



# COUNTY OF HUMBOLDT

For the meeting of: 10/9/2018

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**File #:** 18-1331

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**To:** Board of Supervisors

**From:** County Administrative Office

**SUBJECT:**

Rio Dell Branch Library

**RECOMMENDATION(S):**

That the Board of Supervisors receive the staff report and direct staff to explore additional Rio Dell Branch Library sites as identified by the City of Rio Dell.

**SOURCE OF FUNDING:**

Library Fund, ADA Compliance Fund, General Fund

**DISCUSSION:**

On September 25 your Board received a staff report on the Rio Dell Library and options to provide an Americans with Disabilities Act (ADA) compliant space. Your Board directed staff to explore an additional option of placing a modular on the Rio Dell City Hall site. A site narrative, plan and budget are attached (Attachments B-D).

On October 2 the Rio Dell City Council met to discuss options for the library and to discuss how they could partner with the county. Attached (Attachment A) is a letter from the City of Rio Dell in which the council expresses their opinion on co-locating the library with the Danco Permanent Supportive Housing Project, and their desire to maintain the library on Wildwood Avenue at either city hall grounds, Triangle Park or a city parking lot in downtown Rio Dell.

Therefore, staff recommends that you direct staff to return to your Board with additional options based on the information provided by the city.

**FINANCIAL IMPACT:**

The estimate provided by the county's consultant for placing a modular at city hall is \$304,842.

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

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

Board discretion.

**ATTACHMENTS:**

Attachment A City of Rio Dell letter  
Attachment B Library at Rio Dell City Hall Narrative  
Attachment C Library at Rio Dell City Hall Site Plan  
Attachment D Library at Rio Dell City Hall Budget

**PREVIOUS ACTION/REFERRAL:**

Board Order No.: I-1

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**File #:** 18-1331

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Meeting of: 9/25/18

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*Rio Dell City Hall  
675 Wildwood Avenue  
Rio Dell, CA 95562  
(707) 764-3532  
cityofriodell.ca.gov*



October 3, 2018

Ryan Sundberg, Chair  
Board of Supervisors, County of Humboldt  
825 5th Street, Room 111  
Eureka, CA 95501

Dear Chair Sundberg,

On Tuesday, September 25, 2018 the Board of Supervisors met to discuss the issue of an ADA compliant space for the Rio Dell Branch Library. The Board ultimately wanted to explore the concept of a partnership with the City of Rio Dell to place a modular library on the grounds of City Hall. This was in addition to the other options presented by County staff on the 25<sup>th</sup>.

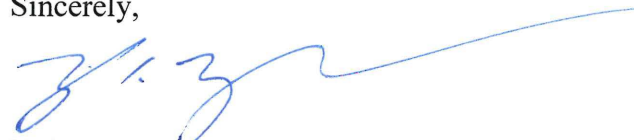
On Tuesday, October 2, 2018 the City Council of the City of Rio Dell met to discuss options for the library and to consider a partnership with the County on a modular facility on City Hall grounds. The following list of points garnered a 5-0 vote of approval from the City Council.

1. Position on library facility co-locating with a proposed Danco Permanent Supportive Housing (PSH) project: The Council opted to not continue consideration of placing the library on Rigby Street at the proposed PSH facility. Concerns were raised about the location being off of Wildwood Avenue as well as concerns about the compatibility with a potential PSH project. It should be noted that if the library were to be placed at this facility, it would need to go through a Conditional Use Permit process wherein the Council maintains the discretion to approve or deny the library's relocation to this facility. It can be anticipated that the Council would not approve such a permit.
2. Desire to maintain the library on Wildwood Avenue: The Council affirmed its desire for the library facility to be maintained on Wildwood Avenue, Rio Dell's main thoroughfare. Potential locations include:
  - a. City Hall Grounds: The City is open to the placement of a modular facility on the grounds. Concerns were raised that many of the City's adjacent facilities, such as parking and the interior bathrooms of City Hall are not currently ADA compliant. Therefore, a modular unit would need bathroom facilities and there are other potential ADA improvements that could be necessary, including a ramp to the sidewalk.

- b. Triangle Park (aka Blue Star): The Council also stated that Triangle Park would also be an acceptable location. This park is located to the immediate south of the City Hall property, across Side Street.
  - c. Downtown Rio Dell at the city parking lot: The Council also stated that locating a modular unit at the City's downtown parking lot would be acceptable. This includes a vacant space immediately adjoining the parking lot at 203 Wildwood Avenue. City staff has asked the property owner of their willingness to lease or sell the space for a modular library and has been told this is a possibility. This site would help infill a portion of vacant downtown commercial space.
3. Acceptability of a modular library: The City Council finds a "High Grade Modular" unit to be acceptable.
4. City financial contribution: The City is willing to waive all permit costs and is prepared to fund \$55,125 dollars towards the cost of ADA Path of Travel – a figure identified by the Independent Licensed Architect (ILA) for needed repairs to the path of travel between the current transit stop at Rio Dell City Hall and the frontage sidewalk for City Hall itself. Other costs and project management should be the responsibility of the County.

