

CIVIC CENTER LIBRARY ROOFTOP CONCEPT

DESIGN CONSIDERATIONS REPORT

MARCH 2024



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BACKGROUND

The City of Watsonville is interested in providing improvements to the Civic Center Library with a new rooftop presentation and gathering space. The roof at the Civic Center facility contains an existing uncovered and buildable space at the second level that is approximately 4,800 SF in area. The library is currently lacking usable outdoor space and an opportunity exists to utilize the existing rooftop to provide this space. KPA worked with City and Library staff to develop a conceptual design defining ideal space uses and areas for the new exterior space.

This report represents the conceptual design work required to support the completion of the Library Roof expansion project for the City of Watsonville.

The existing rooftop deck is accessed directly from the main portion of the library's second floor and can meet the library's goal to provide an outdoor space.

The rooftop is currently covered with river rock material and exhibits a slope of approximately 2.25%. Concepts presented require roofing material to be removed and a new elevated roof deck installed to create new patio and walking surfaces for library patrons and staff.

Two conceptual designs for the new outdoor patio space are provided in this report. Functional program areas have been defined with Watsonville and are included in both concept designs presented. These program areas include:

- Outdoor presentation screen and seating area
- Central beverage kiosk
- Children's play area
- Children's educational kiosk
- Community planter gardens
- Dedicated seating areas
- Display of local art
- Renovation to meeting room for direct access
- Plantings facing Main Street

The proposed program areas accommodate daily use cases but also allow the area to support outdoor education, presentation or movie-style events.

Concepts include areas for display of community art, statues or other important or interesting artifacts. This conceptual report identifies concept options, space programs, cost estimates and defines a City-preferred concept.

The design and development of concepts presented required site and building analysis and multiple meetings with City of Watsonville and library staff. Three concepts were initially developed for consideration and preferred elements of these initial concepts were incorporated into two final concept options for presentation. Final concepts shall be used as the basis for the next phase of development for complete design and construction documents.

Analysis and graphical representation in this report includes:

- Definition of major project features
- Location of new roof surfaces
- Roof drainage concept
- Circulation of library customers
- Accessible access and pathways
- Conceptual roof area lighting design
- Definition of ideal layout
- Existing facility and access considerations

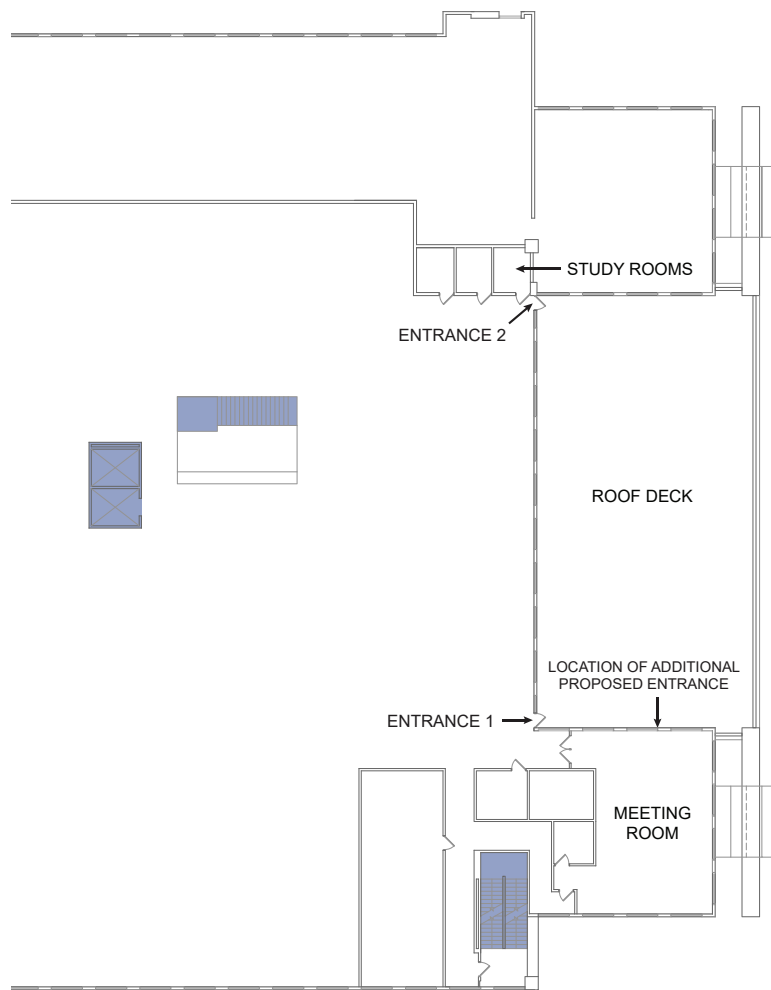
PROJECT OVERVIEW

The City of Watsonville and the Civic Center Library is interested in providing a new rooftop gathering space at the existing 2nd level rooftop. This space would be constructed between two active wings of the building and include multiple patron-friendly elements previously described. The space will be utilized for presentations, children's education, relaxation and gardening. A beverage kiosk will provide an additional element and will ideally be operated by the student body from the local community college.

The basic concept of the gathering space, or room, was to create a safe, comfortable, and flexible place for people of all ages to benefit from and enjoy. The idea of designing an "outdoor room" is strengthened by running continuous vertical plant material alongside a wood trellis structure to protect the open span of the roof which faces Main Street. This will provide a positive aesthetic effect from the street view, adding a layer of green and light (at night) to the existing façade. The vertical green wall will aid in wind deflection and increase the overall comfort of the space.

Sun Studies were performed to assist in determining ideal locations for the presentation media screen and vegetable garden areas. The patio faces mostly north, so most of the natural daylight is provided indirectly except during morning hours of late spring, summer and early fall. The ideal location of the viewing screen was determined to be along the southern wall which was found to be in constant shade throughout the year. The northeast portion of the patio was deemed best for the vegetable gathering area as it receives the most direct daylight throughout the year.

