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**Date:** June 9<sup>th</sup>, 2014  
**To:** Pleasant Hill Library Task Force  
**From:** Jessica Hudson, County Librarian  
**SUBJECT:** Overview of Deferred Maintenance Costs - Pleasant Hill Library

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This memo contains a quick overview of the deferred maintenance costs for the current Pleasant Hill Library, located at 1750 Oak Park Blvd. Information contained within was drawn from the 2007 Facility Condition Analysis, the 2002-2003 Central Library Needs Assessment and Site Options as well as from the City of Pleasant Hills documents pertaining to the establishment of a Pleasant Hill Library Task Force, enacted on March 10, 2014.

Facility details:

- The current facility was built in 1961 and houses both the Pleasant Hill Library and Library Administration.
- The facility is approximately 58,381 square feet, of which 16,289 is designated for the Pleasant Hill Library.
- The facility is regarded as obsolete: it is not energy efficient, has asbestos insulation (as well as the potential for asbestos in the vinyl flooring), has limited accessibility access, has technology capacity issues due to the age of the facility, and contains constricted public spaces with limited ability to expand or update.
- Many of the issue with the current facility stem from items reaching the end of their usable life span including the HVAC and electric switchboard system.

Deferred maintenance on the Pleasant Hill Library was estimated to cost approximately \$9,440,752 in 2007. With increases in labor and materials over the past seven years, that dollar figure has easily risen above \$10 million. The ten million dollars covers modernization, capital outlay and maintenance costs to bring a facility to “like new” status but does not include full costs for a complete renovation such as new furniture, telecommunications, or the relocation or expansion of various library spaces.

Deferred maintenance areas include:

- The upper level roof, roof hatch, and interior ceiling (including asbestos abatement)
- Seismic renovations
- ADA code compliant hardware on doors and entries as well as “panic” hardware for emergency exits
- Replacement carpeting/flooring (current vinyl flooring may contain asbestos)
- Public and staff bathrooms need remodeling for ADA compliance
- Updated signage for safety and directional usage
- Updated, accessible water fountains

- Modernization of elevators for handicapped access
- Update to unsightly fire escapes
- Addition of a fire alarm system
- Expansion of the automatic fire suppression system (currently there is only partial coverage in the building)
- Addition of a backup/emergency generator
- Addition of a seismic shutoff valve for the natural gas main
- Full replacement of HVAC unit including removal of existing boilers and chiller system
- Replacement of current electrical switchboard
- Replacement of original florescent interior lighting
- Replacement of all plumbing (the current piping has reached end of life)

In the 2007 Deferred Maintenance document, there were four identified priority levels. Those levels are defined as follows:

Priority 1-critical and immediate

Priority 2-potentially critical and to be handled within 1 year

Priority 3-necessary but not yet critical, within 2-5 years

Priority 4-recommended, within 6-10 years

In 2007, there were no assigned priority 1 costs for the Pleasant Hill Library. Those needs may have changed in the intervening seven years.

Priority 2 costs totaled \$543,143 including installation of a fire alarm system, seismic shutoff valve and ADA accessible bathrooms.

Priority 3 costs totaled \$7,987,280 including installation of a full fire sprinkler system, replacement of the HVAC system, an updated electrical network, a complete plumbing renovation, and elevator modernization, among other items.

Priority 4 costs totaled \$910,328 with the majority of funding going towards a replaced roof.

In the time since the Deferred Maintenance document was created, some small updates and projects have been completed on an as-needed basis. There have been some patches completed on the roof as leaks occur and a report was completed on the asbestos in the ceiling (stating that the asbestos is fine as is, unless it is disturbed through leaks or maintenance work).

If there are any questions related to this document, please feel free to call me directly at (925) 927-3201 or email at [JHudson@ccclib.org](mailto:JHudson@ccclib.org).