



# **PALM SPRINGS LIBRARY**

## RENOVATION PROJECT

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NOVEMBER 16, 2017

# Agenda

1. Introduction + Team
2. Local Experience
3. Design Approach
4. Budget + Schedule
5. Why Gensler
6. Q & A



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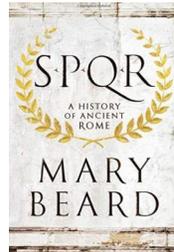
# Introduction



**VALUE. EXPERTISE. PROCESS.**

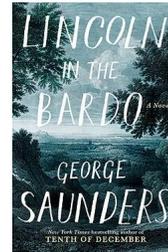
**EXPECTATIONS. NEEDS. OUTCOMES.**

# Team



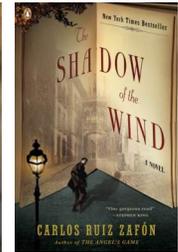
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Project Manager

- 20+ years of experience
- Extensive Palm Springs project experience
- Part-time Palm Springs resident
- Currently reading: [SPQR: A History of Ancient Rome](#)



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Senior Designer

- 16+ years of architecture experience
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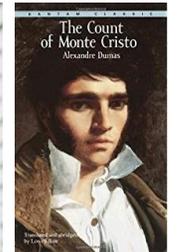
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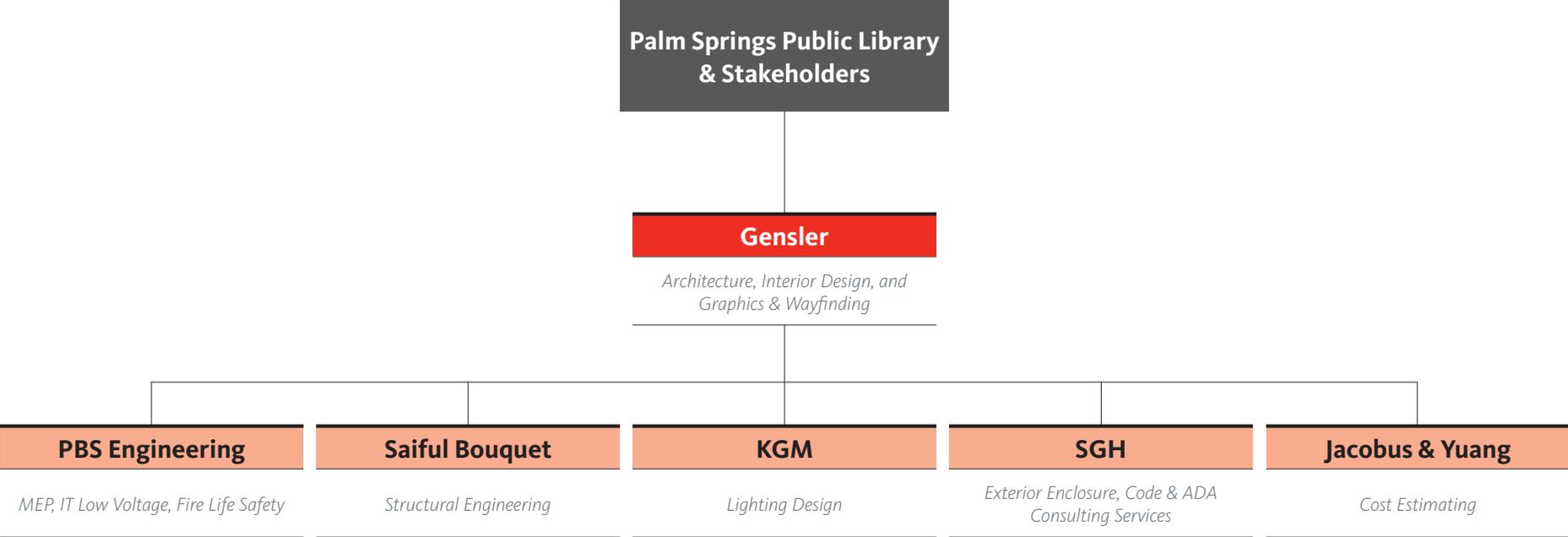