The children's area is pulled to one side of the roof courtyard to better facilitate an enclosed, smaller scale space for the kids.



Second floor plan



Rooftop aerial view
Source: Google

PROJECT GOALS

This project contains the following goals for consideration as part of future construction of the rooftop patio:

- Creating a secure outdoor space for library patrons
- Inclusion of a presentation space for both the community and internal staff
- Beverage kiosk space for beverage service at the library
- Expanded space for reading, studying and outdoor collaboration
- Improving the visual appeal of the library from Main Street
- Creation of community garden planters and greenery
- Dedicated children's maker and educational space
- Inclusion of local community culture and heritage through art
- Potential revenue generation for the City of Watsonville and the library

LIBRARY LAYOUT

The Civic Center Library occupies a large portion of the first and second levels of the four-story Civic Center building. Public access to the library is provided at the main entrance off of Main Street. A reception desk is provided adjacent to the main entrance at the ground level. Access to the second floor is facilitated by a central staircase at a portion of the first floor lobby with elevators conveniently located near this staircase. Bookstacks are arranged at the first level but the majority of the library's bookstacks are arranged at the main open area at the second level and are adjacent to the rooftop area. To access the rooftop, two existing doors are provided at opposite ends of the main area. Concept options presented identify an additional point of access from the existing meeting room which enhances connectivity and functionality between indoor and outdoor space.

ROOFTOP

The rooftop area is sloped at 2% and is currently covered in exposed decorative rock to assist in drainage and efficient water runoff. The rooftop area is enclosed on three sides by the Civic Center building. At the second level, library wings that neighbor the rooftop area include wings housing meeting rooms and study spaces. In addition to the two existing entrances to the rooftop, access from the meeting room presented in concepts allows the existing meeting space to supplement rooftop events as appropriate. Views of the rooftop are provided from the main library space and meeting room through windows separated by structural columns. The open side of the rooftop overlooks Main Street, offering views of the surrounding area, including the Watsonville Police Department and City Hall facilities.

EXISTING UTILITIES

The Civic Center building is provided with complete major utility systems. PG&E electrical service is fed to 3000A Switchboard "MSS" which provides 3 phase power throughout the building and site. "MSS" is located at the ground level Electrical

Room. Additional Switchboards are provided to serve the building including 600A "MCCA" and 600A "DB". "MCCA" is located in a weatherproof enclosure at the rooftop penthouse and "DB" is located at the library's second level Electrical Room. During design of the rooftop improvements project, capacity of "DB" and related service panels must be verified to be able to support new power requirements of the rooftop area. No major power requirements are anticipated and the design team at the concept level infers that ample power exists at the facility. Electricity will be required for new outdoor lighting, presentation materials and beverage kiosk area. No detailed research into existing electrical or utility systems was provided as part of the concept design scope.

Communications and data service must also be extended to the existing rooftop area. At the conceptual level, the design team anticipates that both Wi-Fi service and dedicated Ethernet port connectivity will be required at the rooftop area. Connectivity enhancements to the meeting area may also be incorporated into the design.

Stormwater drainage existing at the rooftop will require moderate adjustment to meet requirements of the new rooftop concept. The existing stormwater utilities infrastructure is comprised of two rooftop drains positioned near the roof edge.

Domestic water service and sanitary drainage must also be provided to the rooftop area for the beverage kiosk. Domestic water service is anticipated to be relatively simple to provide and will require extension of adjacent water lines to the beverage kiosk. Sanitary drainage is anticipated to be the most difficult utility to provide at the rooftop area. By addressing utility requirements comprehensively, the rooftop space can be efficiently designed to meet the needs of intended uses.

CONSTRAINTS

Several constraints shape the design and layout of the rooftop addition. The patio area is envisioned to be set back from the edge of the rooftop with planters along the perimeter to ensure both safety and wind protection for patrons. Sun orientation plays a crucial role in determining the placement of features such as the projector screen, planters, and seating areas in order to optimize comfort and usability throughout the day and at different times of the year. Additionally, existing doors along with proposed new door leading to the rooftop area from the meeting room work well together to enhance circulation throughout the space. The location of doors is pivotal in facilitating seamless circulation and enhancing the overall spatial experience. The positioning of the beverage kiosk and seating areas will be strategically chosen to avoid obstructing views from the library windows while maintaining good spatial flow. Careful consideration is required for the placement of elements in front of these windows to preserve views from the interior and maximize natural light penetration. Lastly, the adjacency of the presentation space to the meeting room is important for functional adjacency and ease of access between related programmatic elements. By navigating these constraints thoughtfully, the rooftop addition can be tailored to meet the needs of its users while ensuring a cohesive and inviting environment.

OVERVIEW

Concept A envisions a rooftop expansion project that emphasizes a centralized beverage kiosk as the focal point, serving as a hub for social interaction. The beverage kiosk is strategically positioned at the heart of the rooftop, offering convenient access to patrons from the perimeter. Adjacent to the beverage kiosk, the presentation seating area provides a versatile space for hosting events, lectures, and other activities. On one side of the beverage kiosk, the children's maker space area offers a dedicated space for young visitors to engage in educational and recreational pursuits, featuring amenities such as a TV for multimedia content.

Along the periphery of the rooftop, lounge pods are nestled under an extended trellis system, providing shaded retreats where patrons can unwind and enjoy panoramic views of the surroundings. Art installations and floral planters are located in the space in front of the windows, enhancing the visual appeal both indoors and outdoors. The temporary art exhibit area also offers opportunities for local artists to showcase their work, enriching the cultural experience of the rooftop.

The layout of Concept A is also designed to promote circulation and connectivity, with clear pathways leading patrons through the various functional zones. Access to the presentation area is facilitated by a main door located on one side of the rooftop, ensuring ease of entry for attendees. Overall, Concept A offers a dynamic and inclusive rooftop environment that caters to diverse interests and preferences.

