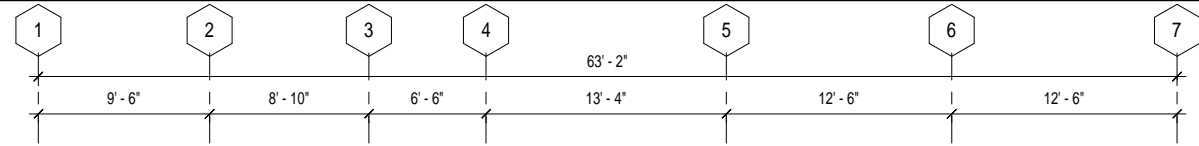
DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER

A2.20



1 PROPOSED FLOOR PLAN - BASEMENT LEVEL
A2.20 3/16" = 1'-0"



GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR WALL, FLOOR, & CEILING FINISHES

KEY NOTES

- 1 (N) THERMALLY BROKEN STEEL STOREFRONT, MATCH (E) ARCHED WINDOW
- 2 (N) THERMALLY BROKEN STEEL STOREFRONT ENTRANCE DOOR
- 3 (N) THERMALLY BROKEN STEEL WINDOW TO MATCH STOREFRONT
- 4 (N) WOOD STAIR, LANDING & CUSTOM BRONZE HANDRAILS
- 5 ACCESSIBLE STONE RAMP, LANDING & CUSTOM BRONZE RAILINGS
- 6 FRAMELESS GLASS PARTITION & DOOR
- 7 BUILT-IN SOLID WALNUT CASEWORK SHELVING
- 8 PLAM UPPER & LOWER CABINETS W/ QUARTZ COUNTERTOP & SSTL SINK
- 9 56" TALL SHELVING SOLID REDWOOD END PANELS & CANOPIES
- 10 56" TALL SHELVING W/ CUSTOM SOLID WD DOORS & BRONZE SCREENS
- 11 CIRCULATION DESK W / QUARTZ COUNTERTOP & SOLID REDWOOD LOWER CABINETS
- 12 SOLID WD BENCH W/ WALNUT BOARDS
- 13 SOLID WALNUT LOWER CABINETS, W/ QUARTZ COUNTERTOP
- 14 HI - LOW DRINKING FOUNTAIN, SEE PLUMBING NARRATIVE
- 15 ACCESSIBLE RESTROOMS AS SHOWN
- 16 (N) FIREPLACE MANTLE BASE, STONE
- 17 42" GUARDRAIL, CUSTOM BRONZE FINISH
- 18 CUSTOM GLASS ELEVATOR CAB W/ CUSTOM DECORATIVE WROUGHT IRON INTERIOR
- 19 DECORATIVE CUSTOM WROUGHT IRON @ EXTERIOR OF HOISTWAY
- 20 CUSTOM FIRE RATED GLASS HOISTWAY
- 21 PROVIDE ALLOWANCE FOR CUSTOM AESS @ ELEVATOR HOISTWAY STRUCTURE & RAILS
- 22 PTD HM DOOR & FRAME
- 23 WD DOOR & FRAME W/ CLEAR FINISH
- 24 FRAMELESS GLASS PARTITION & DOOR, FROSTED
- 25 REPAIR/STRENGTHEN BALCONY AND RAILING. EXTEND RAILING TO CODE COMPLIANT HEIGHT
- 26 WOOD BORDER

LEGEND

- NEW WALL
- EXISTING WALL
- INFILL (E) RECESSED FLOOR FOR (N) FLOOR FINISH

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CONSTRUCTION

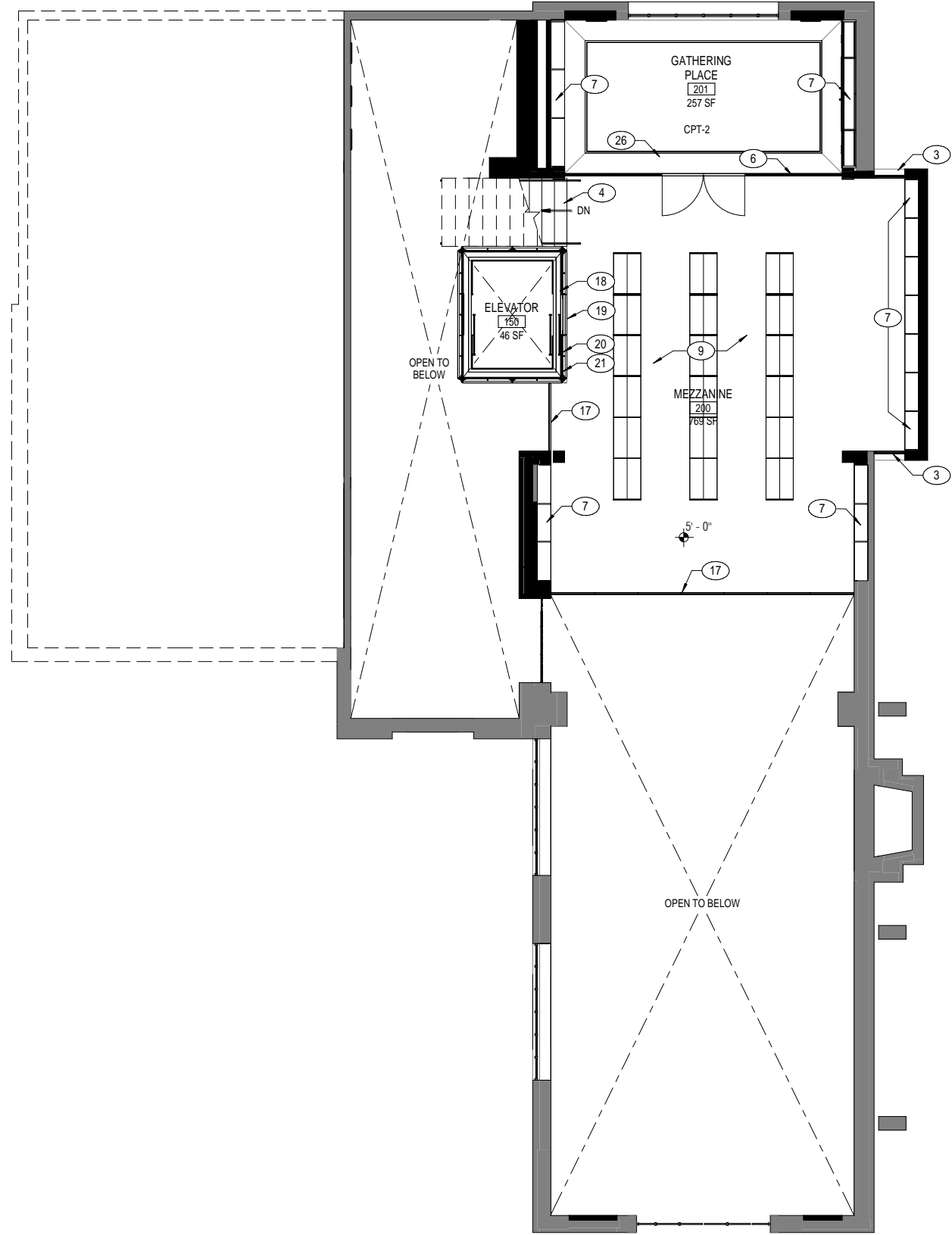
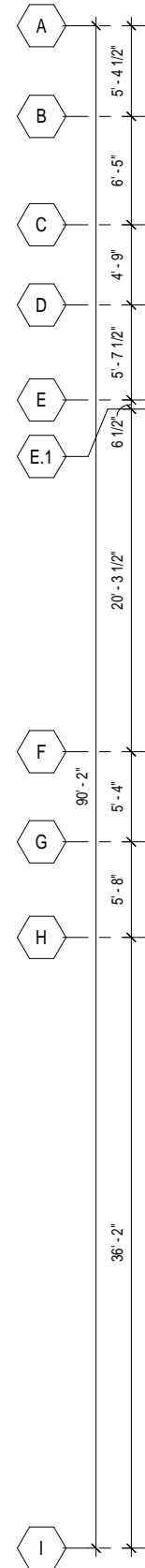
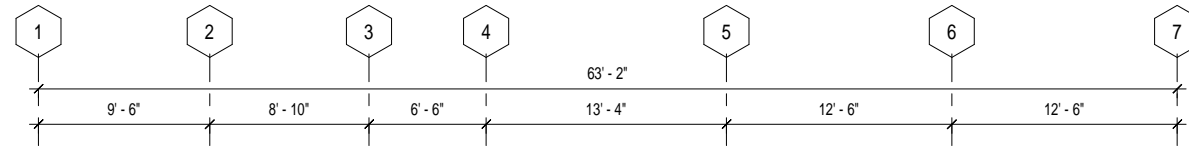
MASTER PLAN

SHEET TITLE
**FLOOR PLAN - MAIN
FLOOR**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A2.21



GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR WALL, FLOOR, & CEILING FINISHES

KEY NOTES

- 1 (N) THERMALLY BROKEN STEEL STOREFRONT, MATCH (E) ARCHED WINDOW
- 2 (N) THERMALLY BROKEN STEEL STOREFRONT ENTRANCE DOOR
- 3 (N) THERMALLY BROKEN STEEL WINDOW TO MATCH STOREFRONT
- 4 (N) WOOD STAIR, LANDING & CUSTOM BRONZE HANDRAILS
- 5 ACCESSIBLE STONE RAMP, LANDING & CUSTOM BRONZE RAILINGS
- 6 FRAMELESS GLASS PARTITION & DOOR
- 7 BUILT-IN SOLID WALNUT CASEWORK SHELVING
- 8 PLAM UPPER & LOWER CABINETS W/ QUARTZ COUNTERTOP & SSTL SINK
- 9 56" TALL SHELVING SOLID REDWOOD END PANELS & CANOPIES
- 10 56" TALL SHELVING W/ CUSTOM SOLID WD DOORS & BRONZE SCREENS
- 11 CIRCULATION DESK W / QUARTZ COUNTERTOP & SOLID REDWOOD LOWER CABINETS
- 12 SOLID WD BENCH W/ WALNUT BOARDS
- 13 SOLID WALNUT LOWER CABINETS, W/ QUARTZ COUNTERTOP
- 14 HI - LOW DRINKING FOUNTAIN, SEE PLUMBING NARRATIVE
- 15 ACCESSIBLE RESTROOMS AS SHOWN
- 16 (N) FIREPLACE MANTLE BASE, STONE
- 17 42" GUARDRAIL, CUSTOM BRONZE FINISH
- 18 CUSTOM GLASS ELEVATOR CAB W/ CUSTOM DECORATIVE WROUGHT IRON INTERIOR
- 19 DECORATIVE CUSTOM WROUGHT IRON @ EXTERIOR OF HOISTWAY
- 20 CUSTOM FIRE RATED GLASS HOISTWAY
- 21 PROVIDE ALLOWANCE FOR CUSTOM AESS @ ELEVATOR HOISTWAY STRUCTURE & RAILS PTD HM DOOR & FRAME
- 22
- 23 WD DOOR & FRAME W/ CLEAR FINISH
- 24 FRAMELESS GLASS PARTITION & DOOR, FROSTED
- 25 REPAIR/STRENGTHEN BALCONY AND RAILING. EXTEND RAILING TO CODE COMPLIANT HEIGHT
- 26 WOOD BORDER