We appreciate the Board of Supervisor's commitment to maintaining library services in Rio Dell. As you know, Rio Dell has been hit hard by changes in the local economy, including the loss of the County's largest single private employer, Pacific Lumber. Significant improvements have been made and Rio Dell is experiencing the largest investments in its history and our unemployment rate has gone from one of the County's highest (18.3% in 2010) to an unemployment level that during 2017 was lower than the rates for the Cities of Fortuna, Eureka, Arcata and lower than that of the unincorporated county.<sup>1</sup> We want to continue this momentum and retain and improve services and we feel confident that the Board of Supervisors has the same goal.

Sincerely,



Kyle C. Knopp  
City Manager  
City of Rio Dell

Cc: Chris Dart, Danco  
Nick Wilczek, County Library  
Amy Nilsen, CAO

Attachment: Maps of possible modular library locations

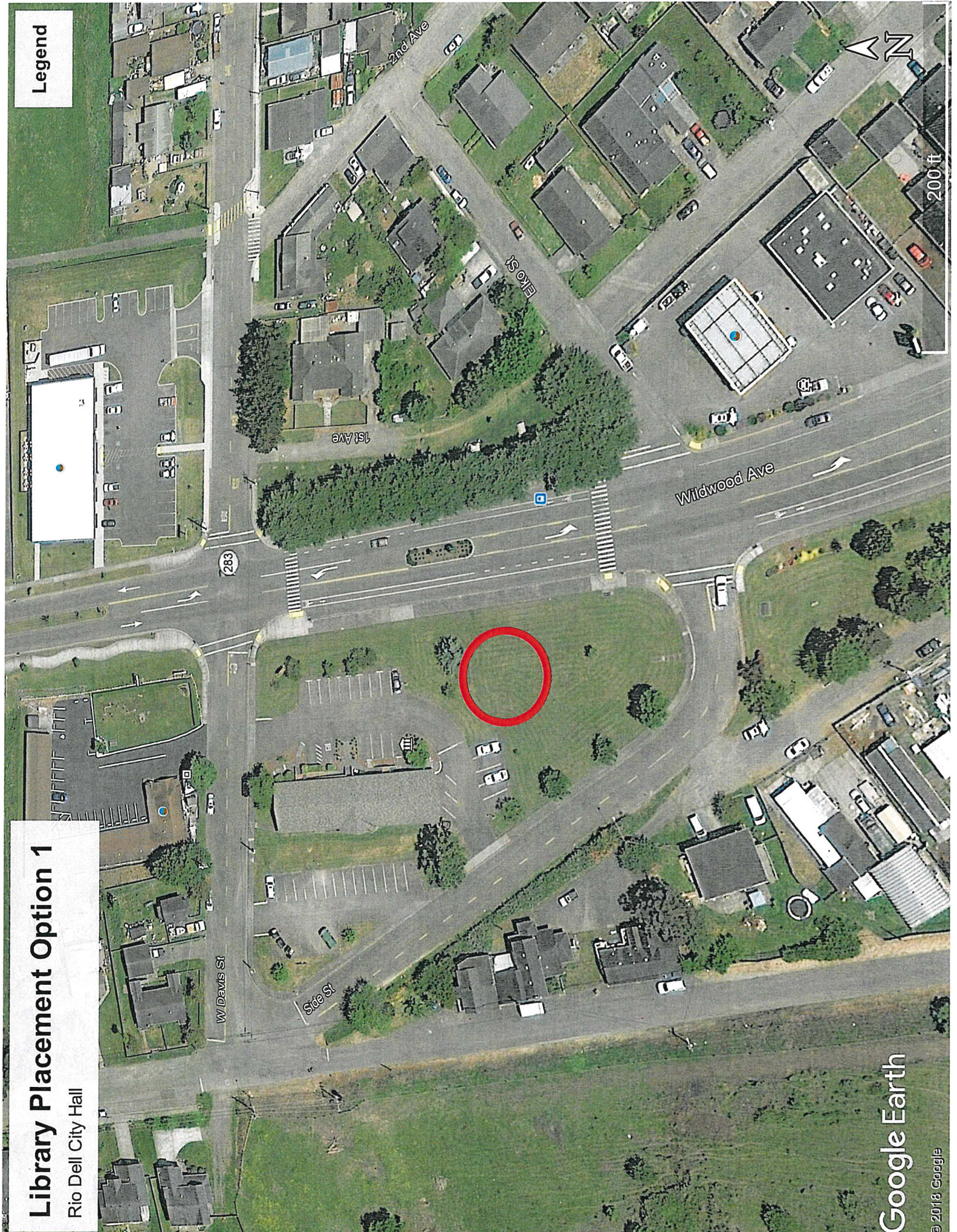
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<sup>1</sup> Employment Development Department, Labor Force Annual Averages 2010-2017