WATSONVILLE LIBRARY ROOFTOP CONCEPT (Max. Occupancy - 150 persons)				Space Attributes	Notes
		NSF	GSF		
Shared Areas					
	Beverage service	250	300	Bar w/ counter seating for 8	
	Beverage service table/chair area	700	840	Square tables & chairs for 16 with umbrellas	
	Presentation/Flex seating	650	780	Lounge chairs for 18 with 12 end tables	Access to folding chairs from
	AV Equipment Enclosure	60	72	Outdoor AV equipment and storage	Includes large flat screen
	Children's Flex Area	500	600	Charlie cart, tables & chairs for 12	Wall mounted flat screen
	Lounge Pods	280	336	Lounge seating for 16	Same area with big screen TV
	Floral Planters	380	456	Containers for flowers and shrubs	Self watering
	Garden Planters	195	234	Containers to plant vegetables	Self watering
	Temporary Art Exhibit Area	200	240	Flexible areas for rotational art	
	Rooftop edge planter		400	Container for flowers and shrubs, acts as rooftop area boundary	
Subtotal		3215	4258		
TOTAL ROOFTOP AREA			4258		



Attachment 1
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OVERVIEW

In Concept B, the rooftop expansion project adopts a more open and fluid spatial arrangement, with an emphasis on seamless transitions between different functional zones. The beverage kiosk is positioned towards the side of the rooftop, allowing for uninterrupted views and a sense of openness throughout the space. This layout creates a cohesive and welcoming atmosphere, encouraging visitors to explore and interact with their surroundings.

The beverage kiosk table and seating area seamlessly flows into the presentation space and may supplement presentations for certain events. This integration fosters a sense of connectivity and engagement as opposed to the more defined areas presented in Concept A, offering flexibility for various activities and events in a more natural setting. Similar to Concept A, the children's flex area is situated adjacent to the beverage kiosk, providing a dedicated space for young patrons to learn and play.

Throughout the rooftop, lounge pods offer cozy seating options for relaxation and contemplation, while floral planters add touches of greenery. Art installations are strategically placed to complement the architectural elements and enhance the overall aesthetic appeal. The temporary art exhibit area serves as a dynamic platform for local artists to showcase their creations, enriching the cultural experience of the rooftop.

Overall, Concept B presents a modern and adaptable rooftop environment that prioritizes fluidity and connectivity. By seamlessly integrating different functional zones and embracing an open layout, this concept offers a versatile space that can accommodate a wide range of activities and gatherings.

WATSONVILLE LIBRARY ROOFTOP CONCEPT (Max. occupant - 150 persons)		Space Attributes		Notes
		NSF	GSF	
Shared Areas				
Beverage service	250	300	Bar w/ counter seating for 8	
Beverage service table/chair area	500	600	Square tables & chairs for 16 with umbrellas	
Presentation/Flex seating	875	1050	Lounge chairs for 18 with 12 end tables, tables/chairs for 8	Access to folding chairs from inside building
AV Equipment Enclosure	60	72	Outdoor AV equipment and storage	Includes large flat screen
Children's Flex Area	300	360	Charlie cart, tables & chairs for 12	Wall mounted flat screen
Lounge Pods	400	480	Lounge seating for 24	Same area with big screen TV
Floral Planters	440	528	Containers for flowers and shrubs	Self watering
Garden Planters	190	228	Containers to plant vegetables	Self watering
Temporary Art Exhibit Area	200	240	Designated exhibits	
Rooftop edge planter		400	Container for flowers and shrubs, acts as rooftop area boundary	
Subtotal	3215	4258		
TOTAL ROOFTOP AREA		4258		



Attachment 1
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CONCEPT B

Throughout the development of conceptual options and opportunities for the rooftop expansion project, the City of Watsonville has selected Concept B as the preferred concept. Concept B provides a cohesive solution that incorporates all desired program elements without sacrificing space functionality. The following attributes are highlighted components of Concept B:

- **Meeting Room Doors:** New doors extend from the meeting room to allow separate interior access to the rooftop area from the meeting space. This function allows for private meeting events to be extended into the rooftop presentation space and also provides direct access for meeting room attendants to the rooftop area and beverage kiosk area.
- **Presentation Screen:** The presentation screen is located adjacent to the southeast wall and provides a large viewing screen for meeting, educational and media purposes. The presentation screen is provided in custom housing to match architectural style and materials of other components.
- **Presentation Seating:** Seating faces the presentation screen and is located centrally within the rooftop plaza. Individual seats are adjoined by shared tables, all of which are flexible to be rearranged according to presentation needs.
- **Lounge-style Booths:** Booths each containing four comfortable chairs are separated by planter structures. These booths face the street portion of the rooftop area and are located adjacent to the planted screen wall. Booths allow comfortable spaces to sit and read, enjoy presentation media or enjoy semi-private conversations.
- **Beverage Kiosk:** A beverage kiosk and coffee counter is located at the northwest portion of the rooftop. This beverage kiosk will ideally be operated in coordination with a local student body and provides work areas for coffee and light food preparation. Seating is provided at the counter for direct service and a storage and equipment room is located adjacent.
- **Beverage Kiosk Seating:** Seating for the beverage kiosk space is provided adjacent to the lounge-style booths but closer to the coffee counter. Seating includes small tables and chairs for patrons to enjoy beverages and food items.
- **Central Umbrellas:** Centralized umbrellas are provided adjacent to the coffee counter with additional seating. These umbrellas are represented with City of Watsonville logo fabric in the concept and provide additional shade during sun-heavy summer months.
- **Children's Maker Space:** A children's maker space is provided behind the coffee counter with dedicated tables and seating for kids. This area is located at the inner portion of the rooftop and away from the presentation space. The location should also maintain some visibility from within the library.
- **Children's Presentation Area:** A presentation and media screen dedicated to children is located at the rear wall of the beverage kiosk structure. This area supplements the maker space and provides additional opportunities for education and entertainment.