LEGEND

- NEW WALL
- EXISTING WALL
- INFILL (E) RECESSED FLOOR FOR (N) FLOOR FINISH

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MASTER PLAN

SHEET TITLE
FLOOR PLAN -
MEZZANINE

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER

A2.22









GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
4. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
5. ACOUSTIC TILE SHALL BE CENTERED IN ROOM UON
6. ALL GYP BD CEILINGS ARE SUSPENDED UON
7. ASSUME 4" x 48" RECESSED LINEAR LIGHTING FIXTURES @ 8' - 0" O.C. IN ALL ACOUSTIC CEILING TILE CEILING

KEY NOTES

- 1 OPEN TO STRUCTURE ABOVE, PAINT EXPOSED BEAMS, ROOF DECK, CONDUIT & DUCTWORK
- 2 (N) AUTOMATED SKYLIGHT, SED, SMD
- 3 DECORATIVE IRON CHANDELIER
- 4 DECORATIVE BRASS PENDANTS
- 5 (N) ARCHITECTURAL GRADE REDWOOD BEAMS, FINISHED TO MATCH EXISTING, CLEAR STAIN AND SEAL, SSD
- 6 PAINT (E) COLUMN
- 7 (E) WOOD COLUMN
- 8 VENETIAN PLASTER @ (E) ARCH
- 9 PAINT (E) SOFFIT, JOISTS AND BEAMS
- 10 (N) REDWOOD COLUMN

LEGEND

-  2X4 ACOUSTIC CEILING TILE, ARMSTRONG OPTIMA
-  PTD GWB CEILING
-  T&G REDWOOD SOFFIT TO MATCH (E) WD CLG
-  T&G REDWOOD SOFFIT TO MATCH (E) WD CLG
-  (N) T&G REDWOOD CEILING WITH REDWOOD PURLINS TO MATCH (E) WD CLG
-  STRIP PAINT OFF EXISTING REDWOOD BEAMS, JOISTS AND DECKING. SANDBLAST, REFINISH, STAIN AND SEAL
-  STRIP PAINT OFF EXISTING REDWOOD BEAMS, JOISTS AND DECKING. SANDBLAST, REFINISH, STAIN AND SEAL
-  VENETIAN PLASTER

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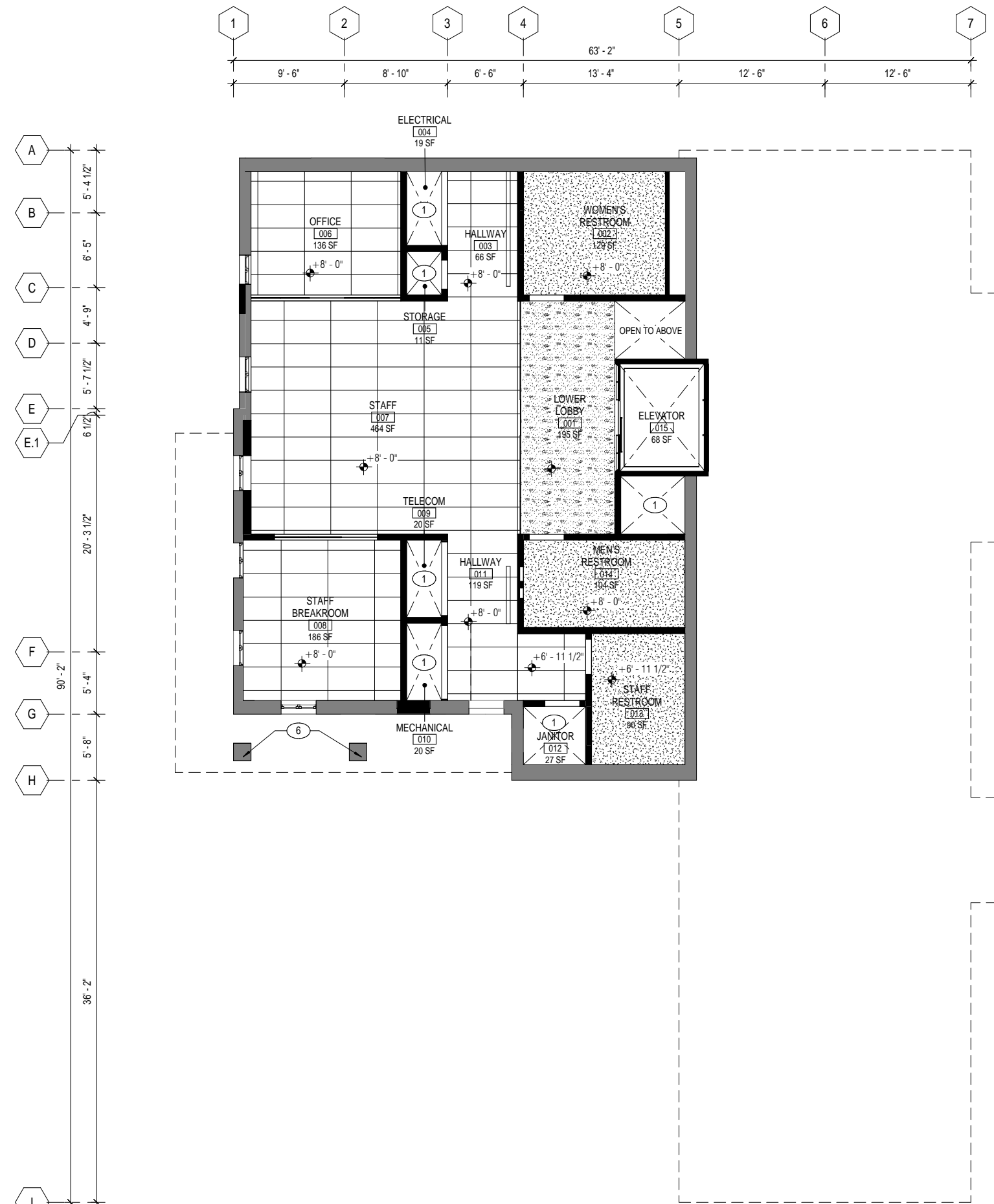
SHEET TITLE
REFLECTED CEILING
PLAN - BASEMENT

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER

A2.31



1 REFLECTED CEILING PLAN - BASEMENT LEVEL
A2.31 3/16" = 1'-0"









GENERAL NOTES

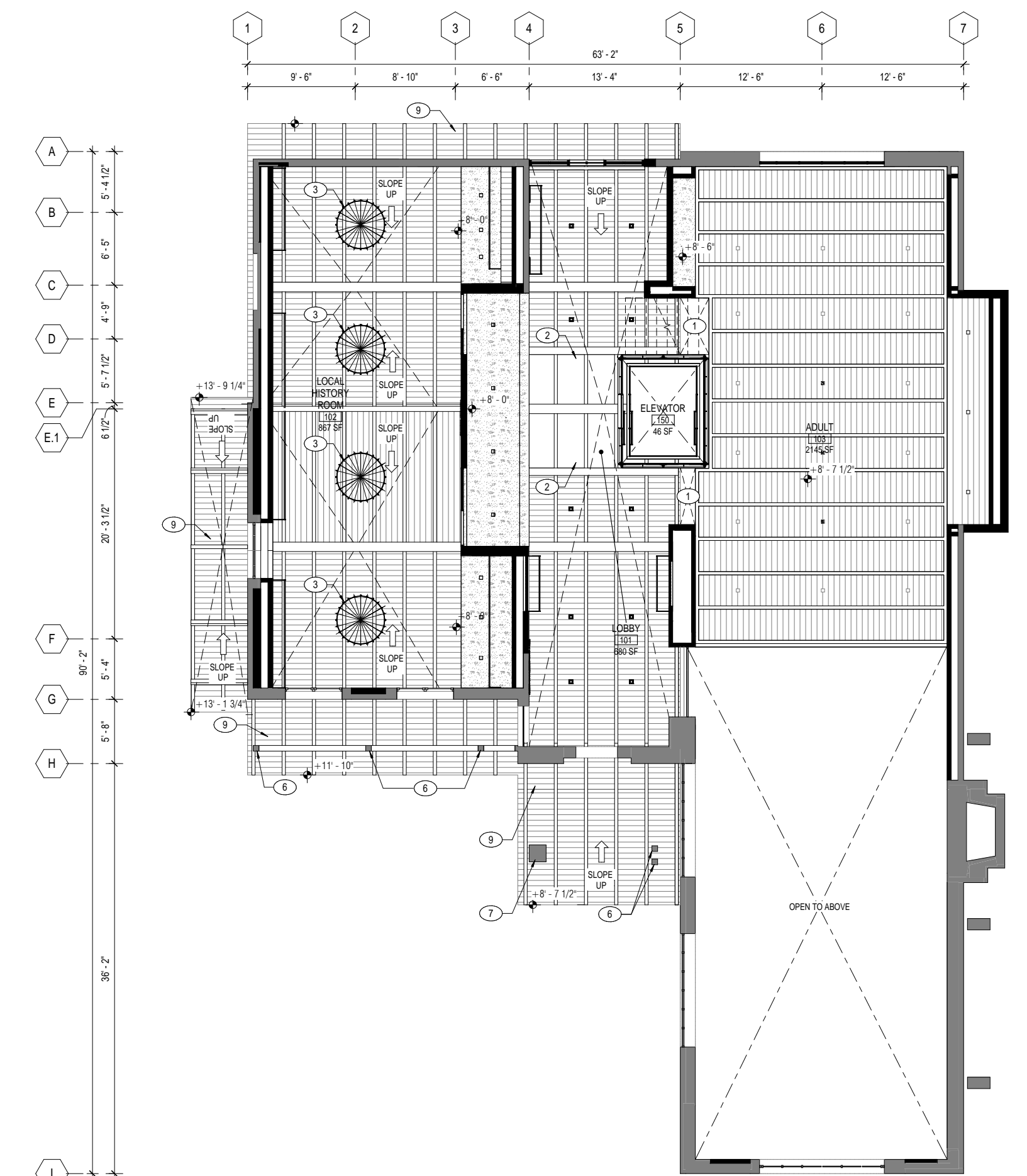
1. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
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4. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
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6. ALL GYP BD CEILINGS ARE SUSPENDED UON
7. ASSUME 4" x 48" RECESSED LINEAR LIGHTING FIXTURES @ 8' - 0" O.C. IN ALL ACOUSTIC CEILING TILE CEILING