# Library Placement Option 1

Rio Dell City Hall

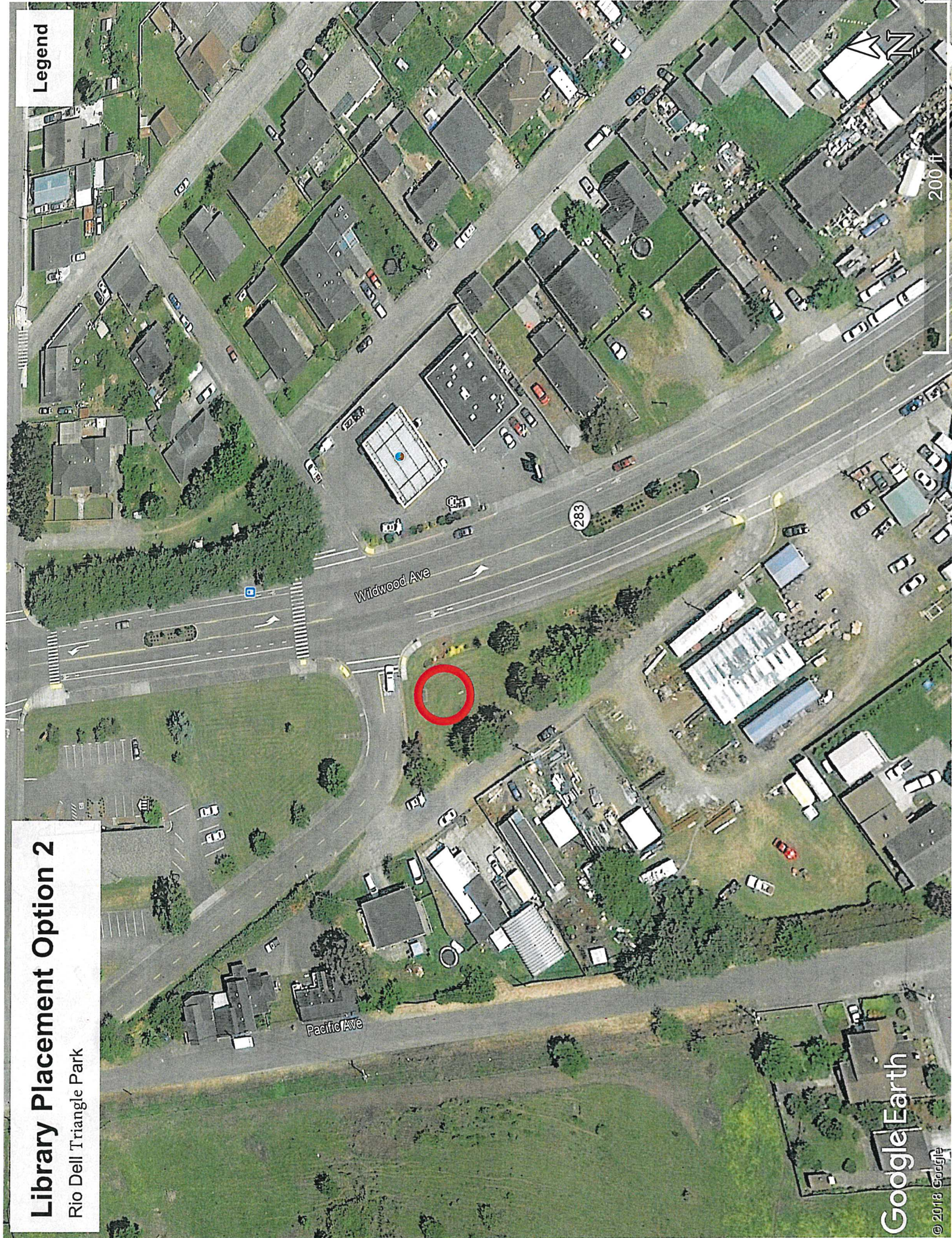
Legend



# Library Placement Option 2

Rio Dell Triangle Park

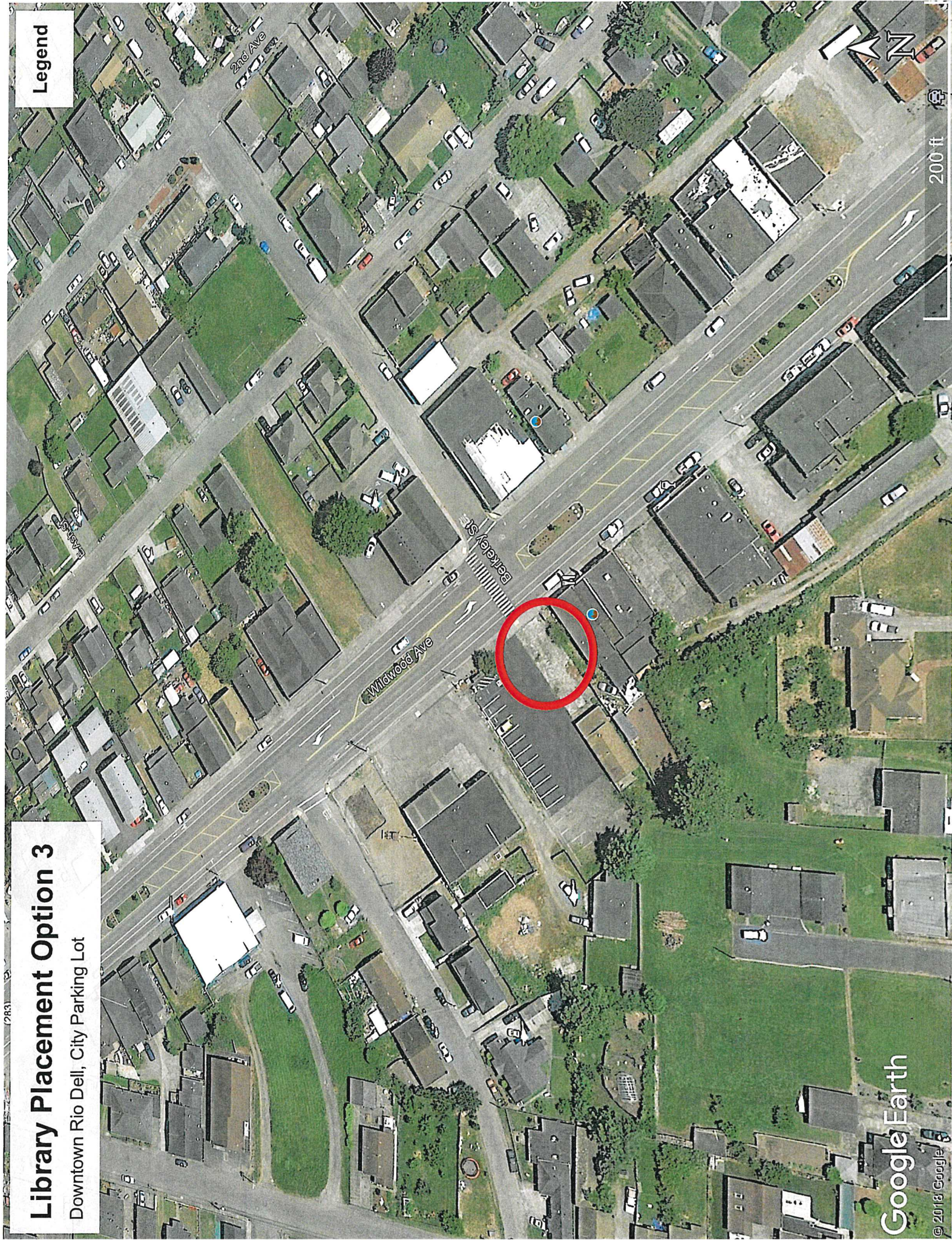
Legend



# Library Placement Option 3

Downtown Rio Dell, City Parking Lot

Legend



Google Earth

© 2018 Google



## Humboldt Facilities Master Plan

### **Rio Dell City Hall Site Narrative**

This site narrative will identify features of the Rio Dell City Hall site, as well as evaluate the pros and cons of locating a new modular building for the library on this site. The Rio Dell City Hall is located on a triangular parcel between Side Street, Wildwood Avenue and W. Davis Street in Rio Dell. The size of this land parcel is 1.29 acres and it is zoned for Public Facility (PF). There are 40 regular parking stalls and 2 ADA parking stalls. The site is sloped.

There are several advantages of temporarily locating the library modular buildings on this site. First, this location is on the main thoroughfare. It will be convenient for library users to access at this location. Second, there are adequate (42) parking stalls on the site. Third, there is a bus stop on the site. People who use the public transportation system can easily get to the site without requiring to take a long distance walk. Finally, this option provides a short-term solution for maintaining library services while finalizing the master plan and new library building.

There are several challenges/requirements, however. This scheme requires a moderate amount of site work for utility connections. Due to the slope of the site, a long sidewalk needs to be provided to meet the ADA path of travel requirements. The cost of a modular building used as a library would be considerable but different options are possible regarding cost. The parking spaces near the new modular building must be repainted to provide accessible parking stalls.