Plan view - Concept B



Aerial view - Concept B



Bistro area



Children's area

Concept B strategically situates the beverage kiosk off to the side, enhancing the flow of the space and maximizing flexibility. By placing the beverage kiosk in the middle of the rooftop, adjacent to the presentation area, Concept B facilitates seamless transitions between dining and event spaces, allowing for the potential expansion of the presentation area to accommodate larger gatherings or activities. Additionally, the location of the the beverage kiosk in Concept B ensures greater sunlight exposure throughout the year, creating a bright and inviting atmosphere for patrons to enjoy. Concept B prioritizes accessibility and visibility, with key elements such as the children's area and presentation space strategically positioned to enhance visibility and engagement. Overall, this concept offers a well-balanced design that optimizes functionality, aesthetics, and user experience, which are the some of the reasons that Watsonville has selected this concept as the preferred concept.

ARCHITECTURAL CONSIDERATIONS

In terms of architectural considerations, several key elements will shape the design of the rooftop expansion project. Firstly, the addition of a new door from the meeting room will enhance accessibility and circulation within the space, facilitating easy entry and exit for patrons, especially to the presentation space. Along the entire edge of the roof, an extended planter section will be constructed, providing a green border that enhances safety as well as providing a layer of wind protection. Adjacent to this planter section, seating pods will be positioned underneath a trellis structure, offering inviting spaces for visitors to relax. The trellis itself will provide architectural interest and additional shade, complementing the greenery. Additionally, a dedicated cafe structure will be built to cater to patrons' refreshment needs, serving as a focal point for social interaction. To facilitate outdoor presentations and entertainment, a covered projector screen structure will be constructed, enhancing the versatility of the space. The majority of elements on the rooftop will be designed as movable components, allowing for flexibility and adaptability to accommodate various activities and events. Overall, these architectural considerations aim to create a vibrant and dynamic rooftop environment that combines functionality with aesthetic appeal, providing an inviting space for community engagement and enjoyment.