KEY NOTES

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- 4 DECORATIVE BRASS PENDANTS
- 5 (N) ARCHITECTURAL GRADE REDWOOD BEAMS, FINISHED TO MATCH EXISTING, CLEAR STAIN AND SEAL, SSD
- 6 PAINT (E) COLUMN
- 7 (E) WOOD COLUMN
- 8 VENETIAN PLASTER @ (E) ARCH
- 9 PAINT (E) SOFFIT, JOISTS AND BEAMS
- 10 (N) REDWOOD COLUMN

LEGEND

-  2X4 ACOUSTIC CEILING TILE, ARMSTRONG OPTIMA
-  PTD GWB CEILING
-  T&G REDWOOD SOFFIT TO MATCH (E) WD CLG
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MASTER PLAN

SHEET TITLE
REFLECTED CEILING
PLAN - MAIN FLOOR

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER

A2.32

1 REFLECTED CEILING PLAN - MAIN FLOOR
A2.32 3/16" = 1'-0"









GENERAL NOTES

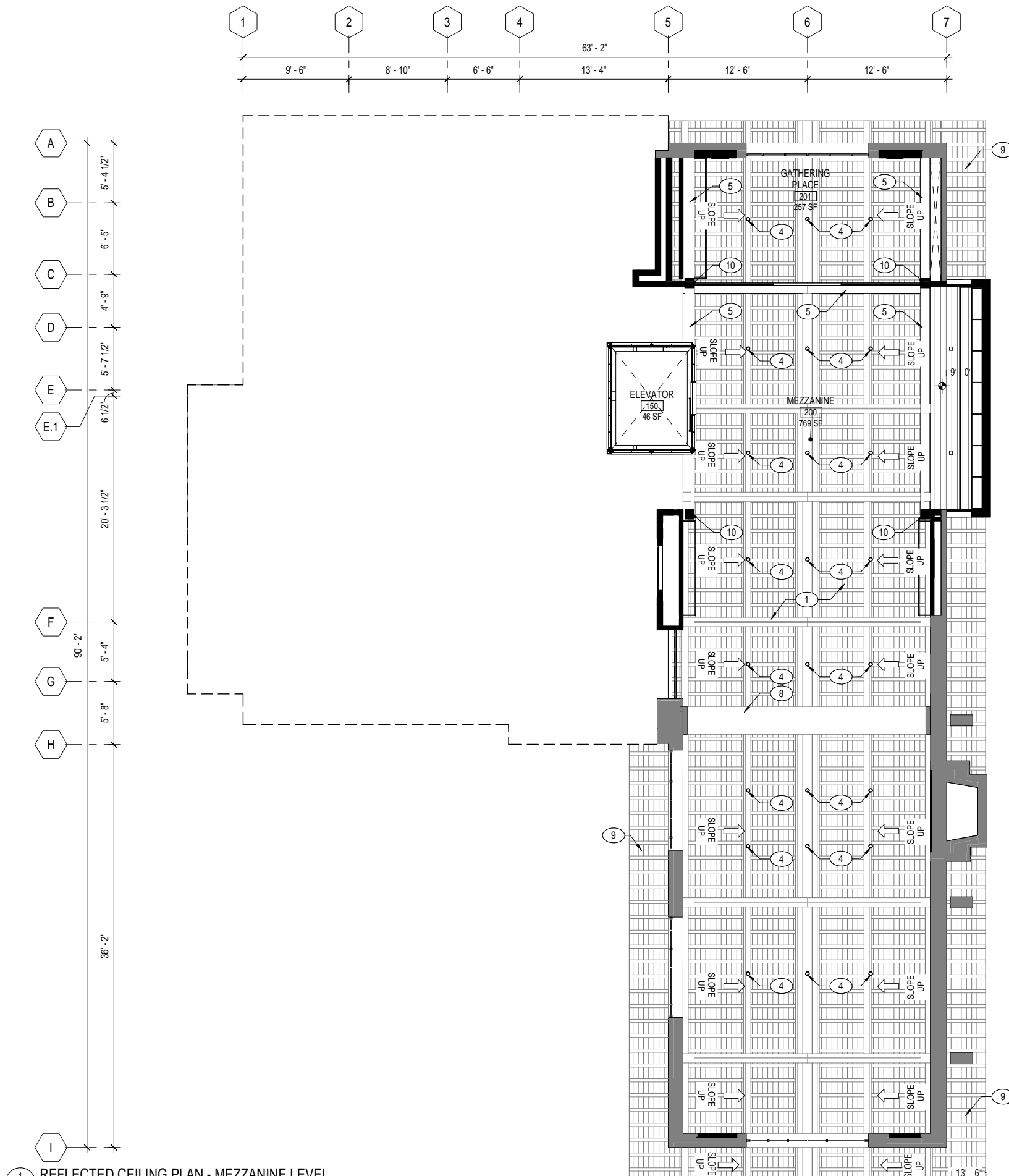
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-  VENETIAN PLASTER



1 REFLECTED CEILING PLAN - MEZZANINE LEVEL
A2.33 3/16" = 1'-0"

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SHEET TITLE
REFLECTED CEILING
PLAN - MEZZANINE

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A2.33

ROOM FINISH SCHEDULE							
#	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS	AREA
001	STORAGE	(E) CONC SLAB	N/A	CONC		OPEN TO STRUCTURE	XYPEX SURFACE TREATMENT ON ALL (E) CONC SURFACES
050	STAIR	PRECAST CONC	N/A	CONC		OPEN TO STRUCTURE	XYPEX SURFACE TREATMENT ON ALL (E) CONC SURFACES
101	LOBBY	WOOD FLOOR	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5" O.C.		669 SF
102	TEENS	CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5" O.C.		382 SF
103	VESTIBULE	WOOD FLOOR	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	PTD GWB, LEVEL 5		45 SF
104	RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		71 SF
105	RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		67 SF
106	CHILDREN'S	WOOD FLOOR & CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5" O.C.	SEE FLOOR PLAN FOR EXTENTS OF FLOORING	2600 SF
107	VESTIBULE	CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	PTD GWB, LEVEL 5		94 SF
108	FAMILY RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		71 SF
109	STORAGE	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		64 SF
110	CORRIDOR	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		119 SF
111	STAFF RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		75 SF
112	CUSTODIAL	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		64 SF
113	STAFF	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		622 SF
114	OFFICE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		122 SF
115	OFFICE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		121 SF
116	STAFF LOUNGE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		201 SF
117	TELECOM	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		80 SF
118	ELECTRICAL	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		80 SF
119	MECHANICAL	N/A	N/A	N/A	N/A	SEE SITE PLAN	383 SF
150	STAIR	PRECAST CONC	N/A	CONC		OPEN TO STRUCTURE	144 SF

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MASTER PLAN

SHEET TITLE
ROOM FINISH
SCHEDULE

REVISIONS		
NO.	DATE	DESCRIPTION

DATE 08/25/2023

SCALE

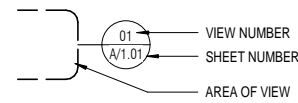
JOB NO. 2023-01

SHEET NUMBER

A9.30

SYMBOLS

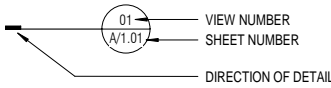
CALLOUT



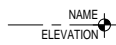
WORK POINT (PLAN)



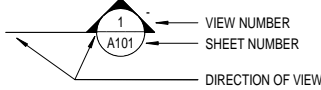
DETAIL SECTION



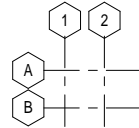
DATUM LEVEL



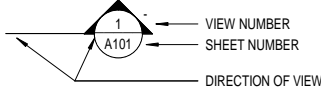
WALL SECTION



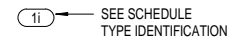
GRID LINES



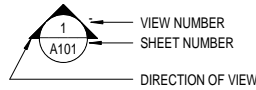
BUILDING SECTION



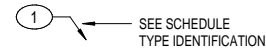
EQUIPMENT MARK



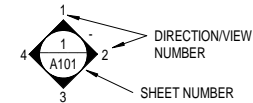
EXTERIOR ELEVATION



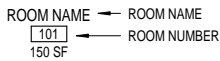
KEY NOTE MARK



INTERIOR ELEVATION



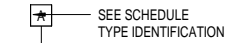
ROOM IDENTIFICATION



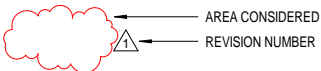
PROPERTY LINE



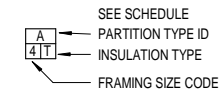
WALL TYPE (EXTERIOR)