**Jessica Tracey**  
Project Team

- 10+ years of experience
- Regional Arts & Culture Leader
- Extensive cultural experience
- Favorite book: [The Count of Monte Cristo](#)

# Team

## Org Chart



# Local Experience

## Select List of Projects

### Palm Springs Regional Airport

- Renovation to the Main Terminal Building
- Commuter Terminal Holdroom and Restroom Building, Outdoor Walkway Improvements (Landscape and Shade Structure) to Commuter Holdroom
- 2009 Main Terminal Refresh – Interior Public Spaces
- New Security Checkpoints/Holdrooms
- Site Circulation Upgrades and Inspection Facility , including Directional Roadway Signage
- Courtyard Improvements: New Entry to Main Terminal Building, New Concessions Building, New Restrooms, Signage, and Landscaping
- The Sonny Bono Concourse
- Airport Graphics

### College of the Desert

- Classroom utilization dashboard

### Silver Rock Hotel

### Canyon Vista Resort and Spa

### Lowe's Canyon Vista Resort and Spa

### Givenchy, Jack Parker Hotel

### W Loft

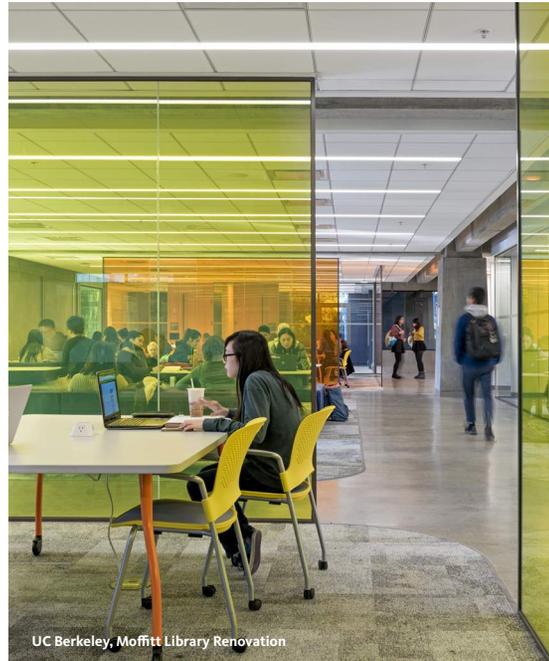
### The Retreat in Palm Canyon

### Mondrian



# Design Qualifications

Creative, dynamic solutions for 80+ civic and educational libraries



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# Design Approach

PSPL Mission Statement:

**“The Palm Springs Public Library provides our community with opportunities to discover, enjoy, enrich and connect with ideas and people throughout all stages of life.”**

PSPL Vision Statement:

**“The Library is the most trusted informative and accessible cultural resource in Palm Springs.”**

PSPL Project Vision

- Centerpiece of Sunrise Park
- Tie into Downtown with Welwood Murray Memorial Library
- Appeal to Seasonal and Permanent Residents
- Partner with other Cultural Institutions
- Reflect Changing and Current Demographics
- Recognize our Past
- The Place to Go