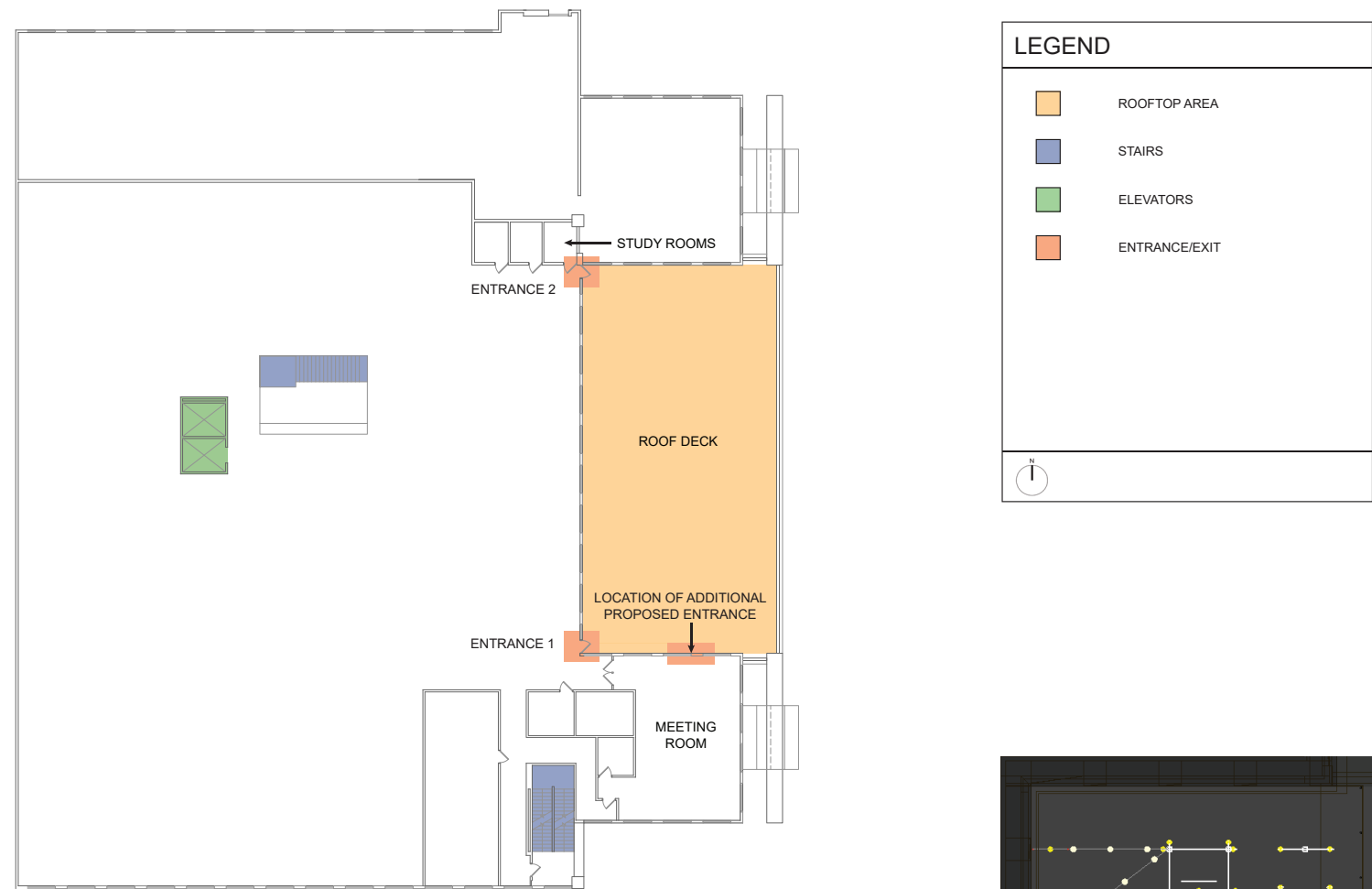


Diagram of patio wind protection



Location of new door

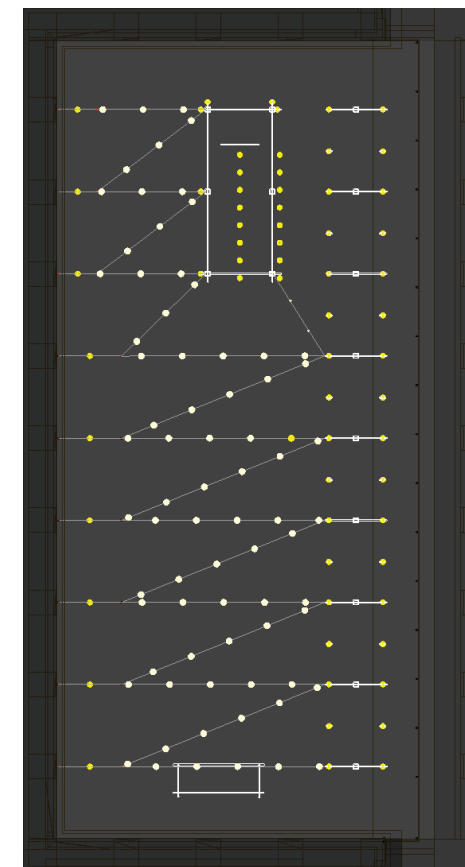
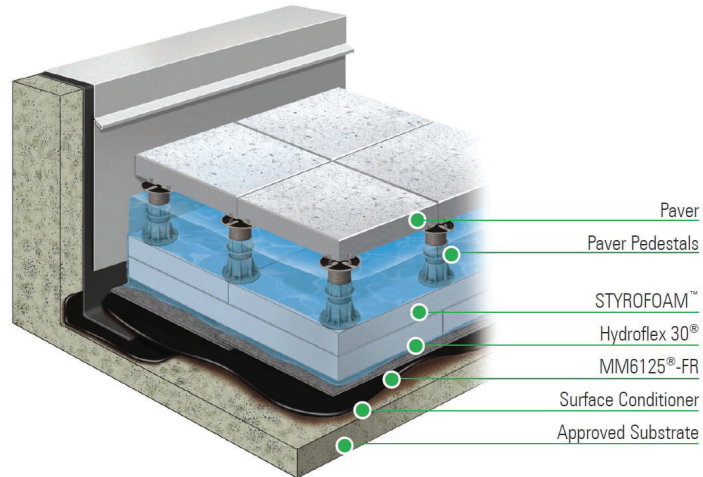