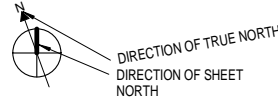
REVISION MARK



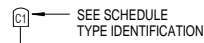
PARTITION TYPE



NORTH ARROW



GENERIC TAG



DOOR MARK



WINDOW MARK



GENERAL NOTES

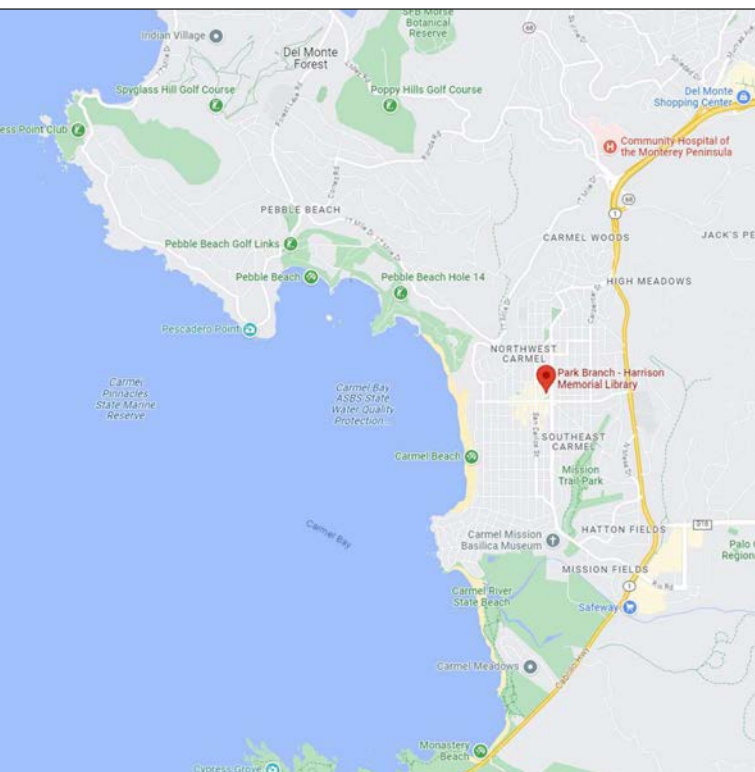
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
- ALL WORK SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE 2019 CALIFORNIA BUILDING CODE AND ALL APPLICABLE CODES AND ORDINANCES.
- INFORMATION CONTAINED WITHIN THESE DOCUMENTS SHALL NOT BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE APPLICABLE CODES.
- CONTRACTOR SHALL EXAMINE THE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WHICH MAY BE FOUND PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE W/ THE (E) BLDG CONDITIONS. ANY VARIATIONS AND DISCREPANCIES THAT ARISE IN THIS REVIEW ARE TO BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
- THE CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO VISIT AND INSPECT THE SITE PRIOR TO CONSTRUCTION OR ORDERING ANY MATERIALS.
- ALL DETAILS, SCHEDULES, ADDENDA AND SPECIFICATIONS BOUND SEPARATELY ARE A PART OF THE CONTRACT DOCUMENTS.
- ITEMS MARKED "NIC" ARE NOT IN CONTRACT. SUCH ITEMS ARE INCLUDED IN THE DOCUMENTS WHEN CONTRACTOR'S COORDINATION IS REQUIRED OR FOR CLARIFICATION OF PROJECT LIMITS.
- DIMENSIONS:
 - IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE DRAWINGS.
 - ALL DIMENSIONS ARE TO THE ROUGH OPENING, UON.
 - ALL DIMENSIONS TO STUD WALLS ARE TO THE FACE OF STUD, UON.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISHED FACE OF CEILING, UON.
 - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR AND ALL SUBCONTRACTORS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - COORDINATE WITH EQUIPMENT CONTRACTORS FOR ROUGH-IN DIMENSIONS AND TEMPLATES.
 - ALL DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE STRICTLY MAINTAINED. "CLEAR" MEANS DIMENSION FROM FACE OF FINISH TO FACE OF FINISH OR OBJECT.
 - ALL DIMENSIONS NOTED "VERIFY" OR "VIF" ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE REQUIRED DIMENSIONS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UON.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- ALL WORK IS UNDERSTOOD TO BE (N) UNLESS NOTED AS (E).
- THE CONTRACTOR SHALL MEET W/ THE ARCHITECT PRIOR TO THE START OF DEMOLITION TO NOTE WHAT ITEMS, IF ANY, ARE TO BE SALVAGED OR REUSED.
- THE DRAWINGS INDICATE THE GENERAL EXTENT OF (N) CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMO AND (N) WORK NECESSARY FOR A FINISHED JOB, IN ACCORDANCE W/ THE INTENTIONS OF THE CONTRACT DOCUMENTS, IS INCLUDED REGARDLESS OF WHETHER SHOWN IN THE CONTRACT DOCUMENTS.
- (E) BUILDING DOCUMENTATION IS BASED ON "AS-BUILT" DRAWINGS AND OBSERVATIONAL SITE INVESTIGATIONS. ACTUAL BUILT CONDITIONS MAY VARY. CONTRACTOR IS TO USE CAUTION IN DEMOLITION, AND IS TO NOTIFY ARCHITECT IMMEDIATELY IF ANY VARIATIONS OR DISCREPANCIES ARE UNCOVERED.
- PROTECT ALL (E) BUILDING AND SITE CONDITIONS TO REMAIN, INCLUDING BUT NOT LIMITED TO WALLS, PAVING, AND LANDSCAPING.

DESIGN-BUILD DEFERRED SUBMITTALS

THE DESIGN INTENT AND PERFORMANCE CRITERIA FOR THE FOLLOWING ITEMS IS SHOWN AND NOTED ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DESIGN DOCUMENTATION, IF REQUIRED, FOR CITY APPROVAL PRIOR TO CONSTRUCTION. BIDS SHALL INCLUDE REQUIRED DESIGN, DOCUMENTATION AND INSTALLATION OF A COMPLETE OPERATING SYSTEM THAT SATISFIES THE SPECIFIED PERFORMANCE CRITERIA AND MEETS ALL APPLICABLE CODES.

- FIRE ALARM SYSTEM
- ALUMINUM STOREFRONT SYSTEMS

VICINITY MAP



PROJECT DESCRIPTION

- PARTIAL DEMOLITION AND RENOVATION OF EXISTING LIBRARY
- NO CHANGE IN USE

PROJECT DATA

BUILDING & PLANNING CODE DATA

- PLANNING CODE EDITION: 2021 SANTA CRUZ MUNICIPAL CODE
- BUILDING CODE EDITION: 2021 CALIFORNIA BUILDING CODE
- 2021 CALIFORNIA MECHANICAL CODE
- 2021 CALIFORNIA ELECTRICAL CODE
- 2021 CALIFORNIA PLUMBING CODE

- OCCUPANCY CLASS: A3
- BUILDING TYPE: TYPE III-B
- SQUARE FOOTAGE: 8,310 SF
- NUMBER STORIES: 1
- FULLY SPRINKLERED
- FULL FIRE ALARM SYSTEM

ALTERNATES

- ALTERNATE #4 PHOTOVOLTAIC
- PHASED CONSTRUCTION (SEE COST ESTIMATE)

CONTACT INFORMATION

OWNER:
CITY OF CARMEL-BY-THE-SEA

CONTACT:
ASHLEY WRIGHT

P.O. Box 800
Carmel-by-the-Sea, CA 93921

awright@ci.carmel.ca.us
831-624-1366

ARCHITECT:
JAYSON ARCHITECTURE

CONTACT:
ABRAHAM JAYSON

50 29th Street
San Francisco, CA 94110

abe@jaysonarch.com
415-317-0529

STRUCTURAL ENGINEER:
BASE DESIGN

CONTACT:
GOKHAN AKALAN

582 Market Street #1402
San Francisco, CA 94104

Gokhan@BASEdesigninc.com
415-466-2977

MECHANICAL ENGINEER:
ALTER CONSULTING ENGINEERS

CONTACT:
SHANNON ALLISON

1624 Franklin Street, Suite 1300
Oakland, CA 94612

shannon@alterengineers.com
510-406-8535

ELECTRICAL ENGINEER:
RIJA

CONTACT:
RAY JUACHON

620 Montgomery Street, Suite 250
San Francisco, CA 94111

raya@rijainc.com
415-730-7994

SHEET INDEX

INDEX - GENERAL

- G0.00 COVER SHEET
- G0.01 SHEET INDEX & GENERAL NOTES

INDEX - ARCHITECTURAL

- A1.10 DEMO SITE PLAN
- A1.20 DEMO FLOOR PLAN - BASEMENT LEVEL
- A1.21 DEMO FLOOR PLAN - GROUND LEVEL
- A2.10 SITE PLAN
- A2.20 FLOOR PLANS
- A2.30 REFLECTED CEILING PLAN
- A9.30 ROOM FINISH SCHEDULE

INDEX - STRUCTURAL

*SEE STRUCTURAL NARRATIVE

INDEX - MECHANICAL

*SEE MECHANICAL NARRATIVE

INDEX - PLUMBING

*SEE PLUMBING NARRATIVE

INDEX - ELECTRICAL

*SEE ELECTRICAL NARRATIVE

JAYSON ARCHITECTURE

50 29th Street
San Francisco CA 94110
jaysonarch.com
415.317.0529

OWNER

CITY OF CARMEL-BY-THE-SEA

PROJECT

**CARMEL PUBLIC LIBRARY
PARK BRANCH LIBRARY**

MISSION & 6TH AVENUE
CARMEL-BY-THE-SEA, CA 93921

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NOT FOR
CONSTRUCTION

MASTER PLAN

SHEET TITLE

**SHEET INDEX &
GENERAL NOTES**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	12" = 1'-0"
JOB NO.	2023-01

SHEET NUMBER

G0.01







GENERAL NOTES

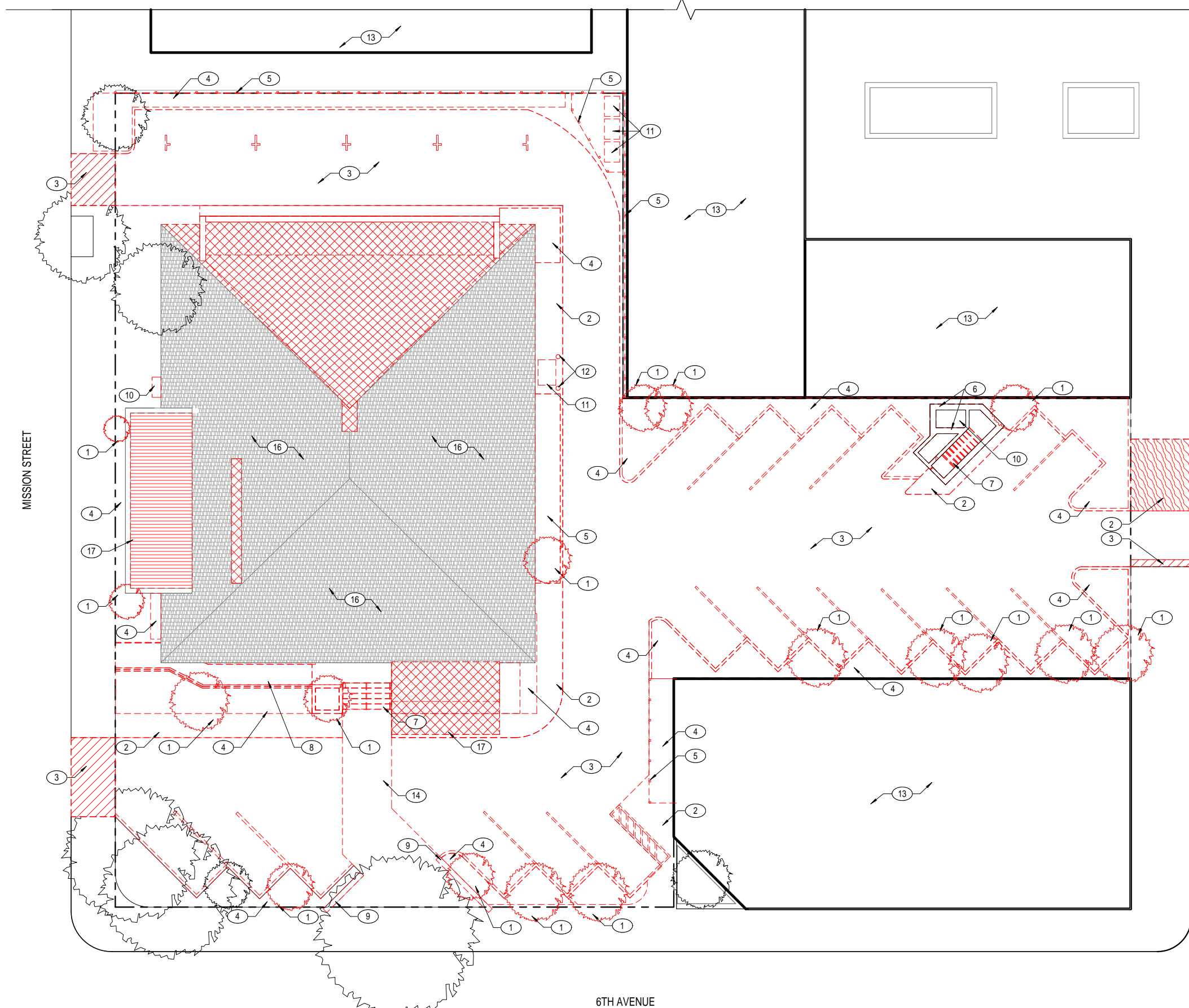
1. DEMO ALL (E) SITE LIGHTING, SEE ELECTRICAL NARRATIVE FOR SITE DEMO INFORMATION AND ADDITIONAL SITE IMPROVEMENTS
2. SEE MECHANICAL NARRATIVE FOR SITE DEMO INFORMATION
3. SEE STRUCTURAL NARRATIVE FOR SITE DEMO INFORMATION