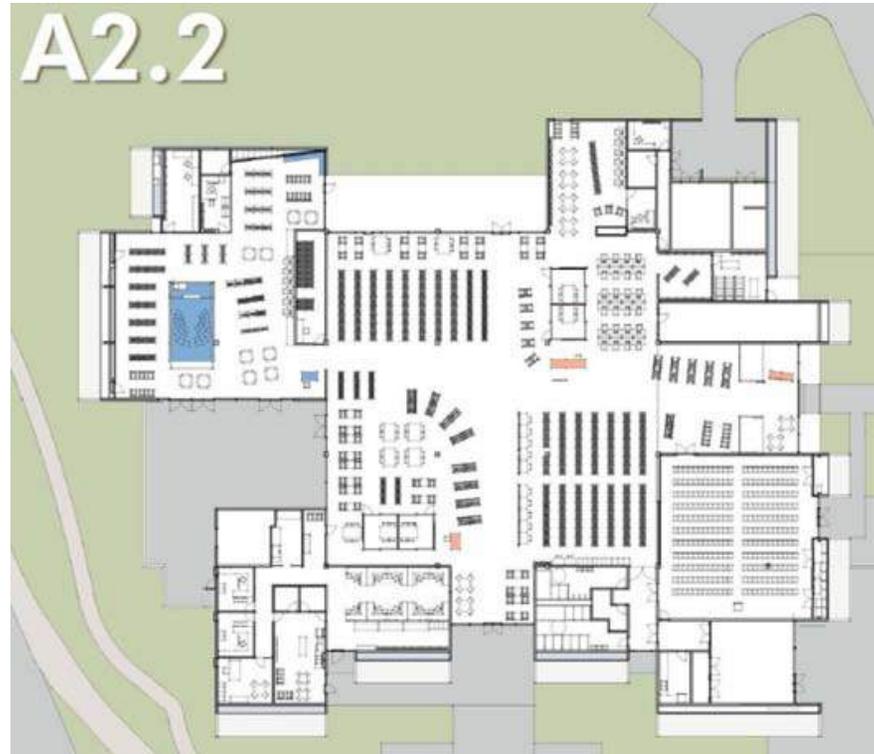
# Scope & Goals

## Scope:

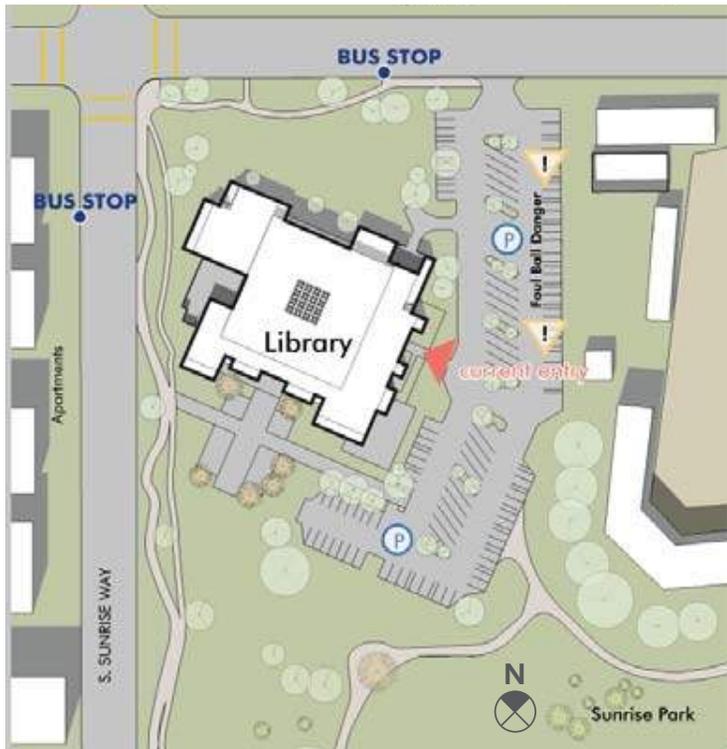
- Complete Interior Renovation
- System Upgrades
- Structural Upgrades
- Exterior Enclosure Upgrades
- Courtyard and Entries

## Goals:

- Functional Improvements
- Design Improvements
- Public Participation
- Sustainability



# Design Approach



# Design Process

## Evolving Service Model & Experience Mapping

Shift from Static Reference and Circulation to on the Spot Assistance

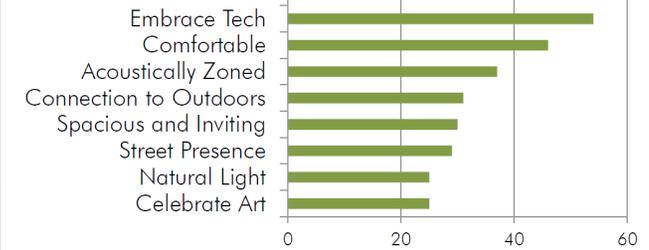
### TOOLS TO INFORM:

#### Experience Map - Customer Journey (Activity Based Programming)

	WELCOME	ENGAGE	EXPLORE	INFORM	COLLABORATE	CELEBRATE
USER						
TOUCHPOINTS						
SERVICE						
MEANS & PROCESS						

**Beyond the Walls**

#### Design Value Ranking



#### Role Mapping

TEACHER	TEEN	PARENT
LEARNER	CREATOR	SENIOR
SHELTER SEEKER	EXPLORER	SEARCHER

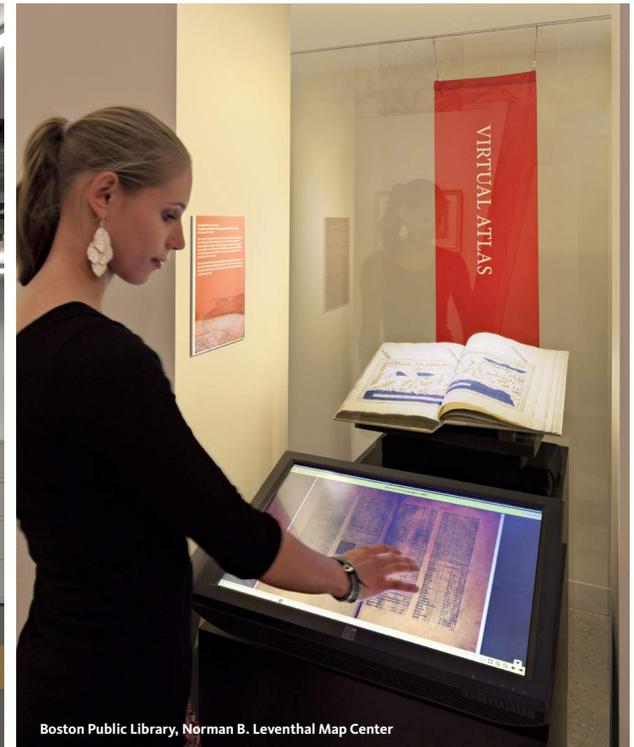
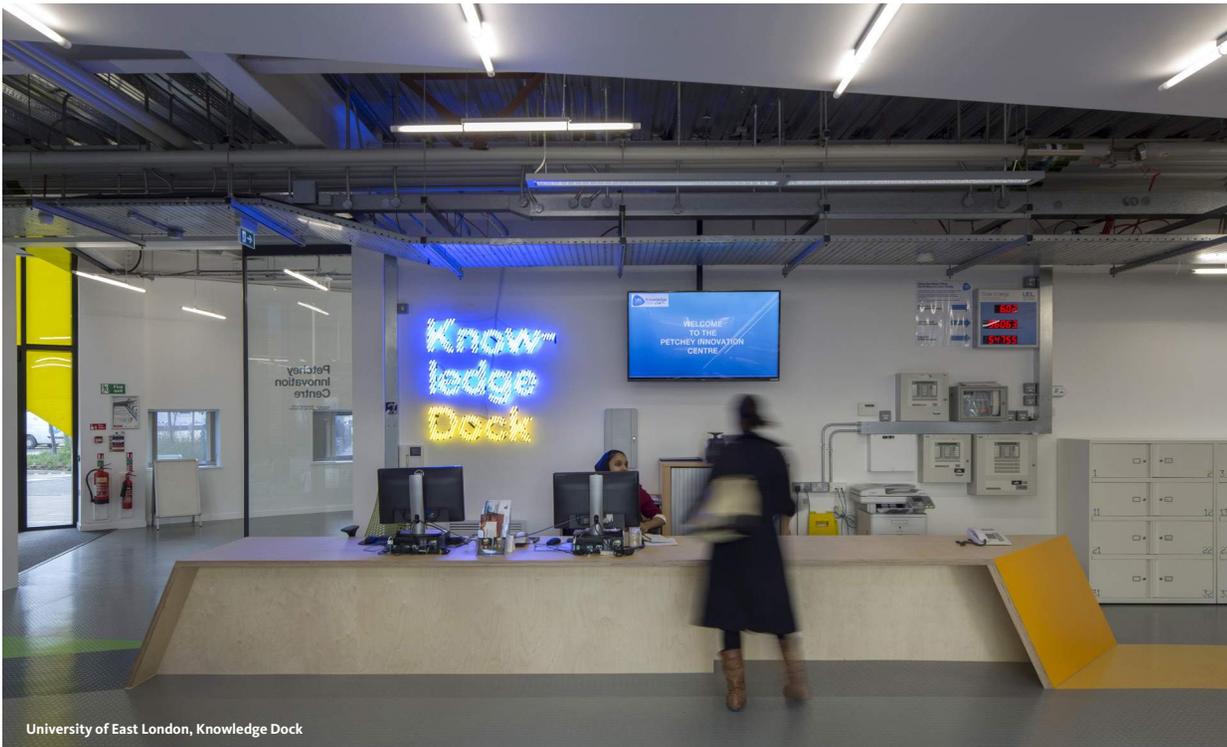
# Design Approach: Acoustically Zoned