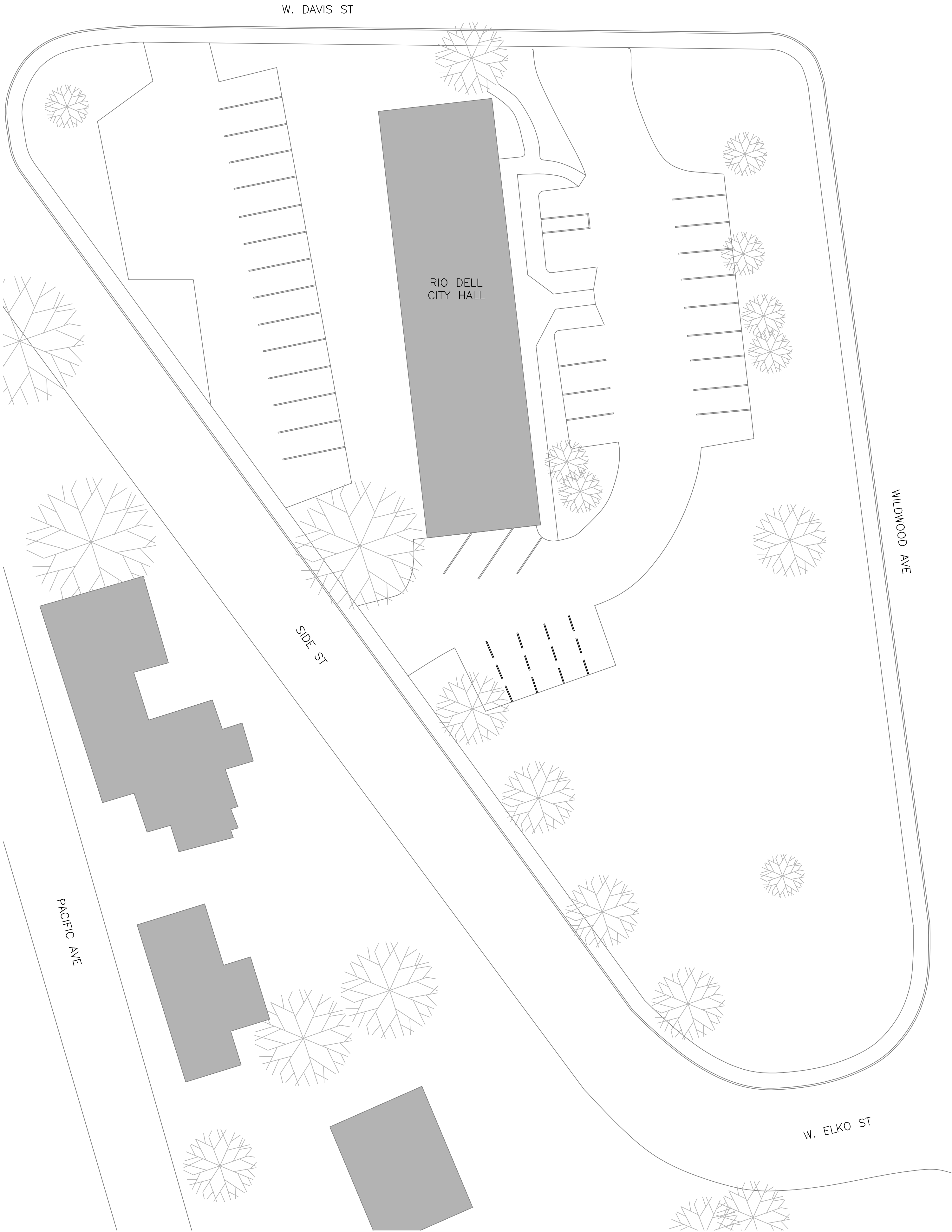
In general, we recommend locating the library modular building on the Rio Dell City Hall site. Most of challenges are present regardless of the site chosen, but the advantages of this site regarding easy access are beneficial to the community.

GENERAL NOTES:

1. ---
2. ---
3. ---

KEYED NOTES:

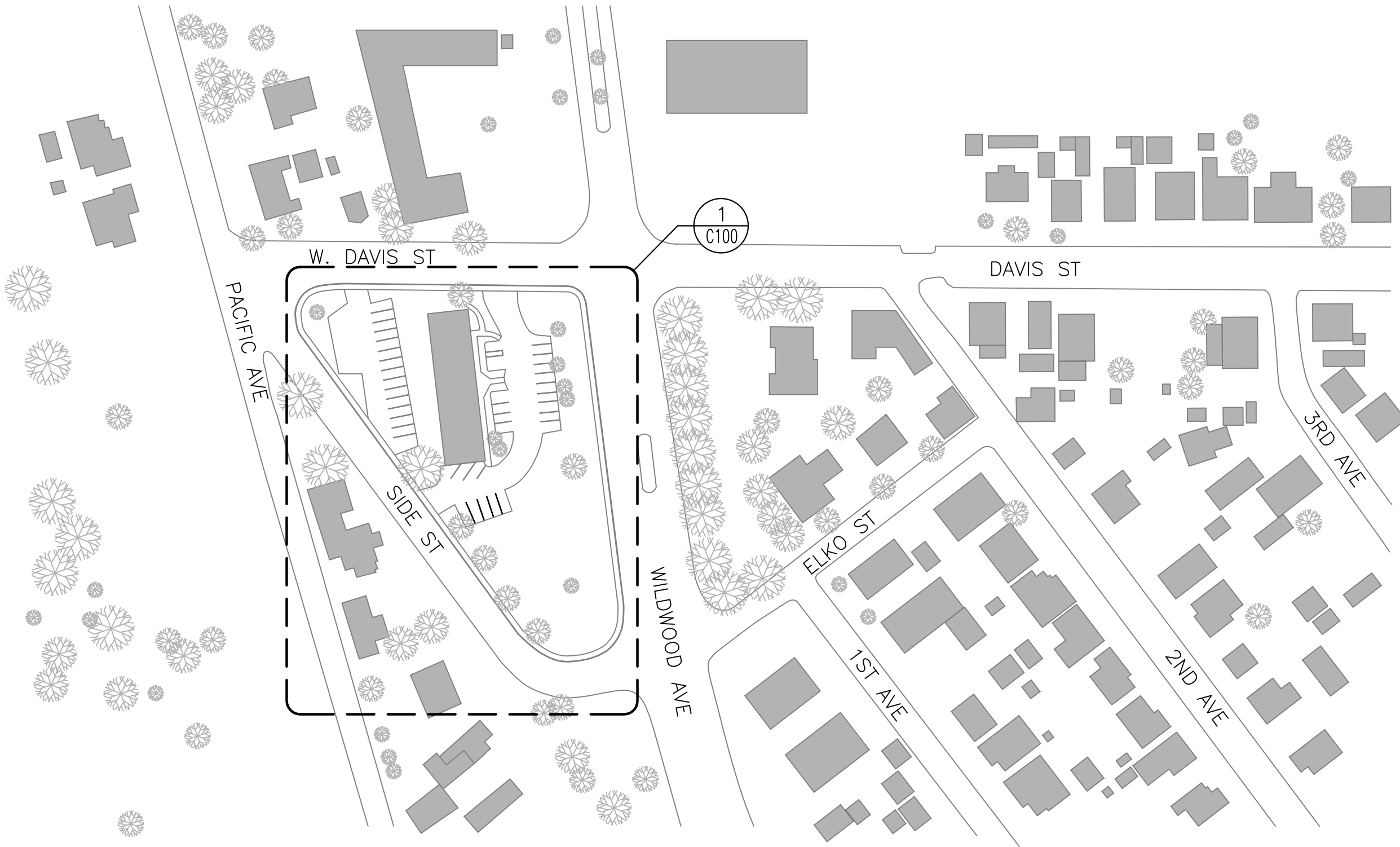
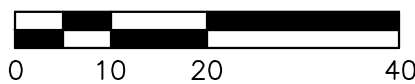
- 1 ---
- 2 ---