KEY NOTES

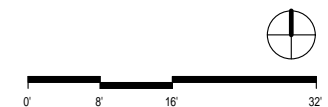
- ① DEMO (E) TREE
- ② DEMO (E) CURB & SIDEWALK
- ③ DEMO (E) DRIVEWAY & PARKING STRIPING
- ④ DEMO (E) PLANTING AREA
- ⑤ DEMO (E) FENCE
- ⑥ DEMO (E) WALLS
- ⑦ DEMO (E) STAIR, HANDRAILS & LANDINGS
- ⑧ DEMO (E) RAMP, HANDRAILS & LANDINGS
- ⑨ DEMO (E) SITE WALL
- ⑩ DEMO (E) MECHANICAL UNIT, SEE MECH NARRATIVE
- ⑪ DEMO (E) ELECTRICAL SERVICES, SEE ELECTRICAL NARRATIVE
- ⑫ DEMO (E) BOLLARD
- ⑬ ADJACENT PROPERTIES
- ⑭ DEMO (E) PAVERS
- ⑮ DEMO (E) ROOFING SURFACE
- ⑯ DEMO (E) SHINGLES ON ROOF
- ⑰ DEMO (E) FLAT ROOF

LEGEND

-  (E) WALL TO BE DEMOLISHED
-  DEMO (E) ROOFING TO SUB STRUCTURE
-  DEMO (E) ROOFING SURFACE
-  DEMO (E) DRIVEWAY
-  DEMO (E) CURB & SIDEWALK FOR (N) DRIVEWAY
-  PROPERTY LINE / BOUNDARY OF WORK



1 DEMOLITION SITE PLAN
A1.10 3/32" = 1'-0"



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SHEET TITLE
DEMO SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	07/11/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A1.10

GENERAL NOTES

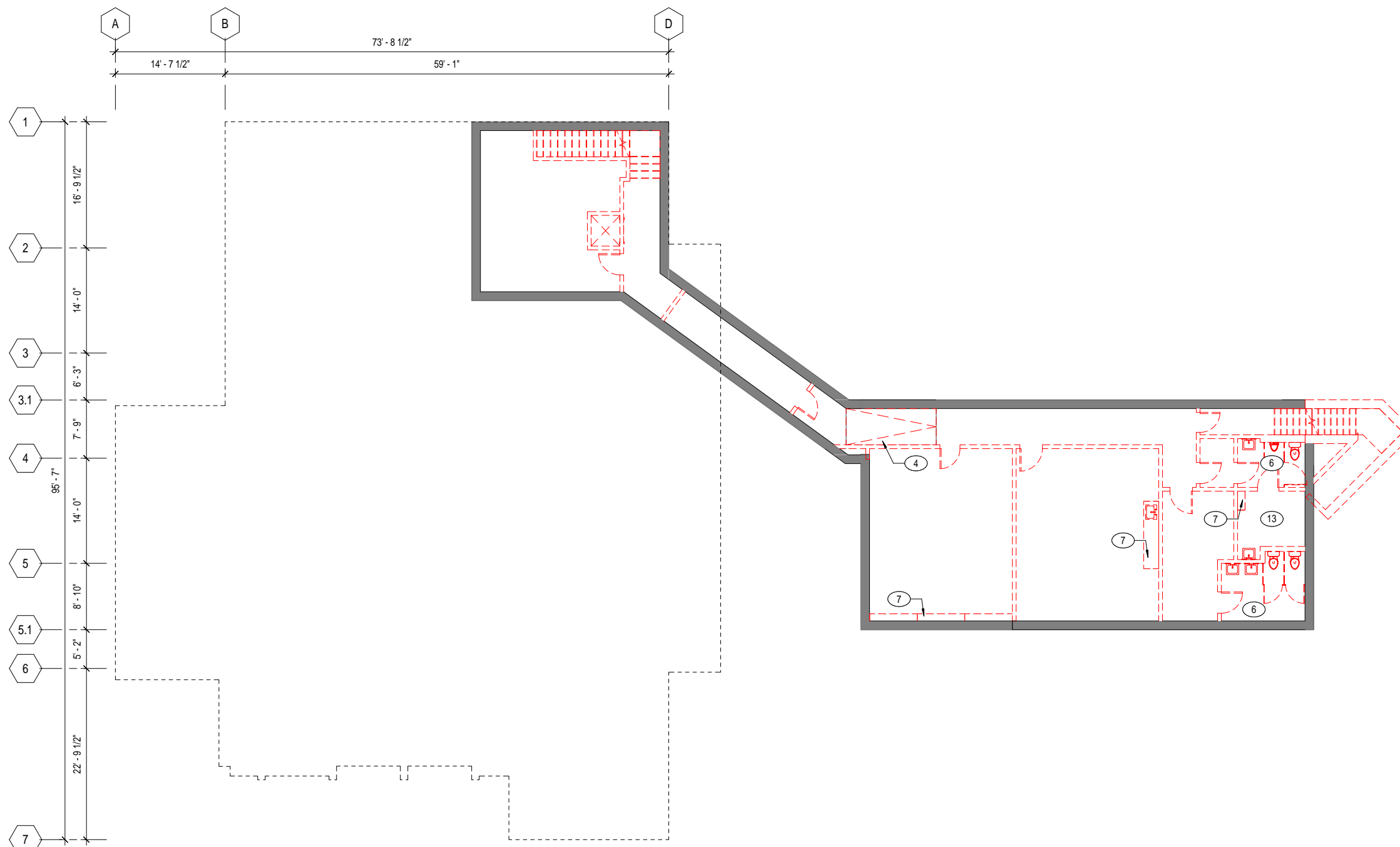
1. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION
5. DEMO ALL (E) INTERIOR WALL PARTITIONS
6. DEMO ALL (E) FLOOR FINISHES, WALL FINISHES, & CEILINGS
7. DEMO ALL (E) CASEWORK
8. DEMO ALL (E) DOORS & FRAMES
9. DEMO ALL (E) LIGHT FIXTURES, WIRING & ELECTRICAL EQUIPMENT
10. DEMO ALL (E) DUCTWORK & MECHANICAL EQUIPMENT

KEY NOTES

- ① DEMO (E) WALL
- ② DEMO (E) WINDOW
- ③ DEMO (E) STAIR, HANDRAILS, & LANDINGS
- ④ DEMO (E) RAMP, HANDRAILS, & LANDINGS
- ⑤ DEMO (E) PLANTER
- ⑥ DEMO (E) RESTROOM FIXTURES, FINISHES, & ACCESSORIES
- ⑦ DEMO (E) CASEWORK
- ⑧ DEMO (E) STACKS
- ⑨ DEMO (E) BENCH
- ⑩ DEMO (E) SHELVING
- ⑪ DEMO (E) CIRC DESK
- ⑫ DEMO (E) WORK TABLE
- ⑬ DEMO (E) SUMP PUMP, INFL (E) FLOOR @ PIT, SEE PLUMBING NARRATIVE
- ⑭ DEMO (E) SHAFT, INFL (E) FLOOR

LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- BUILDING FOOTPRINT ABOVE



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SHEET TITLE
**DEMO FLOOR PLAN -
BASEMENT LEVEL**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	07/11/2023
SCALE	1/8" = 1'-0"
JOB NO.	2023-01