# Design Approach: Spacious & Inviting



# Design Approach: Embrace Tech



# Design Approach: Connection to Outdoors



Julia Ideson Library Renovation & Historic Preservation



UC Berkeley, Moffitt Library Renovation



UC Berkeley, Moffitt Library Renovation

# Design Approach: Accessible & Inclusive



Studio Black Coworking Space



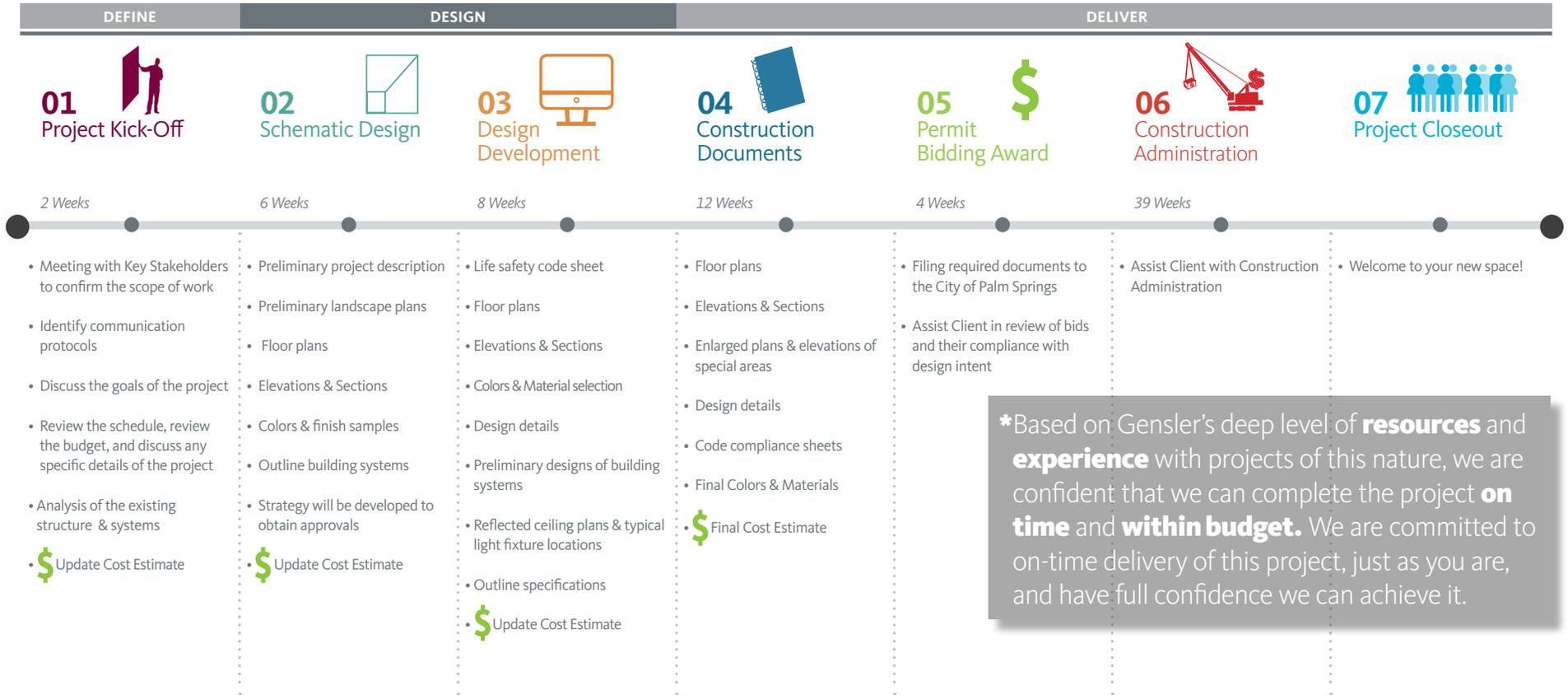
UC Berkeley, Moffitt Library Renovation



UC Berkeley, Moffitt Library Renovation

# Budget & Schedule

## Translating Strategy to Design



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# Why Gensler?

- 01 Library Qualifications
- 02 Complex Renovation Experience
- 03 Design to Budget
- 04 Comprehensive Resources

# FAQs

## How long will it take to complete the design?

In our proposal we outline a an 8 month process that spans from kick-off to completion of construction documents. We believe this is adequate time to gather and validate the project needs, explore iterations, address technical issues, and complete the supporting documents. This will all be done while you, as our partner, actively engage and understand everything that goes into the project.

## What experience do you have with renovation projects and specifically projects that need to stay operational during construction?

All of the library projects we included in the qualifications portion of our proposal are renovations of existing structures. Some were closed during the construction process while others remained open, utilizing thought-out phasing approaches that allowed operational continuity. Members of our team have also been a part of aviation projects, including the Palm Springs Airport, where renovations are staged around the airport operation in multiple phases. Multiple stakeholders are involved to plan maintain and successfully execute the phasing plans. The advantage the library has over an active airport is that the work can occur during off hours and it may be possible to adjust services hours during short periods for significant work to occur. There are also seasonal opportunities to be taken advantage of when fewer patrons are accessing services and other strategies to offer supplemental services through civic partners such as the Mizell Seniors Center, the Teen Center, the Boys and Girls club and spaces such as the Wellwood Library.