PLAN NORTH

**2 SITE PLAN**

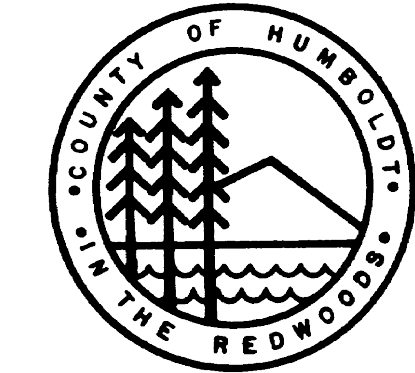
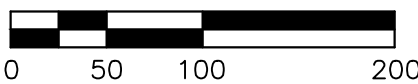
1" = 20'



PLAN NORTH

**1 AREA PLAN**

1" = 100'



COUNTY OF HUMBOLDT

RIO DELL CITY HALL

Revisions:

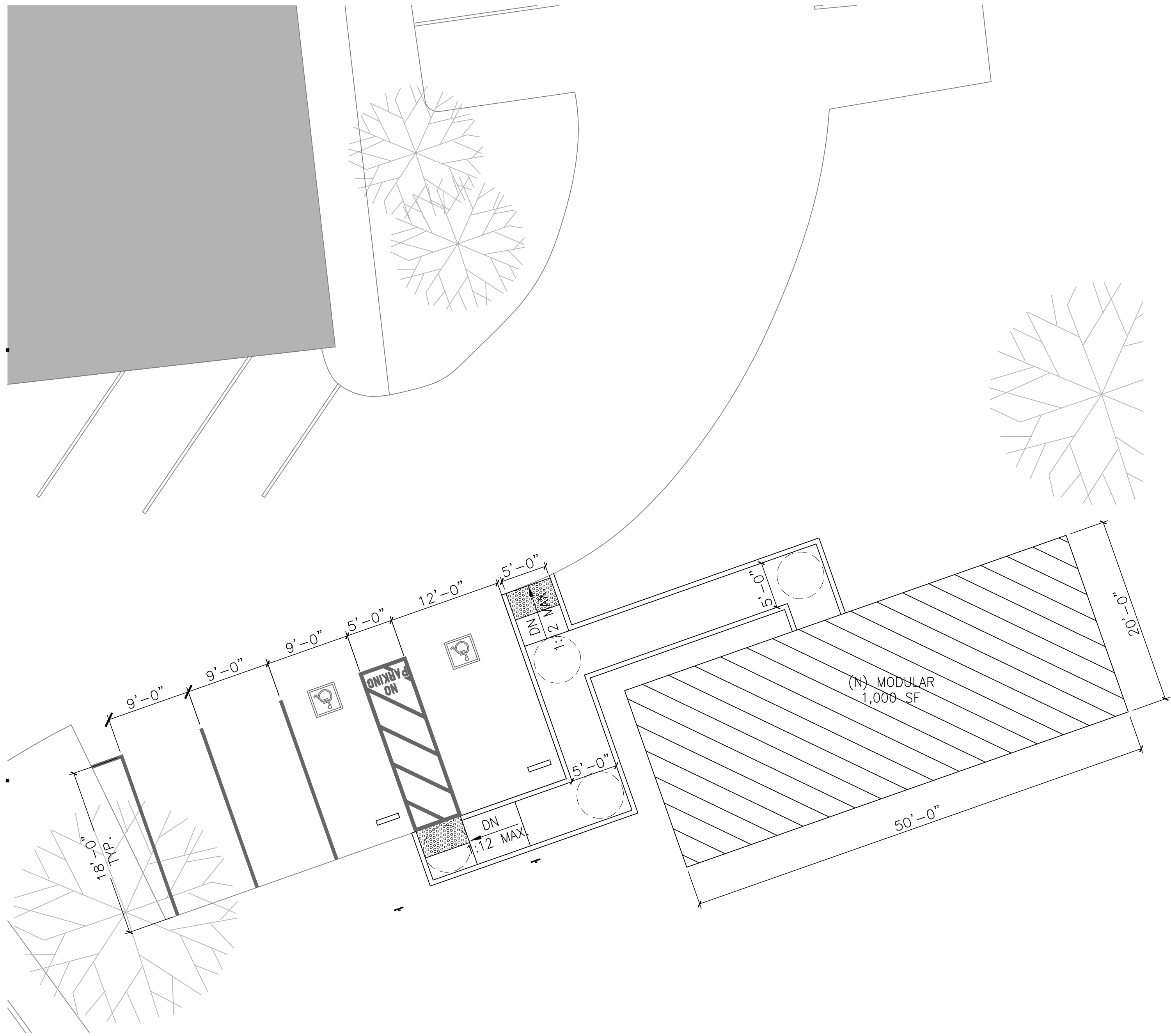
Client Number: 2018-000  
Project Number: 000.00  
Date: SEPT 26, 2018