SHEET NUMBER

A1.20

1 DEMOLITION FLOOR PLAN - BASEMENT LEVEL
A1.20 1/8" = 1'-0"

GENERAL NOTES

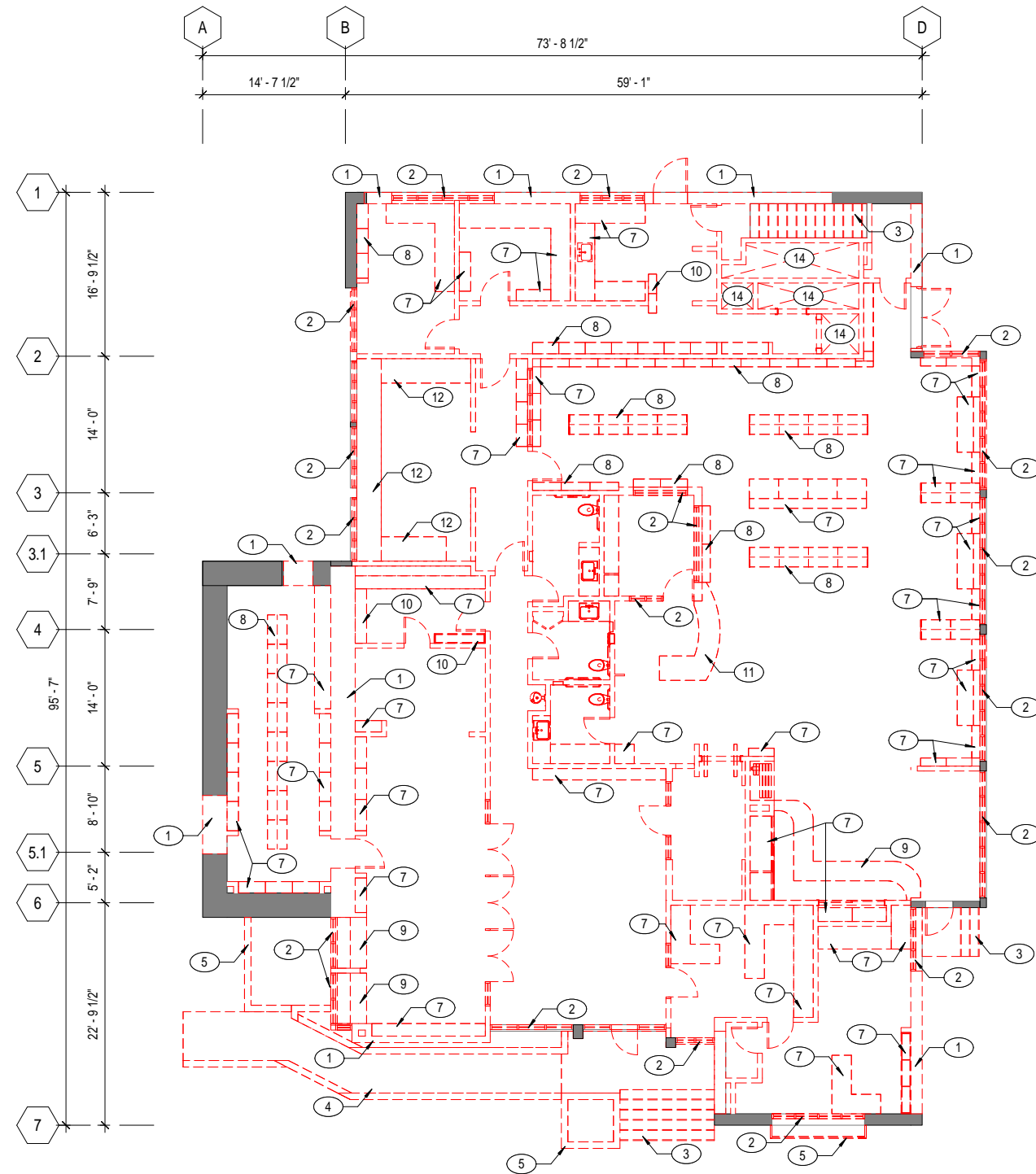
1. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION
5. DEMO ALL (E) INTERIOR WALL PARTITIONS
6. DEMO ALL (E) FLOOR FINISHES, WALL FINISHES, & CEILINGS
7. DEMO ALL (E) CASEWORK
8. DEMO ALL (E) DOORS & FRAMES
9. DEMO ALL (E) LIGHT FIXTURES, WIRING & ELECTRICAL EQUIPMENT
10. DEMO ALL (E) DUCTWORK & MECHANICAL EQUIPMENT

KEY NOTES

- ① DEMO (E) WALL
- ② DEMO (E) WINDOW
- ③ DEMO (E) STAIR, HANDRAILS, & LANDINGS
- ④ DEMO (E) RAMP, HANDRAILS, & LANDINGS
- ⑤ DEMO (E) PLANTER
- ⑥ DEMO (E) RESTROOM FIXTURES, FINISHES, & ACCESSORIES
- ⑦ DEMO (E) CASEWORK
- ⑧ DEMO (E) STACKS
- ⑨ DEMO (E) BENCH
- ⑩ DEMO (E) SHELVING
- ⑪ DEMO (E) CIRC DESK
- ⑫ DEMO (E) WORK TABLE
- ⑬ DEMO (E) SUMP PUMP, INFLL (E) FLOOR @ PIT, SEE PLUMBING NARRATIVE
- ⑭ DEMO (E) SHAFT, INFILL (E) FLOOR

LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- BUILDING FOOTPRINT ABOVE



① DEMOLITION FLOOR PLAN - LEVEL 01
A1.21 1/8" = 1'-0"

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SHEET TITLE
DEMO FLOOR PLAN -
GROUND LEVEL

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	07/11/2023
SCALE	1/8" = 1'-0"
JOB NO.	2023-01

SHEET NUMBER

A1.21




GENERAL NOTES

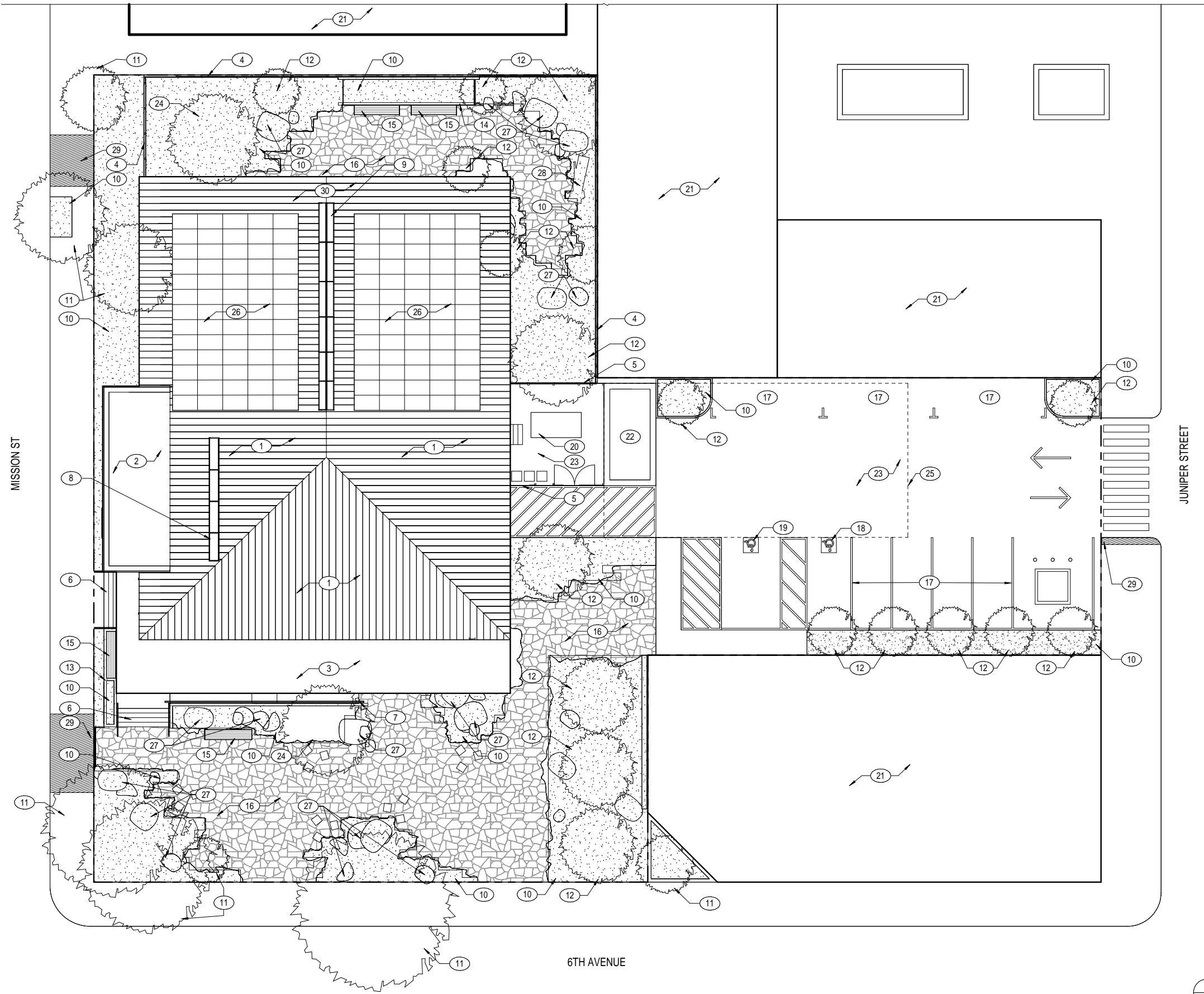
1. SEE ELECTRICAL NARRATIVE FOR SITE LIGHTING & ADDITIONAL SITE IMPROVEMENTS

KEY NOTES

- 1 (N) ZINC STANDING SEAM ROOF OVER (E) FRAMING
- 2 (N) PVC ROOFING OVER (E) FRAMING
- 3 (N) ENTRY CANOPY, PVC ROOF
- 4 7'-0" TALL ENCLOSURE, WESTERN RED CEDAR W/ SHOU SUGI BAN FINISH
- 5 7'-0" TALL MECHANICAL ENCLOSURE, WESTERN RED CEDAR W/ SHOU SUGI BAN FINISH
- 6 (N) STONE STAIR W/ CUSTOM BRONZE HANDRAILS, & LANDING
- 7 (N) ACCESSIBLE STONE RAMP W/ CUSTOM BRONZE HANDRAILS, & LANDING
- 8 SKYLIGHT
- 9 AUTOMATED SKYLIGHT
- 10 PLANTING AREA
- 11 (E) TREE TO REMAIN
- 12 (N) TREE
- 13 78" CONC PLANTER W/ HORIZONTAL BOARD FORM FINISH
- 14 32" CONC PLANTER W/ COR-TEN STEEL PLATES
- 15 BUILT-IN BENCH, W/ WESTERN RED CEDAR BOARDS
- 16 STONE PAVERS
- 17 (N) PARKING
- 18 ACCESSIBLE PARKING
- 19 ACCESSIBLE VAN PARKING
- 20 MECHANICAL EQUIPMENT, SEE MECHANICAL NARRATIVE
- 21 ADJACENT PROPERTIES
- 22 (N) PVC ROOF, SLOPED 1/4" PER FT.
- 23 (N) ASPHALT SURFACE LOT
- 24 (N) SPECIMEN TREE, 72" BOX
- 25 BASEMENT LEVEL BELOW
- 26 PV ARRAY, SED
- 27 SITE BOULDERS
- 28 REDWOOD LOG, SANDED SMOOTH
- 29 (N) CONCRETE SIDEWALK
- 30 (N) ROOF STRUCTURE AT GABLE ROOF EXTENSION

LEGEND

-  (N) PLANTING AREA
-  32.5" SOIL INFILL TO MATCH FINISH FLOOR ELEVATION W/ RETAINING WALLS @ PERIMETER
-  (N) CONCRETE SIDEWALK