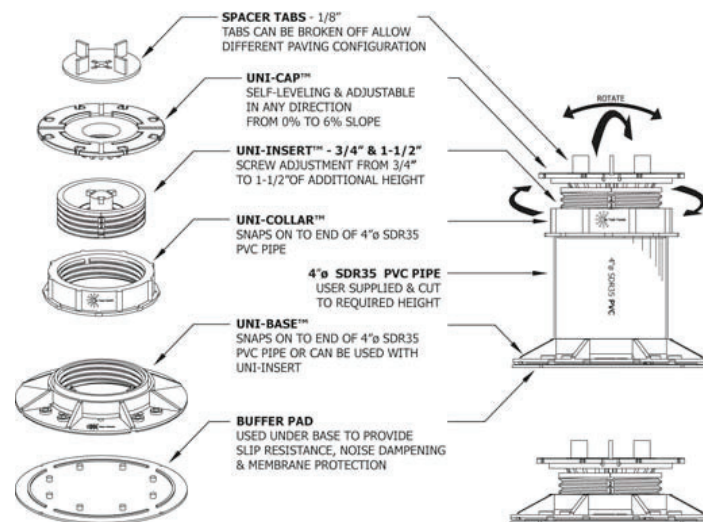
Diagram of new patio lighting

STRUCTURAL CONSIDERATIONS

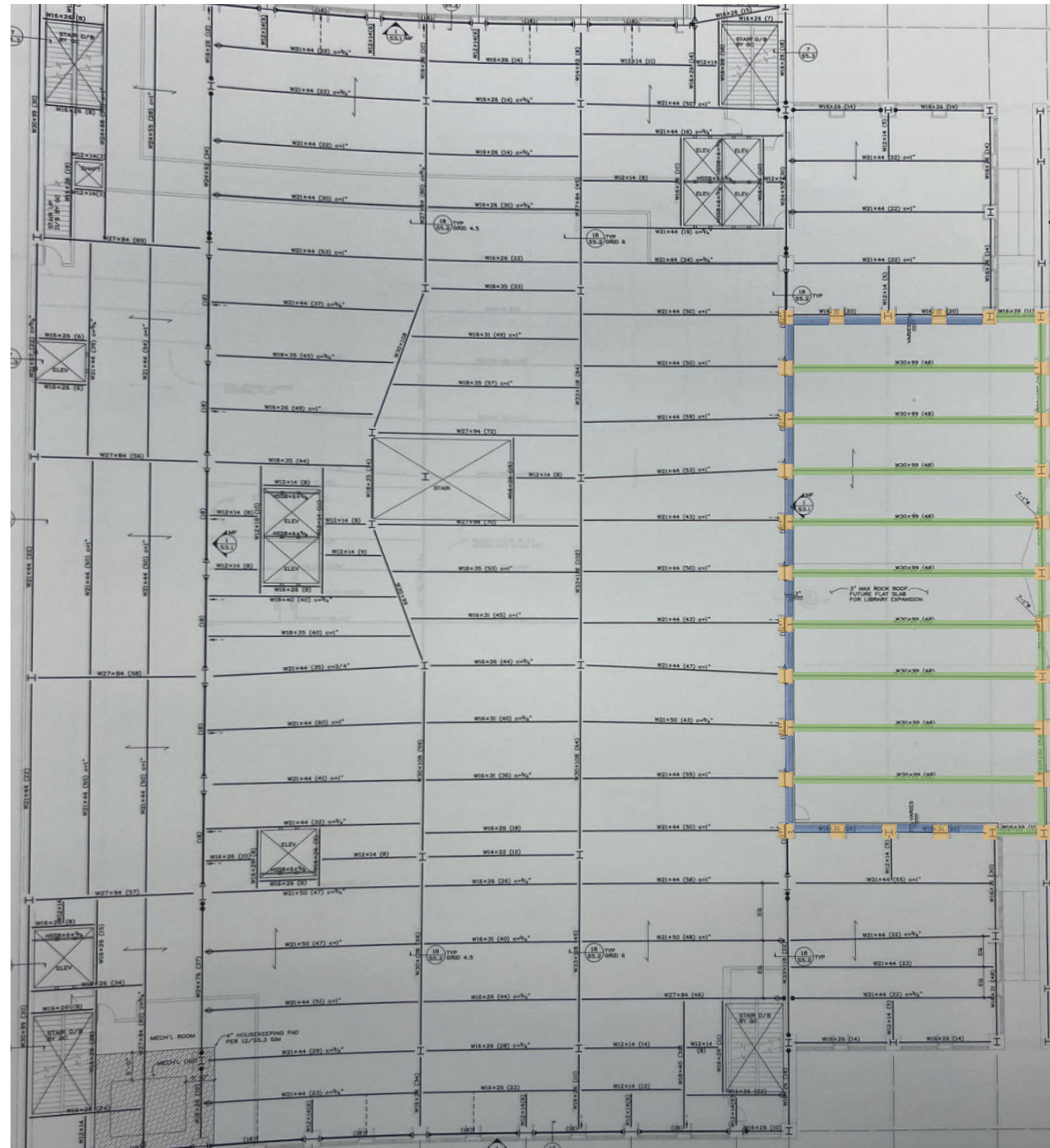
The rooftop expansion project will utilize Tile Tech roof pavers, which offer several advantages for the construction of elevated surfaces. These specialized pavers are designed to elevate the rooftop surface, providing space for drainage and ventilation beneath the tiles. The use of Tile Tech pavers ensures efficient water management by allowing rainwater to flow through the gaps between the pavers, reducing the risk of water pooling or runoff. Additionally, these pavers are engineered to withstand heavy loads and provide durability, making them suitable for high-traffic areas such as rooftops. By incorporating Tile Tech roof pavers into the design, the rooftop expansion project can achieve both aesthetic appeal and structural integrity, ensuring a safe and functional outdoor space for patrons to enjoy. Structural design for the remainder of the rooftop patio deck system will be required to tie into the existing building structure.