## How will we know if the design is on budget?

As part of the phased design process, we have built-in a cost estimate at each significant milestone (SD, DD, CD), including an update of the existing budget at the start of the project. We have had success monitoring budgets throughout this process with qualified cost estimators working with us at every stage. The contractor that eventually wins the bid for the project will obviously bring their own background and experience with pricing and we anticipate that they too will provide ideas about the areas where cost savings can be achieved.

Electrical and Mechanical systems are areas the we often see the greatest costs. The interior finishes and furnishings will drive costs, but they are the most significant areas where impact can be made for the overall design. Keeping infrastructural costs in balance with the physical elements that patrons see and experience is part of the evaluation process and significant to the art of staying on budget.

## Where will the team be located?

All team members work out of the Gensler Downtown LA Office. We are approximately 2 hours away by car, but immediately available by phone, email, text and instant message. We plan to establish a regular schedule of meetings and reviews with the stakeholder team so that there is predictability to our interface with staff and progress of the deliverables.

## What is your Quality Control / Quality Assurance process?

To ensure the quality of the design and the documents, we have implemented a firm wide process that involves reviews and checks of the drawings and design at the phased interval deliverables. A QA/QC leader will be identified that is not working on the project, and possibly not in the same studio, to assemble and implement the review the documents for coordination with the consultant team, constructability of the project, adherence to industry best practices, consistency throughout the documentation, and design integrity. The project team will meet with the review at the end of each phase review to implement the comments and improve the set as it moves to completion.

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Bangalore  
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Morristown  
New York  
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Oakland  
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**Gensler**

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