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MASTER PLAN

SHEET TITLE
SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER

A2.10

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SHEET TITLE
FLOOR PLANS

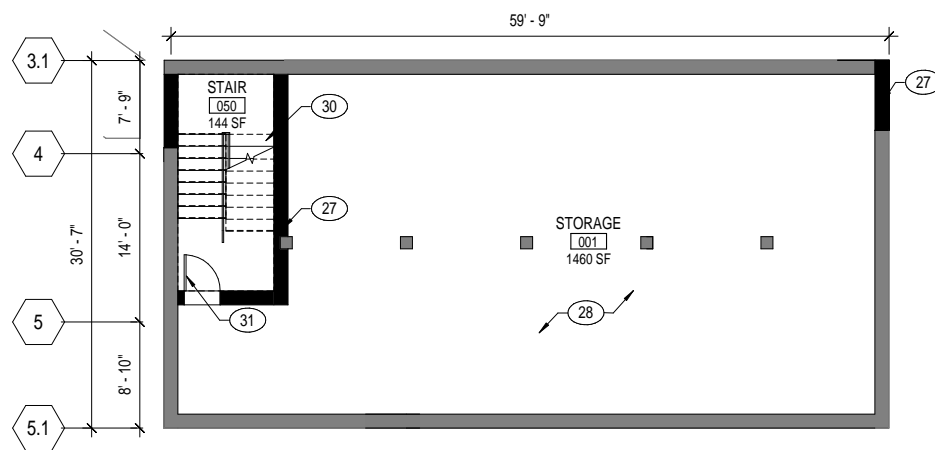
REVISIONS

NO.	DATE	DESCRIPTION

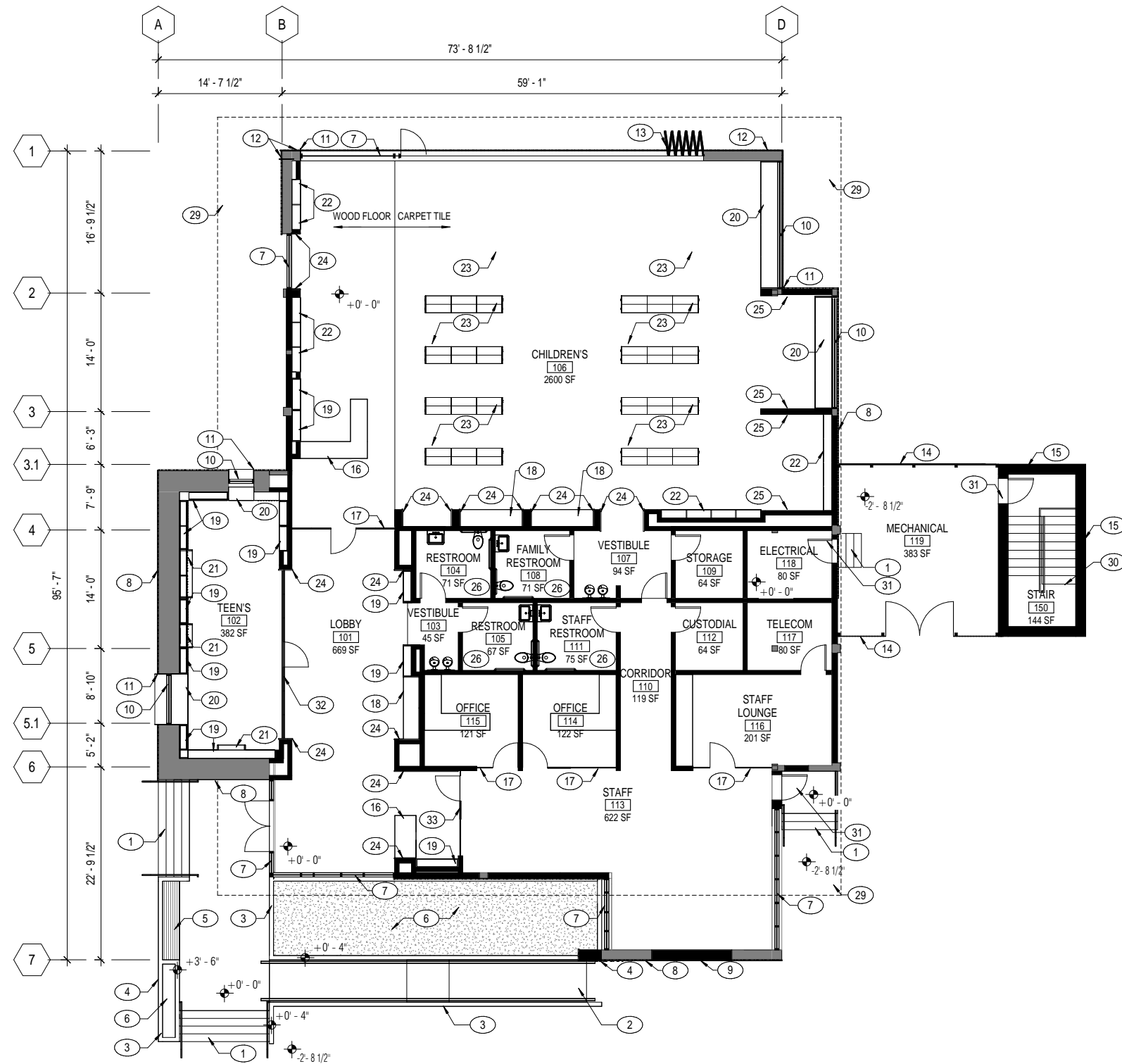
DATE	08/25/2023
SCALE	1/8" = 1'-0"
JOB NO.	2023-01

SHEET NUMBER

A2.20



2 PROPOSED FLOOR PLAN - BASEMENT LEVEL
A2.20 1/8" = 1'-0"



1 PROPOSED FLOOR PLAN - LEVEL 01
A2.20 1/8" = 1'-0"

GENERAL NOTES

- SEE ROOM FINISH SCHEDULE FOR WALL, FLOOR, & CEILING FINISHES
- ALL INTERIOR WALLS & PARTITIONS TO BE PTD GWB ON MTL STUDS UON
- INSTALL (N) SUMP PUMP @ BASEMENT LEVEL, SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION

KEY NOTES

- (N) STONE STAIR, LANDING & CUSTOM BRONZE HANDRAILS
- (N) ACCESSIBLE STONE RAMP, LANDINGS & CUSTOM BRONZE RAILINGS
- CONC SITE WALL W/ HORIZONTAL BOARD FORM FINISH
- SIGNAGE W/ BRONZE LETTERING
- BUILT-IN BENCH, W/ WESTERN RED CEDAR BOARDS
- PLANTING AREA
- THERMALLY BROKEN STEEL STOREFRONT, 9' TALL
- WESTERN RED CEDAR W/ SHOU SUGI BAN FINISH OVER (E) WALL
- WESTER N RED CEDAR RAINSREEN W/ SHOU SUGI BAN FINISH OVER (N) INFILL WALL

- THERMALLY BROKEN STEEL STOREFRONT W/DW
- 1/2" PTD ALUM SURROUND
- ALUM WALL PANEL TO MATCH STOREFRONT
- NANAWALL OPERABLE EXTERIOR STOREFRONT, 9' TALL
- MECH ENCLOSURE 7' 0" TALL WESTERN RED CEDAR WITH SHOU SUGI BAN FINISH
- WESTERN RED CEDAR RAINSREEN W/ SHOU SUGI BAN FINISH OVER (N) CONCRETE WALL
- CIRCULATION DESK W/ QUARTZ COUNTERTOP & PTD WD LOWER CABINETS
- FRAMELESS GLASS PARTITION & DOOR
- PTD WD LOWER CABINETS W/ QUARTZ COUNTERTOP

- PTD WD BUILT-IN SHELVING, 56" TALL
- BUILT-IN UPHOLSTERED SEATING W/ PTD SHELVING BELOW
- SOLID BIRCH COUNTERTOP
- PTD WD BUILT-IN SHELVING 42" TALL
- COLLECTION STACKS, 42" TALL CANTILEVER MTL W/ PTD WD END PANELS & CANOPIES
- 1 1/2" SOLID MAPLE WD SURROUND
- VERTICAL SOLID MAPLE 1x2 WD SLATS @ 1.5" O.C. W/ BLACK ACOUSTIC FABRICK BACKER
- ACCESSIBLE SINGLE OCCUPANCY RESTROOM
- (N) CONCRETE WALL W/ XYPEX ADMIXTURE

- XYPEX SURFACE TREATMENT ON ALL (E) CONC WALLS, SLABS, CEILINGS & COLUMNS
- ROOF OVERHANG ABOVE
- PREFAB MTL PAN STAIR & RAILINGS
- HOLLOW MTL DR
- FRAMELESS GLASS PARTITION & DOOR W/ CUSTOM GRAPHIC INTERLAYER
- FRAMELESS GLASS PARTITION & DOOR, FROSTED