Tile Tech paver diagram



Tile Tech paver detail

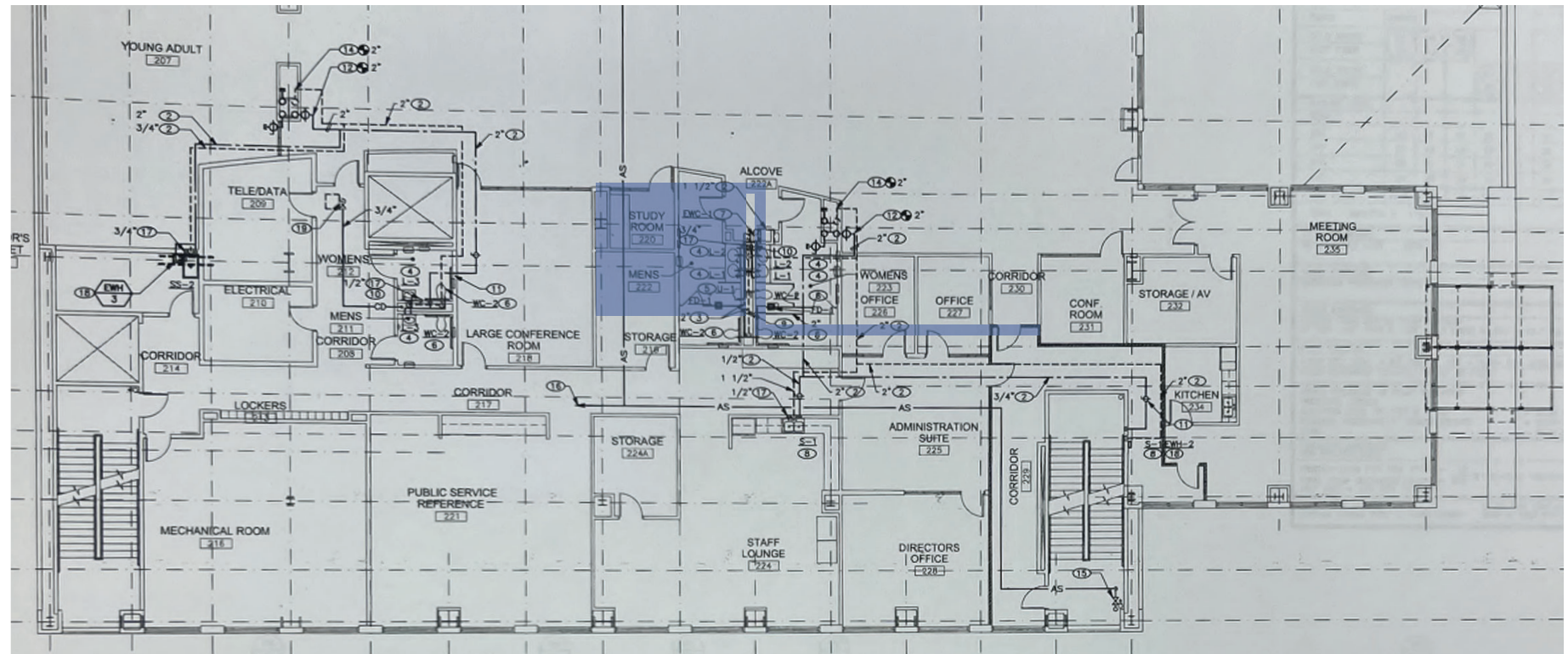


LEGEND	
	COLUMNS
	BEAMS
	WINDOWS

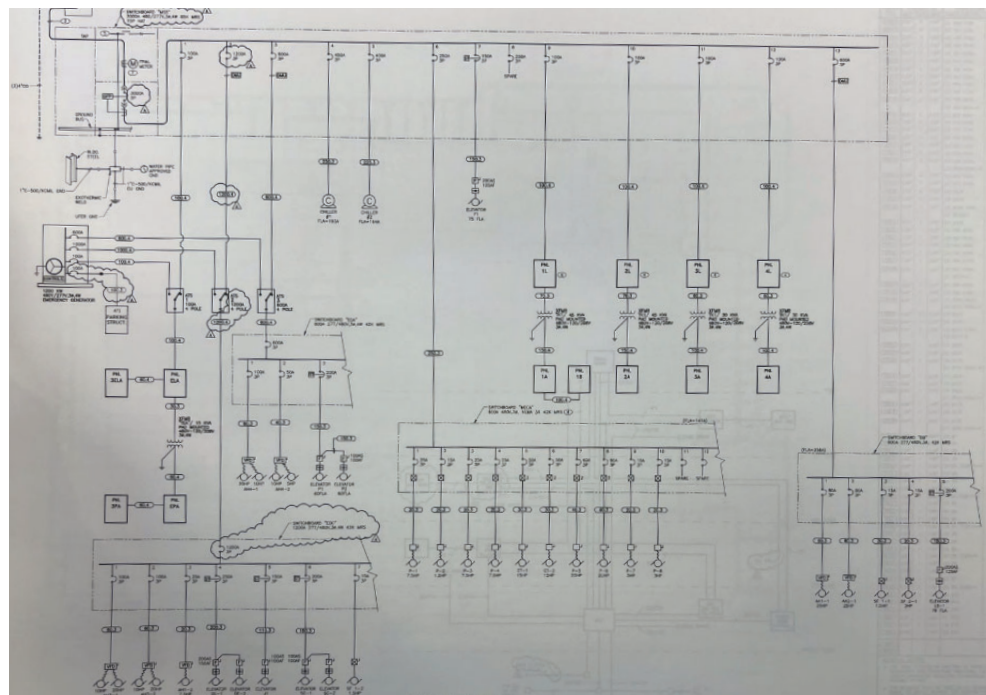
Highlighted components of the structural system will be required to be connected to components of the rooftop patio system

MECHANICAL, ELECTRICAL & PLUMBING CONSIDERATIONS

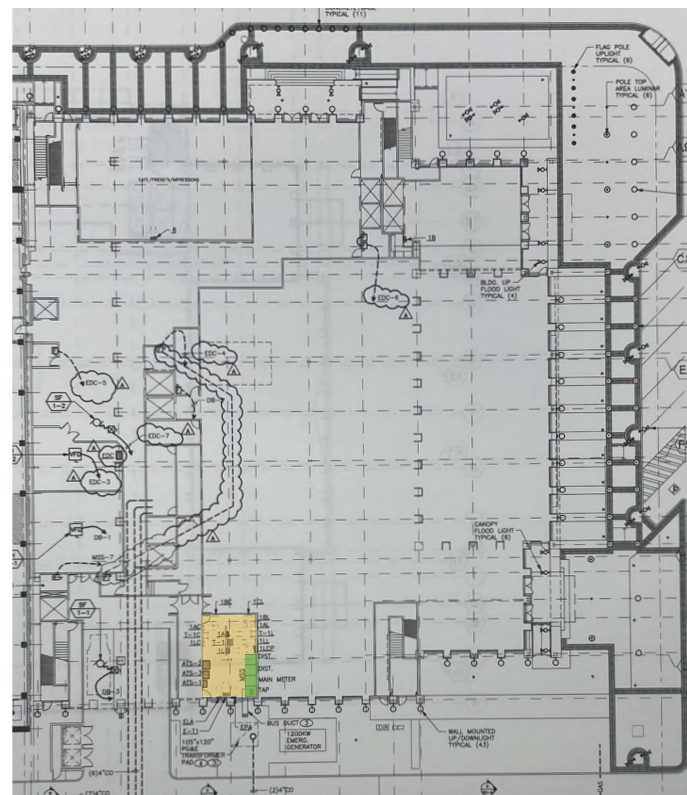
The development of the library rooftop space requires considerations of various mechanical, electrical, plumbing, fire protection and low voltage systems. Since this expansion of function will happen outdoors, impacts on building mechanical systems are limited. A consideration for trapping conditioned building interior space with new entry vestibules to the rooftop would result in lower energy consumption. Fire protection piping should be extended to overhead structures connected to the building and only new enclosed areas. The existing drainage system would be utilized for stormwater runoff. Supply and waste piping can be extended to any new sinks desired. Access to the roof is available from the floor below and would result in some minor inconveniences. The largest impact on existing building systems is the addition of lights and electrical power outlets to serve the new services at the expanded roof area. Existing electrical panels have capacity to add circuits. New conduit and conductors will be run from existing panels to the required locations.



