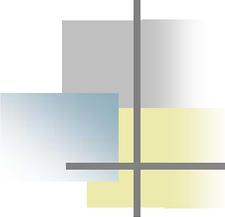


Cielo Vista Branch Library

March 25, 2008





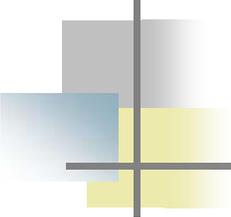
Cielo Vista Branch: The Starting Point

- July, 2007: City of El Paso sold facility housing the Branch Library for \$1.3 million
- City proposed partnership with El Paso Community College to renovate 12,000 s.f. facility for Branch using \$1.3 million
- Cielo Vista Neighborhood Assn. opposed this location and petitioned City Council to deny
- CV Neighborhood Assn. stated \$1.3 million sufficient to build new Branch Library next to Multi-Purpose Center--deemed unfeasible

Cielo Vista Branch:

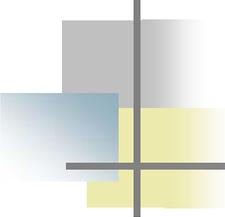
The Starting Point, Continued

- City Manager recommended adding \$1.5 million in reprogrammed funds for a new Cielo Vista Branch, for the benefit of the neighborhood
- Total available now: \$2.8 million to build 7,000+ s.f. facility



Site Analysis

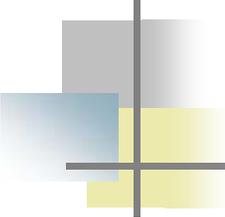
- Analysis conducted to determine best location for new 7000 sf library
- Three locations studied within Vista Del Valle Park
- Project consultant Mijares-Mora & City Engineer



Site Analysis

Site A

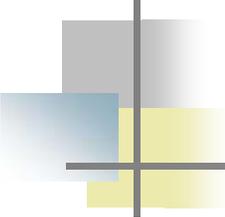
- Access to facility off Hawkins not onto residential street (Darlina)
- Greater visibility
- Building and parking lot serve as buffer between Hawkins and playing fields
- Greater flexibility for increasing size of facility in original design and/or allowing future expansion
- New facility with high visibility and presence encourages greater use by existing Library users and new patrons



Site Analysis

Site B

- Primary access required through existing Parks yard to Gazelle
- Less visibility and accessibility
- Existing infrastructure would need to be relocated
 - Electrical Poles
 - Requires relocation of Parks Corral for Parking
- Close proximity to Multi-Purpose Center



Site Analysis

Site C

- Vacant land at corner of Darlina and Viscount insufficient in size
- Facility requires all its own parking
 - Multi-Purpose Center has NO excess parking
 - Requires relocation of Parks corral for parking
- Building must be at limits of set back requirements
- Entrance to parking lot required at Darlina, introducing vehicular traffic onto a residential street

LOCATION MAP



Existing Conditions, Site A



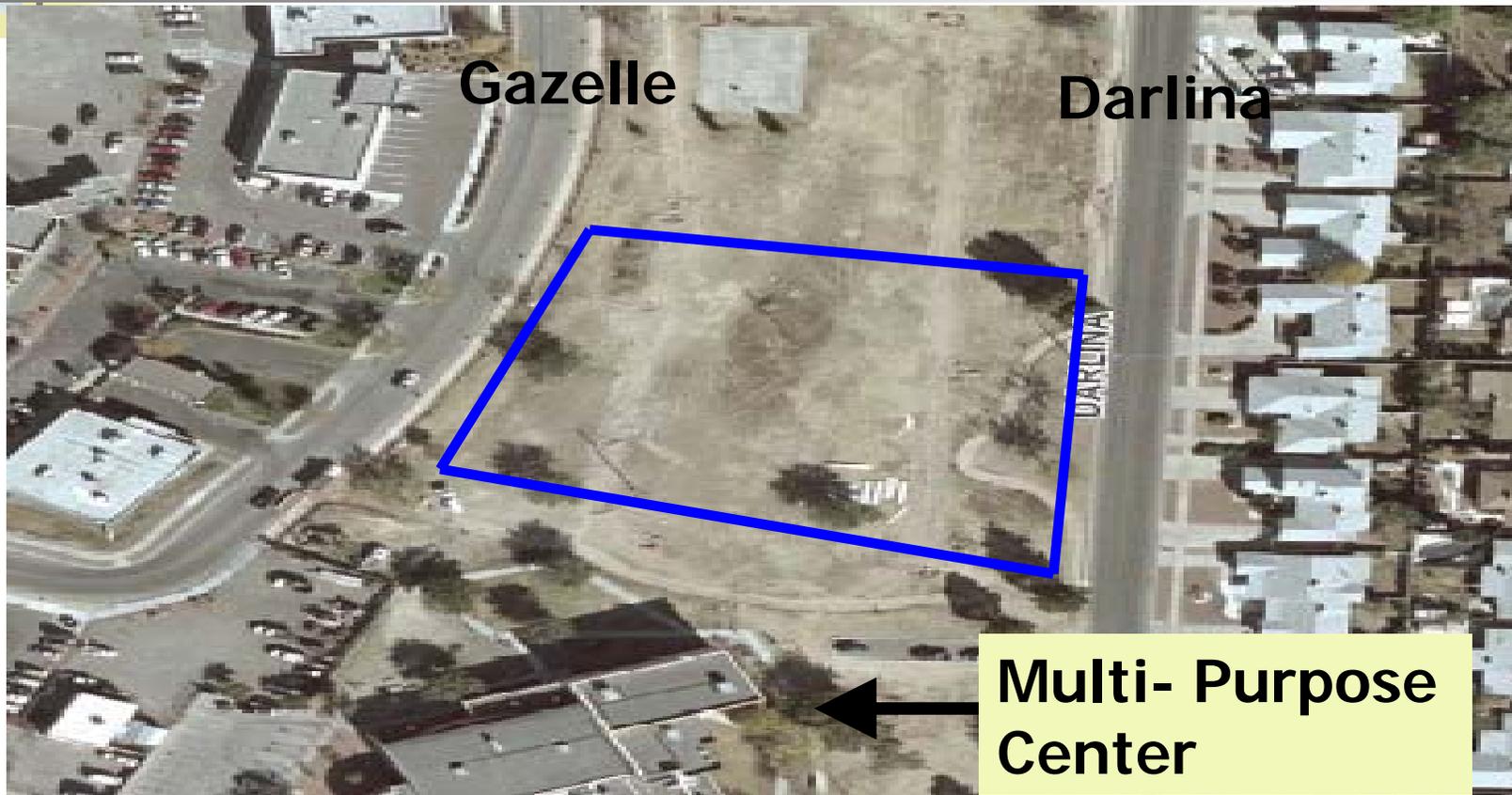
Site A- Northwest Corner of Vista del Valle Park