LEGEND

- NEW WALL
- EXISTING WALL






GENERAL NOTES

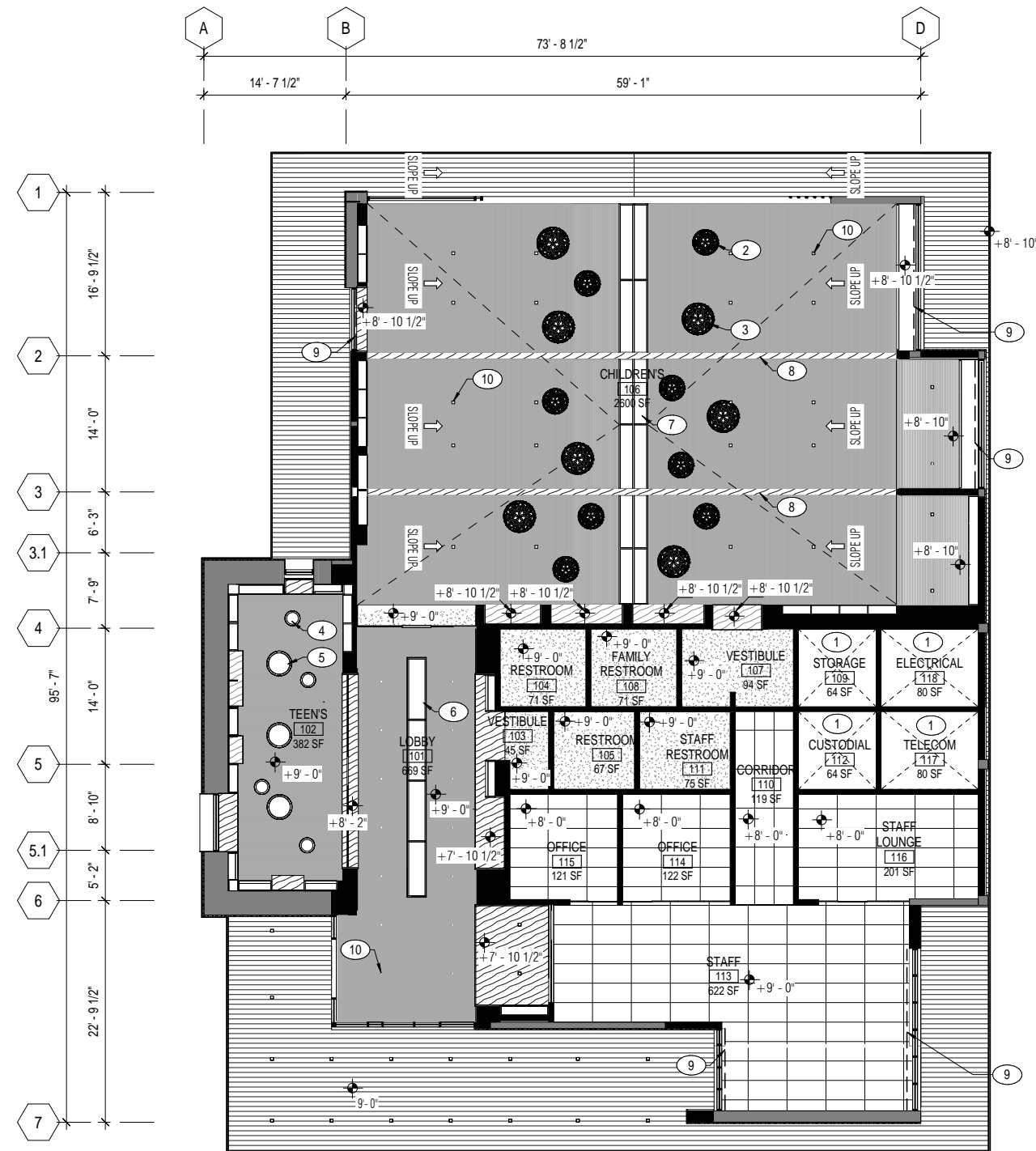
1. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION
2. SEE THE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. PAINT ALL EXPOSED STRUCTURES, PIPES, DUCTS, CONDUIT & ALL OTHER EXPOSED ITEMS, TYP
5. ASSUME 4" x 48" RECESSED LINEAR LIGHTING FIXTURES @ 8' - 0" O.C. IN ALL ACOUSTIC CEILING TILE CEILINGS
6. ASSUME RECESSED CAN LIGHTING @ 4' - 0" O.C. IN ALL GWB CEILINGS
7. ASSUME RECESSED CAN LIGHTING @ 4' - 0" O.C. IN ALL WD SLAT CEILINGS & T&G WOOD SOFFITS

KEY NOTES

- 1 OPEN TO STRUCTURE ABOVE, PAINT EXPOSED BEAMS, ROOF DESK, CONDUIT, & DUCTWORK
- 2 DECORATIVE PENDANT FIXTURES, DIA 32", DAVID TRUBRIDGE DESIGN, FLO-0800
- 3 DECORATIVE PENDANT FIXTURES, DIA 40", DAVID TRUBRIDGE DESIGN, FLO-1000
- 4 SURFACE LIGHT FIXTURES, DIA 18 3/4", RAMOS & BASSOLS, VIBIA DUO-4870
- 5 SURFACE LIGHT FIXTURES, DIA 31", RAMOS & BASSOLS, VIBIA DUO-4872
- 6 (N) SLYLIGHT
- 7 (N) AUTOMATED SKYLIGHT
- 8 (E) WD BEAM, CLEAN & STAIN W/ CLEAR FINISH
- 9 ELECTRIC ROLLER SHADES, SED
- 10 RECESSED CAN LIGHTING IN WD SLAT CEILING

RCP FINISH LEGEND

-  2X4 ACOUSTIC CEILING TILE, ARMSTRONG OPTIMA
-  PTD GWB CEILING, SUSPENDED, UON
-  T&G WESTERN RED CEDAR SOFFIT
-  1X2 SOLID MAPLE WD SLATS @1.5" O.C., W/BLACK ACOUSTIC FABRIC BACKING, SEE RCP FOR DIRECTION OF WD SLATS
-  VENEER WD SOFFIT



1 REFLECTED CEILING PLAN - LEVEL 01
A2.30 1/8" = 1'-0"

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SHEET TITLE
REFLECTED CEILING
PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	1/8" = 1'-0"
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SHEET NUMBER

A2.30

ROOM FINISH SCHEDULE							
#	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS	AREA
001	STORAGE	(E) CONC SLAB	N/A	CONC	OPEN TO STRUCTURE	XYPEX SURFACE TREATMENT ON ALL (E) CONC SURFACES	1460 SF
050	STAIR	PRECAST CONC	N/A	CONC	OPEN TO STRUCTURE	XYPEX SURFACE TREATMENT ON ALL (E) CONC SURFACES	144 SF
101	LOBBY	WOOD FLOOR	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5' O.C.		669 SF
102	TEEN'S	CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5' O.C.		382 SF
103	VESTIBULE	WOOD FLOOR	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	PTD GWB, LEVEL 5		45 SF
104	RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		71 SF
105	RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		67 SF
106	CHILDREN'S	WOOD FLOOR & CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5' O.C.	SEE FLOOR PLAN FOR EXTENTS OF FLOORING	2600 SF
107	VESTIBULE	CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	PTD GWB, LEVEL 5		94 SF
108	FAMILY RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		71 SF
109	STORAGE	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		64 SF
110	CORRIDOR	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		119 SF
111	STAFF RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		75 SF
112	CUSTODIAL	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		64 SF
113	STAFF	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		622 SF
114	OFFICE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		122 SF
115	OFFICE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		121 SF
116	STAFF LOUNGE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		201 SF
117	TELECOM	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		80 SF
118	ELECTRICAL	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		80 SF
119	MECHANICAL	N/A	N/A	N/A	N/A	SEE SITE PLAN	383 SF
150	STAIR	PRECAST CONC	N/A	CONC	OPEN TO STRUCTURE		144 SF

OWNER

CITY OF
CARMEL-BY-THE-SEA

PROJECT

CARMEL PUBLIC LIBRARY
PARK BRANCH LIBRARY

MISSION & 6TH AVENUE
CARMEL-BY-THE-SEA, CA 93921

DRAFT!
NOT FOR
CONSTRUCTION

MASTER PLAN

SHEET TITLE
ROOM FINISH
SCHEDULE

REVISIONS

NO.	DATE	DESCRIPTION

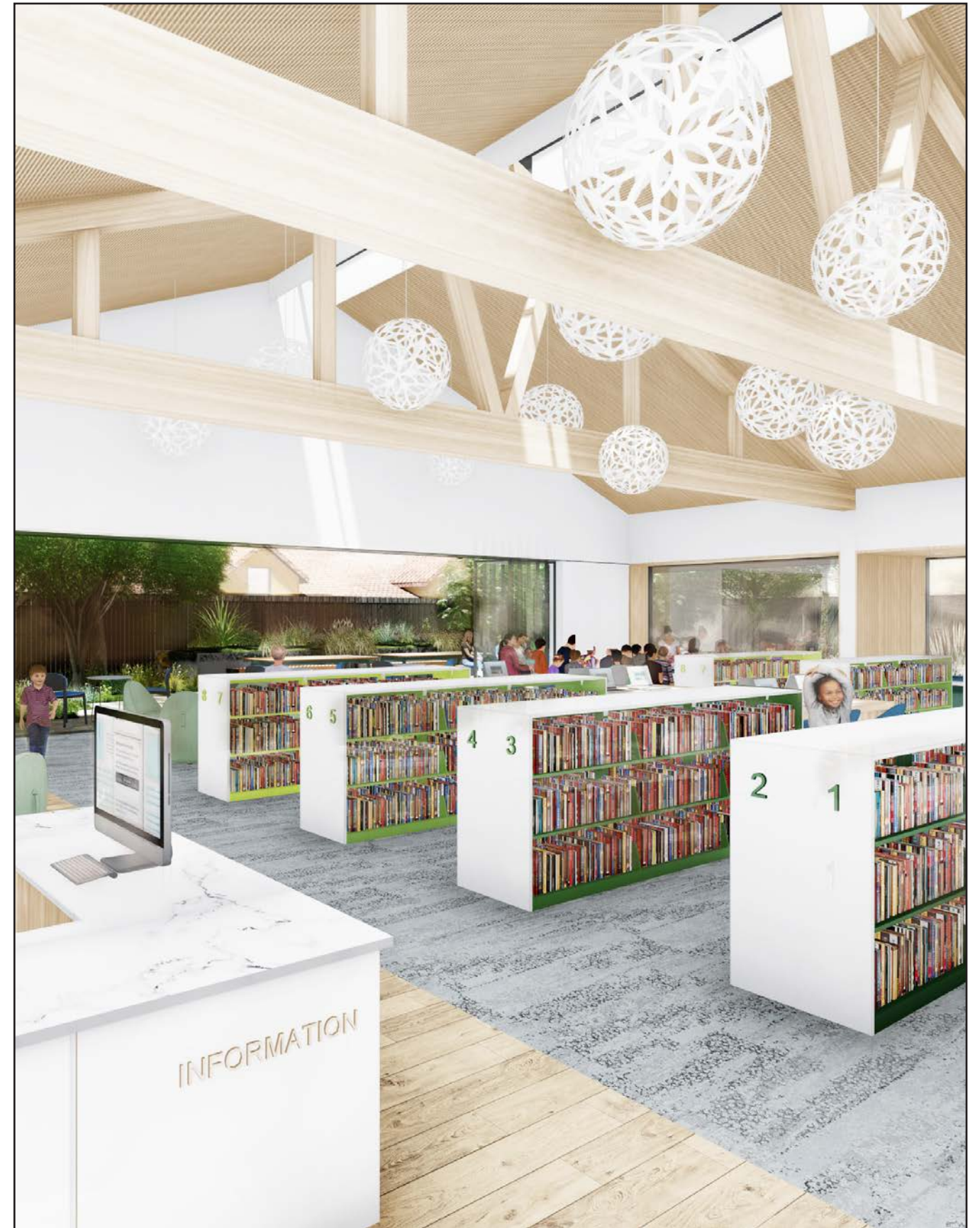
DATE 08/25/2023

SCALE

JOB NO. 2023-01

SHEET NUMBER

A9.30





JAYSON
ARCHITECTURE