Sheet Title:

EXISTING  
SITE PLAN

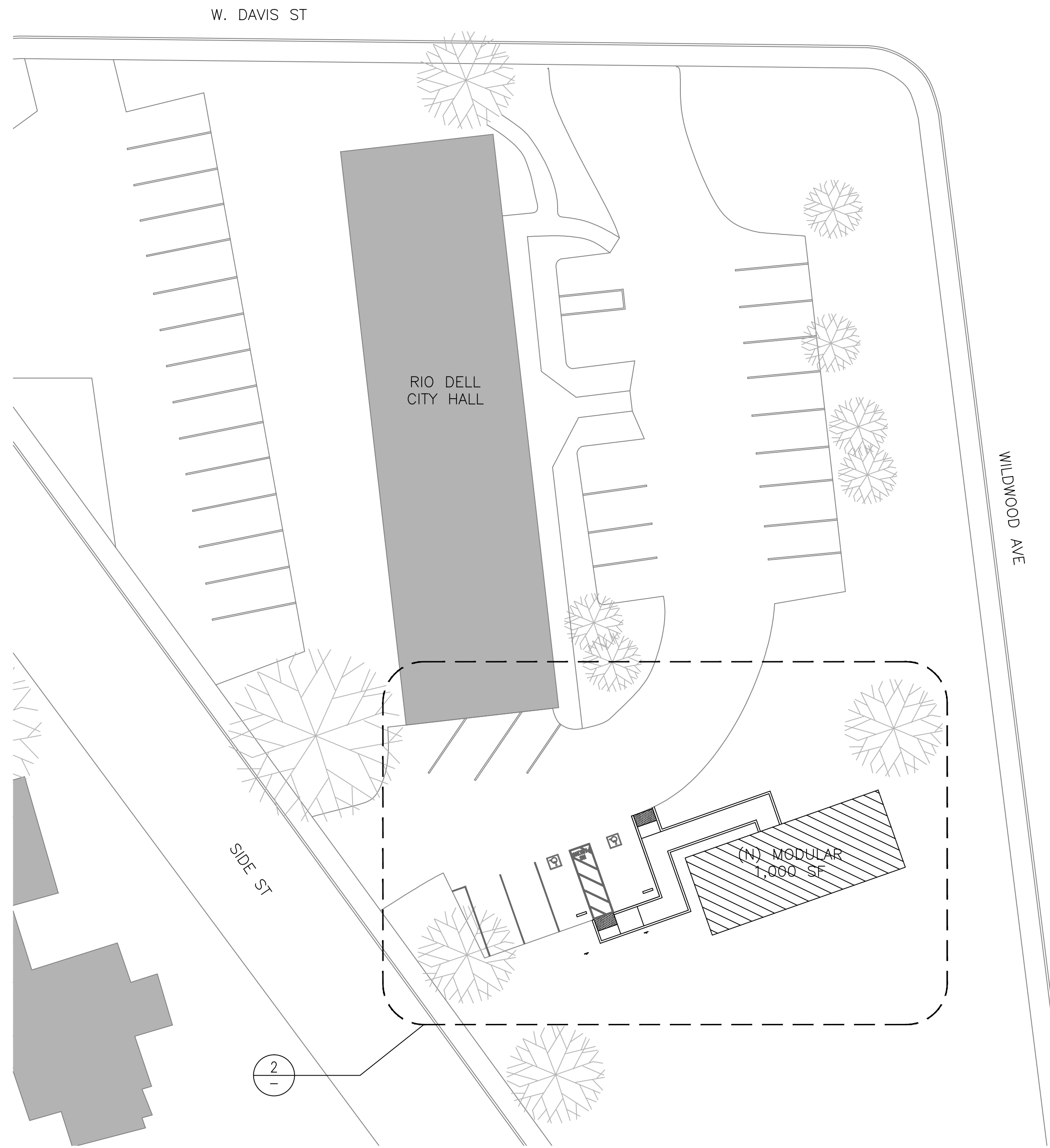
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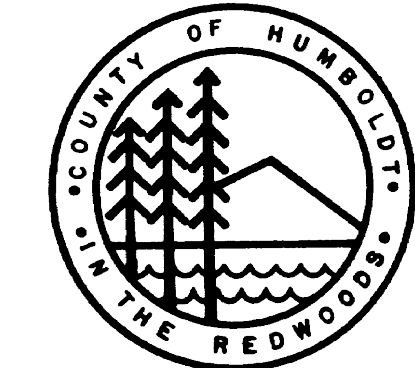
PLAN NORTH  
**2** NEW SITE ENLARGE PLAN  
1/8" = 1'-0"  
0 4' 8' 16'