Existing Conditions, Site A



Site A- Existing storm drain inlet and power poles.

Existing Conditions, Site B



Site B- South end of Vista Del Valle Park East of Multipurpose Center.

Existing Conditions, Site B



Site B- Power poles North of proposed site.

Cost Estimate Site A

Scope: New 7000 square foot library at Vista Del Valle Park close to Hawkins Blvd

(Within project budget)

<i>Design Fees</i>	\$186,854
<i>Program Management</i>	\$27,250
<i>Construction Cost</i>	\$1,557,116
<i>Construction Management</i>	\$42,821
<i>Testing Cost</i>	\$31,142
<i>Public Arts Fee</i>	\$31,142
<i>Furniture</i>	\$249,139
<i>Utility Service Upgrade</i>	\$20,000
<i>Hardware</i>	\$88,000
<i>Communication Equipment</i>	\$100,000
<i>Contingency</i>	\$183,912
<i>Total Project Budget</i>	\$2,517,375

Cost Estimate Site B

Scope: New 7000 square foot library at Vista Del Valle Park close to Hawkins Blvd

<i>Design Fees</i>	\$187,836
<i>Program Management</i>	\$27,393
<i>Construction Cost</i>	\$1,565,299
<i>Relocation of Parks Corral for Parking</i>	\$405,000
<i>Construction Management</i>	\$43,046
<i>Testing Cost</i>	\$31,306
<i>Public Arts Fee</i>	\$31,306
<i>Furniture</i>	\$250,448
<i>Utility Service Upgrade</i>	\$20,000
<i>Hardware</i>	\$88,000
<i>Communication Equipment</i>	\$100,000
<i>Contingency</i>	\$184,730
<i>Total Project Budget</i>	\$2,934,363

Site Comparison

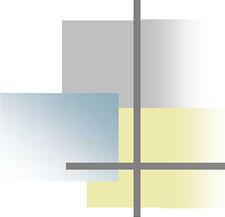
SITE FACTORS	SITE "A"	SITE "B"	REMARKS
Visibility	High (site exposed to busy street)	Low	Site "A" has high visibility off Hawkins. Site "B" is obscured, located to the North of existing Multi-Purpose Center
Vehicular Access	Best (from Hawkins)	Good (from secondary streets)	Site "A" has direct easy access off Hawkins/Gazelle. Site "B" has indirect access from secondary streets
Pedestrian Access	Good	Good	Both sites are located on park with existing Perimeter Jogging/Walking trail
Relocation of Existing Improvements	Equal	Equal	Site "A" has minimal park structures. Site "B" has none

Site Comparison

SITE FACTORS	SITE "A"	SITE "B"	REMARKS
Relocation of Existing Utilities	None	Relocate existing overhead power lines and poles	The Library layout will affect how these lines are redirected
Cost to Relocate Utilities	None	None **	
Proximity to existing Multi-Purpose Center	Good	Best	Site "A" is located at one end of the park and Site "B" is directly to the north of existing Multi-Purpose Center
Potential for increased traffic congestion within park	No	Yes	Library would be next to existing highly used Multi-Purpose Center, increase in traffic may occur

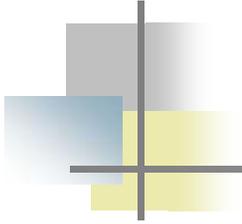
Site Comparison

SITE FACTORS	SITE "A"	SITE "B"	REMARKS
Potential to tie-in to existing Multi-Purpose Center	No	Yes	If intent is to add on to existing Multi-Purpose Center, additional renovation costs could be incurred, otherwise Library would have to be a stand alone facility
Cost to relocate existing Irrigation	Low ***	High ***	Both Sites would require Irrigation modifications for a new library

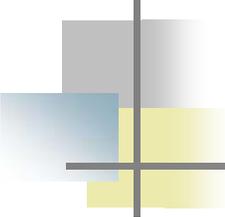


Summary

- Site A is the recommended site because:
 - Better visibility
 - Better accessibility
 - More cost effective (within budget)



Questions



Branch Project Scope

- Children's area
- Multi-purpose room
- Service desk areas: Check-out/
Information
- Space for collections: books & more
- Branch will be a wi-fi hot spot
- Transition space to park

main entry



Judge Marquez Branch, 610 N. Yarbrough



north courtyard

