



COUNTY OF HUMBOLDT

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Title: Barrier Removal or Relocation of Rio Dell Branch Library Site

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Attachments: 1. Staff Report, 2. Library at Rio Dell Sites Narrative, 3. Library at Rio Dell Sites Site Plan, 4. Library at Rio Dell Cost Estimate Option 1, 5. Library at Rio Dell Cost Estimate Option 2

Date	Ver.	Action By	Action	Result
12/18/2018	1	Board of Supervisors	approved as amended	Pass

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Departmental

SUBJECT:

Barrier Removal or Relocation of Rio Dell Branch Library Site

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive the staff report and provide staff direction on Americans with Disabilities Act (ADA) barrier removal or relocation of the Rio Dell Branch Library site.

SOURCE OF FUNDING:

Library Fund (1500)

ADA Compliance Fund (3552)

DISCUSSION:

On Sept. 25, 2018, your Board received a staff report on the Rio Dell Library and options to provide an ADA-compliant space. Your Board directed staff to explore an additional option of placing a modular on the Rio Dell City Hall site.

On Oct. 2, 2018, the Rio Dell City Council met to discuss options for the library and to discuss how it could partner with the county. The City of Rio Dell expressed its opinion on co-locating the library with the Danco Permanent Supportive Housing Project, and its desire to maintain the library on Wildwood Avenue at either city hall grounds, Triangle Park or a city parking lot in downtown Rio Dell.

The Rio Dell City Council opted not to consider the Danco Permanent Supportive Housing Project on Rigby Street in Rio Dell as a relocation option.

On Oct. 9, 2018, your Board directed staff to explore additional options of Triangle Park, Rio Dell City Hall grounds and a city parking lot in downtown Rio Dell as possible relocation sites for the Rio Dell Branch Library. Attached in today's report is a site narrative and site plan for each option, and cost estimate for two of the three options as one is not recommended.

The county's ADA consultant looked at the vacant parking lot located at 203 Wildwood Avenue, Rio Dell and the adjacent parcel. The total size of the two parcels is 0.36 acres. Should your Board choose to pursue this option, the adjacent parcel will need to be purchased or leased in order to place a modular unit on the property. In addition, the parcel will need to be rezoned, as the parcel is zoned residential. This option supports the City of Rio Dell's long-term goal of building a community center and the library could be a cornerstone to that complex. The construction estimate for this option is \$369,840 and does not include the purchase or leasing of the adjacent parcel and the costs and time to rezone this adjacent parcel. Your Board should take into consideration that there could be additional costs associated with this option should the county need to purchase parcel number 053-141-022.

The county's ADA consultant also looked at the Rio Dell City Hall site. This property is 1.29 acres and is zoned for a public facility. This site will work but is not ideal. The slope of this site is the most challenging feature with regard to accommodating an ADA-compliant pathway. The sidewalk needs to be long enough to meet the ADA slope requirements. The construction estimate for this option is \$304,842. Should your Board choose this option of relocating the Rio Dell Branch Library to a modular unit at Rio Dell City Hall, the City of Rio Dell would fund \$55,125 toward an ADA-compliant path of travel from the transit stop and the frontage sidewalk to Rio Dell City Hall.

The county's ADA consultant looked at Triangle Park located at the intersection of West Elko Street and Side Street. This property is 0.4 acres and is zoned for a public facility. Due to the challenges and constraints at this location this site is not recommended. Some of the challenges and constraints include the community losing a recreational park; the usable/buildable area is limited; the shape of this land is both linear and irregular (with the setbacks typically required, only the north portion of the land can be utilized); a limited number of parking stalls can be provided on this site; and the topography for this site has a moderate degree of slope which may require a long sidewalk to meet the ADA path of travel requirements or additional site work to change the grade.

An additional option to consider is for the county to perform the ADA barrier removal at the existing Rio Dell Library site at an estimated cost of \$153,430. This cost includes design and construction of ADA barrier removal at the existing Rio Dell Library site. This cost does not include path of travel barriers from the nearest bus stop to the site. Should your Board choose this option, the county would enter into lease negotiations with the Wildwood Fire Protection District to extend the current lease beyond April 30, 2020. It should be noted that lease terms state either party may terminate the current lease without cause upon a 90-day notice to the other party. In addition to lease negotiations, the county would need to work with the City of Rio Dell to identify a timeline for removal of path of travel barriers to the existing location.

FINANCIAL IMPACT:

On Nov. 13, 2018, your Board approved a contribution to the ADA budget (3552-152) of \$400,000 for the Rio Dell Library project. The estimate provided by the county's consultant for placing a modular at city hall is \$304,842. The estimate provided by the county's consultant for placing a modular at the vacant parking lot located at 203 Wildwood Avenue, Rio Dell is \$369,840, which does not include either the purchase or lease price of the property. Estimated ADA barrier removal at the Rio Dell library's existing location is \$153,430. There are sufficient funds to pursue any of these options.

This agenda item supports the Board's Strategic Framework by managing our resources to ensure sustainability of services and providing community-appropriate levels of service.

OTHER AGENCY INVOLVEMENT:

City of Rio Dell
Wildwood Fire Protection District

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose to continue to look at site options to relocate the Rio Dell Library or do nothing. This is not recommended as the county may be subject to fines for non-compliance, as the Rio Dell Library is a facility identified by the Department of Justice with ADA barriers that must be removed prior to the termination of the Consent Decree.

ATTACHMENTS:

Library at Rio Dell Sites Narrative
Library at Rio Dell Sites Site Plan
Library at Rio Dell Cost Estimate Option 1
Library at Rio Dell Cost Estimate Option 2

PREVIOUS ACTION/REFERRAL:

Board Order No.: I-1, I-2, I-1
Meeting of: 9/25/18, 10/9/18, 11/13/18