GENERAL NOTES:



PLAN NORTH  
**1** NEW SITE PLAN  
1" = 20'  
0 10 20 40

KEYED NOTES:



COUNTY OF HUMBOLDT  
RIO DELL CITY HALL

Revisions:

Client Number: 2018-000  
Project Number: 000.00  
Date: SEPT 26, 2018

Sheet Title:

NEW  
SITE PLAN

Sheet Number:

C101

## OPINION OF PROBABLE CONSTRUCTION COSTS

**Owner:** County of Humboldt

**Project:** Rio Dell City Hall Modular PAD Prep

**City:** Rio Dell, CA

**Estimator:** Paul Powers

**Date:** 2-Oct-18

**Project No.:** 2018-000

|          | DESCRIPTION                                | UNIT | PRICE       | QTY   | COST                |
|----------|--------------------------------------------|------|-------------|-------|---------------------|
|          |                                            |      |             |       |                     |
| 01 00 00 | <b>Division 1 - General Requirements</b>   |      |             |       |                     |
|          | Modular Building                           | sf   | \$100.00    | 1,000 | \$100,000.00        |
|          | <b>SUBTOTAL</b>                            |      |             |       | <b>\$100,000.00</b> |
|          |                                            |      |             |       |                     |
| 02 00 00 | <b>Division 2 - Existing Condition</b>     |      |             |       |                     |
|          | Utility Demo & Adjustment                  | ls   | \$8,000.00  | 1     | \$8,000.00          |
|          | <b>SUBTOTAL</b>                            |      |             |       | <b>\$8,000.00</b>   |
|          |                                            |      |             |       |                     |
| 03 00 00 | <b>Division 3 - Concrete</b>               |      |             |       |                     |
|          | Testing & Inspections                      | ls   | \$1,000.00  | 1     | \$1,000.00          |
|          | Sidewalk                                   | sf   | \$20.00     | 2,100 | \$42,000.00         |
|          | Truncated Domes/Detectable Warning         | sf   | \$30.00     | 50    | \$1,500.00          |
|          | <b>SUBTOTAL</b>                            |      |             |       | <b>\$44,500.00</b>  |
|          |                                            |      |             |       |                     |
| 31 00 00 | <b>Division 31 - Earthwork</b>             |      |             |       |                     |
|          | Testing & Inspections                      | ls   | \$1,000.00  | 1     | \$1,000.00          |
|          | Erosion Control                            | ls   | \$2,000.00  | 1     | \$2,000.00          |
|          | <b>SUBTOTAL</b>                            |      |             |       | <b>\$3,000.00</b>   |
|          |                                            |      |             |       |                     |
| 32 00 00 | <b>Division 32 - Exterior Improvements</b> |      |             |       |                     |
| 32 17 13 | Precast Concrete Wheel Stops               | ea   | \$200.00    | 2     | \$400.00            |
|          | Curb                                       | lf   | \$20.00     | 500   | \$10,000.00         |
| 32 17 23 | Pavement & Curb Markings                   | ls   | \$3,000.00  | 1     | \$3,000.00          |
|          | <b>SUBTOTAL</b>                            |      |             |       | <b>\$13,400.00</b>  |
|          |                                            |      |             |       |                     |
| 32 00 00 | <b>Division 33 - Utilities</b>             |      |             |       |                     |
|          | Water                                      | ls   | \$18,000.00 | 1     | \$18,000.00         |
|          | Electrical                                 | ls   | \$8,000.00  | 1     | \$8,000.00          |
|          | Communications                             | ls   | \$6,000.00  | 1     | \$6,000.00          |
|          | Sewer                                      | ls   | \$20,000.00 | 1     | \$20,000.00         |
|          | <b>SUBTOTAL</b>                            |      |             |       | <b>\$52,000.00</b>  |
|          |                                            |      |             |       |                     |
|          | <b>CONSTRUCTION COST SUBTOTAL</b>          |      |             |       | <b>\$220,900.00</b> |
|          |                                            |      |             |       |                     |
| 01 00 00 | General Conditions (15%)                   |      |             |       | \$33,135.00         |
|          | Contractor Fee (8%)                        |      |             |       | \$17,672.00         |
|          | Contingency (10%)                          |      |             |       | \$22,090.00         |
|          | Escalation (5%)                            |      |             |       | \$11,045.00         |
|          |                                            |      |             |       |                     |
|          | <b>CONSTRUCTION COST TOTAL</b>             |      |             |       | <b>\$304,842.00</b> |
|          |                                            |      |             |       |                     |