Sanitary drain to be tied in to this general location in building



Single Line Diagram



First floor - Location of Main Switchboard (MSS)



Second floor - Location of library specific switchboard (DB)



COST ESTIMATE

COST ESTIMATE - CIVIC CENTER LIBRARY ROOFTOP IMPROVEMENTS						
City of Watsonville		Prepared by The KPA Group				
Mar 2024						
Description & Breakdown	QTY	Unit	Unit Price	Cost	SUBTOTAL	
STRUCTURE & PATIO						
Demolition - River rock	1	LS	\$ 12,500.00	\$ 12,500.00		
Foundation system - Roof	4,250	LS	\$ 82.00	\$ 348,500.00		
Patio pavers system	4,250	SF	\$ 41.00	\$ 174,250.00		
Trellis structure & booth seperation planters	1	LS	\$ 150,000.00	\$ 150,000.00		
Festoon lighting	4,250	SF	\$ 22.00	\$ 93,500.00		
Exhibit areas	3	EA	\$ 20,000.00	\$ 60,000.00		
SUBTOTAL - STRUCTURE & PATIO				\$ 838,750.00	\$ 838,750.00	
BUILDING IMPROVEMENTS						
Framing for doors from meeting room	1	LS	\$ 40,000.00	\$ 40,000.00		
New doors - meeting room	1	LS	\$ 14,500.00	\$ 14,500.00		
Electrical utility runs - tie to existing	1	LS	\$ 100,000.00	\$ 100,000.00		
Plumbing Utility Runs - tie to existing	1	LS	\$ 125,000.00	\$ 125,000.00		
SUBTOTAL - BUILDING IMPROVEMENTS				\$ 279,500.00	\$ 279,500.00	
CHILDREN'S AREA						
Children's education screen housing	1	LS	\$ 8,000.00	\$ 8,000.00		
Children's area accessories	1	LS	\$ 10,000.00	\$ 10,000.00		
Children's seating	1	LS	\$ 7,500.00	\$ 7,500.00		
SUBTOTAL - CHILDREN'S AREA				\$ 25,500.00	\$ 25,500.00	
GARDENING						
Plant material	1	LS	\$ 3,500.00	\$ 3,500.00		
Rooftop landscaping	1	LS	\$ 35,000.00	\$ 35,000.00		
Large planter beds	6	EA	\$ 2,000.00	\$ 12,000.00		
Small planter beds	7	EA	\$ 1,250.00	\$ 8,750.00		
Potted plants	6	EA	\$ 500.00	\$ 3,000.00		
Rooftop edge planter	1	LS	\$ 20,000.00	\$ 20,000.00		
SUBTOTAL - GARDENING				\$ 82,250.00	\$ 82,250.00	
BEVERAGE SERVICE						
Beverage service structure	1	LS	\$ 225,000.00	\$ 225,000.00		
Beverage service stool seating & accessories	1	LS	\$ 17,500.00	\$ 17,500.00		
Lighting	1	LS	\$ 15,000.00	\$ 15,000.00		
Electrical panel	1	LS	\$ 8,500.00	\$ 8,500.00		
SUBTOTAL - BEVERAGE SERVICE				\$ 266,000.00	\$ 266,000.00	
FENCING						
Glass fencing - perimeter	15	LF	\$ 960.00	\$ 14,400.00		
SUBTOTAL - FENCING				\$ 14,400.00	\$ 14,400.00	

COST ESTIMATE - CIVIC CENTER LIBRARY ROOFTOP IMPROVEMENTS						
City of Watsonville		Prepared by The KPA Group				
Mar 2024						
Description & Breakdown	QTY	Unit	Unit Price	Cost	SUBTOTAL	
FURNITURE						
Patio furniture - presentation seating	40	EA	\$ 2,000.00	\$ 80,000.00		
Presentation area booths	4	EA	\$ 3,800.00	\$ 15,200.00		
Bistro area booths	4	EA	\$ 2,500.00	\$ 10,000.00		
Umbrellas	6	EA	\$ 2,500.00	\$ 15,000.00		
SUBTOTAL - FURNITURE				\$ 120,200.00	\$ 120,200.00	
PRESENTATION EQUIPMENT						
Screen housing structure	1	LS	\$ 15,000.00	\$ 15,000.00		
Large Screen	1	LS	\$ 15,000.00	\$ 15,000.00		
Exterior Audio System	1	LS	\$ 50,000.00	\$ 50,000.00		
SUBTOTAL - PRESENTATION EQUIPMENT				\$ 80,000.00	\$ 80,000.00	
UTILITIES						
Electrical Extension	1	LS	\$ 100,000.00	\$ 100,000.00		
Plumbing - Drainage	1	LS	\$ 80,000.00	\$ 80,000.00		
Plumbing - Water Service	1	LS	\$ 25,000.00	\$ 25,000.00		
Data Service Extension	1	LS	\$ 60,000.00	\$ 60,000.00		
SUBTOTAL - UTILITIES				\$ 265,000.00	\$ 265,000.00	
STRUCTURE & PATIO					\$ 838,750.00	
BUILDING IMPROVEMENTS					\$ 279,500.00	
CHILDREN'S AREA					\$ 25,500.00	
GARDENING					\$ 82,250.00	
BEVERAGE SERVICE					\$ 266,000.00	
FENCING					\$ 14,400.00	
FURNITURE					\$ 120,200.00	
PRESENTATION EQUIPMENT					\$ 80,000.00	
UTILITIES					\$ 265,000.00	
TOTAL COST - CIVIC CENTER LIBRARY ROOFTOP IMPROVEMENTS (Preliminary Estimate)					\$ 1,971,600.00	
DESIGN CONTINGENCY (15%)					\$ 295,740.00	
GENERAL CONDITIONS (8%)					\$ 157,728.00	
DESIGN SUPPORT DURING CONSTRUCTION - CA (5%)					\$ 98,580.00	
GRAND TOTAL COST - CIVIC CENTER LIBRARY ROOFTOP IMPROVEMENTS (Preliminary Estimate)					\$ 2,523,648.00	











